

FOR SALE

CLASS "A" MULTI-USE OFFICE 3 CARE CIRCLE FOR SALE

GAUT·WHITTENBURG·EMERSON
Commercial Real Estate
COM SIOR



OFFERING SUMMARY

Sale Price: \$2,195,000

Building Size: Est. 10,000 SF

Year Built: 2006

Lot Size: 1.03 Acres

Zoning: Heavy Commercial

Market: Medical District

PROPERTY OVERVIEW

PRICE REDUCED! Very nice multi-use office in the Medical District originally constructed in 2006 with subsequent remodels.

Estimated at 10,000 square feet, excluding the usable second floor storage area.

Currently set up as a corporate office with a drive-thru component.

High end construction with a great mix of stone, brick and wood. Property is move-in ready.

Nicely landscaped with plenty of parking (33 spaces), lighted parking lot and security system in place including cameras.

LOCATION OVERVIEW

Located in the Legacy Square Medical Center in Amarillo's Medical District, just west of Coulter on Amarillo Blvd West.

BEN WHITTENBURG | ben@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR SALE

CLASS "A" MULTI-USE OFFICE 3 CARE CIRCLE

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



BEN WHITTENBURG | ben@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR SALE

CLASS "A" MULTI-USE OFFICE
3 CARE CIRCLE
PROPERTY PHOTOS

GAUT·WHITTENBURG·EMERSON
Commercial Real Estate
CCIM SIOR



Sitting Area



Former Pharmacy Area



Executive Office



Conference Room



Waiting Room

BEN WHITTENBURG | ben@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR SALE

CLASS "A" MULTI-USE OFFICE
3 CARE CIRCLE
PROPERTY PHOTOS

GAUT·WHITTENBURG·EMERSON
Commercial Real Estate
COM SIOR



Open Work Area



Restroom W/ Shower



Kitchen



Courtyard



Courtyard



Storage

BEN WHITTENBURG | ben@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

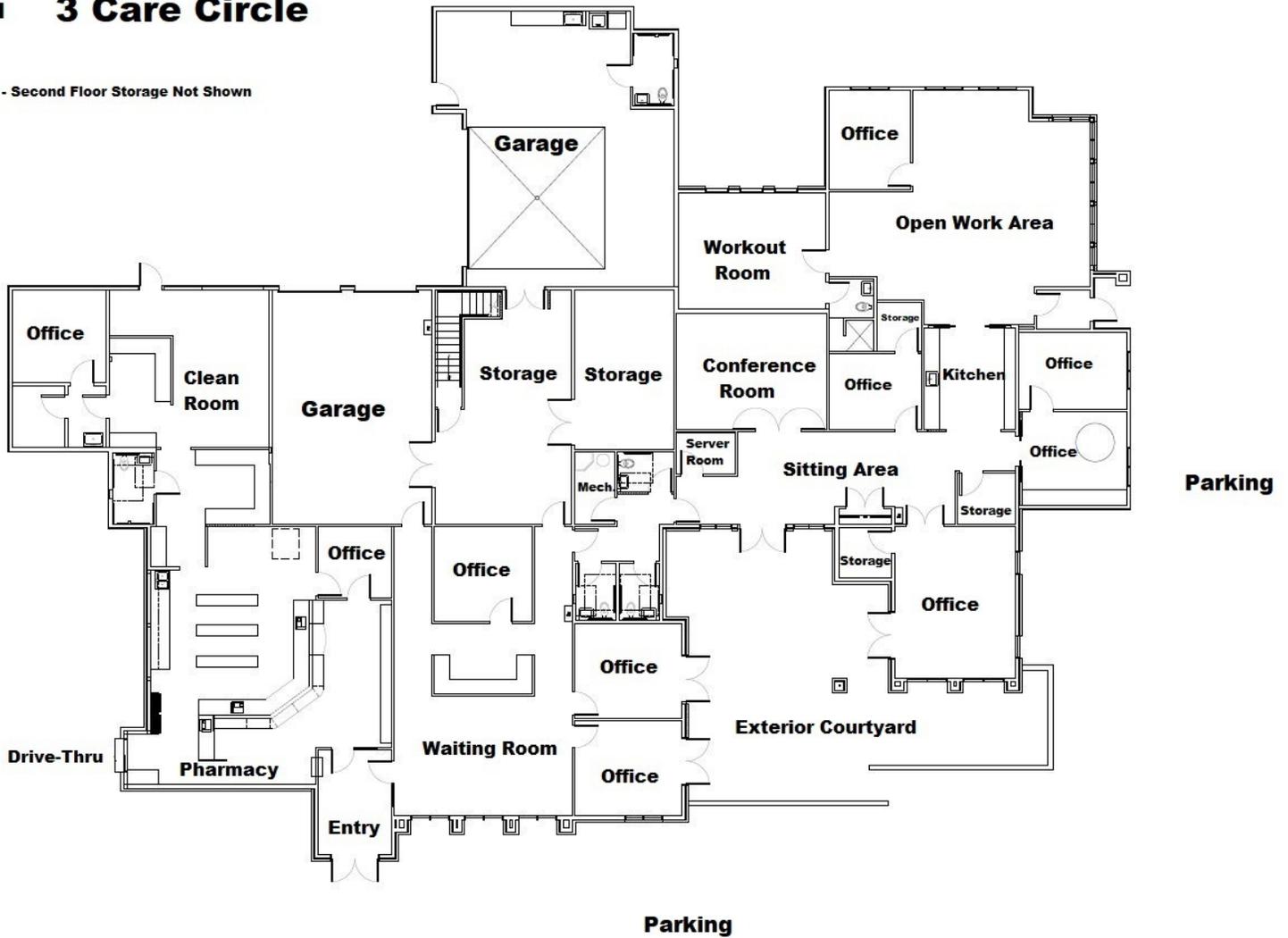
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR SALE

