

# OFFICE FOR SALE

PREMIER INVESTMENT & OWNER-USER OPPORTUNITY



3706 MOCKINGBIRD LN



FOR SALE

## KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd  
Amarillo, Texas 79119



Each Office Independently Owned and Operated

### PRESENTED BY:

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# PREMIER INVESTMENT & OWNER-USER OPPORTUNITY

3706 MOCKINGBIRD LANE

<b>Price:</b>	\$650,000
<b>Building SF:</b>	5,956
<b>Price / SF:</b>	\$109.13
<b>Occupancy:</b>	66.67%
<b>Available SF:</b>	1,956
<b>Lot Size:</b>	18,295 SF
<b>Year Built:</b>	1971
<b>Building Class:</b>	B
<b>Parking:</b>	Surface and covered
<b>Parking Ratio:</b>	3.4 : 1,000

## Property Highlights

- Building Size: 5,956 sf
- Income Producing: 4,000 sf currently leased
- Layout: 11 Total Offices (incl. 2 Executive) + 2 Conference
- Parking: 20 Total Spaces (includes 4 covered)
- Recent Upgrades: New 5-ton HVAC (2025)
- Amenities: 5 restrooms, breakroom and 2 garage spaces

## Property Overview

Built in 1971 and well maintained this 5,956 square foot office offers the following features:

**Workspaces:** 9 private offices, 2 executive suites, and 2 large conference rooms.

**Amenities:** 5 restrooms, an employee breakroom and an outdoor covered patio.

**Climate Control:** Three HVAC units ensure zoned comfort. The primary 5-ton unit was newly replaced in 2025, significantly reducing near-term CapEx for the new owner.

**Parking & Expansion:** A total of 20 parking spaces (16 open, 4 covered). The property includes two garages that offer a unique "value-add" opportunity—they are primed to be converted back into additional office or specialized workspace if needed.



