

RETAIL FOR LEASE

GOLD'S GYM, AMARILLO, TX

3000 BLACKBURN STREET, AMARILLO, TX 79109



FOR LEASE

KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd
Amarillo, Texas 79119



Each Office Independently Owned and Operated

PRESENTED BY:

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606152, TEXAS

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PROPERTY SUMMARY

3000 BLACKBURN STREET



Property Summary

Building SF:	42,141
Lease Rate:	Negotiable
Lot Size:	2.91 Acres
Parking:	130 Spaces
Year Built:	1980
Zoning:	LC
Ceiling Height	22 Feet
Roof Condition	Recently Replaced

Property Overview

22' ceilings
130 parking spaces
Large locker rooms
Roof recently replaced

Location Overview

3000 S Blackburn is centrally located in Amarillo less than 1 mile S of IH-40. Amarillo is the largest city in the Texas Panhandle and boast a low cost of living and a high quality of life.

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PROPERTY PHOTOS
3000 BLACKBURN STREET



PROPERTY PHOTOS

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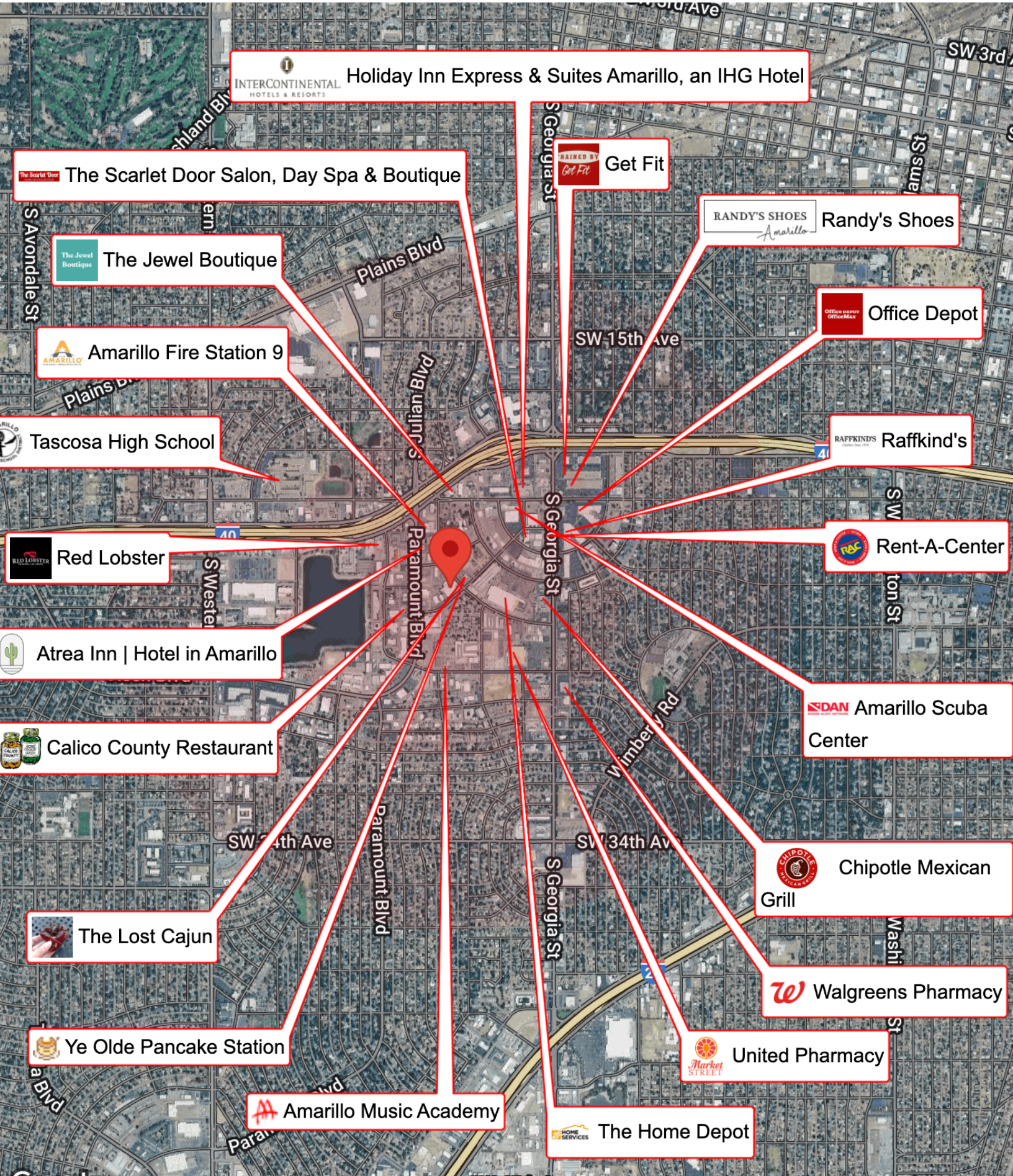


