

SPACE FOR LEASE

2803 CIVIC CIRCLE • AMARILLO, TX 79109

PRICE: \$12/ SQFT/YR + NNN



SPACE FOR LEASE

KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd
Amarillo, Texas 79119



Each Office Independently Owned and Operated

THE COATS COMMERCIAL GROUP

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OFFERING SUMMARY

LEASE RATE: \$12/SQFT/Y
R + NNN

LEASE TERM: 5 years

SIGNAGE: Monument

ZONING: GR

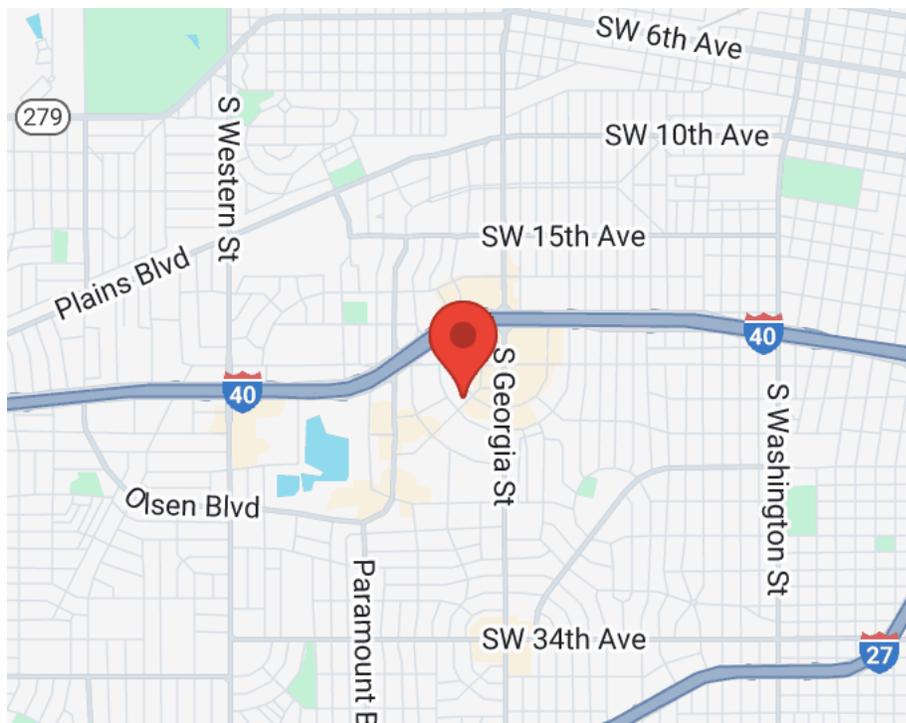
BUILDING SF: 31,179

LOT SIZE: 1.89 Acres

YEAR BUILT: 1960

PROPERTY OVERVIEW

Well established shopping plaza in the center of Amarillo. Close to one of the most affluent neighborhoods in the city, the Wolflin Historic District. Tenants include 575 Pizzeria, Circle N Appliance,, The 806 Halo Salon, The Knotted Thread, and a Barber school. This location is just one block south of I-40 and has ample parking.



