

FOR LEASE

SUMMIT SHOPPING CENTER, AMARILLO, TX RETAIL SPACE FOR LEASE

GAUT·WHITTENBURG·EMERSON
Commercial Real Estate
COM SIOR



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	164,639 SF
Year Built:	1984
Lot Size:	15.53 Acres
Traffic Count:	46,225
Zoning:	GR - General Retail
Available SF:	38,925 SF
Renovated:	2016

PROPERTY OVERVIEW

Current Tenants include: TJ Maxx, Jason's Deli, Ace Hardware, Cold Stone Creamery, Fuzzy's Taco Shop, BSACare Express, Chop Chop, Champion BBQ Supply, Amarillo National Bank and many more.

Tenant pays NNN Charges: \$4.41/sf/year - Water, sewer, trash & CAM are part of NNN.

Anchor Space: 38,925 sf space. Recently available and ready for occupancy. Open retail area up front with 14' clear to the ceiling tiles. Office area and storage in back with dock ramp. Overhead fire suppression system in place.

LOCATION OVERVIEW

Located in SW Amarillo at the Northwest corner of 34th & Coulter. Traffic Count @ 34th & Coulter is 46,225 cars per day.

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SUMMIT SHOPPING CENTER PROPERTY PHOTOS



BEN WHITTENBURG | ben@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

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SUMMIT SHOPPING CENTER SITE PLAN

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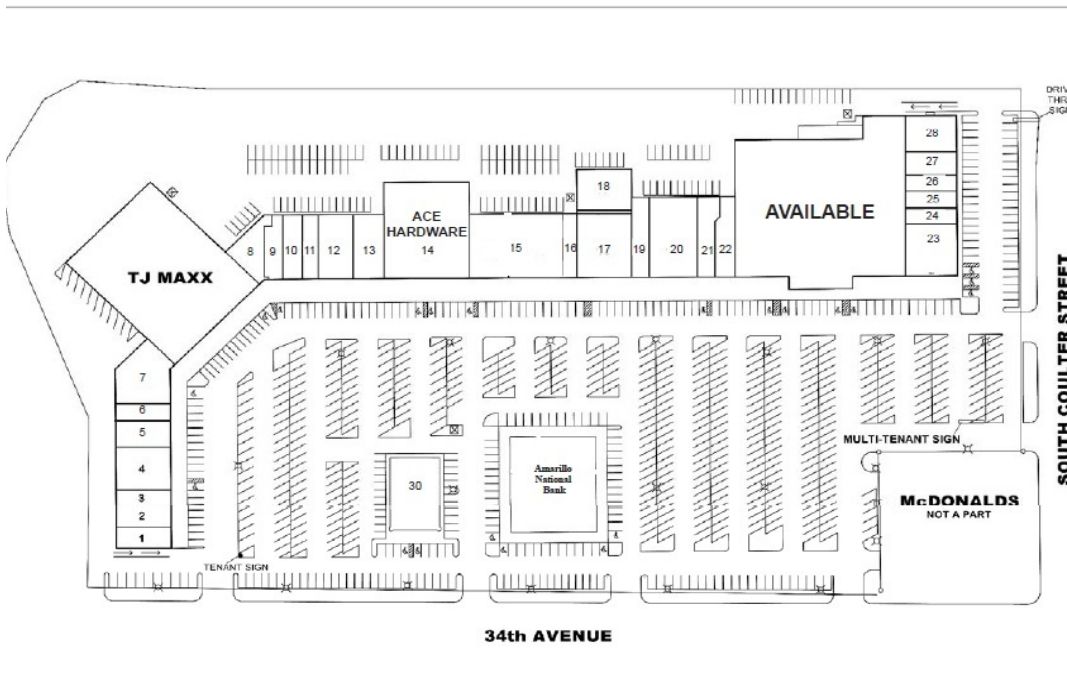


Site Information

January 2026

7304-7408 SW 34th Avenue
3300 S. Coulter Street
Amarillo, Texas 79121
Ph: 806.374.3633

SUMMIT SHOPPING CENTER



Building Area

	Available	38,925 SF
1	TJ Maxx	25,380 SF
2	Coldstone Creamery	1,755 SF
3	Salon Service Group	1,742 SF
4	Ruby Nails	1,385 SF
5	Rent a Center	3,445 SF
6	Bomb City Collectibles	2,080 SF
7	Moonii Korean Food & Boba	1,404 SF
8	Jason's Deli	5,186 SF
9	Relax Reflexology	2,164 SF
10	One Main Financial	1,619 SF
11	Good Feet Amarillo	1,817 SF
12	Small Town Gypsy	1,608 SF
13	Sushi Express	3,192 SF
14	A & Co. Salon	2,762 SF
15	Ace Hardware	12,036 SF
16	Champion BBQ Supply	8,784 SF
17	The Acai Bar	1,200 SF
18	Beef O' Brady's	5,200 SF
19	Slice to Meet You	3,575 SF
20	Noah's Ark Pet Hospital	2,000 SF
21	Family Medicine Centers	5,680 SF
22	Ranchers Storefront	2,175 SF
23	The UPS Store	2,145 SF
24	Leslie's Poolmart	3,906 SF
25	Great Clips	1,200 SF
26	Sweets & Meats	1,500 SF
27	Miracle Ear	1,176 SF
28	Phone Master	1,770 SF
29	Chop Chop Japanese Steakhouse	2,388 SF
30	Amarillo National Bank	12,041 SF
31	Fuzzy's Taco Shop	5,246 SF

