

# BUILDING FOR SALE OR LEASE

## \$2,750,000

### 100 WESTGATE PARKWAY, AMARILLO, TEXAS

#### Building Size

14,461 SF

#### Building Information

- Large Showroom
- 11 offices, 1 with mini-conference area
- 4 restrooms
- Large Break Room
- Server room
- Large Storage Room
- Soundproof room ideal for recording studio
- Loading Dock
- Fire Door
- HVAC Updated 2021
- Hot Water Heater Replaced 2021
- New Roof in 2017
- 2 400-amp electrical panels
- Premium Sound System installed in 2023

#### Amarillo Population

Approx. 200,000

#### Average HH Income

\$75,000

#### High Traffic Area

Traffic Count @ I-40 56,637

Source: Tx:DOT TPP Traffic Web Viewer

#### Property Information

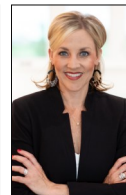
- Excellent Visibility
- Easy Accessibility from I-40
- Ample Parking with new seal-coat in 2022 and new striping in 2023
- Adjacent to Westgate Mall
- Close proximity retailers and restaurants



#### **PAT DAVIS, BROKER**

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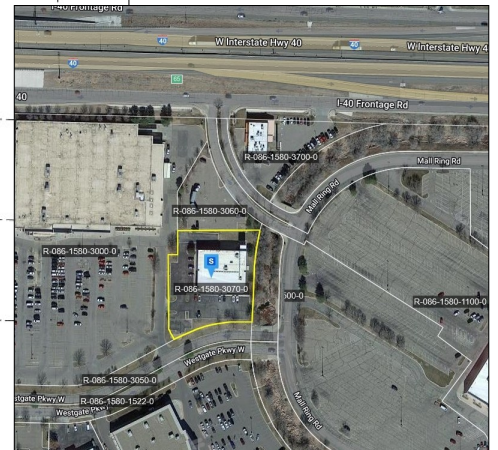
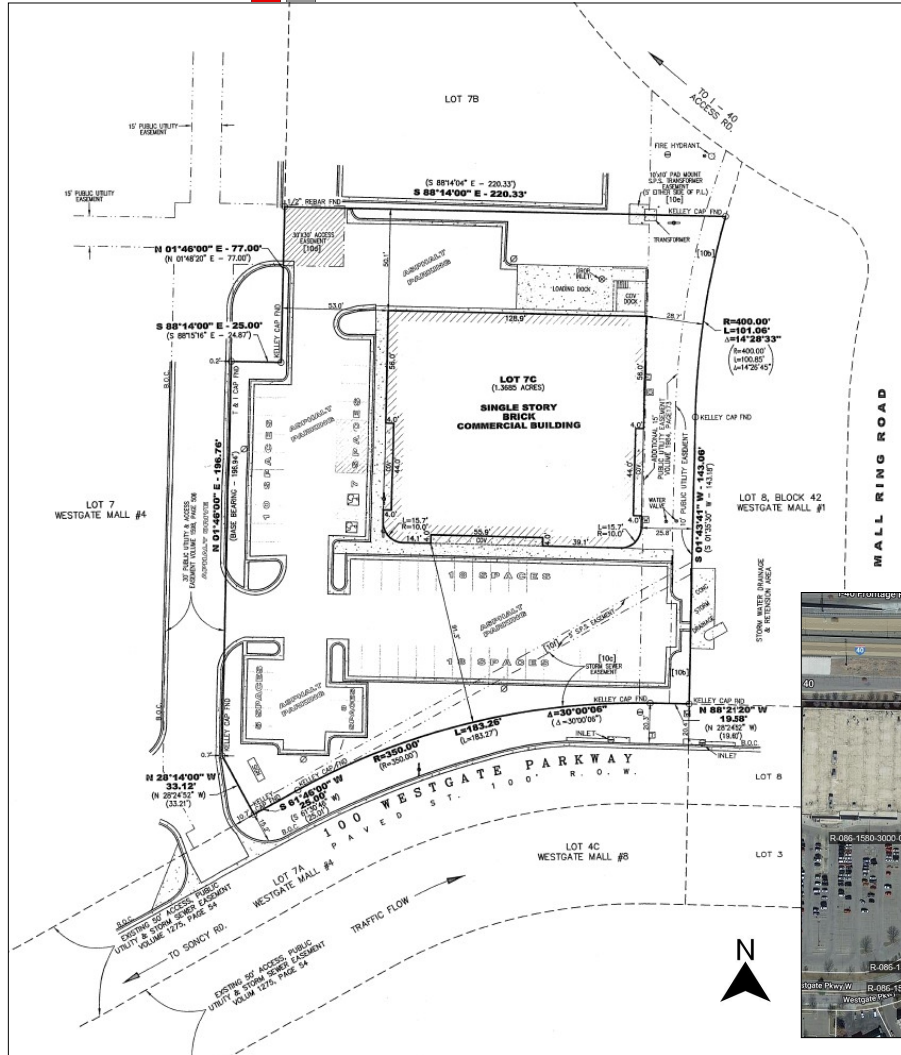


