

1404 4TH AVE CANYON TX

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$440,300
Lease Rate:	\$13.50 SF/yr (MG)
Building Size:	3,145 SF
Year Built:	1966
Lot Size:	4,791 SF
Zoning:	RC3
Available SF:	3,145 SF
Renovated:	2023

PROPERTY OVERVIEW

This prime office building includes, 6 large offices, 2 restrooms, 2 waiting rooms, reception area, copy room, & break room.

Located near Canyons Downtown Square. Canyon is a delightful town surrounding the renowned West Texas A&M University, creating a distinctive small-town atmosphere with constant traffic, and changing faces. Furthermore, its strategic position, offers effortless access and great exposure. The town square serves as a lively focal point, featuring various shopping outlets and hosting annual local events like parades and farmers markets.

LOCATION OVERVIEW

Located in Canyon TX, just off the town's square w/ easy access and visibility.

SHERIL BLACKBURN **MILES BONIFIELD**
 806.373.3111 806.373.3111
 sheril@gwamarillo.com miles@gwamarillo.com

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

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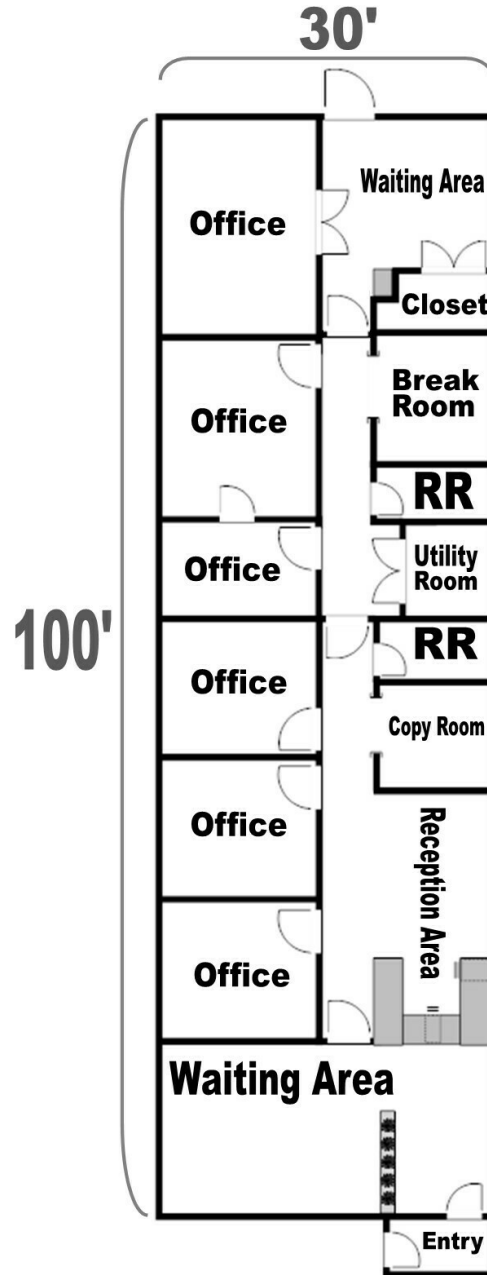
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SALE OR LEASE

1404 4TH AVE CANYON TX FLOOR PLAN

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SHERIL BLACKBURN MILES BONIFIELD
806.373.3111 806.373.3111
sheril@gwamarillo.com miles@gwamarillo.com

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ADDITIONAL PHOTOS

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RETAILER MAP - 1404 4TH CANYON



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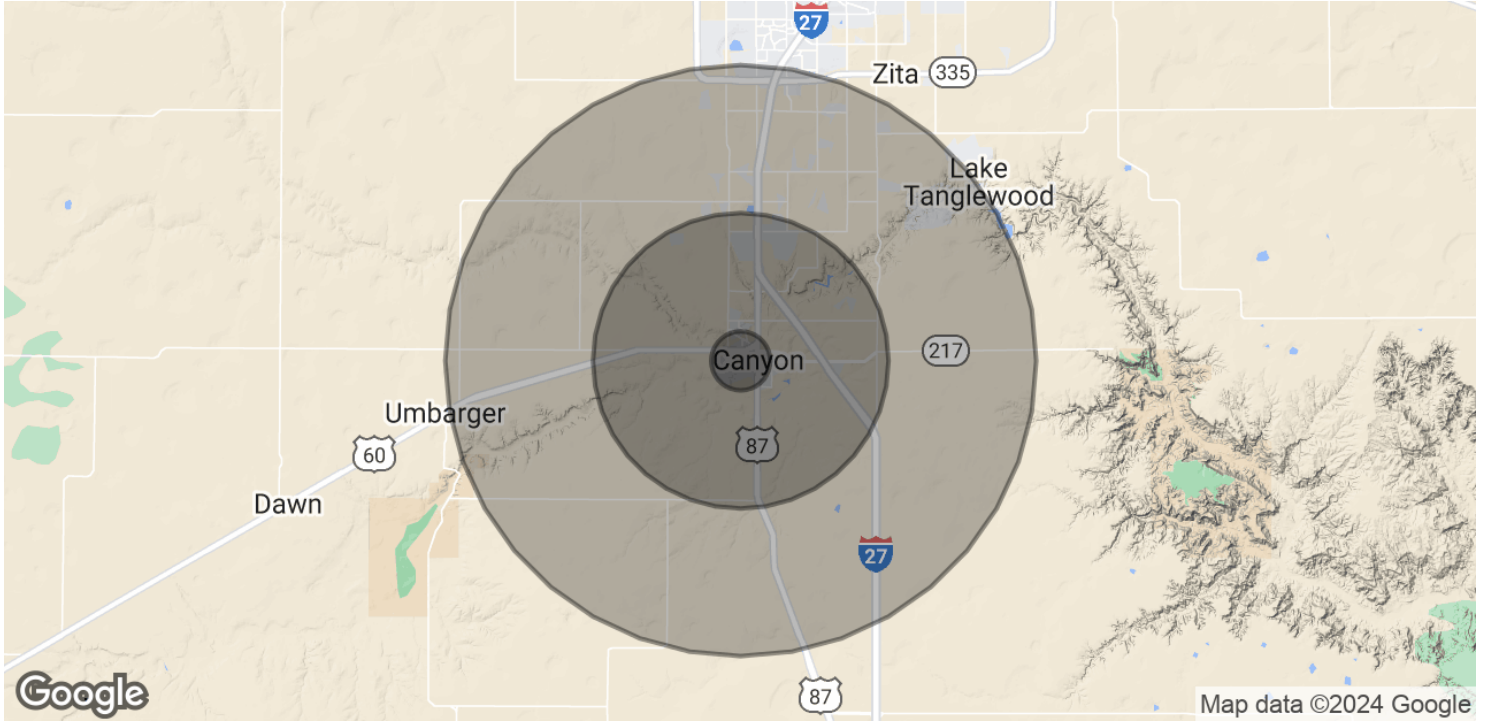
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,651	22,058	40,498
Average Age	35	36	38
Average Age (Male)	33	35	38
Average Age (Female)	36	37	39

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,502	8,409	15,084
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$78,729	\$97,681	\$103,041
Average House Value	\$326,371	\$346,573	\$339,901

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:
 - 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 coincidental 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov