

FOR LEASE

2811 4TH EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Building Size:	5,844 SF
Year Built:	2008
Lot Size:	1.8 Acres
Lot Frontage (ft):	190' on 4th Avenue
Zoning:	Planned Development
Traffic Count:	5,487 cars per day on 4th Avenue
Parking:	100+ Parking spaces

PROPERTY OVERVIEW

Fully equipped large scale restaurant for lease adjacent to WT Main Campus
WT Campus had over 10,000 enrolled students in 2018
Walk in freezer, walk in fridge, Overhead Fire Suppression, Full Kitchen, Tables, Chairs, Barstools, TV Equipment, Audio Equipment, Security Cameras, small refrigerators for drinks.
Located at corner of 4th Avenue and Hospital Drive



JEFF GAUT | jeff@gwamarillo.com

Gaut Whittenburg Emerson CRE
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

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**2811 4TH
ADDITIONAL PHOTOS**

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



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2811 4TH RETAILER MAP

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Google

Map data ©2020 Imagery ©2020, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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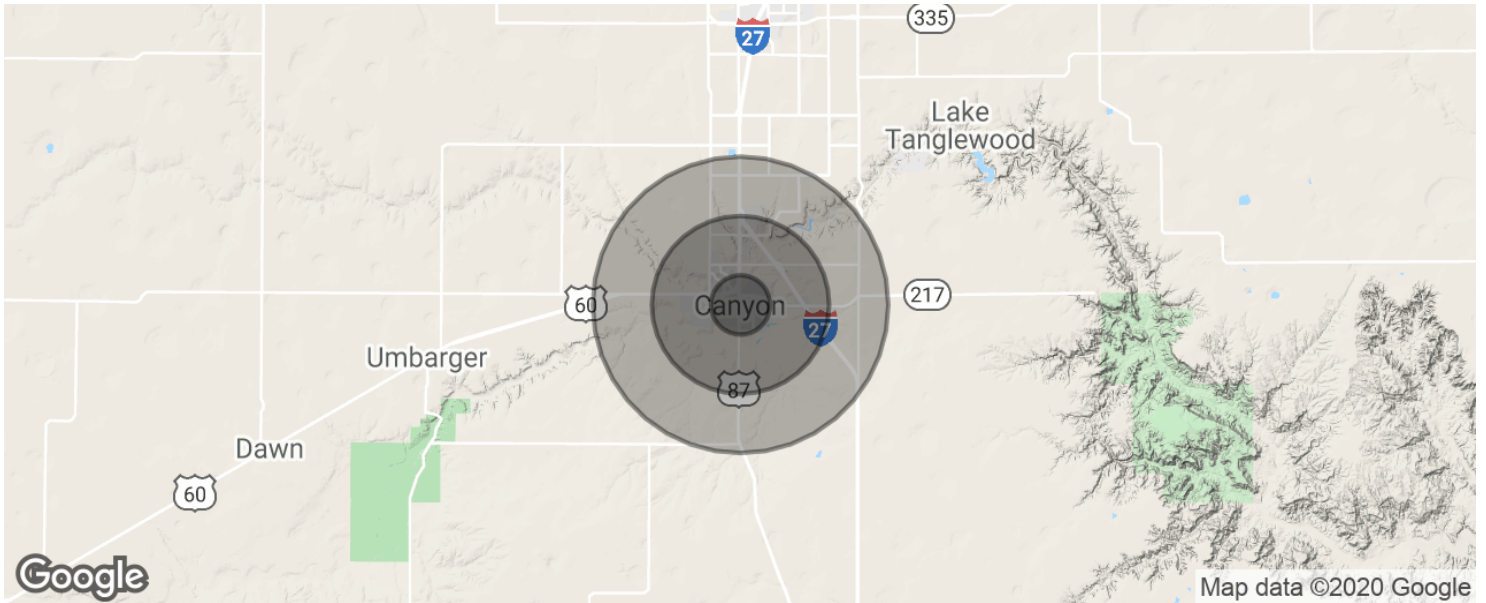
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2811 4TH DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,563	14,796	17,643
Median age	23.4	25.3	26.5
Median age (Male)	25.1	25.9	26.7
Median age (Female)	23.2	25.6	27.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,890	5,447	6,371
# of persons per HH	2.9	2.7	2.8
Average HH income	\$45,127	\$48,249	\$50,628
Average house value	\$123,169	\$120,113	\$125,072

* Demographic data derived from 2010 US Census

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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.

GAUT WHITTENBURG EMERSON CRE	475878		(806)373-3111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Aaron Emerson, CCIM, SIOR	477647	aaron@gwamarillo.com	(806)373-3111
Designated Broker of Firm	License No.	Email	Phone
Aaron Emerson, CCIM, SIOR	477647	aaron@gwamarillo.com	(806)373-3111
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov