



# BELL PLAZA

5807 SW 45th Ave  
Amarillo, Texas



RETAIL • RESTAURANTS • PAD SITES



**FIRST EQUITY, REALTORS**

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**Population (2021 Est.)**

1 Mile	12,998
3 Mile	92,961
5 Mile	141,163

**AVG HH Income (2021 Est.)**

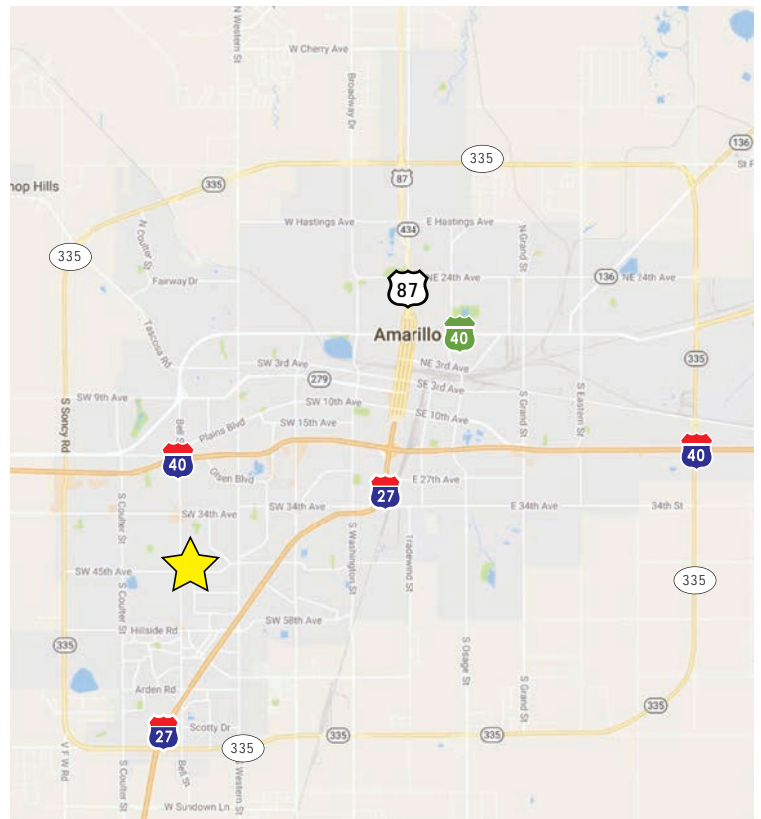
1 Mile	\$71,294
3 Mile	\$86,622
5 Mile	\$84,107

**Daytime Employment (2021 Est.)**

1 Mile	3,639
3 Mile	39,897
5 Mile	70,594

**Traffic Counts (Vehicles/Day)**

45th St. -	40,000
Bell St. -	30,000





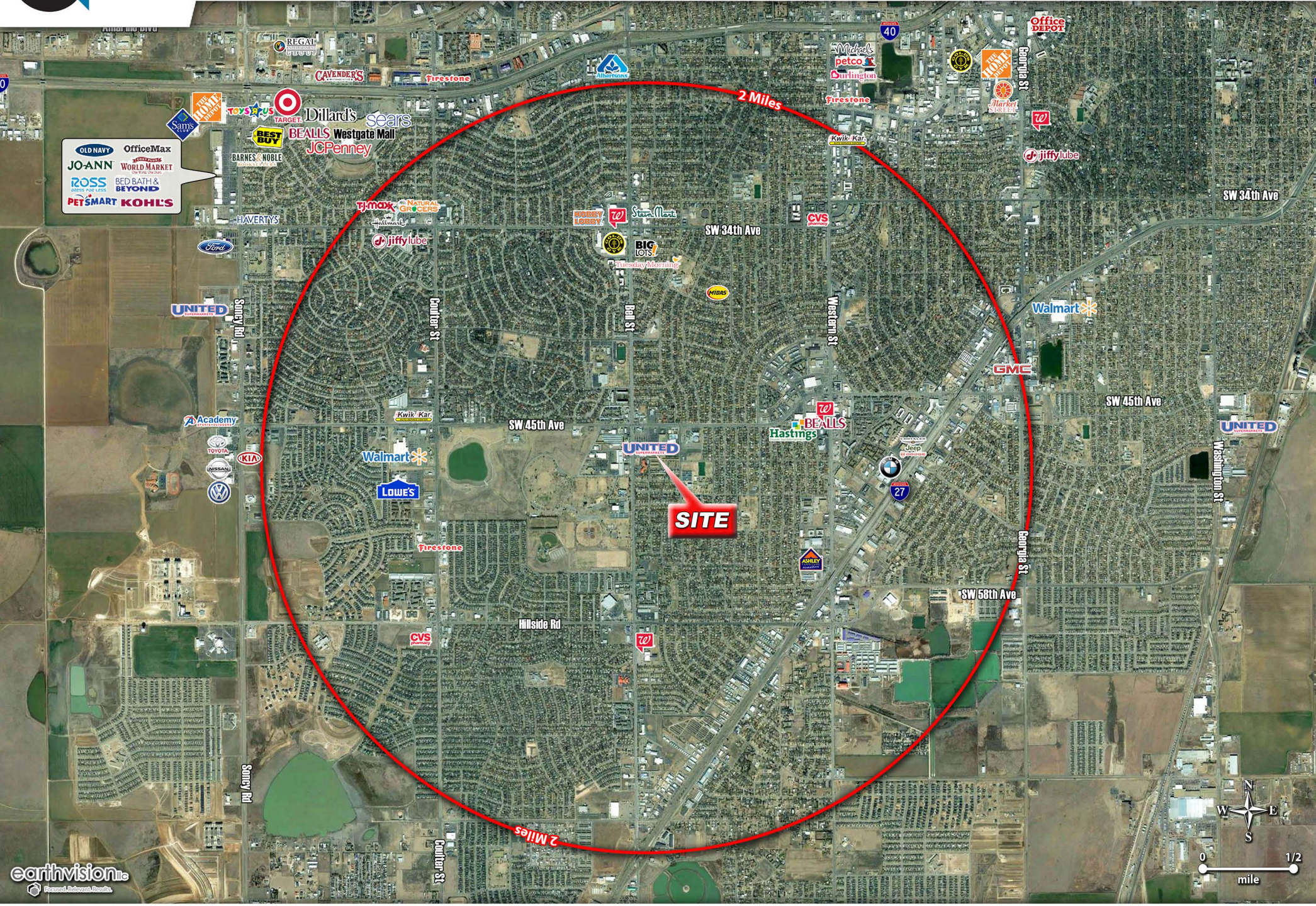
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SPACE	TENANT	SIZE
100	United Grocery	63,517 SF
210	Goodwill	17,735 SF
212	Pet Supplies Plus	7,060 SF
240	Raven Nail Bar	2,135 SF
250	Available	1,800 SF
260	Wingstop	1,648 SF
280	T-Mobile	1,656 SF
300	Available (Proposed)	8,000 SF
310	Hook & Reel Seafood	4,667 SF
340	Tokyo Japanese Steakhouse	4,400 SF
345	Family Reflexology	1,504 SF
350	H&R Block	1,504 SF
353	GNC	1,400 SF
355	Giovanni's Pizza	1,380 SF
360	Subway	1,500 SF
400	Dollar Tree	12,000 SF
410	Available	1,527 SF
420	Harbor Freight Tools	15,000 SF
800	Taco Bell	2,252 SF



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OLD NAVY OfficeMax  
JO-ANN WORLD MARKET  
ROSS BED BATH & BEYOND  
PETS MART KOHL'S



The information contained herein was obtained from sources believed to be reliable; however, no guarantees, warranties, or representations are made as to the completeness or accuracy thereof.



# 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.

**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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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