

OFFICE FOR LEASE

NEW CONSTRUCTION - OFFICE FOR LEASE

1916 S CAROLINA, AMARILLO, TX 79102



Highlights

- Choose your own custom floor plan
- New construction office suite
- \$25 tenant finish allowance
- 38 on-site parking spaces
- Centrally located in the heart of Amarillo
- Quick access to downtown

KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd
Amarillo, Texas 79119



Each Office Independently Owned and Operated

PRESENTED BY:

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PROPERTY SUMMARY

1916 S CAROLINA



Property Summary

Building SF:	8,528
Lease Rate:	\$15.00 SF/YR + NNN
Lot Size:	0.72 Acres
Parking:	38 Spaces
Year Built:	2019
Zoning:	02
Available SF	2605
Number of units	1

Property Overview

New Construction office space in the center of Amarillo, TX with I-40 visibility. Landlord will provided \$25 psf tenant finish allowance. Choose your floor plan and tenant finish. There are 38 on-site parking spaces and 10 off-street spaces. Tenants include Re-form Physical Therapy.

Location Overview

Property is located at the corner of Wolflin & Carolina right of I-40 and Paramount. Great visibility from I-40. Easy access from I-40 & Paramount exit. The location is in the center of Amarillo so whether you need to get downtown or to SW Amarillo your commute will be 5-10 minutes.

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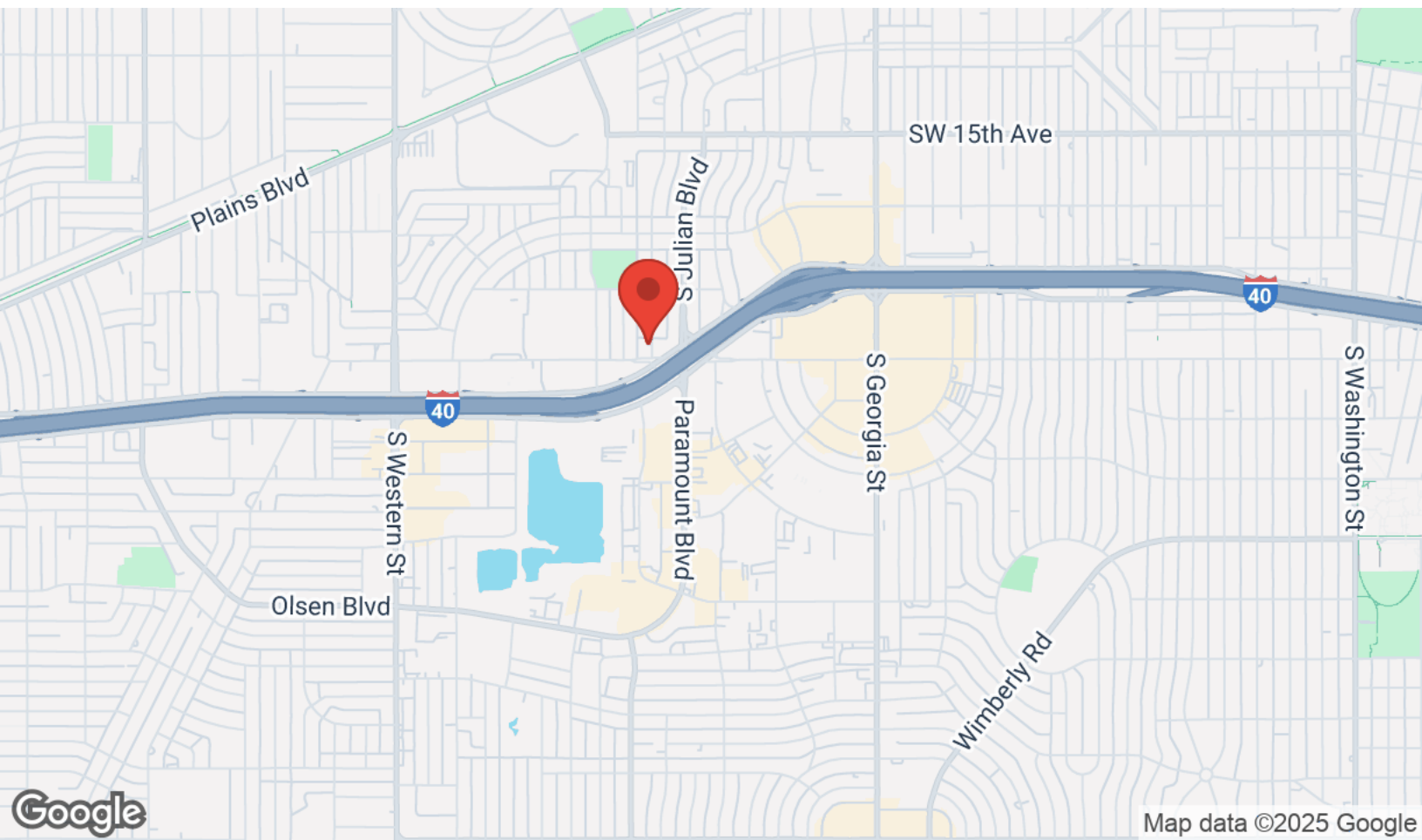
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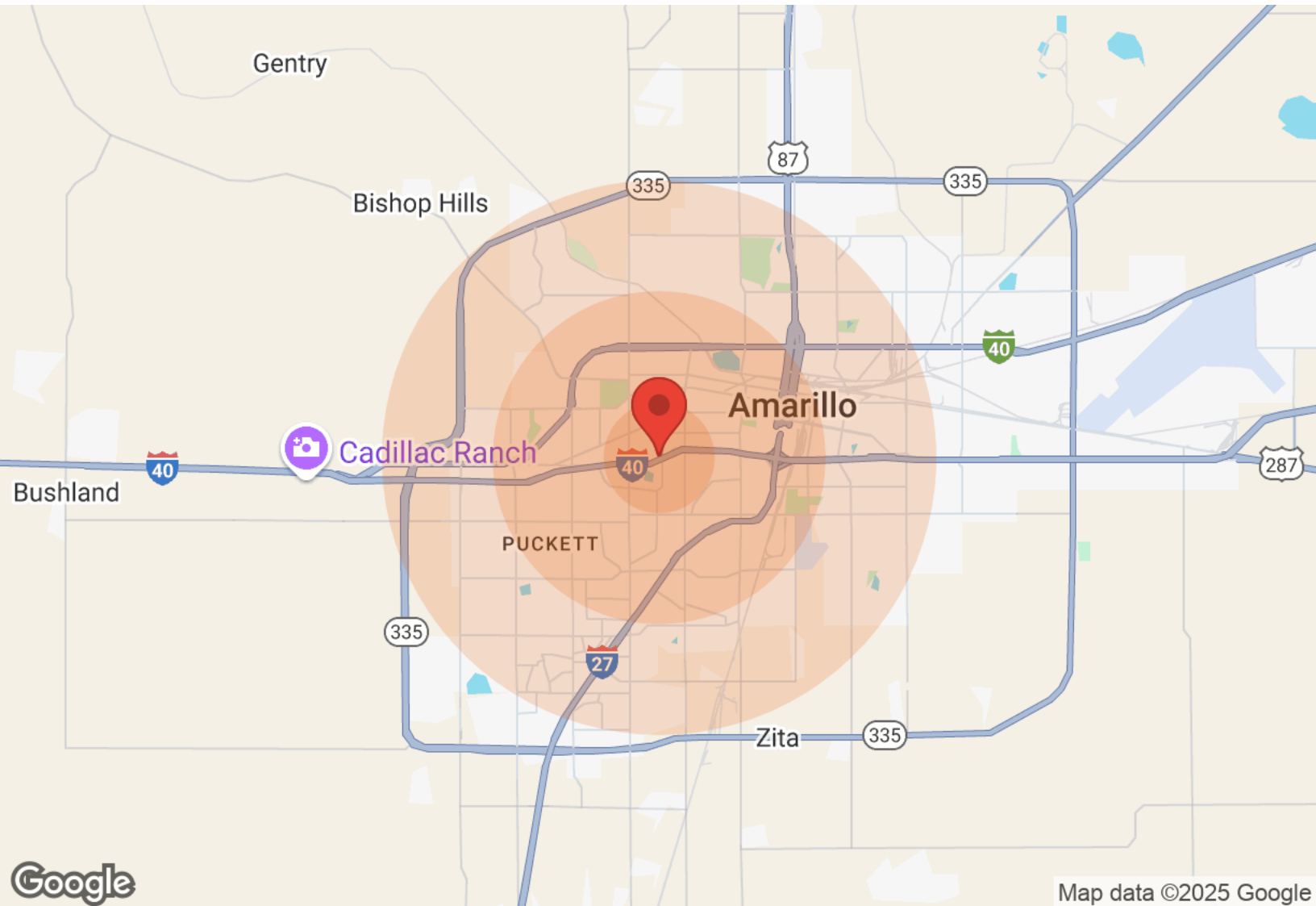
LOCATION MAPS