**CLASS "A" MULTI-USE OFFICE
3 CARE CIRCLE
FLOOR PLAN**

3 Care Circle

- Second Floor Storage Not Shown



BEN WHITTENBURG | ben@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR SALE

CLASS "A" MULTI-USE OFFICE
3 CARE CIRCLE
RETAILER MAP

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



BEN WHITTENBURG | ben@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

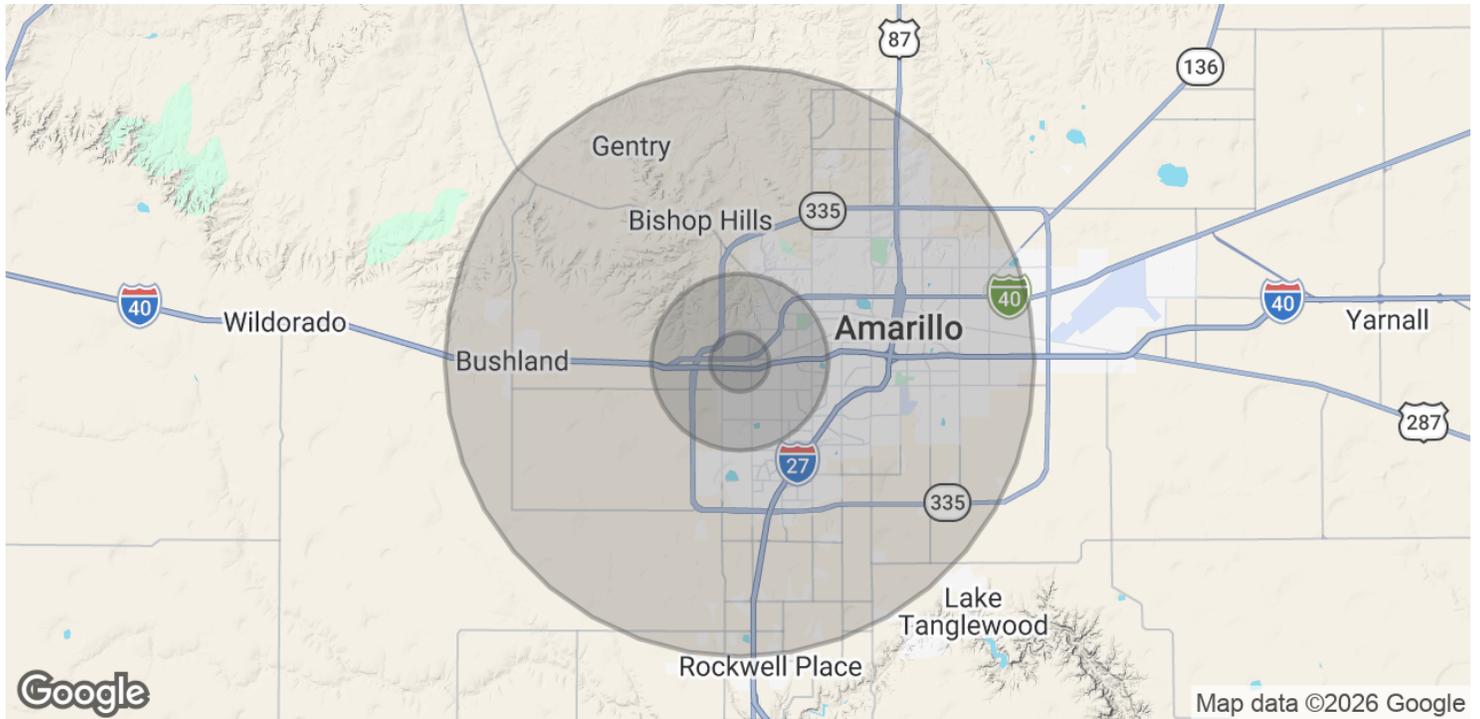
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR SALE

CLASS "A" MULTI-USE OFFICE 3 CARE CIRCLE DEMOGRAPHICS MAP & REPORT

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



POPULATION	1 MILE	3 MILES	10 MILES
Total Population	5,116	49,350	211,276
Average Age	38.9	40.1	36.0
Average Age (Male)	41.4	38.9	35.1
Average Age (Female)	38.1	40.8	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
Total Households	2,674	23,691	90,996
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$62,188	\$76,996	\$66,235
Average House Value	\$107,782	\$176,676	\$143,461

2020 American Community Survey (ACS)

BEN WHITTENBURG | ben@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Gaut Whittenburg Emerson CRE</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>475878</u> License No.	<u></u> Email	<u>(806)373-3111</u> Phone
<u>Aaron Emerson, CCIM SIOR</u> Designated Broker of Firm	<u>477647</u> License No.	<u>aaron@gwamarillo.com</u> Email	<u>(806)373-3111</u> Phone
<u>Aaron Emerson, CCIM, SIOR</u> Licensed Supervisor of Sales Agent/ Associate	<u>477647</u> License No.	<u>aaron@gwamarillo.com</u> Email	<u>(806)373-3111</u> Phone
<u></u> Sales Agent/Associate's Name	<u></u> License No.	<u></u> Email	<u></u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov