

BUILDING FOR SALE

\$2,100,000

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

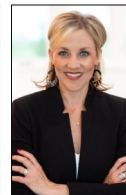
- Excellent Visibility
- Easy Accessibility from I-40
- Ample Parking with new seal-coat in 2022 and new striping in 2023
- Adjacent to Westgate Mall
- Close proximity retailers and restaurants



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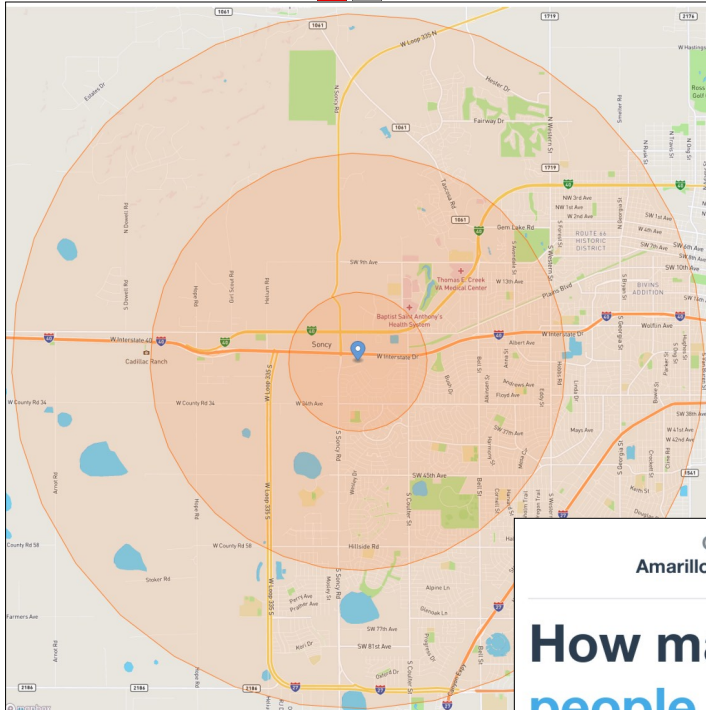


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100 WESTGATE PARKWAY

AMARILLO, TEXAS

DEMOGRAPHICS @ 1, 3, & 5 MILES



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

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DEMOGRAPHICS

Population

| | 1 mile | | 3 miles | | 5 miles | |
|--|--------|--|---------|--|---------|--|
| Population | 4,929 | | 47,412 | | 120,874 | |
| Population Density (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 | |
|---|----------|-----|-----------|-----|----------|-----|
| Median Household Income (in 2022 inflation adjusted dollars) | \$65,729 | | \$73,180 | | \$68,299 | |
| Mean Household Income (in 2022 inflation adjusted dollars) | \$81,269 | | \$103,247 | | \$94,306 | |
| Families in Poverty | 111 | 9% | 966 | 8% | 2,443 | 8% |
| Households | 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% |

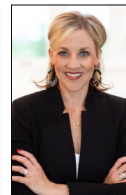
Source: U.S. Census Bureau, 2022 American Community Survey, Tables B19001, B19013, B19025, B17010

Age

| | 1 mile | | 3 miles | | 5 miles | |
|-------------------|--------|-----|---------|-----|---------|-----|
| Median Age | 38 | | 38 | | 36 | |
| Population | 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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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%.”

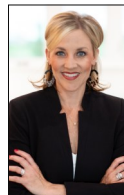
-Amarillo EDC

“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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