

FOR LEASE

2100 FM 2590
EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate: \$20 SF/yr (NNN)

Available Sizes: 1,355 - 2,304 SF

Lot Size: 1.18 Acres

Zoning: RC-1 Retail District

PROPERTY OVERVIEW

Retail office space available for lease within the city limits of Canyon with access to city utilities. The space was previously leased to Tim Porter's office and Foot Clinic of the High Plains and is suitable for various business uses. This building has recently been completely remodeled.

Suite 100: The office space includes a reception area, five offices, a waiting area, conference room, break room, copy room, and three restrooms. The property offers parking to meet tenant needs. The main office has a private bathroom, vaulted ceiling and outside door.

Suite 200: This office includes a reception area, 4 offices, 1 bathroom, storage closet, and break room with sink. Each office has it's own closet.

The NNN charges are estimated at \$6.11 / square foot.

LOCATION OVERVIEW

This property is located on FM 2590 and Tatum Schulte just North of Canyon.

MILES BONIFIELD | miles@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

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.

FOR LEASE

2100 FM 2590
FLOOR PLAN

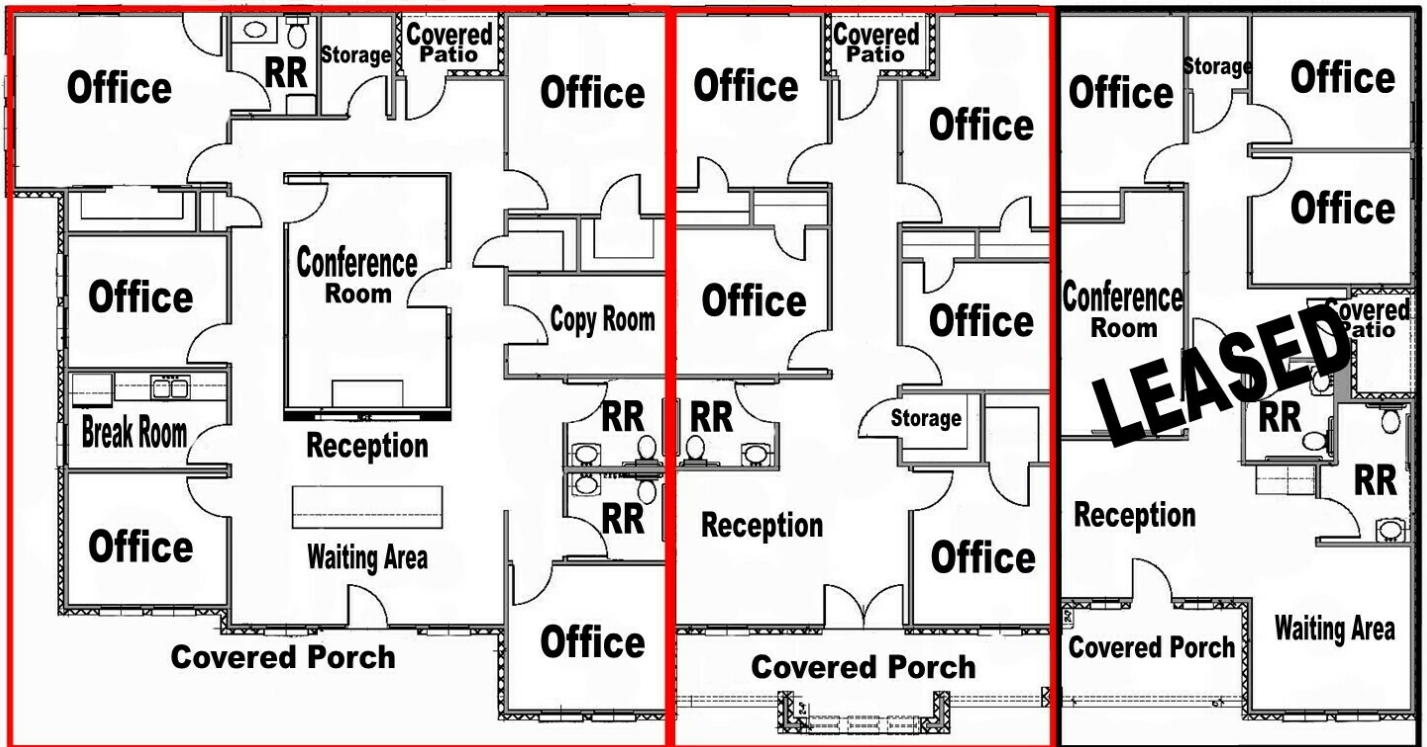
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Suite 100

Suite 200



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2100 FM 2590 SUITE 100
ADDITIONAL PHOTOS

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RETAILER MAP

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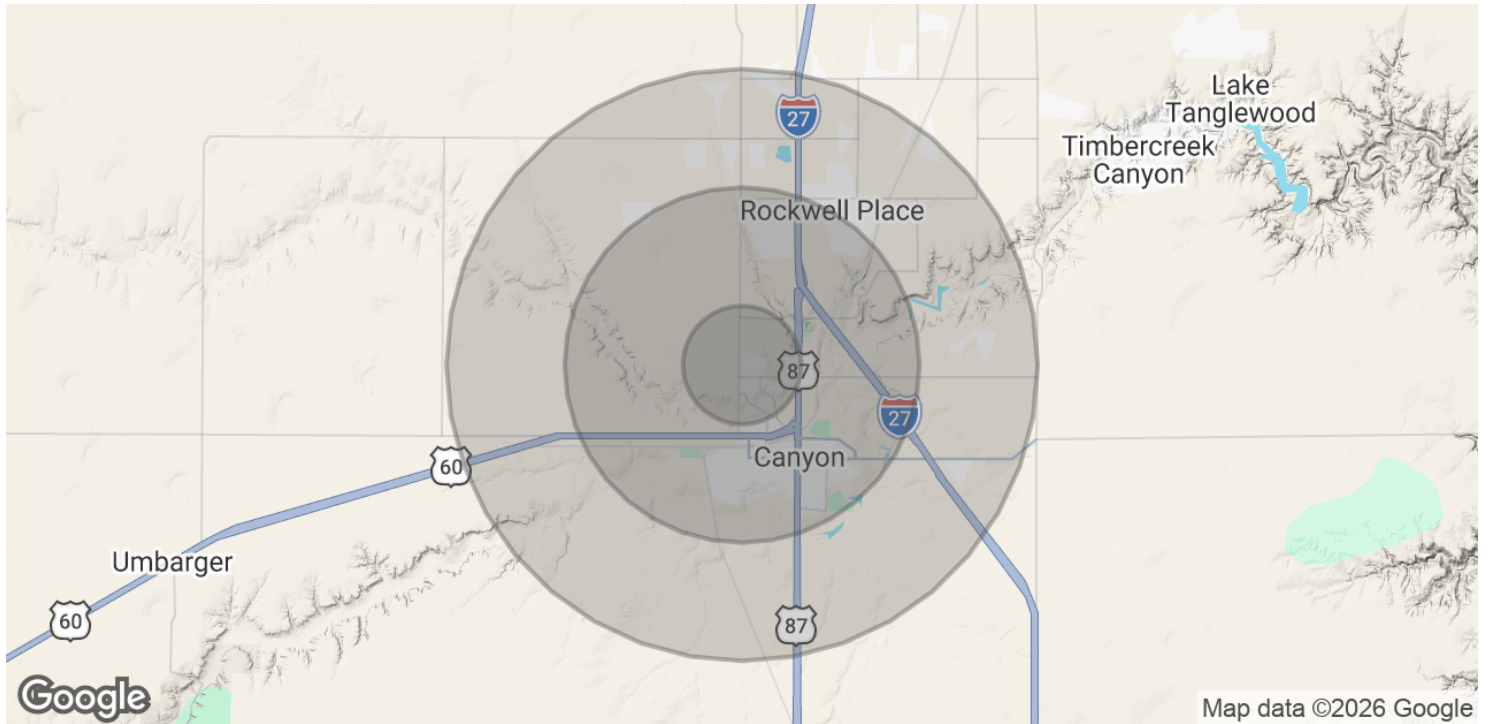
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,659	18,201	26,736
Average Age	40	36	37
Average Age (Male)	39	35	36
Average Age (Female)	41	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,007	6,926	10,008
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$129,260	\$93,026	\$98,725
Average House Value	\$405,472	\$335,644	\$340,000

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.

<u>Gaut Whittenburg Emerson CRE</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>475878</u> License No.	<u></u> Email	<u>(806)373-3111</u> Phone
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<u>Aaron Emerson, CCIM, SIOR</u> Licensed Supervisor of Sales Agent/ Associate	<u>477647</u> License No.	<u>aaron@gwamarillo.com</u> Email	<u>(806)373-3111</u> Phone
<u></u> Sales Agent/Associate's Name	<u></u> License No.	<u></u> Email	<u></u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov