

FORMER CAMPING WORLD AMARILLO, TX

FOR SALE OR LEASE

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



OFFERING SUMMARY

Sale Price: \$7,950,000

Lease Rate: \$13.00 SF/yr (NNN)

Building Size: 50,790 SF

Year Built: 2004

Lot Size: 6.46 Acres

Zoning: Outside the City Limits

Available SF: 50,790 SF

Market: West I-40 Corridor

PROPERTY OVERVIEW

Price Reduced! - Asking \$7,950,000 or \$13/sf NNN.

Property formerly operated as Camping World Amarillo but the building and location allow it to be used for a variety of businesses.

Consists of a 50,790 sf multi-use retail building on 6.46 acres.

The showroom and office areas are 100% heated and cooled by roof-mounted HVAC units with forced air heating in the storage area.

Deliveries can be taken through (2) dock doors or (2) grade level doors.

Property sits on well and septic and has a large water holding tank for the overhead fire suppression system.

Solid construction using concrete tilt wall with brick and steel framing.

Ample parking with fenced outside storage area, security lighting, and security cameras throughout.

Sale will be deed restricted against the sale, service, rental, and storage of RV's

LOCATION OVERVIEW

Great I-40 West location, just off the new Loop 335.

Fast developing area with good traffic counts, visibility and access.

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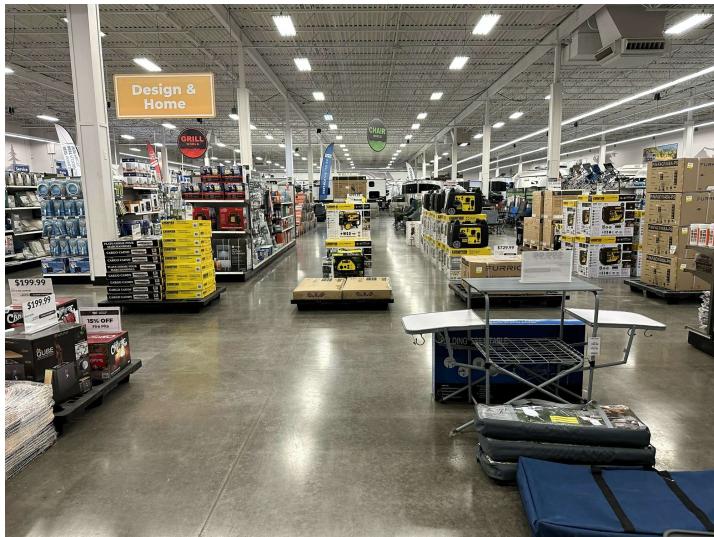
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CAMPING WORLD AMARILLO PROPERTY PHOTOS



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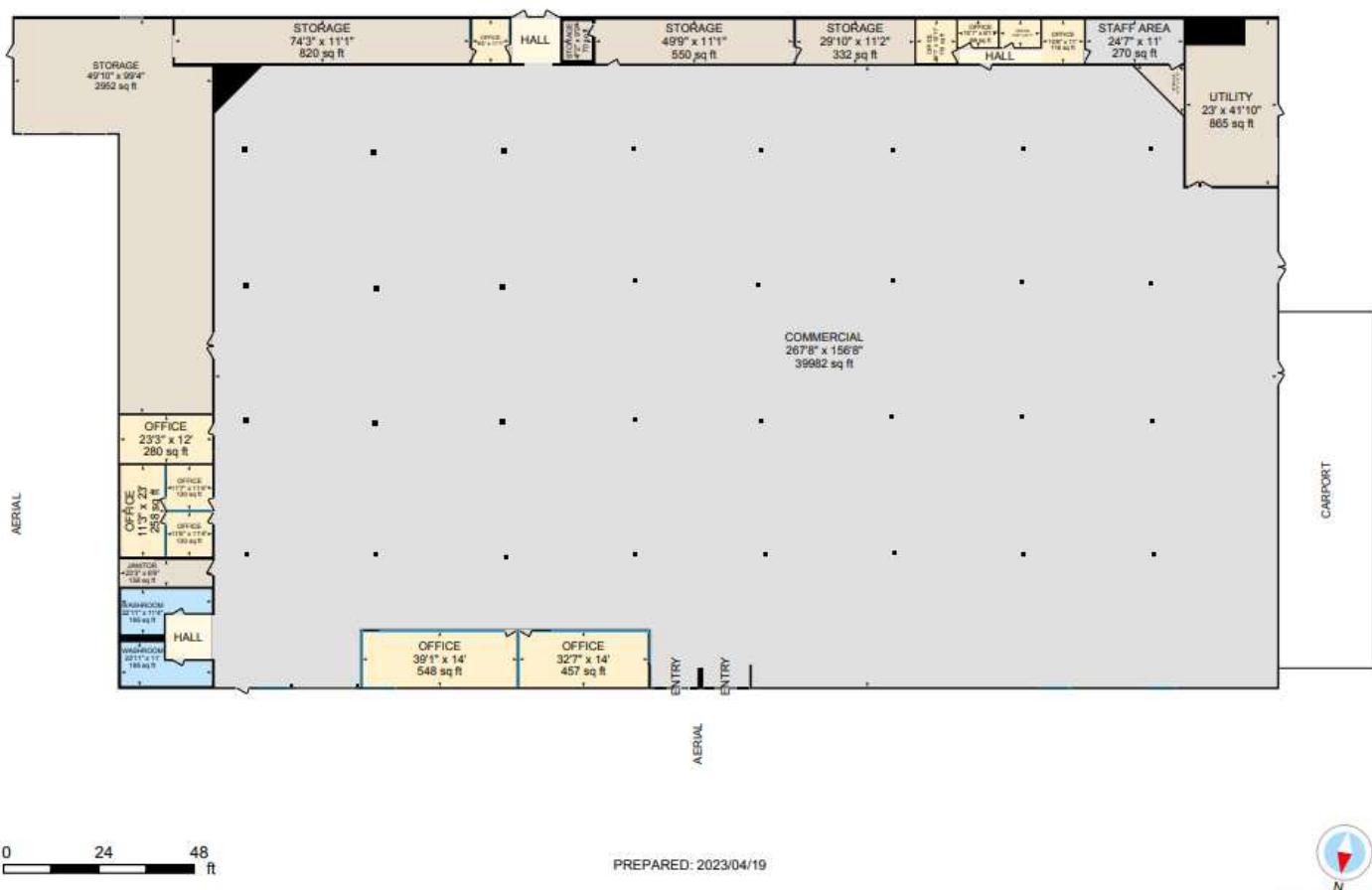
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CAMPING WORLD AMARILLO

