

KW COMMERCIAL



FOR SALE

The Historic Downtown Home or Office of Your Dreams

LISTING PRESENTATION | 1608 SOUTH POLK STREET | AMARILLO, TX

Exclusively Listed by

Holly Coats, CPA, CCIM - Commercial Broker Associate | (806) 683-1330 | hollycoats@kwcommercial.com | 606152, TEXAS

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd
Amarillo, Texas 79119

Executive Summary



Property Overview

This is more than just an office; it is a meticulously preserved piece of history that delivers a professional environment designed to impress the most discerning clients.

The Shuford-Killough House was completed in 1913. Designed by the Kansas City architectural firm of Shepard, Farrar and Wiser. The building reflects Prairie School style with its hipped roof and wide eaves. The property features include a large covered porch with classical columns and balustrades. This three story building with a full basement and a detached two car garage with upstairs apartment was most recently used as an office building but could easily be converted back to residential. The property is zoned as MF-2 (multi-family). The interior boasts high ceilings and an abundance of natural light throughout, creating an airy and productive environment. Expect to find beautiful original features like extensive custom millwork, period trim, and original hardwood floors.

This historical property has endless possibilities, office, residential, bed and breakfast or a combination of all for a live-work space!

Property Highlights

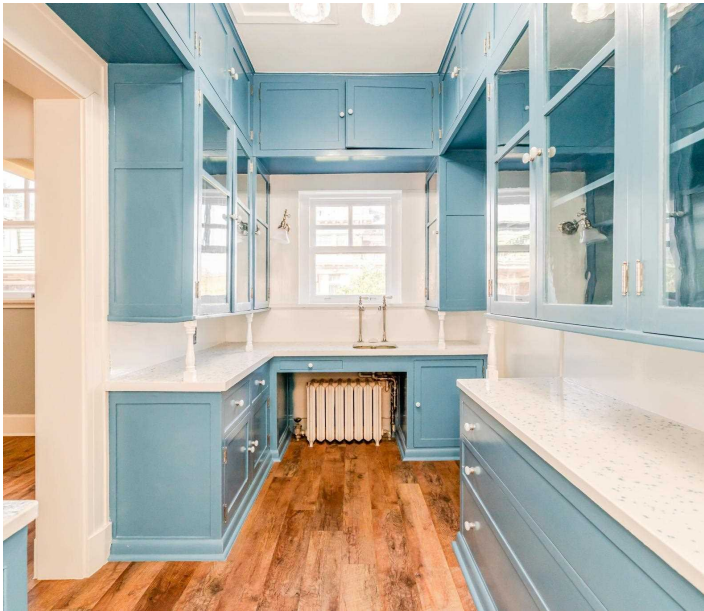
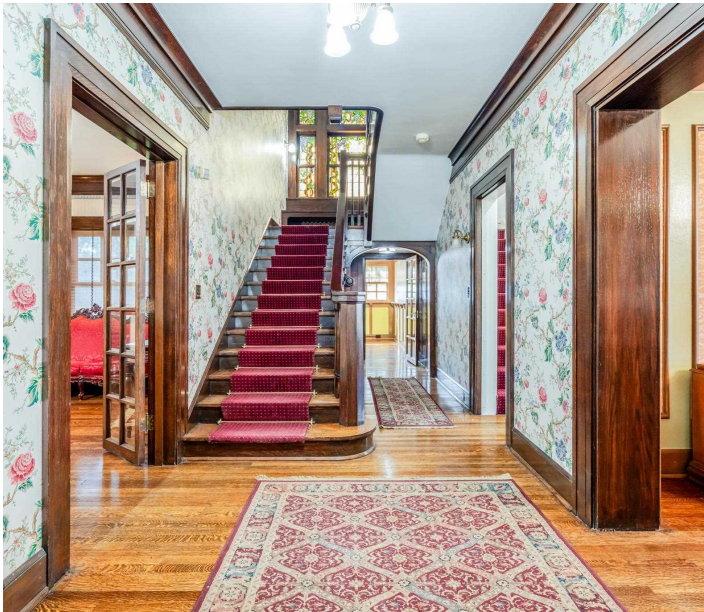
- Live-Work Space
- Easy access to I-40 & I-27
- 3 story with a full basement
- 2 car garage with apartment on 2nd floor

Price:	\$675,000
Building SF:	5,473
Price / SF:	\$123.33
Floors:	3
Lot Size:	14,810 SF
Year Built:	1914

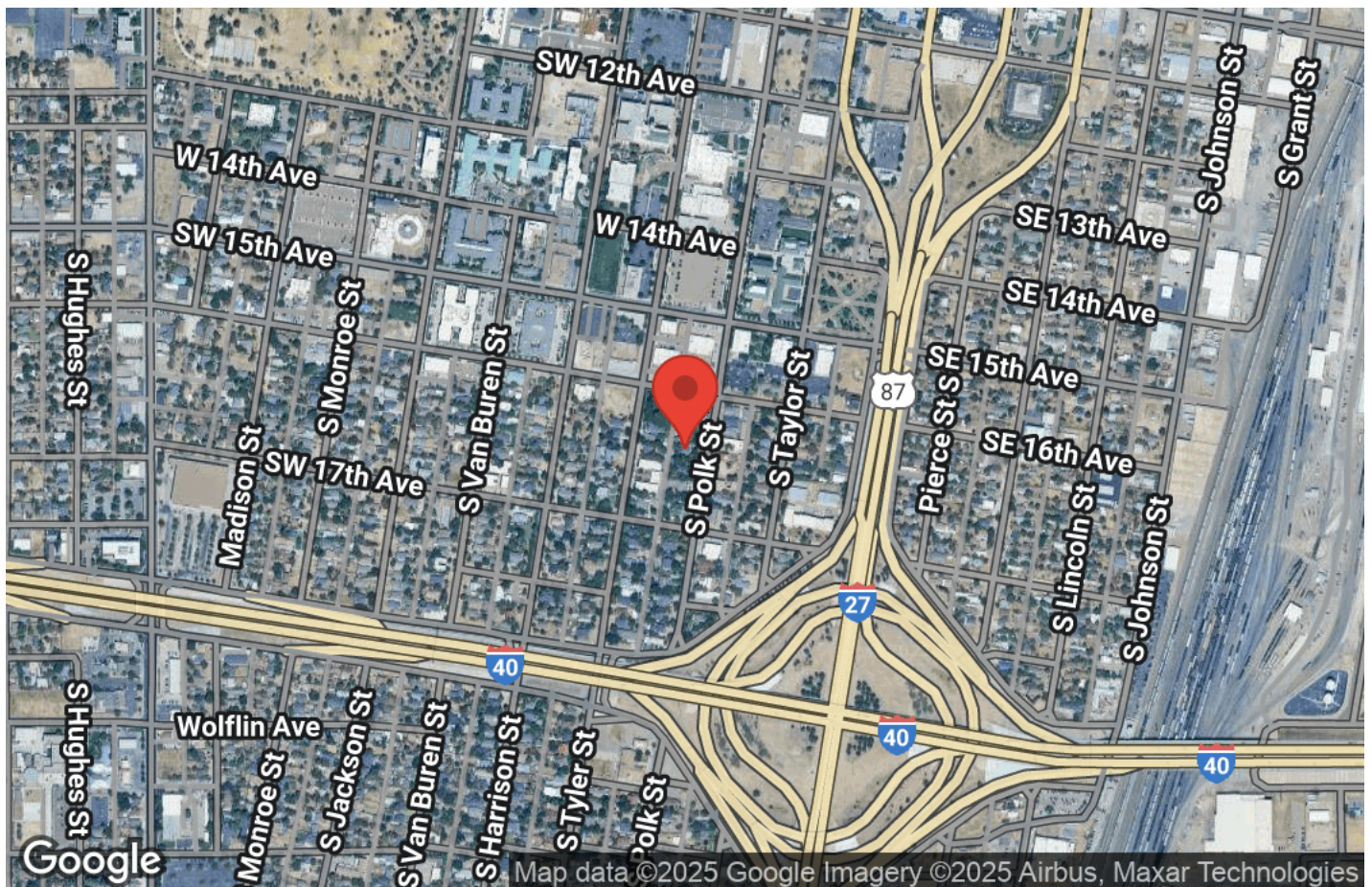
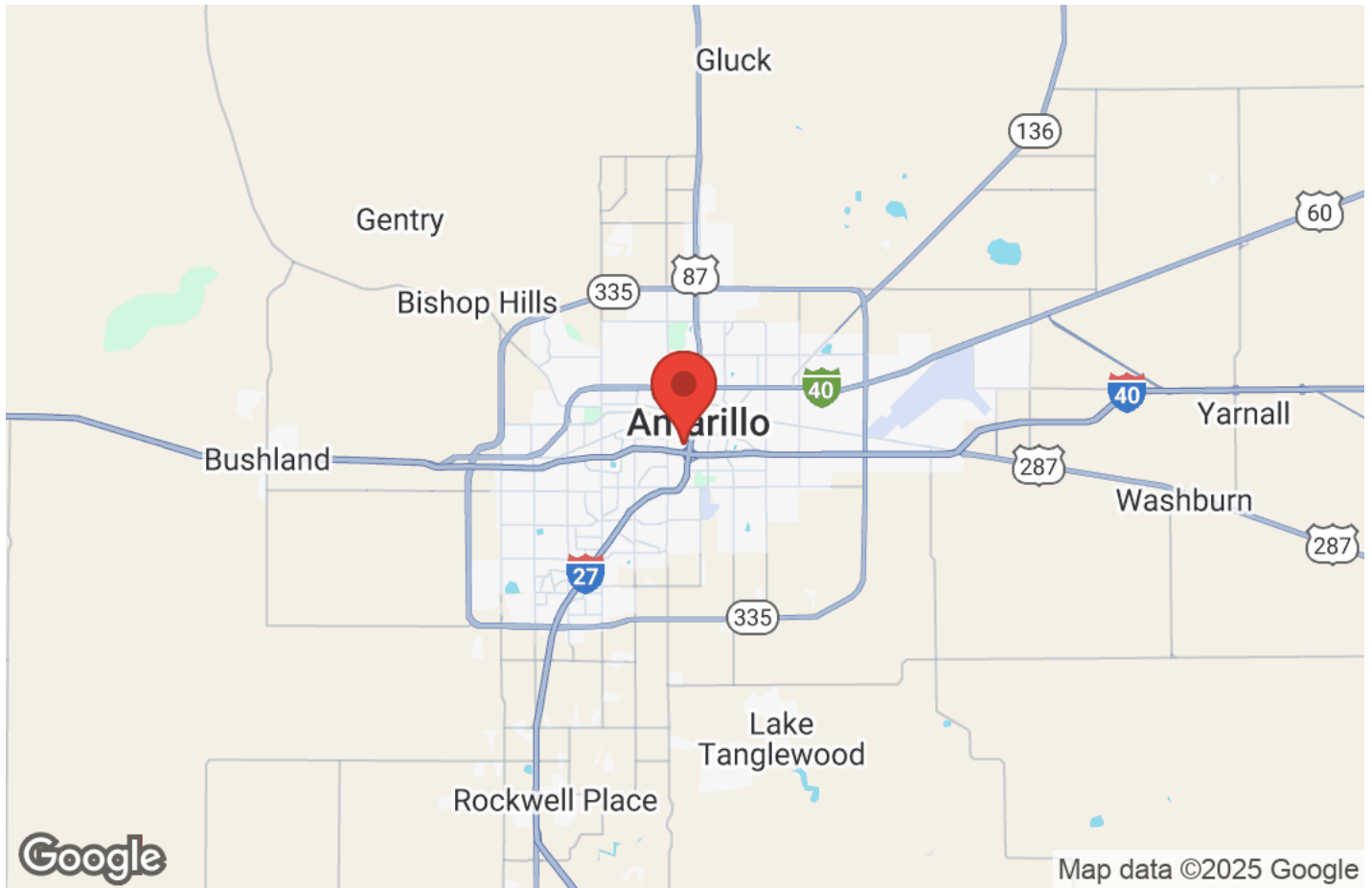
Property Photos



