

**FOR SALE**

# ONE OF KIND MULTI-USE OFFICE - 1015 S. POLK EXECUTIVE SUMMARY

**GAUT·WHITTENBURG·EMERSON**

Commercial Real Estate



## OFFERING SUMMARY

Sale Price: \$3,750,000

Building Size: 19,240 SF

Year Built: 1926

Renovated: 2018

Zoning: Central Business District

Taxes: \$21,024/year

## PROPERTY OVERVIEW

--Class A historic conversion, the first of its kind on the market.

--Consists of 4 floors for a total of 19,240 sf.

--Main Level = 6,672 sf, Second Floor = 2,180 sf, Third Floor = 6,579 sf, and Basement = 3,809 sf.

--The building was constructed in 1926 as an office/warehouse and has been completely renovated into an open layout, multi-functional office with a mix of original brick, wood, and stone.

--Purchase will include a portion of the parking lot to the east with parking for 14 cars.

## LOCATION OVERVIEW

--Located on historic Polk Street, between 10th and 11th in Downtown Amarillo within walking distance to Hodgetown, The Embassy Suites, the Globe News Center, The Courtyard by Marriott, the Amarillo Civic Center, and several bars and restaurants.

**BEN WHITTENBURG** | [ben@gwamarillo.com](mailto:ben@gwamarillo.com)

**Gaut Whittenburg Emerson CRE**

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

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This is a one of a kind opportunity to own a Class A, historical conversion.

--Property consists of 4 floors for a total of 19,240 sf.

--Main Level = 6,672 sf, Second Floor = 2,180 sf, Third Floor = 6,579 sf, and Basement = 3,809 sf.

--The building was constructed in 1926 as an office/warehouse and has been completely renovated into an open layout, multi-functional office with a mix of original brick, wood, and stone.

--Main level consists of a two fully operational kitchens with top of the line appliances, including a commercial kitchen with walk-in cooler, entry/lobby with large stone fireplace, open work area, private office, restrooms, garage, and more amenities than can be listed.

--Second floor has a mezzanine overlooking the main level entry/lobby, large open work area, and large executive office.

--Third floor is wide open, ideal for a shared work space or hosting corporate events. It has floor to ceiling windows, skylights, tin ceiling tiles, and a large fireplace.

--Basement is wide open and ideal for record storage.

--All 4 floors are accessible by both stairs and newly installed elevator.

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ADDITIONAL PHOTOS

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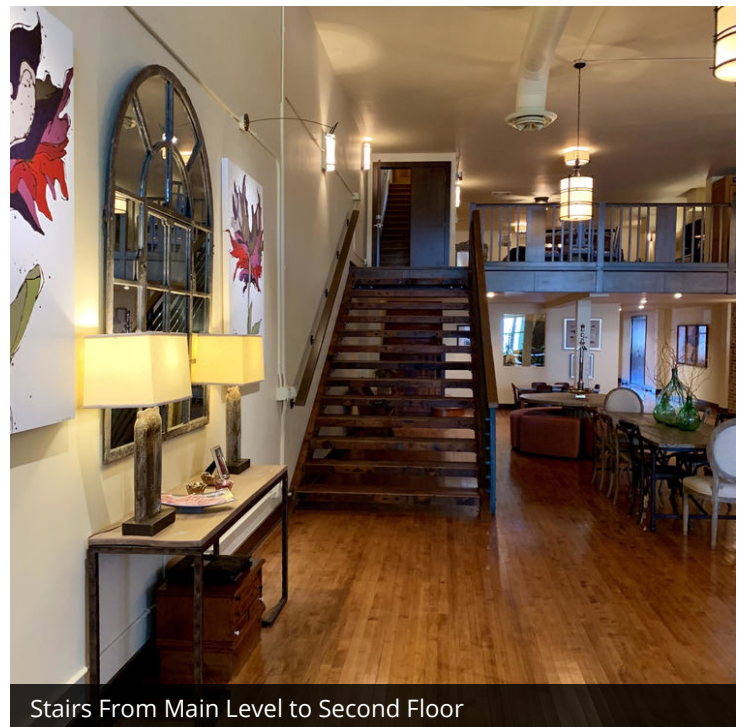
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Library Off Entry



Fireplace in Lobby



Stairs From Main Level to Second Floor

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Main Level Kitchen



Commercial Kitchen



Main Level & Mezzanine



Main Level Kitchen & Entry

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Women's Restroom



Men's Restroom W/ Shower



Second Floor Seating/Open Work Area



Entry/Lobby

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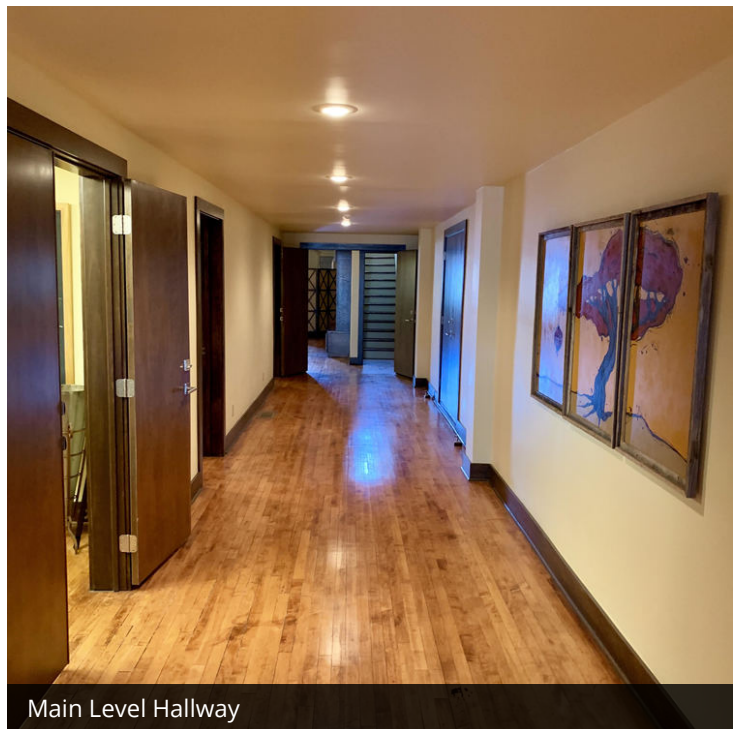
Third Floor Open Area



Third Floor Seating Area/Fireplace



Third Floor Windows



Main Level Hallway

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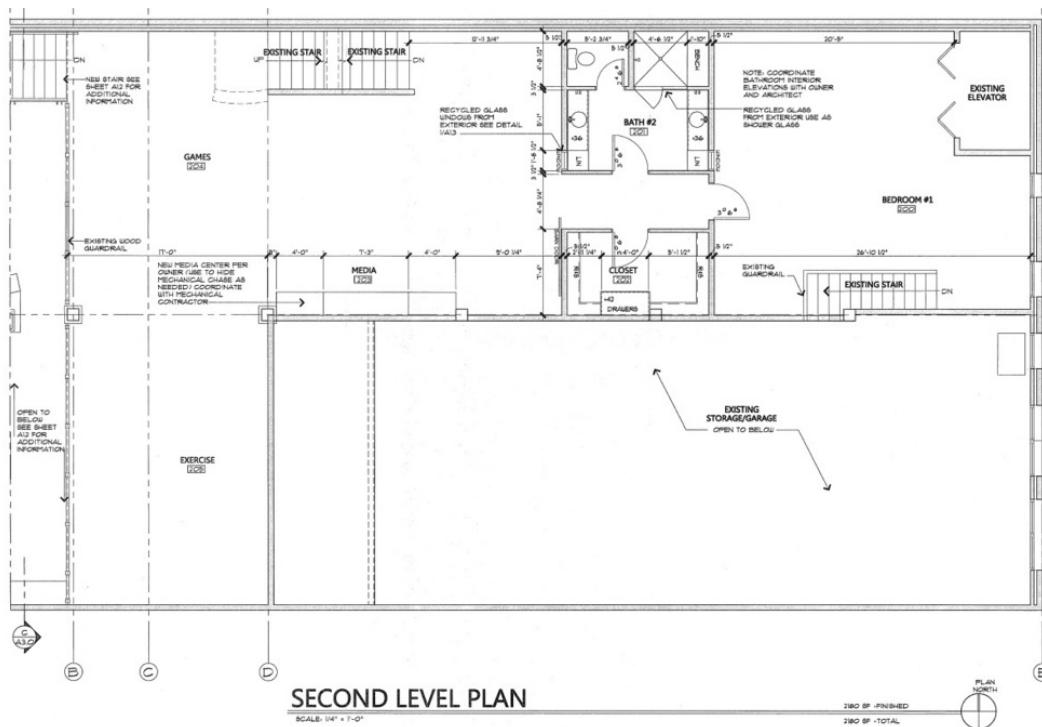
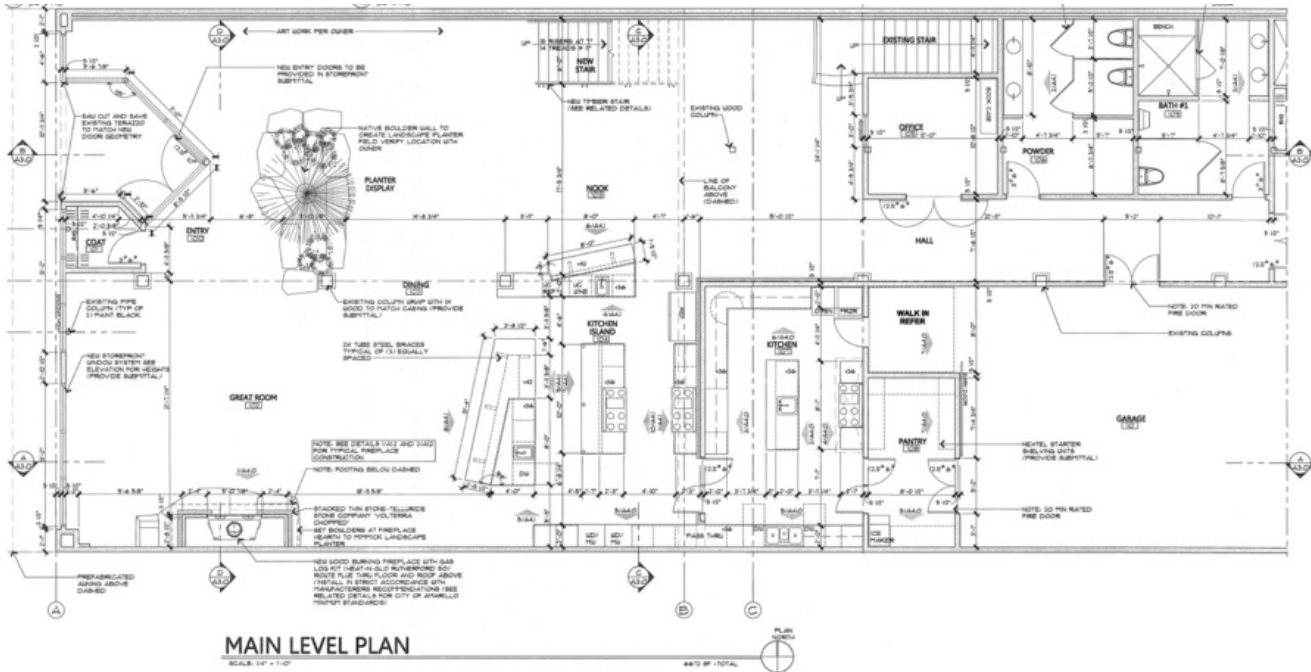


FOR SALE

# ONE OF KIND MULTI-USE OFFICE - 1015 S. POLK FLOOR PLANS

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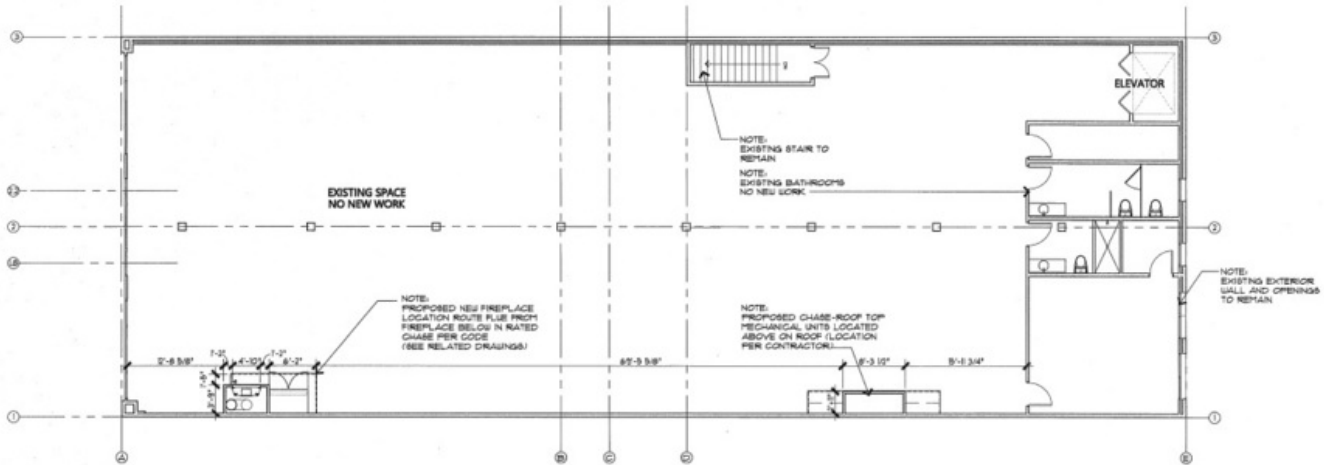


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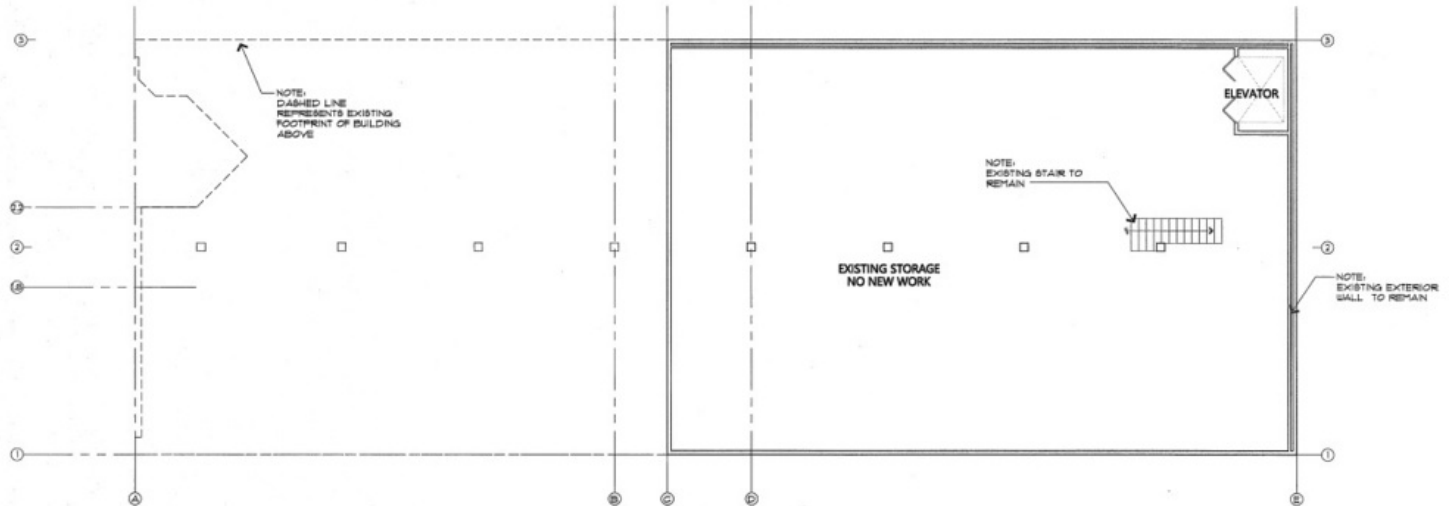
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## THIRD LEVEL PLAN

SCALE: 1/8" = 1'-0"



## BASEMENT LEVEL PLAN (EXISTING)

SCALE: 1/8" = 1'-0"



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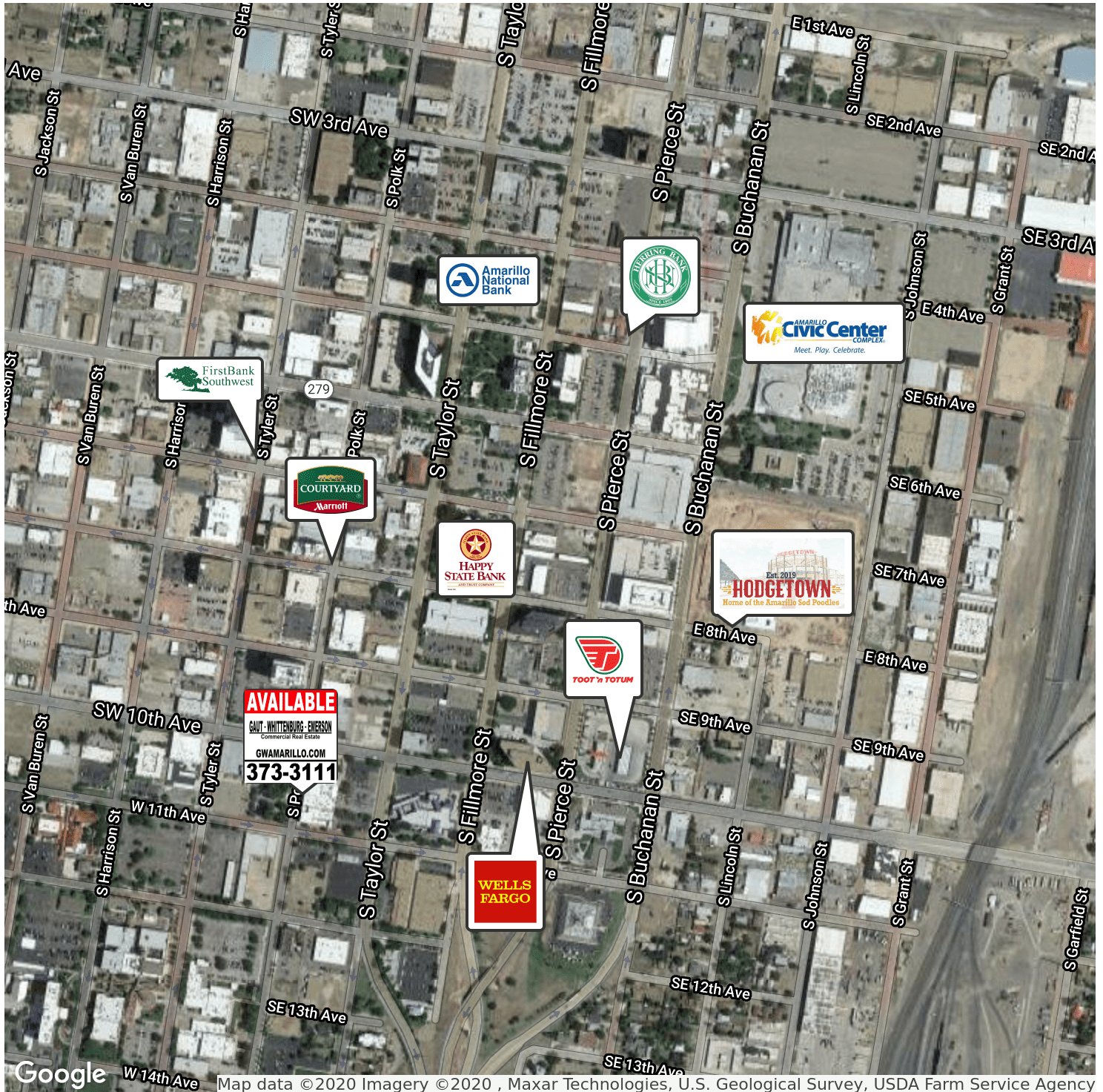


**FOR SALE**

# ONE OF KIND MULTI-USE OFFICE - 1015 S. POLK RETAILER MAP

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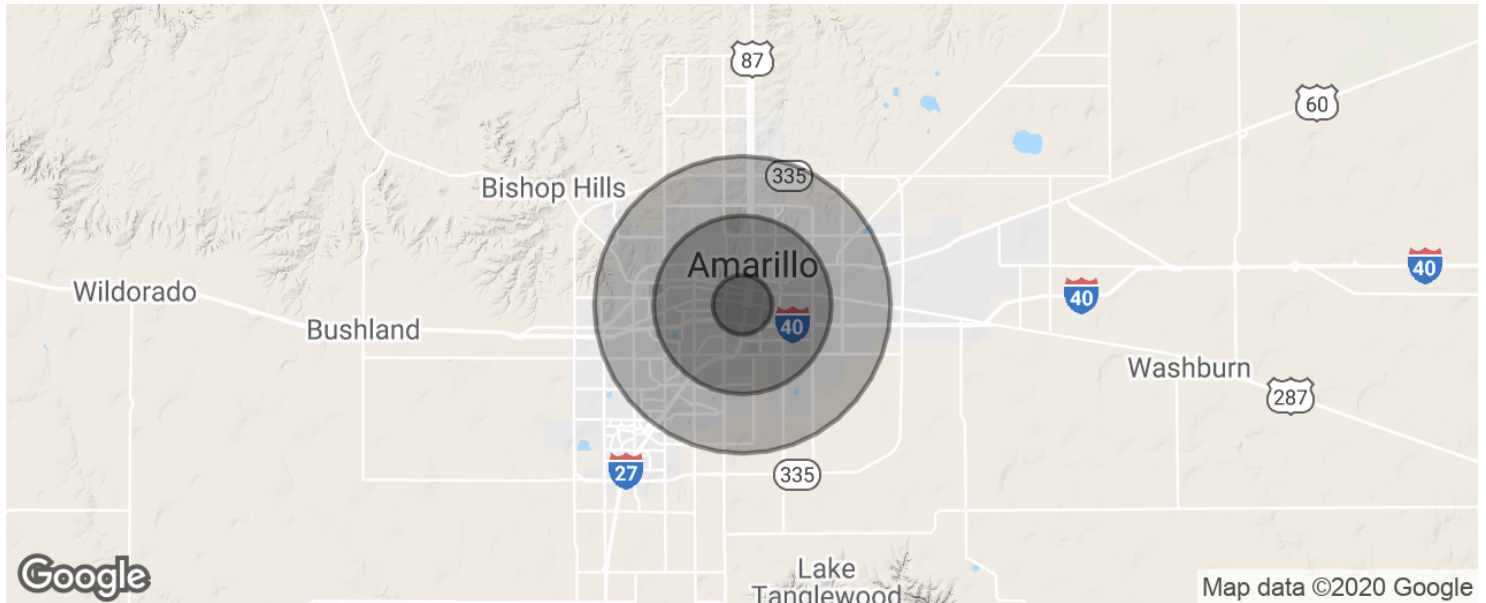


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# ONE OF KIND MULTI-USE OFFICE - 1015 S. POLK DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,209	73,685	156,408
Median age	32.7	31.6	32.8
Median age (Male)	30.5	30.7	31.7
Median age (Female)	33.9	32.3	34.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,036	26,602	57,511
# of persons per HH	2.7	2.8	2.7
Average HH income	\$42,581	\$46,657	\$49,090
Average house value	\$112,941	\$90,973	\$101,591

\* 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:
  - 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 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

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

**Aaron Emerson, CCIM, SIOR**

Designated Broker of Firm

**Aaron Emerson, CCIM, SIOR**

Licensed Supervisor of Sales Agent/  
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Sales Agent/Associate's Name

License No.

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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