FLOOR PLAN

10300 W Interstate Hwy 40, Amarillo, TX

Sales Floor Finished Area 50217.33 sq ft
Unfinished Area 104.50 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

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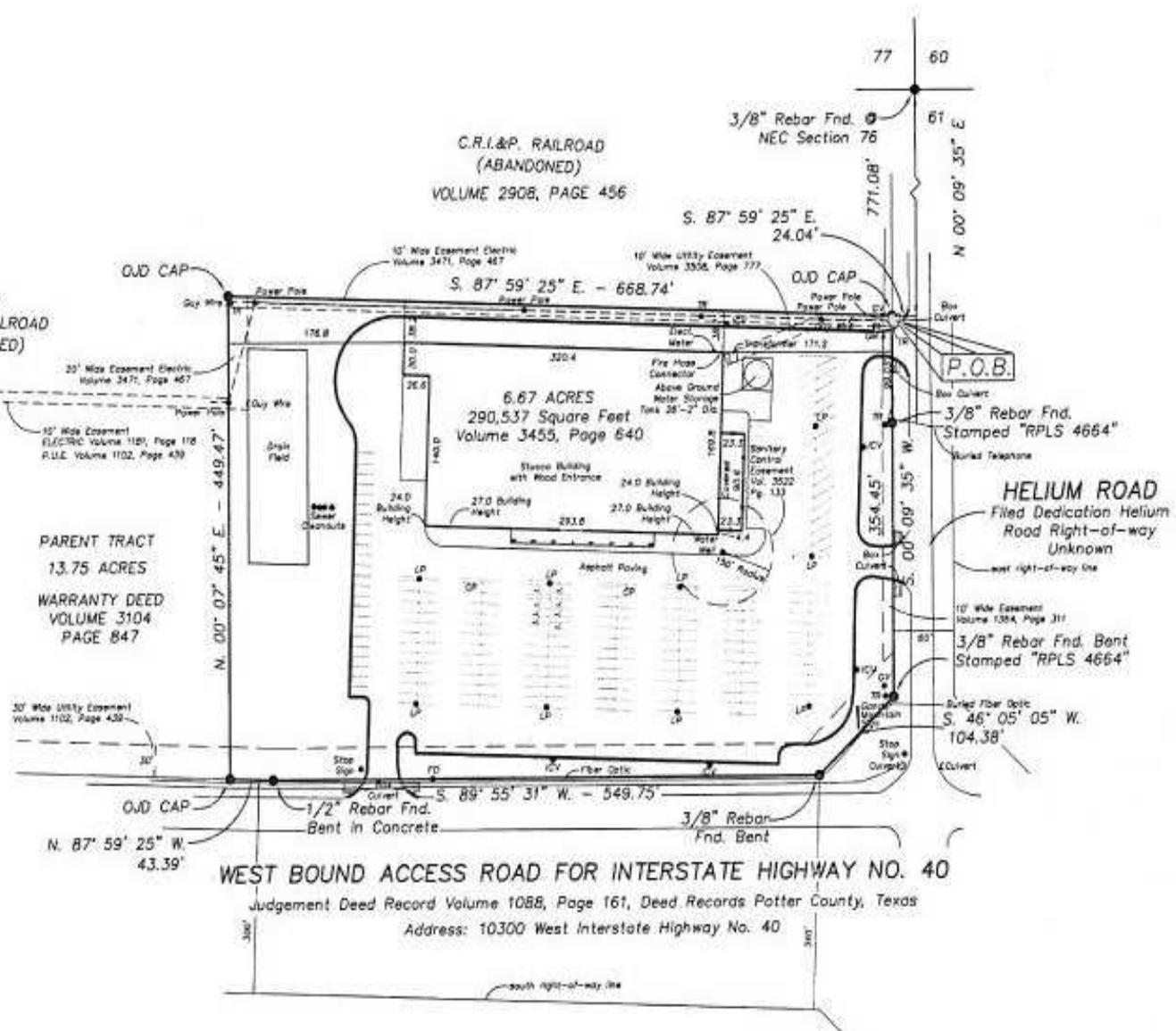
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SURVEY



Full Survey Available

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CAMPING WORLD AMARILLO
RETAILER MAP

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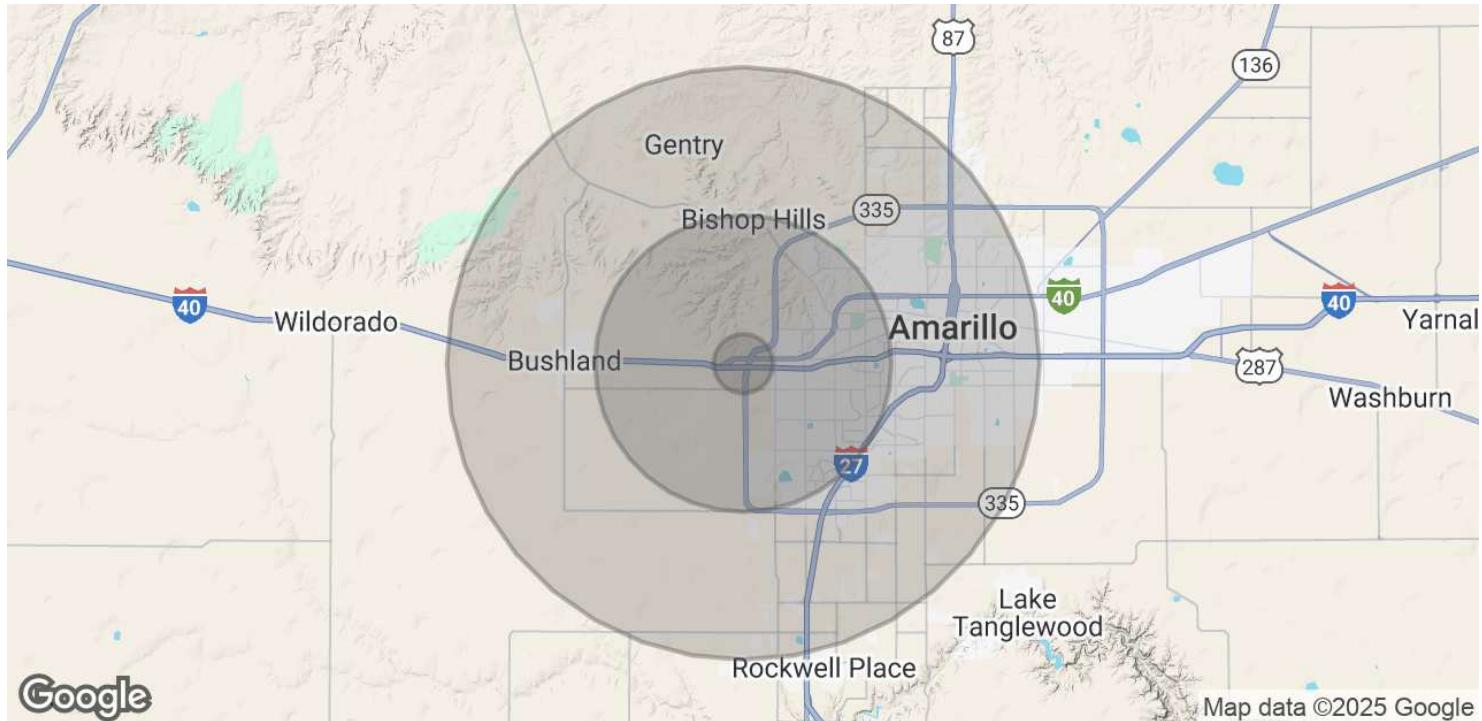
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	440	80,499	202,570
Average Age	40	41	39
Average Age (Male)	39	40	38
Average Age (Female)	40	43	40

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	152	33,699	80,465
# of Persons per HH	2.9	2.4	2.5
Average HH Income	\$134,073	\$103,980	\$87,233
Average House Value	\$334,401	\$281,259	\$230,060

Demographics data derived from AlphaMap

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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.

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. **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:
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email
Aaron Emerson, CCIM SIOR	477647	aaron@gwamarillo.com
Designated Broker of Firm	License No.	Email
Aaron Emerson, CCIM, SIOR	477647	aaron@gwamarillo.com
Licensed Supervisor of Sales Agent/Associate	License No.	Email
Sales Agent/Associate's Name	License No.	Email
	Buyer/Tenant/Seller/Landlord Initials	Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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