1916 S CAROLINA



DEMOGRAPHICS

1916 S CAROLINA



Population	1 Mile	3 Miles	5 Miles
Male	6,054	42,800	79,330
Female	6,820	46,280	84,877
Total Population	12,874	89,080	164,207

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,914	19,735	37,842
Ages 15-24	1,681	12,090	23,461
Ages 25-54	5,121	34,409	62,515
Ages 55-64	1,468	9,858	17,883
Ages 65+	1,690	12,988	22,506

Race	1 Mile	3 Miles	5 Miles
White	10,492	77,149	135,670
Black	660	3,752	8,352
Am In/AK Nat	14	73	188
Hawaiian	N/A	2	7
Hispanic	2,237	19,404	46,207
Multi-Racial	2,356	14,666	35,746

Income	1 Mile	3 Miles	5 Miles
Median	\$42,896	\$44,433	\$44,820
< \$15,000	884	5,975	9,234
\$15,000-\$24,999	857	5,392	8,760
\$25,000-\$34,999	653	4,513	7,904
\$35,000-\$49,999	1,012	5,862	9,579
\$50,000-\$74,999	929	7,485	12,602
\$75,000-\$99,999	692	4,118	7,887
\$100,000-\$149,999	355	2,516	5,791
\$150,000-\$199,999	152	822	1,782
> \$200,000	159	793	1,812

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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.

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<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Holly Coats</u> Sales Agent/Associate's Name	<u>606152</u> License No.	<u>hollycoats@kwcommercial.com</u> Email	<u>(806)683-1330</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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TXR 2501