

The Historic Downtown Home or Office of Your Dreams

LISTING PRESENTATION | 1608 SOUTH POLK STREET | AMARILLO, TX

Exclusively Listed by

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KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd
Amarillo, Texas 79119

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Executive Summary



Property Overview

This is more than just an office; it is a meticulously preserved piece of history that delivers a professional environment designed to impress the most discerning clients.

The Shuford-Killough House was completed in 1913. Designed by the Kansas City architectural firm of Shepard, Farrar and Wiser. The building reflects Prairie School style with its hipped roof and wide eaves. The property features include a large covered porch with classical columns and balustrades. This three story building with a full basement and a detached two car garage with upstairs apartment was most recently used as an office building but could easily be converted back to residential. The property is zoned as MF-2 (multi-family). The interior boasts high ceilings and an abundance of natural light throughout, creating an airy and productive environment. Expect to find beautiful original features like extensive custom millwork, period trim, and original hardwood floors.

This historical property has endless possibilities, office, residential, bed and breakfast or a combination of all for a live-work space!

Property Highlights

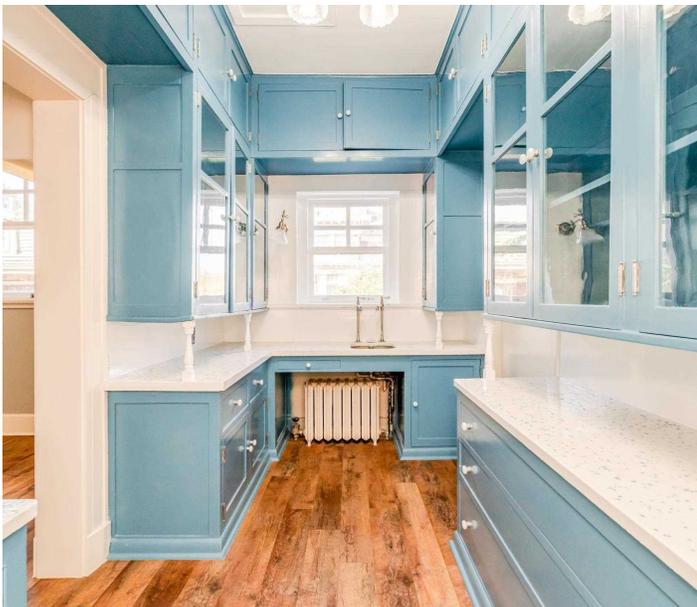
- Live-Work Space
- Easy access to I-40 & I-27
- 3 story with a full basement
- 2 car garage with apartment on 2nd floor

Price:	\$675,000
Building SF:	5,473
Price / SF:	\$123.33
Floors:	3
Lot Size:	14,810 SF
Year Built:	1914