AVAILABLE SPACES

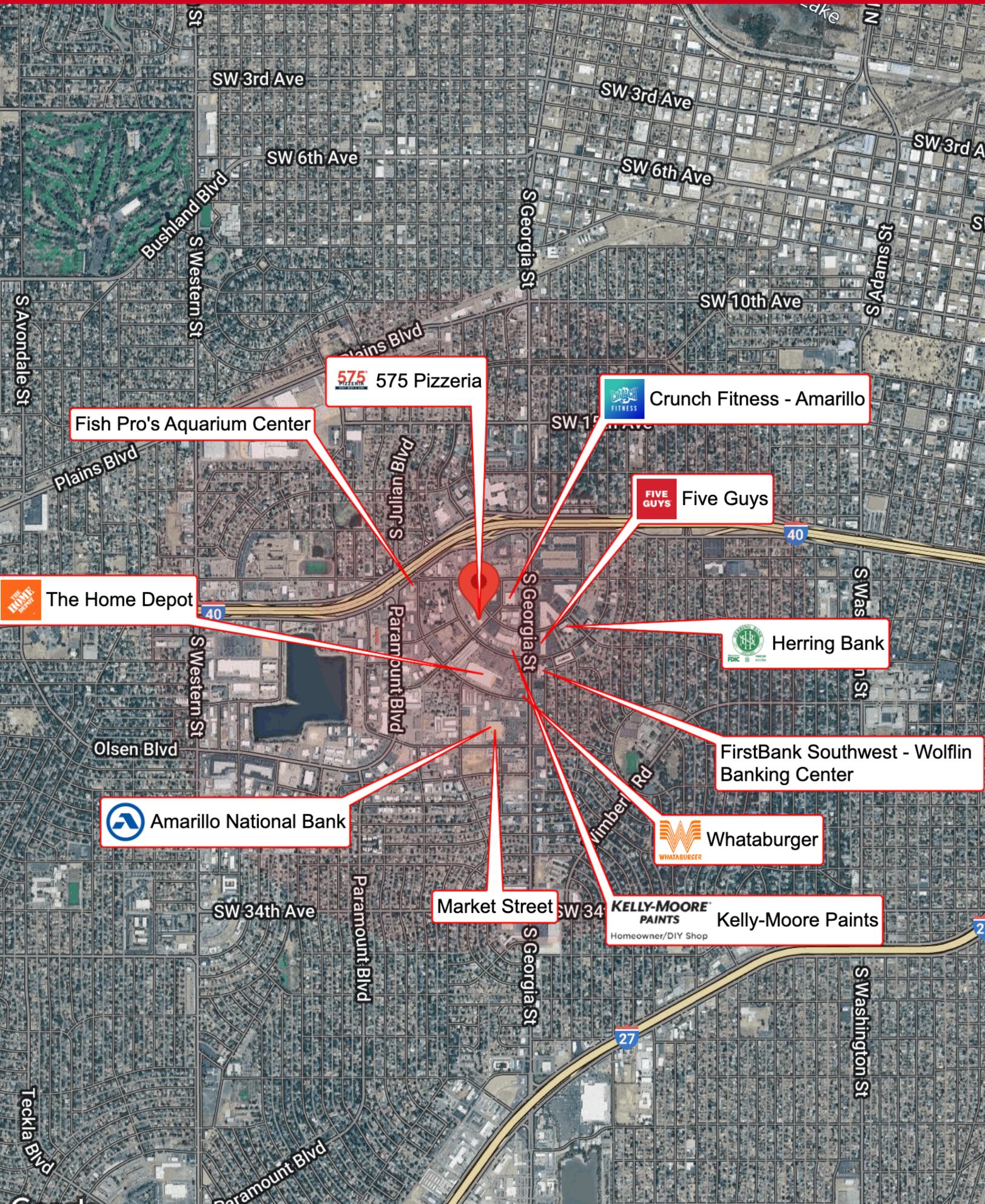


Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
2823	2,480	3-5 years	\$12.00 /sf/yr	Retail	Move-in Ready	01/20/206
2817	2,310	3 to 5 years	\$12.00 /sf/yr	Retail	Move-in Ready	1/1/2025



