

LEASE

WESTERN CROSSING

2207 Western Amarillo, TX 79109



OFFERING SUMMARY

Lease Rate: \$22.00 SF/yr (NNN)

NNN: \$4.64/PSF (estimated)

Available SF: 1,200 - 2,600 SF

Property Type: Retail

Zoning: LC

Year Built: 2008

Traffic Count: 76,768

Prime Commercial Lease Opportunity - High Traffic Retail Center

Located at the high-visibility intersection of Western and I-40, this commercial space offers an exceptional opportunity for businesses seeking maximum exposure and high foot traffic. With a daily vehicle count of 76,768 cars (TXDOT), your business will benefit from unrivaled visibility and access to a large customer base.

Property Highlights:

- **Prime Location:** Positioned in a well-established retail center with direct visibility from I-40, ensuring continuous exposure to high-volume traffic.
- **High Traffic Count:** 76,768 cars per day at on I-40 at Western (TXDOT), providing your business with an unmatched presence.
- **Anchored by Major Retailers:** Michaels, Mardels, Petco, and Burlington Coat Factory drive a steady flow of foot traffic, ensuring consistent customer engagement.
- **Flexible Finish-Out Options:** The space is available for tenant build-out, allowing you to customize the interior to fit your specific business requirements.
- **Ample Parking:** Convenient parking options available for both customers and employees.
- **Strategic Location:** Ideal for retail, service-oriented businesses, or any company seeking high exposure in a thriving commercial area.

This is a rare opportunity to establish your business in a thriving center with high traffic and strong anchor tenants. Contact us today to schedule a tour and secure your spot in this prime retail location.

Justin Kite, CCIM
(806) 468-4897



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This information has been provided by sources deemed reliable and has not been verified nor is guaranteed by Coldwell Banker Commercial First Equity or its agents. All prospective purchasers or tenants should verify the accuracy of this information prior to entering an agreement to purchase or lease the property.

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 2,600 SF	Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 20	Available	1,200 - 2,600 SF	NNN	\$22.00 SF/yr
Suite 30	Available	1,400 - 2,600 SF	NNN	\$22.00 SF/yr

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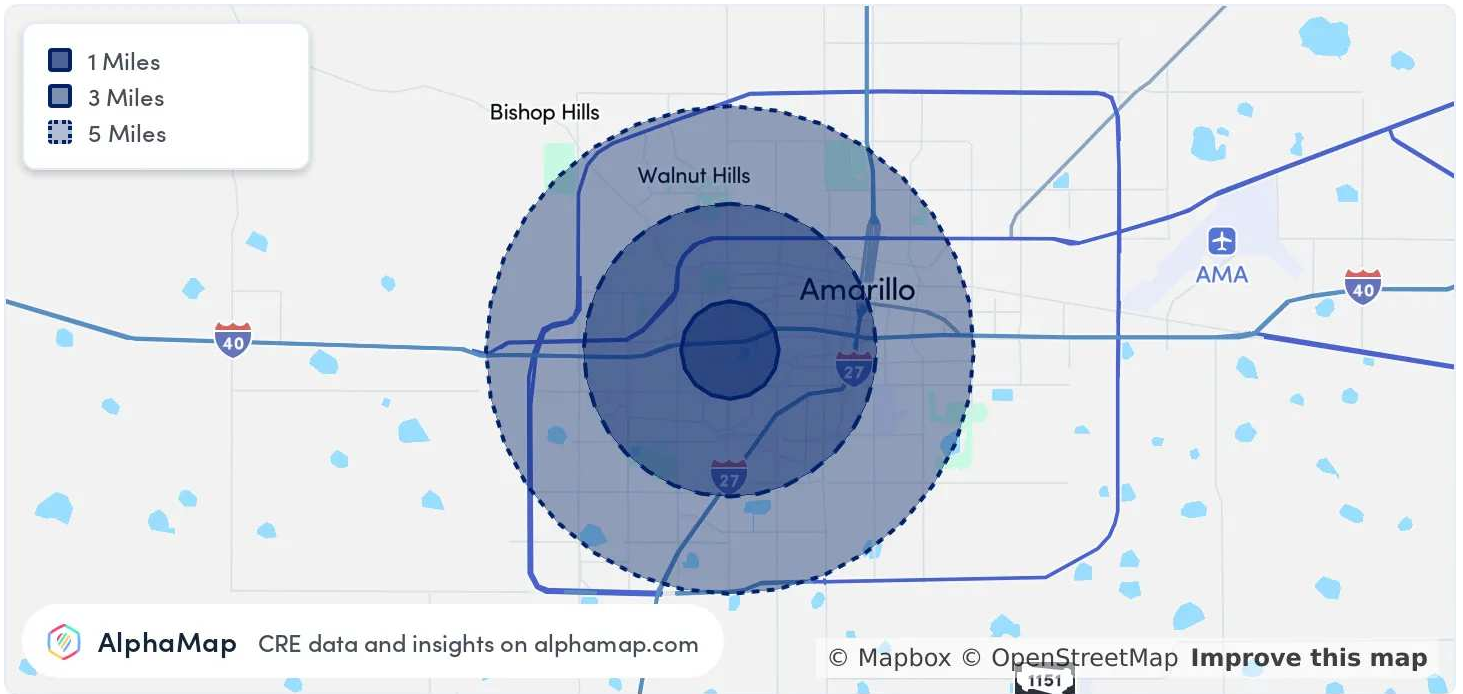
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,133	92,025	160,278
Average Age	38	40	40
Average Age (Male)	36	39	38
Average Age (Female)	39	41	41

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,096	39,673	65,617
Persons per HH	2.4	2.3	2.4
Average HH Income	\$71,707	\$78,844	\$88,232
Average House Value	\$184,474	\$208,038	\$228,915
Per Capita Income	\$29,877	\$34,280	\$36,763

Map and demographics data derived from AlphaMap

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Information About Brokerage Services

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

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.

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.

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.

Coldwell Banker Commercial of Amarillo	9007722	mail@cbamarillo.com	(806)354-3500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Randall C Jeffers	173909	randy@cbamarillo.com	(806)354-3500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Justin Kite	478313	justin@cbcamarillo.com	(806)468-4897
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Coldwell Banker First Equity, 5701 Time Square Blvd., Suite 190 Amarillo TX 79119
Bob Garrett

Information available at www.trec.texas.gov

IABS 1-0 Date

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