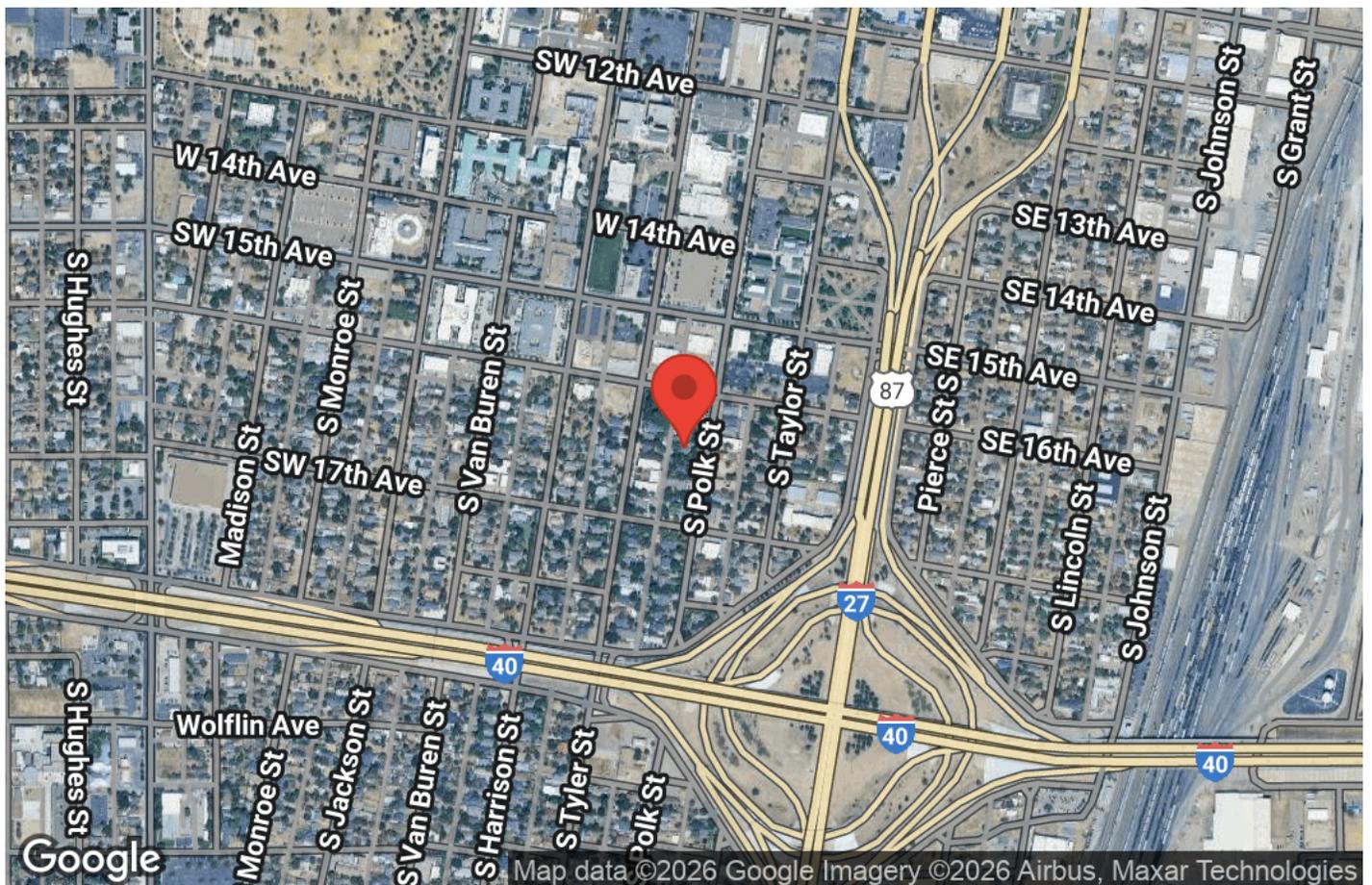
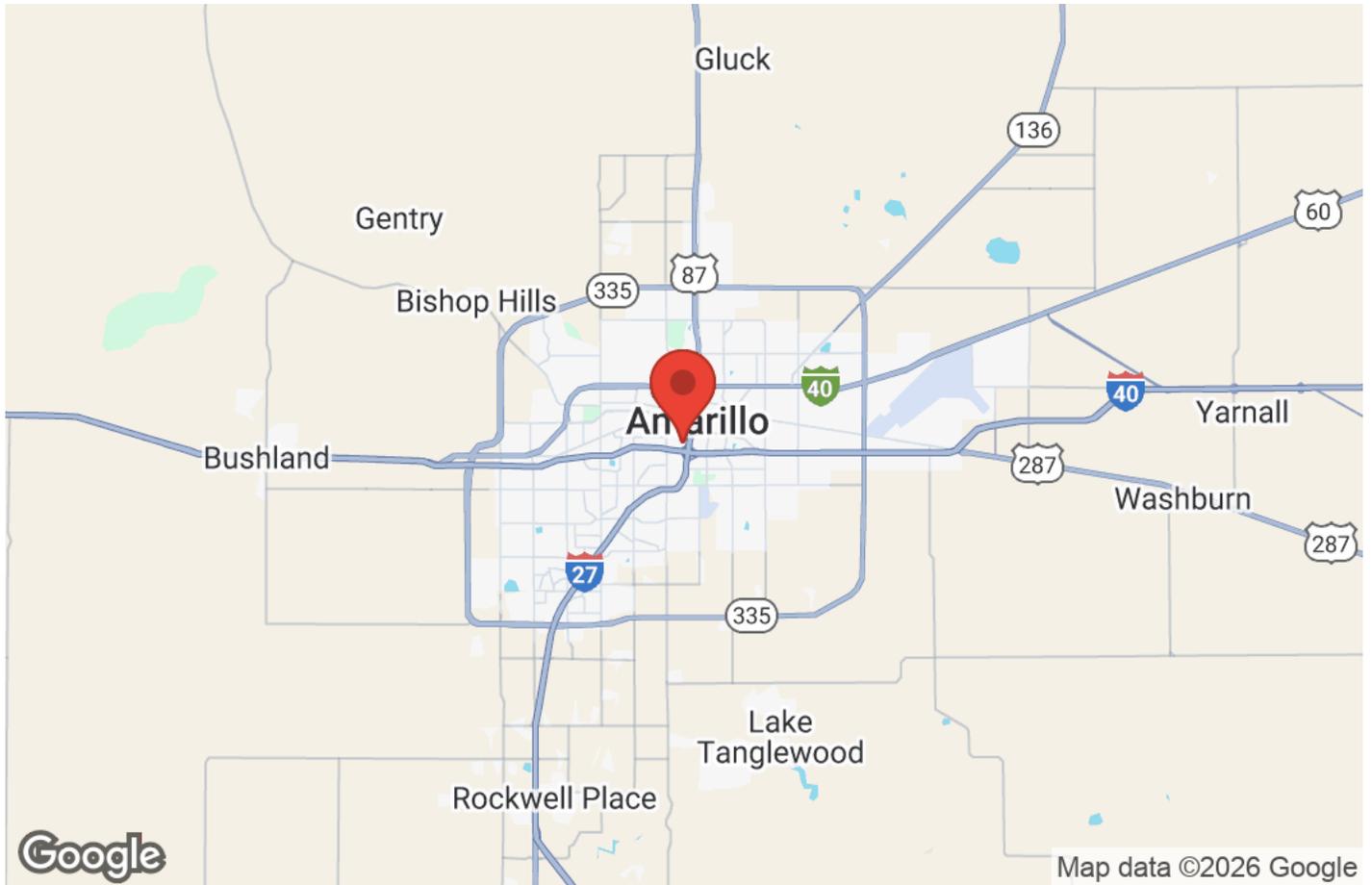
Property Photos



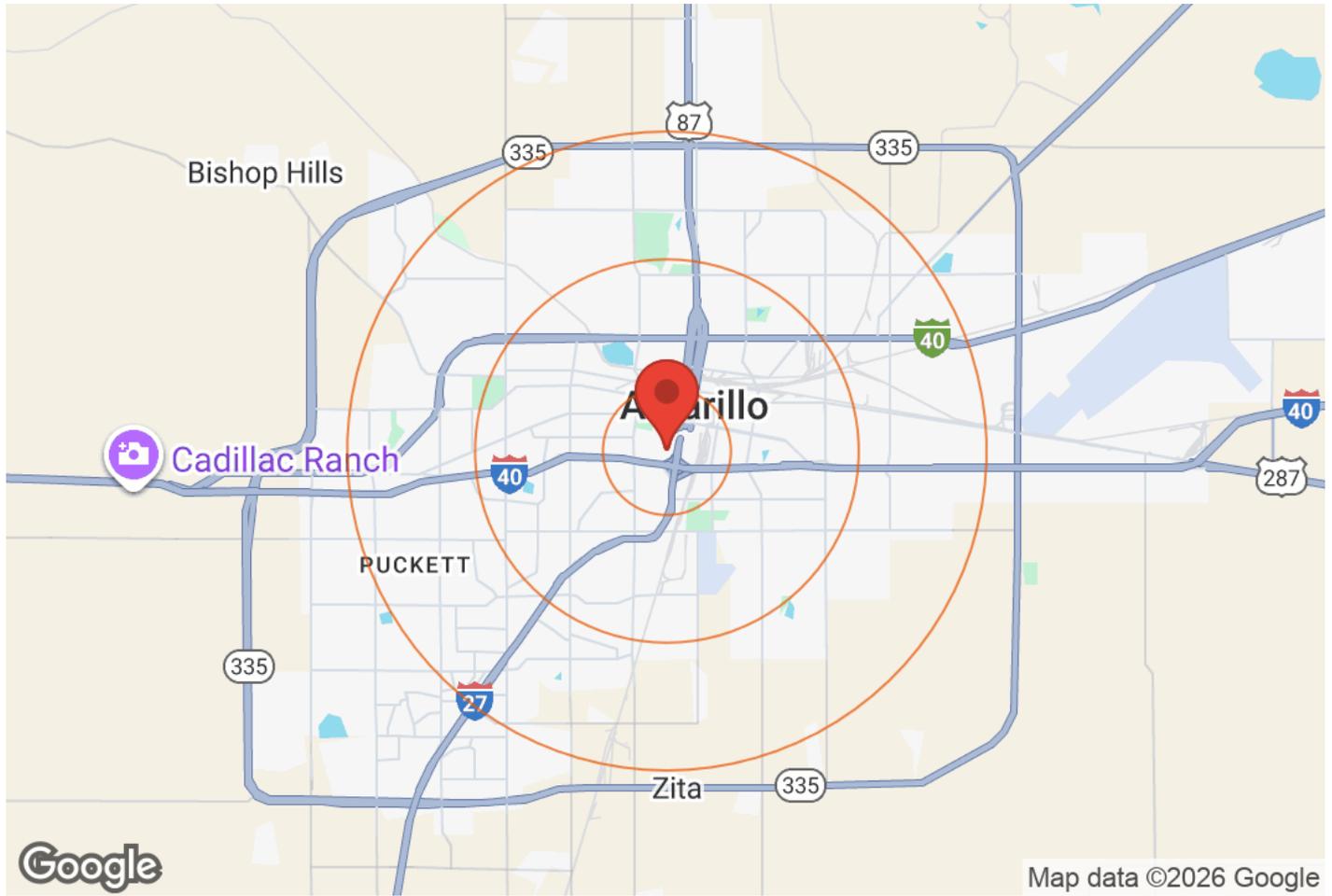
Property Photos



Location Maps



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,357	39,921	79,282
	Female	4,200	40,291	81,061
	Total Population	8,557	80,212	160,344
Age	Ages 0-14	1,672	17,877	35,038
	Ages 15-24	1,215	11,479	22,659
	Ages 25-54	3,168	32,575	62,723
	Ages 55-64	858	7,823	15,793
	Ages 65+	1,642	10,457	24,131
Race	White	4,249	34,483	76,131
	Black	578	7,540	14,559
	Am In/AK Nat	29	273	513
	Hawaiian	1	16	16
	Hispanic	3,401	33,785	59,327
	Asian	90	2,567	6,622
	Multi-Racial	191	1,444	2,982
	Other	17	112	192
Income	Median	\$52,556	\$52,925	\$57,200
	< \$15,000	453	3,584	6,415
	\$15,000-\$24,999	363	3,286	6,060
	\$25,000-\$34,999	342	2,907	6,221
	\$35,000-\$49,999	598	5,098	9,031
	\$50,000-\$74,999	812	5,868	10,957
	\$75,000-\$99,999	318	3,691	7,625
	\$100,000-\$149,999	431	4,488	10,060
	\$150,000-\$199,999	221	1,515	3,708
	> \$200,000	219	976	3,041



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
_____ Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Holly Coats</u>	<u>606152</u>	<u>hollycoats@kwcommercial.com</u>	<u>(806)683-1330</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

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Holly Coats

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