Total Building Area 166,486 SF

Total Land Area 15.54 Acres

The Pilchers Group



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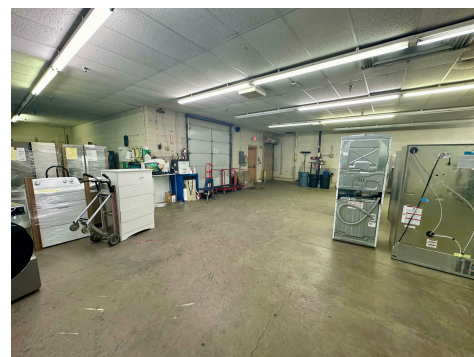
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SUMMIT SHOPPING CENTER

ANCHOR SPACE - 38,925 SF



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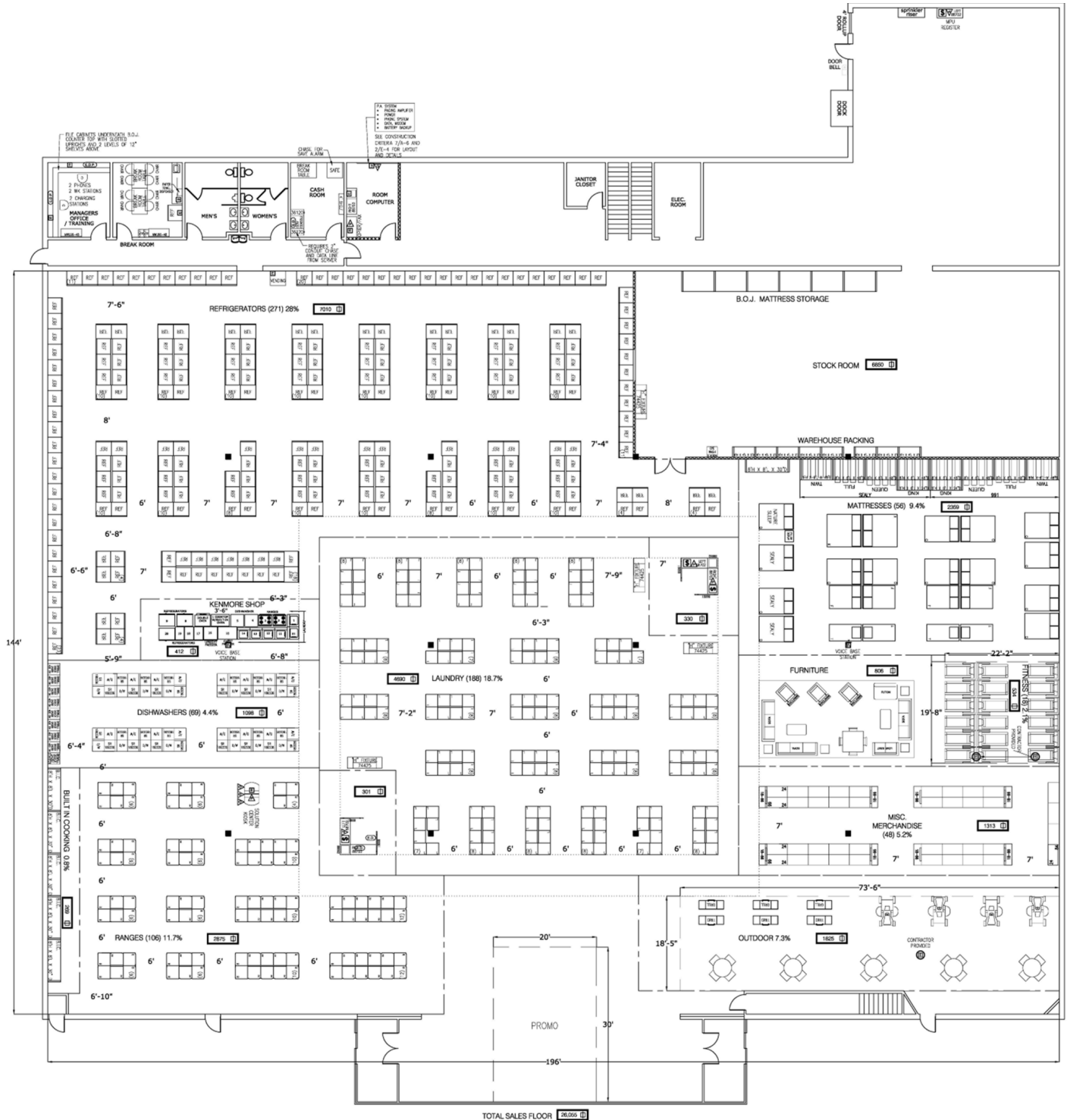
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SUMMIT SHOPPING CENTER

FLOOR PLAN - ANCHOR : 38,925 SF



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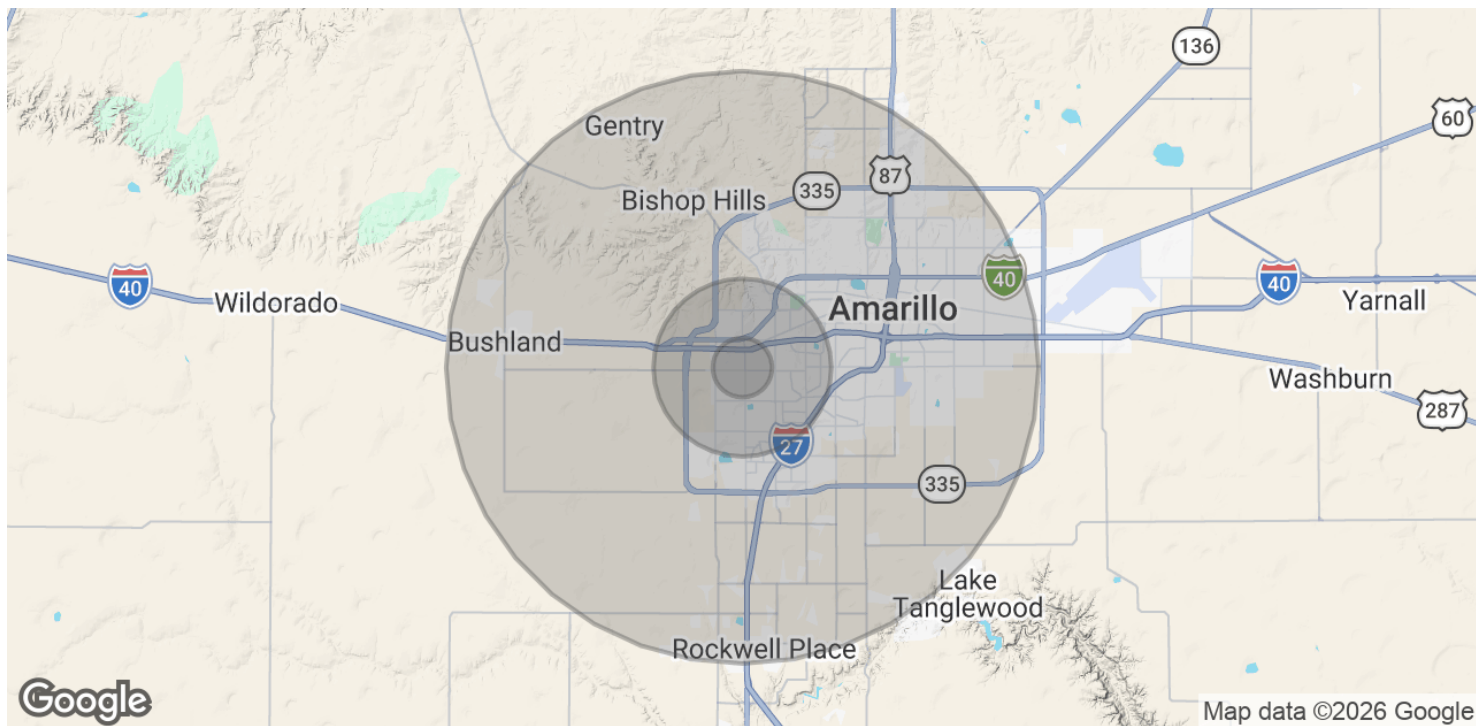
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SUMMIT SHOPPING CENTER

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	10 MILES
Total Population	11,680	68,159	226,526
Average Age	44	41	39
Average Age (Male)	42	40	38
Average Age (Female)	45	43	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
Total Households	4,891	29,575	88,447
# of Persons per HH	2.4	2.3	2.6
Average HH Income	\$107,823	\$96,713	\$86,037
Average House Value	\$280,523	\$261,997	\$226,925

2020 American Community Survey (ACS)

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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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Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Aaron Emerson, CCIM SIOR</u>	<u>477647</u>	<u>aaron@gwamarillo.com</u>	<u>(806)373-3111</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Aaron Emerson, CCIM, SIOR</u>	<u>477647</u>	<u>aaron@gwamarillo.com</u>	<u>(806)373-3111</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov