

LEASE

9005 ROACH DR

Amarillo, TX 79121



OFFERING SUMMARY

Lease Rate: \$12.00 SF/yr (NNN)

NNN: \$3.08/PSF (estimated)

Building Size: 13,242 SF

Available SF: 13,242 SF

Lot Size: 0.96 Acres

Year Built: 2009

Zoning: PD

PROPERTY OVERVIEW

Prime Distribution Center with Retail Showroom & Office Space

This exceptional commercial property is designed to meet all your business needs, offering a seamless blend of showroom, office, and warehouse functionality, providing easy access for logistics and retail operations.

Key Features:

- **Retail Showroom & Counter Area** – Perfect for customer interactions and product displays
- **Two Private Offices and Two Restrooms**
- **Clearspan Warehouse** – Maximizing open space for storage and operations
- **Three Access Points for Efficient Loading & Unloading:**
 - **Recessed Dock Door** – Equipped with a mechanical leveler for smooth freight handling
 - **High Dock Door (12' Overhead)** – Facilitates large shipments
 - **14' Roll-Up Door with Ramp** – Provides easy drive-in access to grade level

This versatile property is a rare opportunity for businesses seeking a well-equipped distribution center with showroom and office space. Don't miss your chance—schedule a tour today!

Jared Duncan
(806) 468-4899



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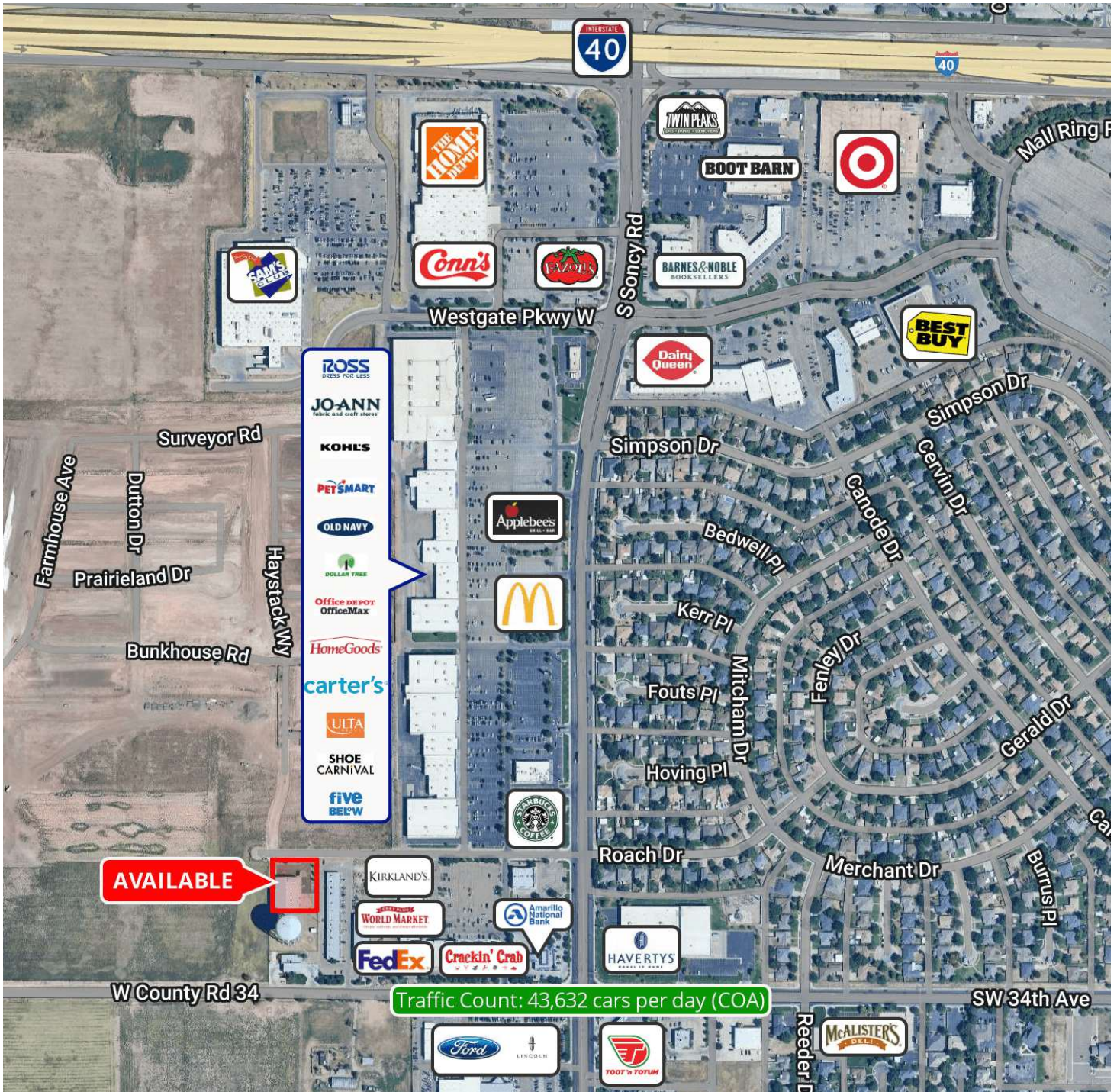
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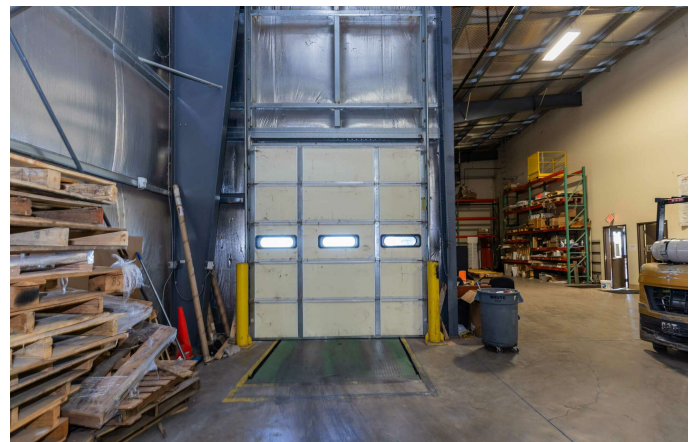
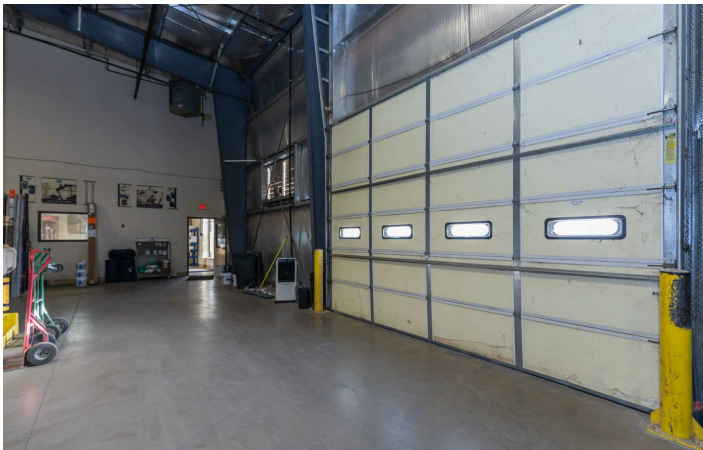
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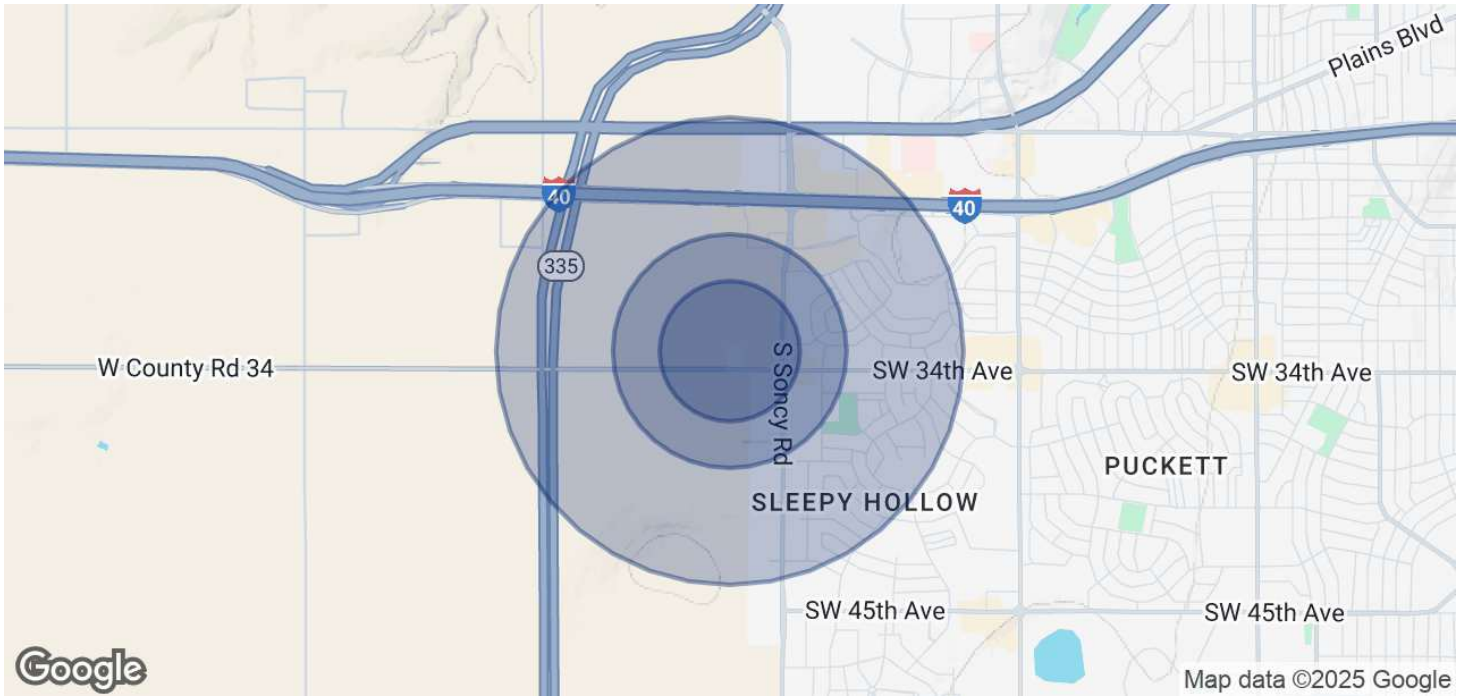
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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	10	569	4,007
Average Age	45	47	45
Average Age (Male)	44	45	44
Average Age (Female)	46	48	46
HOUSEHOLDS & INCOME			
Total Households	4	234	1,675
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$109,352	\$114,458	\$120,480
Average House Value	\$218,516	\$245,987	\$296,733

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 FIRST EQUITY	9007722	MAIL@CBAMARILLO.COM	(806)354-3500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
RANDALL C JEFFERS	173909	RANDY@CBAMARILLO.COM	(806)354-3500
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
JARED DUNCAN	512365	JARED@CBCAMARILLO.COM	(806)468-4899
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
IABS 1-0 Date