

LAND FOR SALE & LEASE

800 N BUCHANAN

800 NORTH BUCHANAN STREET, AMARILLO, TX 79107



FOR SALE OR GROUND LEASE

KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd
Amarillo, Texas 79119



Each Office Independently Owned and Operated

PRESENTED BY:

ANDREW COATS

Commercial Associate

O: (806) 576-7228

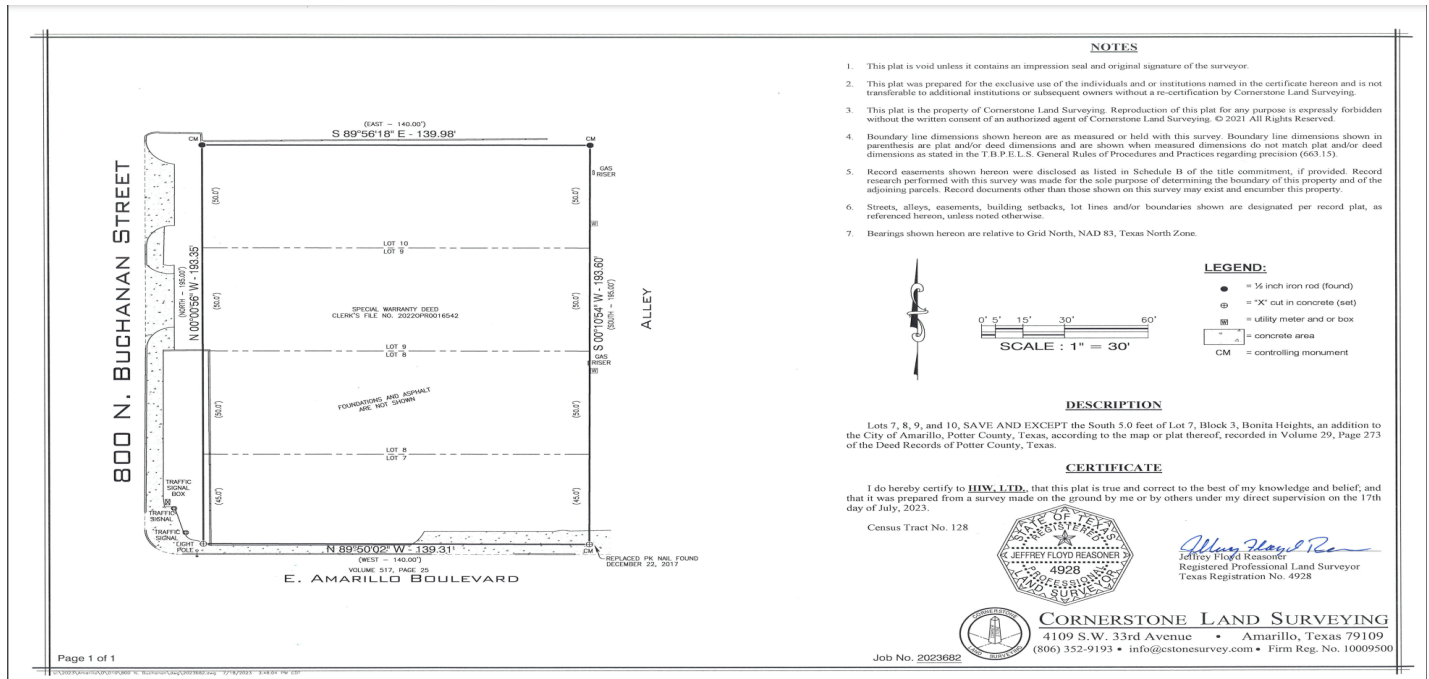
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EXECUTIVE SUMMARY

800 NORTH BUCHANAN STREET



OFFERING SUMMARY

PRICE:	\$538,480
LOT SIZE:	26,924 SQ FT
PRICE / SQ FT	20
LEASE RATE:	\$3,600 per Month
ZONING:	Light Commercial
FRONTAGE:	332 FT
TRAFFIC COUNT:	23,000

PROPERTY OVERVIEW

Frontage on Amarillo Blvd

Frontage on US 87

Utilities on Site

Directly North of Downtown Amarillo

High Traffic Area



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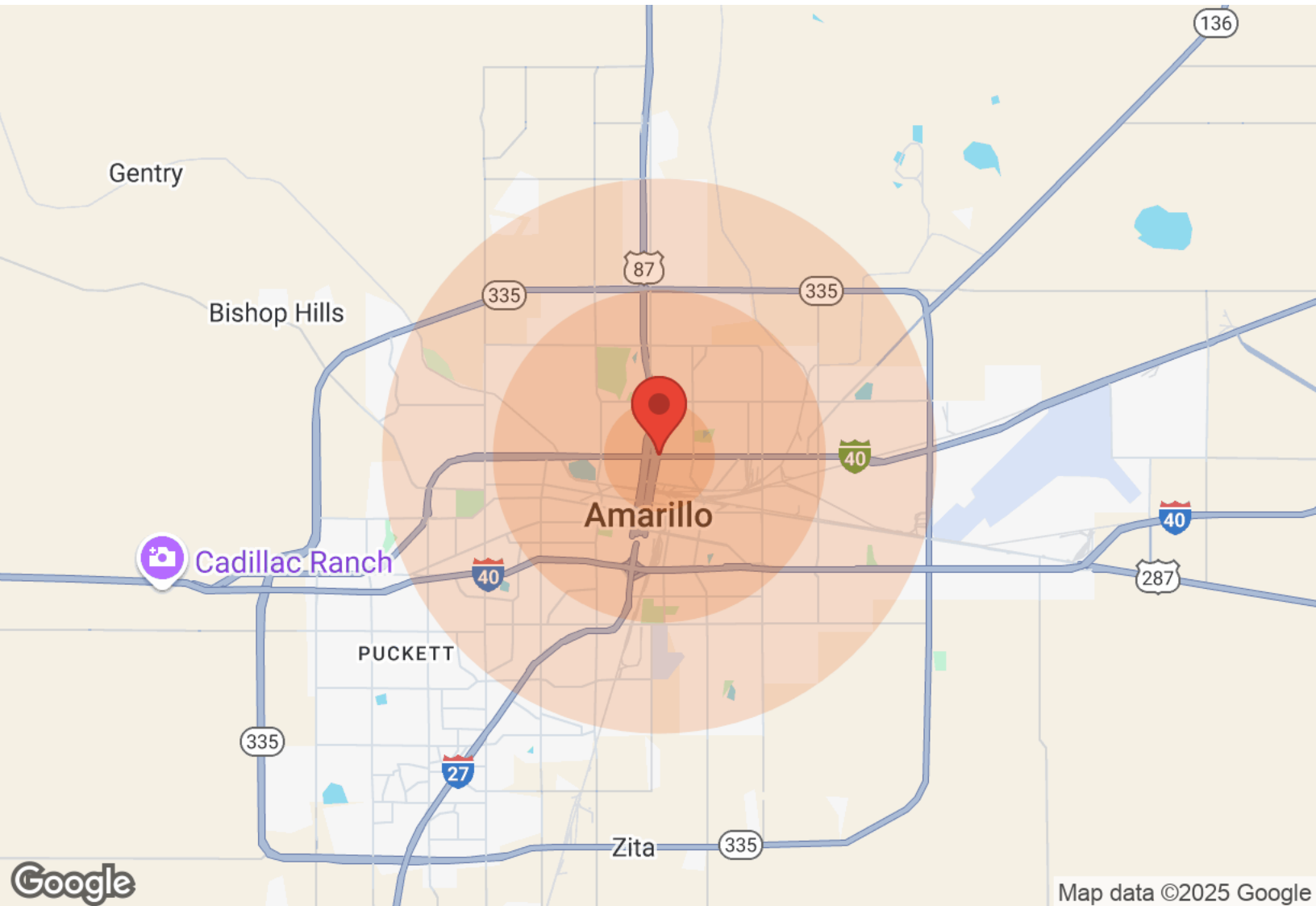
BUSINESS MAP

800 NORTH BUCHANAN STREET



DEMOGRAPHICS

800 NORTH BUCHANAN STREET



Population	1 Mile	3 Miles	5 Miles
Male	5,085	32,521	64,126
Female	5,495	34,069	67,630
Total Population	10,580	66,590	131,756

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,428	19,307	34,350
Ages 15-24	1,864	10,811	20,121
Ages 25-54	3,966	26,025	50,893
Ages 55-64	784	5,745	12,665
Ages 65+	538	4,702	13,727

Race	1 Mile	3 Miles	5 Miles
White	5,619	43,452	96,901
Black	1,728	7,050	8,821
Am In/AK Nat	31	119	181
Hawaiian	3	11	11
Hispanic	6,652	33,181	50,936
Multi-Racial	5,680	29,708	43,746

Income	1 Mile	3 Miles	5 Miles
Median	\$24,403	\$27,488	\$34,393
< \$15,000	929	5,706	8,730
\$15,000-\$24,999	833	4,726	7,981
\$25,000-\$34,999	514	3,603	6,601
\$35,000-\$49,999	496	3,580	7,830
\$50,000-\$74,999	582	3,525	9,313
\$75,000-\$99,999	45	1,422	4,587
\$100,000-\$149,999	23	734	2,807
\$150,000-\$199,999	21	259	754
> \$200,000	N/A	257	658

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,335	28,085	55,930
Occupied	3,805	25,124	50,867
Owner Occupied	1,996	13,722	30,943
Renter Occupied	1,809	11,402	19,924
Vacant	530	2,961	5,063

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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.

2-10-2025



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.

Albert Harris/Keller Williams Realty Amarillo

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Licensed Broker /Broker Firm Name or
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1
TXR 2501