



OFFERING SUMMARY

AVAILABLE SF:	2,808
LEASE RATE:	11.60 psf annual + NNN
LEASE TERM:	Negotiable
YEAR BUILT:	2006
RENOVATED:	2021
PARKING:	17
ZONING:	GR

Property Description

This property has been leased to a successful daycare for the past eight years. The facility is currently licensed for 49 students. There are three large classrooms. Each classroom has its own bathroom for convenience. There are fenced in patios on each side of the building and a fenced in backyard large enough for a playground. The facility also includes washer/dryer hook-ups, shower and a breakroom. The property is also equipped with a fire panel which is required for state licensing. There is a large reception area and an office with built-in cabinetry and desks. The building could easily be converted to office or medical office space. Taxes and Insurance are \$4.80/sf annual.



KELLER WILLIAMS REALTY-AMARILLO
 3955 S Soncy Rd
 Amarillo, Texas 79119



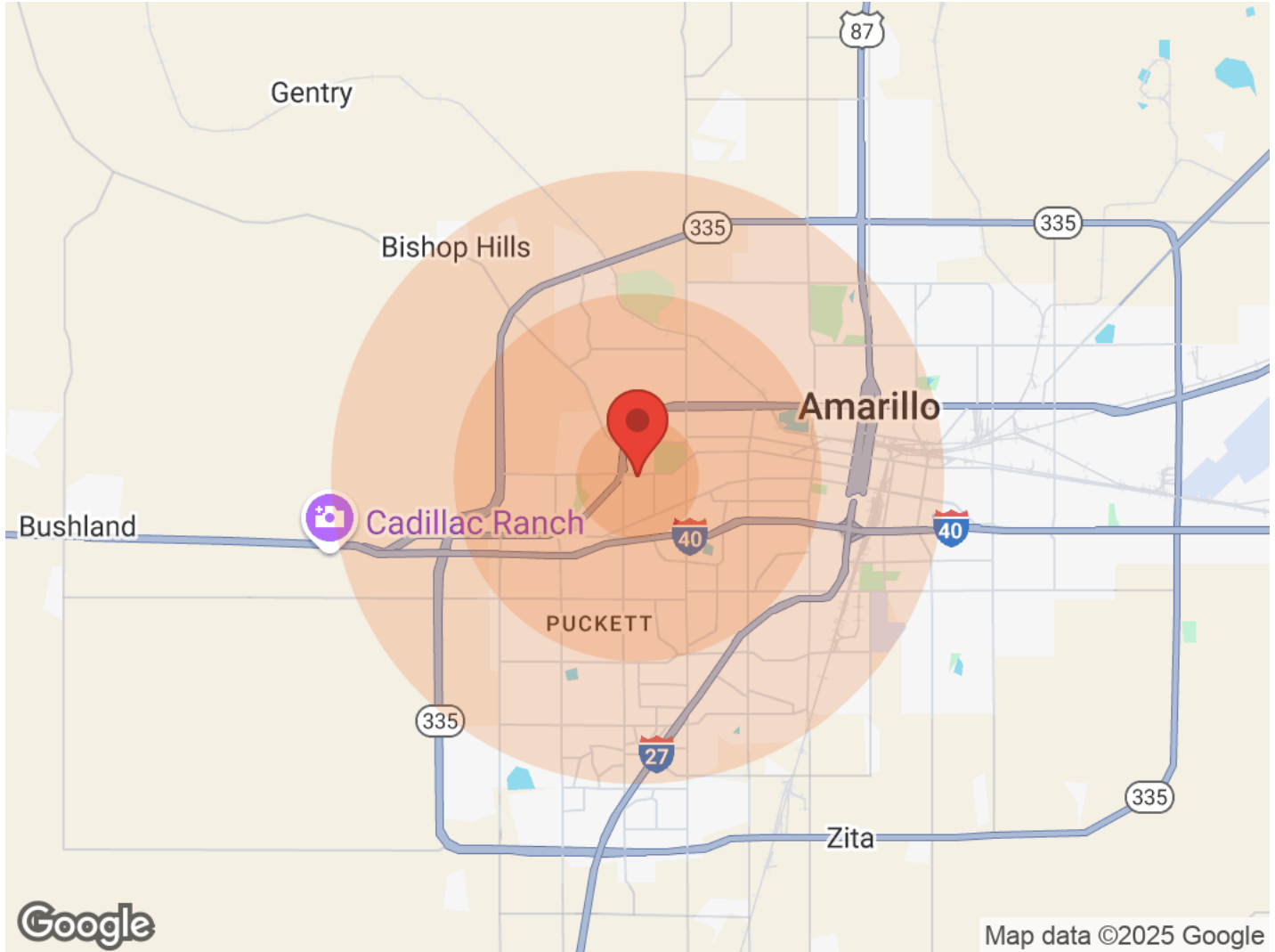
Each Office Independently Owned and Operated

HOLLY COATS, CPA, CCIM

Commercial Broker Associate
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DEMOGRAPHICS

912 CLYDE STREET



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,834	31,369	67,169	Median	\$50,749	\$48,283	\$45,003
Female	3,481	34,751	71,852	< \$15,000	266	4,199	8,237
Total Population	6,315	66,120	139,021	\$15,000-\$24,999	275	3,572	7,500
				\$25,000-\$34,999	264	3,427	6,820
				\$35,000-\$49,999	652	4,790	8,347
				\$50,000-\$74,999	781	5,400	10,946
				\$75,000-\$99,999	326	3,311	6,639
				\$100,000-\$149,999	163	2,408	4,942
				\$150,000-\$199,999	54	668	1,613
				> \$200,000	85	867	1,701
Race	1 Mile	3 Miles	5 Miles				
White	5,835	57,288	116,685				
Black	139	2,770	7,453				
Am In/AK Nat	N/A	62	157				
Hawaiian	N/A	2	7				
Hispanic	1,079	11,282	33,529				
Multi-Racial	594	10,064	25,686				

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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.

<u>Keller Williams Realty</u>	<u>474896</u>	<u>al.harris@kw.com</u>	<u>(806)359-4000</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Albert Harris, Jr</u>	<u>526244</u>	<u>al.harris@kw.com</u>	<u>(806)359-4000</u>
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
<u>Holly Coats</u>	<u>606152</u>	<u>hollycoats@kwcommercial.com</u>	<u>(806)683-1330</u>
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**