

SALE

22 CARE CIRCLE
22 Care Circle Amarillo, TX 79124



PROPERTY DESCRIPTION

Rare opportunity to acquire a fully leased, single-tenant net lease investment featuring a corporate-backed tenant in a well-established medical/professional corridor. The property is offered at \$940,000, representing an 8.00% cap rate with stable, in-place income and minimal landlord responsibility.

PROPERTY HIGHLIGHTS

- Investment Highlights:
- Corporate Tenant – Creditworthy tenant providing consistent cash flow
- True NNN Lease – Tenant responsible for taxes, insurance, and maintenance
- Lease Term Through February 2029 – Secured income stream
- (1) 36-Month Renewal Option – Includes 3% annual rental increases
- 8.00% Cap Rate – Strong yield relative to market
- Passive Investment – Ideal for 1031 exchange or long-term hold

LOCATION DESCRIPTION

Strategically located within a high-demand healthcare and office corridor, this asset offers dependable income, built-in rental growth, and a straightforward, low-management ownership structure.

OFFERING SUMMARY

Sale Price:	\$940,000
Lot Size:	23,957 SF
Building Size:	5,006 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,007	19,871	50,390
Total Population	4,480	47,066	118,977
Average HH Income	\$85,659	\$101,236	\$93,998

Jared Duncan
(806) 468-4899



COLDWELL BANKER
COMMERCIAL
FIRST EQUITY

This information has been provided by sources deemed reliable and has not been verified nor is guaranteed by Coldwell Banker Commercial First Equity or its agents. All prospective purchasers or tenants should verify the accuracy of this information prior to entering an agreement to purchase or lease the property.

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

22 CARE CIRCLE
22 Care Circle Amarillo, TX 79124



Jared Duncan
(806) 468-4899



**COLDWELL BANKER
COMMERCIAL**
FIRST EQUITY

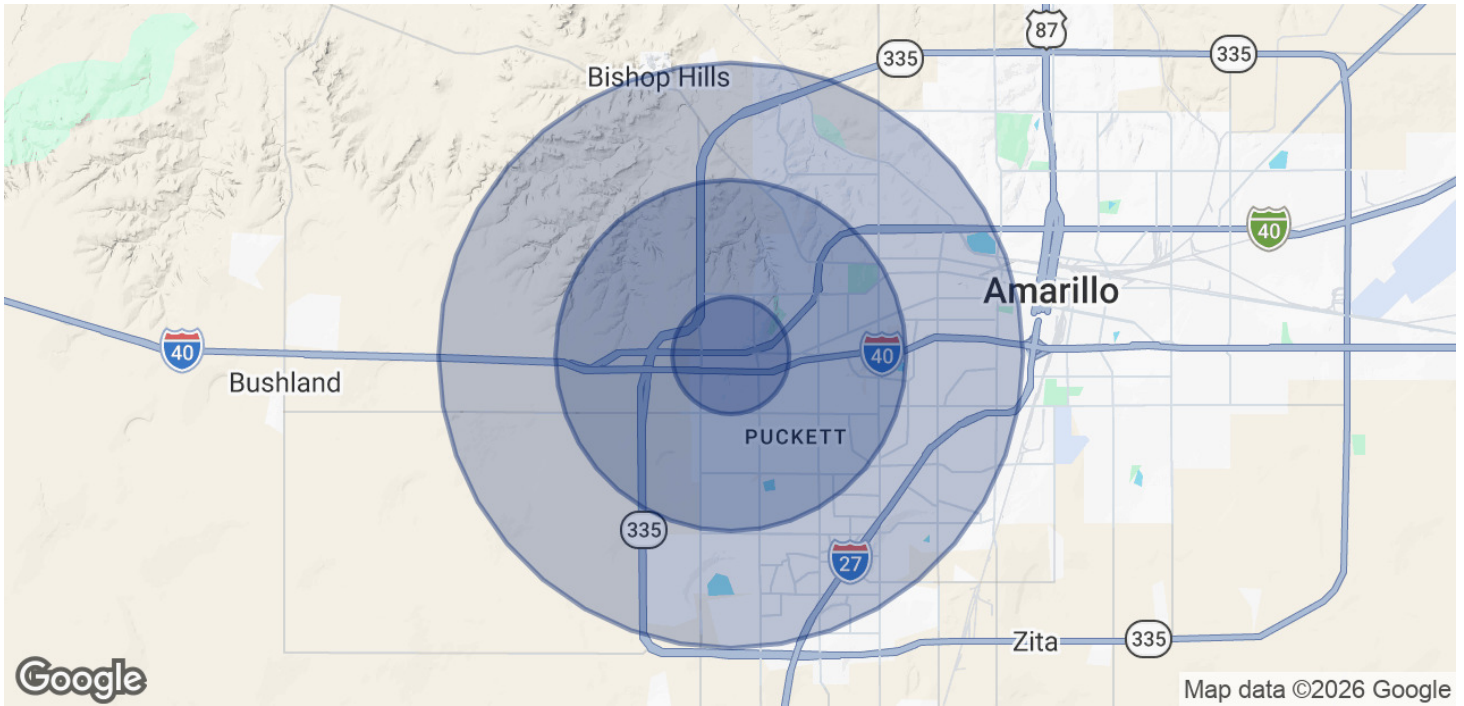
This information has been provided by sources deemed reliable and has not been verified nor is guaranteed by Coldwell Banker Commercial First Equity or its agents. All prospective purchasers or tenants should verify the accuracy of this information prior to entering an agreement to purchase or lease the property.

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

22 CARE CIRCLE

22 Care Circle Amarillo, TX 79124



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,480	47,066	118,977
Average Age	43	42	41
Average Age (Male)	42	41	39
Average Age (Female)	44	44	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,007	19,871	50,390
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$85,659	\$101,236	\$93,998
Average House Value	\$199,145	\$289,769	\$253,324

2020 American Community Survey (ACS)

Jared Duncan
(806) 468-4899



COLDWELL BANKER
COMMERCIAL
FIRST EQUITY

This information has been provided by sources deemed reliable and has not been verified nor is guaranteed by Coldwell Banker Commercial First Equity or its agents. All prospective purchasers or tenants should verify the accuracy of this information prior to entering an agreement to purchase or lease the property.

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Coldwell Banker Commercial First Equity

Coldwell Banker Commercial First Equity Name of Sponsoring Broker (Licensed Individual or Business Entity)	9007722 License No.	rachel@cbcamarillo.com Email	(806) 354-3500 Phone
Rachel R Shreffler Name of Designated Broker of Licensed Business Entity, if applicable	610574 License No.	rachel@cbcamarillo.com Email	(806) 354-3500 Phone
Rachel R Shreffler Name of Licensed Supervisor of Sales Agent/Associate, if applicable	610574 License No.	rachel@cbcamarillo.com Email	(806) 354-3500 Phone
Jared Duncan Name of Sales Agent/Associate	512365 License No.	jared@cbcamarillo.com Email	(806) 468-4899 Phone

Buyer/Tenant/Seller/Landlord Initials

Date