PROPERTY PHOTOS  
3706 MOCKINGBIRD LANE



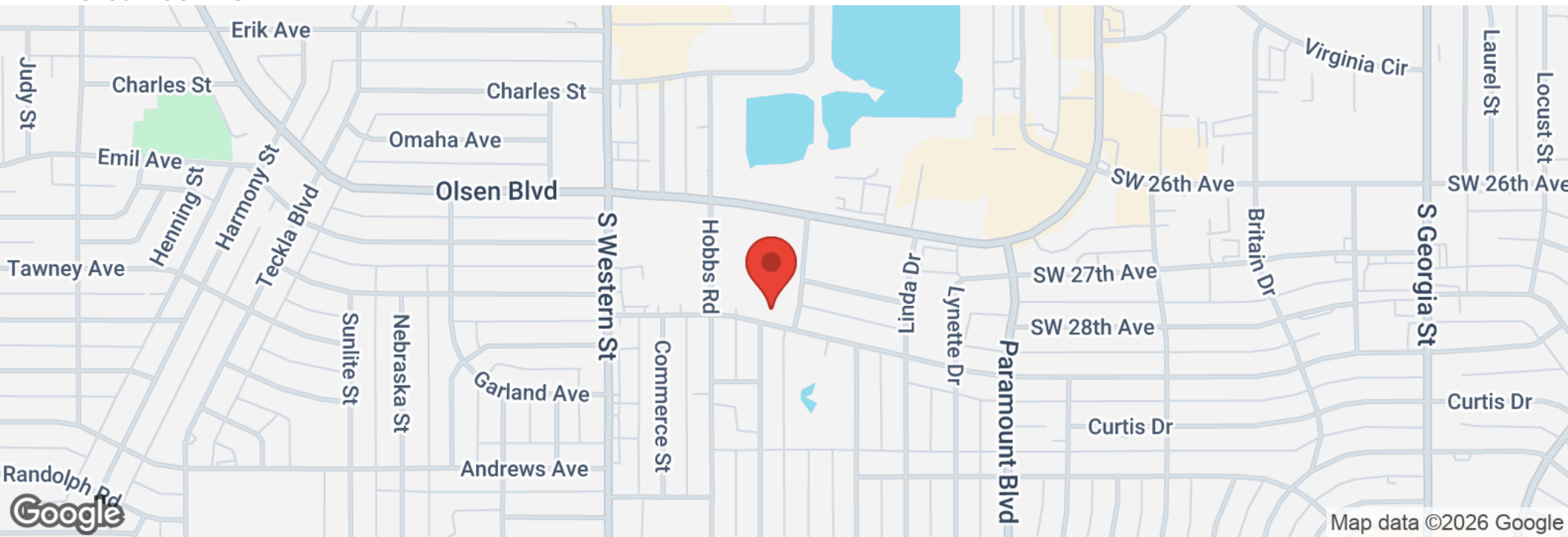
# PROPERTY PHOTOS

3706 MOCKINGBIRD LANE



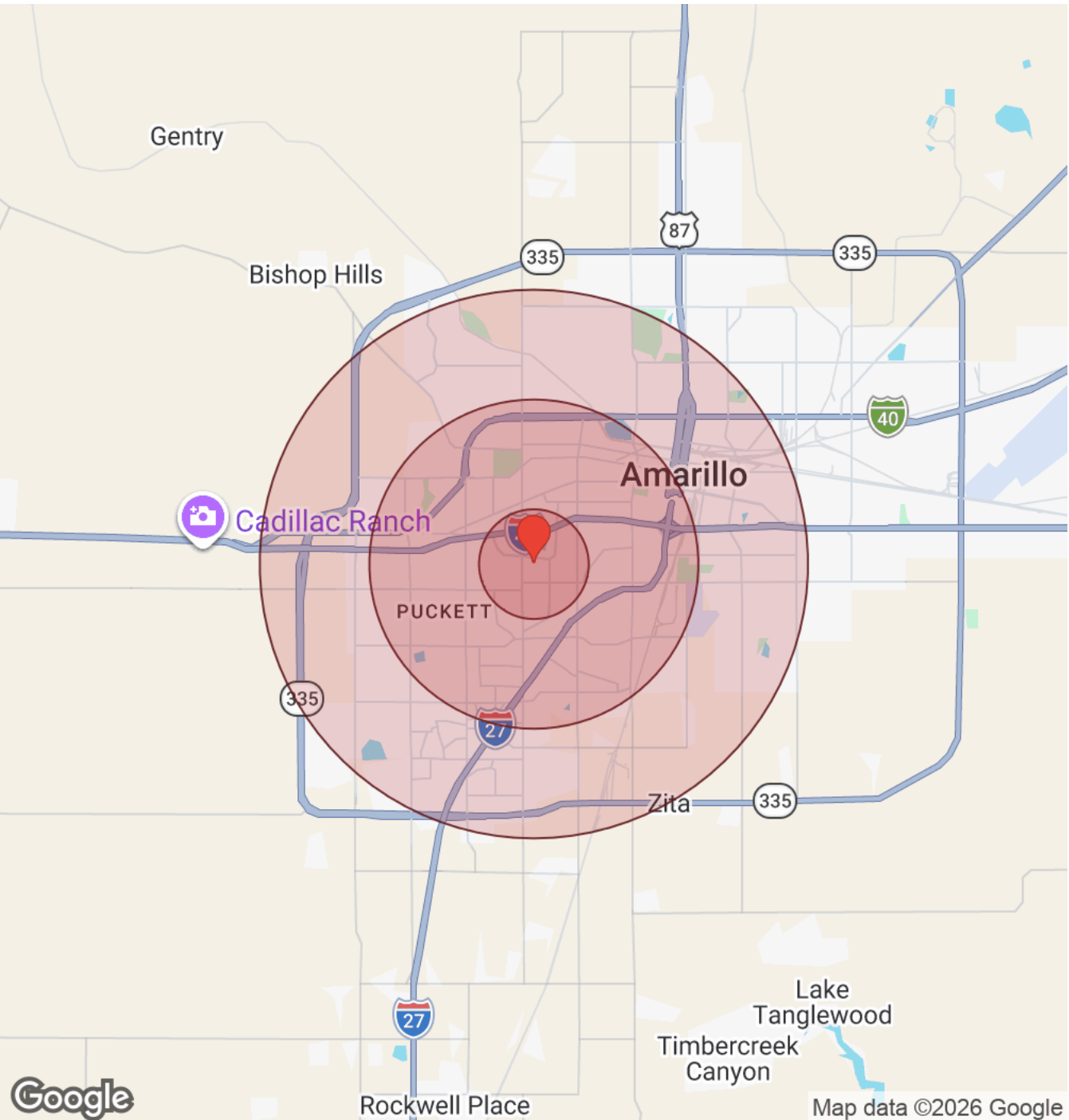
# LOCATION MAPS

3706 MOCKINGBIRD LANE



# DEMOGRAPHICS

3706 MOCKINGBIRD LANE



Population	1 Mile	3 Miles	5 Miles
Male	5,720	47,259	80,730
Female	6,010	48,237	82,685
Total Population	11,730	95,496	163,415

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,911	55,703	89,911
Black	876	7,114	12,207
Am In/AK Nat	34	334	507
Hawaiian	2	10	16
Hispanic	3,159	27,684	52,538
Asian	475	2,521	4,919
Multiracial	258	2,015	3,154
Other	14	115	163

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,562	19,113	33,458
Ages 15 - 24	1,459	12,467	21,762
Ages 25 - 54	4,667	36,659	63,901
Ages 55 - 64	1,168	10,003	16,887
Ages 65+	1,873	17,255	27,406


Income	1 Mile	3 Miles	5 Miles
Median	\$58,604	\$59,461	\$67,731
Under \$15k	514	3,943	5,816
\$15k - \$25k	484	3,679	5,314
\$25k - \$35k	514	3,837	5,378
\$35k - \$50k	683	5,813	8,564
\$50k - \$75k	730	7,103	11,427
\$75k - \$100k	584	4,809	8,456
\$100k - \$150k	945	6,893	11,846
\$150k - \$200k	337	2,738	5,142
Over \$200k	214	2,508	5,211

Distance: ● 1 Mile ● 3 Miles ● 5 Miles


# BUSINESS MAP

3706 MOCKINGBIRD LANE



 Education Credit Union - I-40

 McDonald's

 Top of Texas Motors

 Crunch Fitness - Amarillo

 7 Brew Coffee

 CB Boutique Online


 Orange Leaf Frozen Yogurt

 Amarillo National Bank


 Dunkin'

 Access Community Credit Union

 Hill's Sport Shop

 806 Barber & Beauty

 Pak-A-Sak

 Hey Marisela | Lash Extensions & Beauty

PUCKETT

Google



# 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 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](http://www.trec.texas.gov)**

**IABS 1-2**

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