BUSINESS MAP



575 Pizzeria

Crunch Fitness - Amarillo

Five Guys

Herring Bank

FirstBank Southwest - Wolfin Banking Center

Whataburger

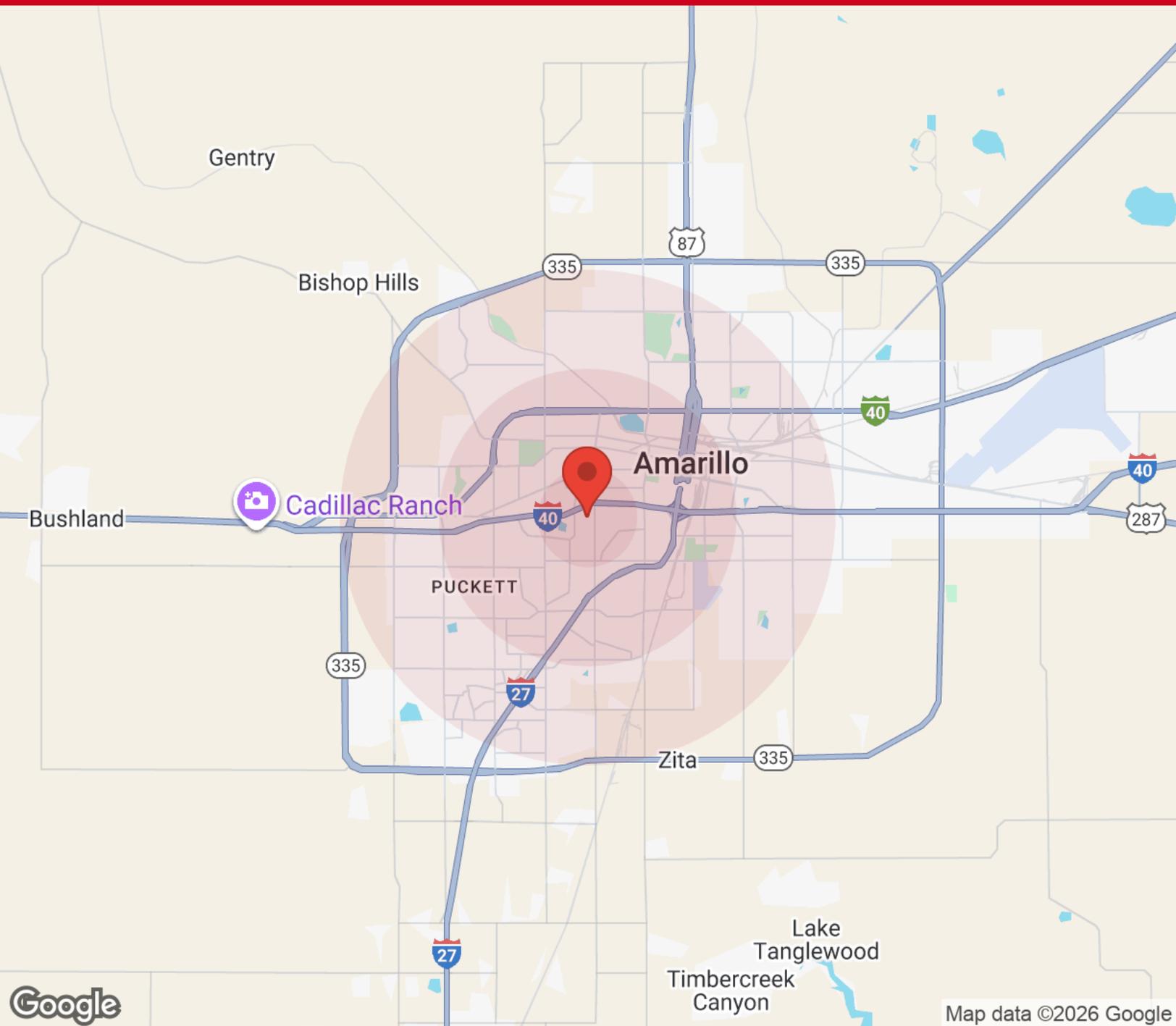
Kelly-Moore Paints
Homeowner/DIY Shop

Amarillo National Bank

Fish Pro's Aquarium Center

The Home Depot

DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
Male	5,418	44,722	84,129
Female	5,621	45,323	86,228
Total Population	11,039	90,045	170,356

Age

	1 Mile	3 Miles	5 Miles
Ages 0-14	2,407	18,645	35,651
Ages 15-24	1,414	12,092	23,209
Ages 25-54	4,399	34,892	66,303
Ages 55-64	1,128	9,284	17,419
Ages 65+	1,691	15,131	27,776

Race

	1 Mile	3 Miles	5 Miles
White	5,917	48,534	88,926
Black	979	7,798	13,646
Am In/AK Nat	38	315	528
Hawaiian	1	18	17
Hispanic	2,989	29,003	58,449
Asian	822	2,395	5,349
Multi-Racial	267	1,855	3,237

Income

	1 Mile	3 Miles	5 Miles
Median	\$55,846	\$56,948	\$63,955
< \$15,000	614	3,985	6,236
\$15,000-\$24,999	375	3,480	5,684
\$25,000-\$34,999	453	3,626	5,917
\$35,000-\$49,999	732	5,618	9,150
\$50,000-\$74,999	729	6,769	11,914
\$75,000-\$99,999	550	4,341	8,635
\$100,000-\$149,999	741	5,978	11,832
\$150,000-\$199,999	320	2,293	4,881
> \$200,000	253	2,066	4,451



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 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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