

OFFICE/WAREHOUSE FOR LEASE

4749 MAVERICK STREET • AMARILLO, TX 79109



Property Description

This property is located in the Maverick Street Business Park behind Auto Plex BMW and Gerber Collision and Glass. With easy access to I-27, SW 45th, and S Western Street getting to and from the property is a breeze. The interior is finished out with a small office/reception area and a separate kitchen/breakroom with the majority of the 2400 sqft building being shop space. The Shop and office both have full heat and air and there is one ADA accessible restroom. This property also has a fenced in side yard to store trailers and equipment.

KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd
Amarillo, Texas 79119



Each Office Independently Owned and Operated

PRESENTED BY:

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Property Summary

Year Built	2014
Total SQFT	2400
\$/SF/year	\$11.00
Monthly Lease Rate	\$2,200
Lease Type	Modified Gross
Side Walls	16ft

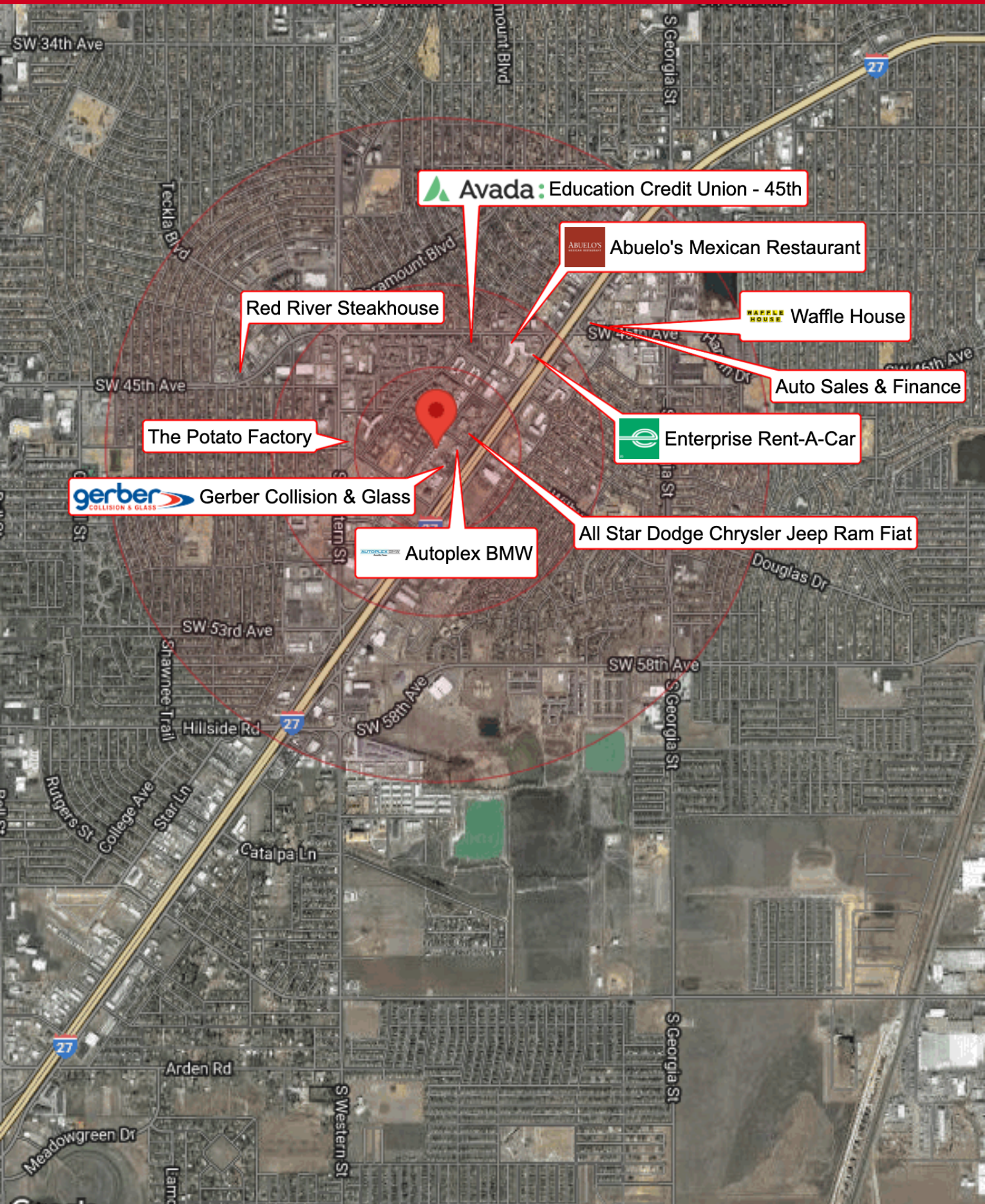
Property Overview

- Office Space
- ADA accessible restroom
- Heated and cooled shop space
- Fenced in side yard
- 14x12 overhead door
- Floordrain with oil sand separator

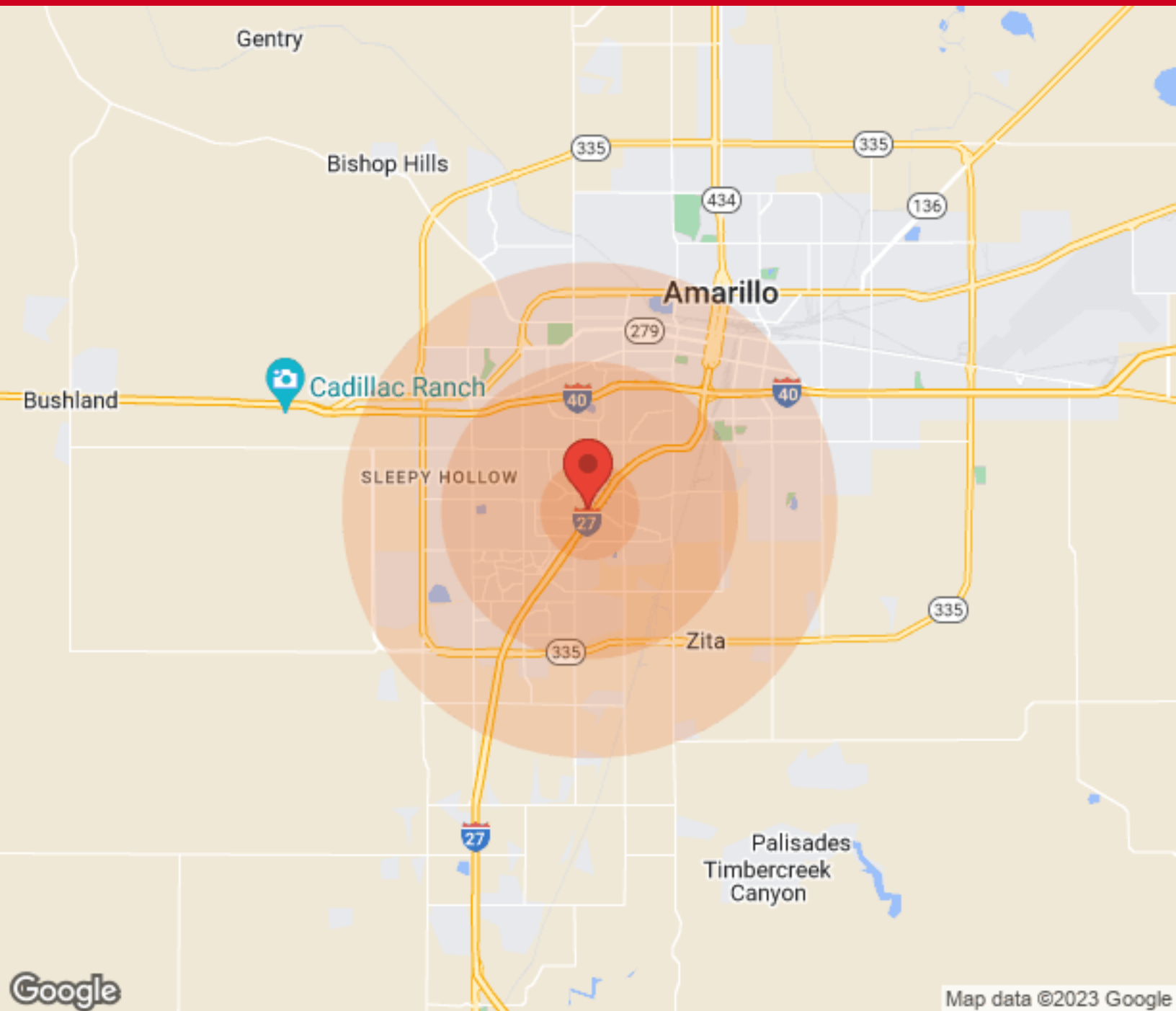
Location Overview

This area is full of business and home life, with several apartment complexes; Tree Point Meadows Apartments, The Aspen Apartments, and the newly renovated Eddison Apartments. there are many restaurants in the area including Abuelo's, Whataburger, Waffle House, and The Potato Factory just to name a few. Plus the added benefit of several auto repair and sales locations as well as retail locations such as Gebo's, Walgreens, Ace Hardware, and Ashley's furniture.





DEMOGRAPHICS



Google

Map data ©2023 Google

Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	6,509	41,998	69,404	Median	\$46,648	\$53,054	\$48,618
Female	6,908	45,327	74,947	< \$15,000	1,085	3,415	7,604
Total Population	13,417	87,325	144,351	\$15,000-\$24,999	1,054	4,144	7,098
				\$25,000-\$34,999	609	3,963	6,643
				\$35,000-\$49,999	786	5,307	8,645
				\$50,000-\$74,999	1,511	7,731	11,660
				\$75,000-\$99,999	636	5,523	7,811
				\$100,000-\$149,999	287	4,323	5,760
				\$150,000-\$199,999	121	1,264	1,891
				> \$200,000	54	1,151	1,863
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	2,467	17,361	31,301	Total Units	6,622	39,995	65,335
Ages 15-24	1,695	11,828	20,048	Occupied	6,172	37,189	60,138
Ages 25-54	5,192	33,409	55,035	Owner Occupied	2,989	24,631	37,889
Ages 55-64	1,595	10,422	16,423	Renter Occupied	3,183	12,558	22,249
Ages 65+	2,468	14,305	21,544	Vacant	450	2,806	5,197
Race	1 Mile	3 Miles	5 Miles				
White	12,171	80,593	126,085				
Black	456	1,703	4,621				
Am In/AK Nat	13	58	135				
Hawaiian	N/A	2	3				
Hispanic	2,424	13,889	31,968				
Multi-Racial	1,554	9,152	23,926				



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.

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Buyer/Tenant/Seller/Landlord Initials

Date