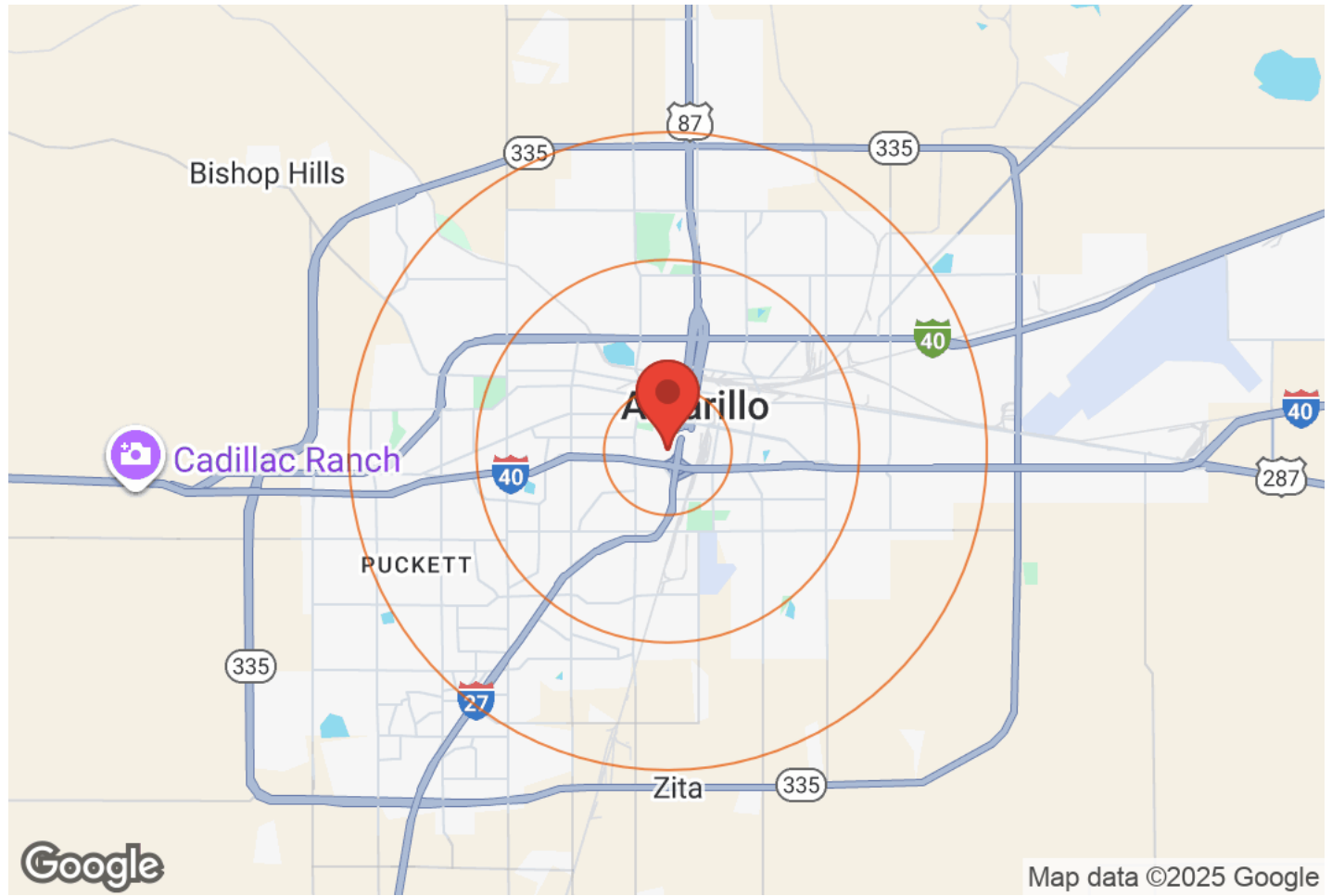
Property Photos



Location Maps



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,372	40,010	79,396
	Female	4,231	40,419	81,228
	Total Population	8,603	80,429	160,624
Age	Ages 0-14	1,697	18,129	35,388
	Ages 15-24	1,202	11,506	22,626
	Ages 25-54	3,192	32,633	62,784
	Ages 55-64	896	7,991	16,180
	Ages 65+	1,615	10,172	23,647
Race	White	4,424	35,164	77,887
	Black	532	7,174	13,894
	Am In/AK Nat	28	273	498
	Hawaiian	1	8	16
	Hispanic	3,322	33,724	58,612
	Asian	86	2,517	6,586
	Multi-Racial	192	1,448	2,939
	Other	21	121	193
Income	Median	\$52,471	\$52,891	\$56,983
	< \$15,000	466	3,651	6,530
	\$15,000-\$24,999	355	3,223	5,958
	\$25,000-\$34,999	341	2,910	6,240
	\$35,000-\$49,999	611	5,103	9,032
	\$50,000-\$74,999	856	6,099	11,405
	\$75,000-\$99,999	300	3,470	7,195
	\$100,000-\$149,999	438	4,556	10,183
	\$150,000-\$199,999	211	1,467	3,577
	> \$200,000	217	978	3,029



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.

_____ 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

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