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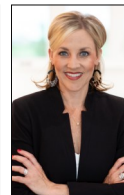
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## AMARILLO, TEXAS

### SITE PLAN



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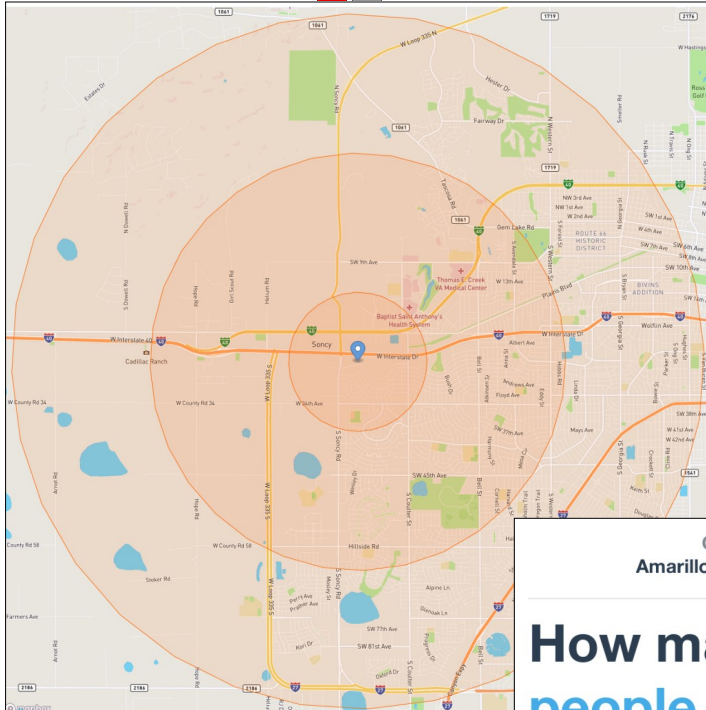




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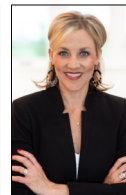
## AMARILLO, TEXAS

### DEMOGRAPHICS @ 1, 3, & 5 MILES



CITY	COUNTY		
Amarillo, Texas	Potter County, Texas		
How many people live here?	1 MI	3 MI	5 MI
	5K	47K	121K
	CITY: 200K		COUNTY: 118K
How much money do they make?	1 MI	3 MI	5 MI
	\$66K	\$73K	\$68K
	CITY: \$61K		COUNTY: \$48K
<i>median household income</i>			

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# 100 WESTGATE PARKWAY

## AMARILLO, TEXAS

### DEMOGRAPHICS

#### Population

	1 mile		3 miles		5 miles	
<b>Population</b>	4,929		47,412		120,874	
<b>Population Density</b> (people per sq mi)	1,581		1,704		1,574	

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B01003

#### Income

	1 mile		3 miles		5 miles	
<b>Median Household Income</b> (in 2022 inflation adjusted dollars)	\$65,729		\$73,180		\$68,299	
<b>Mean Household Income</b> (in 2022 inflation adjusted dollars)	\$81,269		\$103,247		\$94,306	
<b>Families in Poverty</b>	111	9%	966	8%	2,443	8%
<b>Households</b>	2,300		20,047		50,648	
Less than \$25,000	565	25%	3,123	16%	8,149	16%
\$25,000 to \$49,999	399	17%	3,947	20%	11,112	22%
\$50,000 to \$74,999	361	16%	3,188	16%	8,371	17%
\$75,000 to \$99,999	330	14%	2,866	14%	6,986	14%
\$100,000 to \$199,999	512	22%	4,885	24%	11,982	24%
\$200,000 or more	134	6%	2,037	10%	4,047	8%

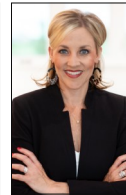
Source: U.S. Census Bureau, 2022 American Community Survey, Tables B19001, B19013, B19025, B17010

#### Age

	1 mile		3 miles		5 miles	
<b>Median Age</b>	38		38		36	
<b>Population</b>	4,929		47,412		120,874	
9 & under	509	10%	6,033	13%	16,369	14%
10 to 19	412	8%	5,855	12%	15,850	13%
20 to 29	973	20%	6,094	13%	16,646	14%
30 to 39	711	14%	6,724	14%	17,931	15%
40 to 49	459	9%	5,070	11%	13,702	11%
50 to 59	363	7%	4,944	10%	12,979	11%
60 to 69	504	10%	5,882	12%	13,081	11%
70 & over	998	20%	6,810	14%	14,316	12%

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B01001

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## AMARILLO, TEXAS

### DEMOGRAPHICS

#### POPULATION PROJECTIONS

State and county population projections.

	2000	2010	2020	2030	% Population Change			% Population Change 2020-2030
					2000-2010	2010-2020	2020-2030	
Texas	20,851,820	25,145,561	29,145,505	32,912,882				13%
Randall County	104,312	120,725	140,753	159,318				13%
Potter County	113,546	121,073	118,525	113,747				-4%

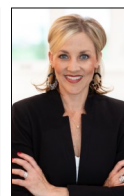
Source: Texas Demographic Center, Projections of the Total Population of Texas and Counties in Texas, 2020-2060, October 2022.  
U.S. Census Bureau, Decennial Censuses 2000, 2010, and 2020.



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### AMARILLO ECONOMY

“From its central location within the U.S. and educated workforce, to its strong transportation infrastructure and high quality of life, Amarillo is known for lasting business success. Excellent financial incentives, tax credits and job training help businesses excel, in addition to small business programs, small business loans and grant opportunities. Amarillo’s strong transportation infrastructure and ample land have historically drawn logistics and agriculture companies. Every year, this region continues to diversify across new industries, thanks to an exceptional talent pool and renewable energy infrastructure. With central access to major U.S. markets via two Class I rail lines, a highly skilled workforce, and a cost of living that’s well below the rest of Texas and the country, the Greater Amarillo area is the perfect place for your business.”

-Texas Economic Development Corporation

“Amarillo and AEDC is receiving national attention for its growing economy. In 2023, the city and AEDC were recognized and awarded the following: Top 100 Best Places to Live in the U.S. by Livability, Top 20 Cities for Economic Development by Site Selection Magazine, Deal of the Year in Agri-Tech and Top Ranked Location by Business Facilities, Corporate Investment and Community Impact Award by Trade & Industry Development, and the Community Economic Development Award as well as Economic Excellence Recognition for professionalism by the Texas Economic Development Council.”

-Amarillo EDC

“Texas has led the nation for population growth for 18 years in a row, growing by nearly 1,300 people per day in 2023. There are currently 14,594,903 Texans working which is more than any point in Texas history. Amarillo has a 2.5% unemployment rate coming in lower than the state’s 4%.”

-Amarillo EDC

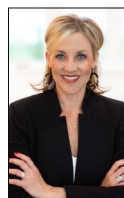
“Construction is the bright spot, even though mortgage rates are higher. Building Permits are off 27% from last year’s level, but construction in progress remains strong, especially in commercial properties, with our 6-month trailing being almost double last year’s. Even housing starts have rebounded with 46 versus only 17 twelve months ago.”

-Amarillo National Bank Economy Report

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