PROPERTY PHOTOS
3000 BLACKBURN STREET



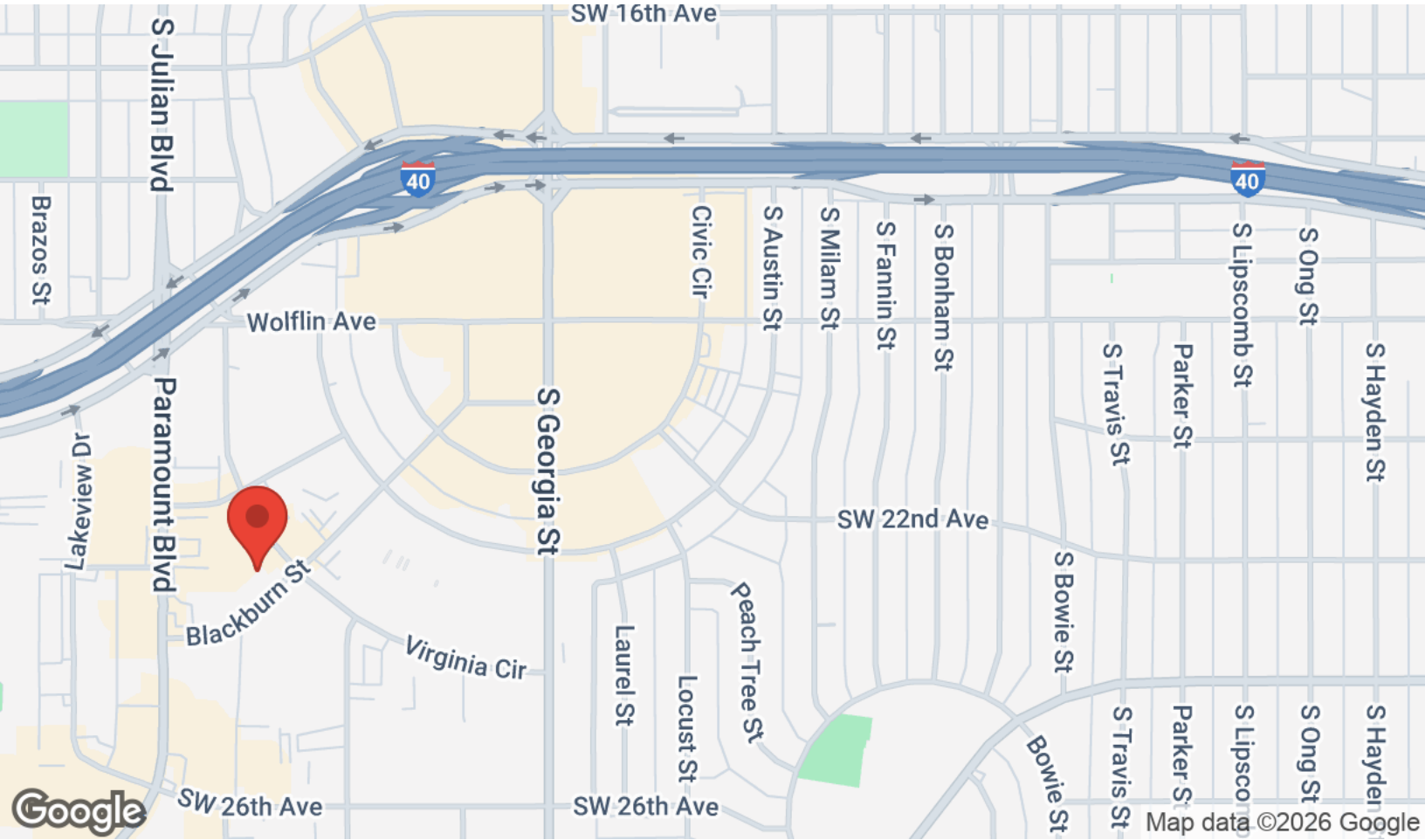
BUSINESS MAP

3000 BLACKBURN STREET



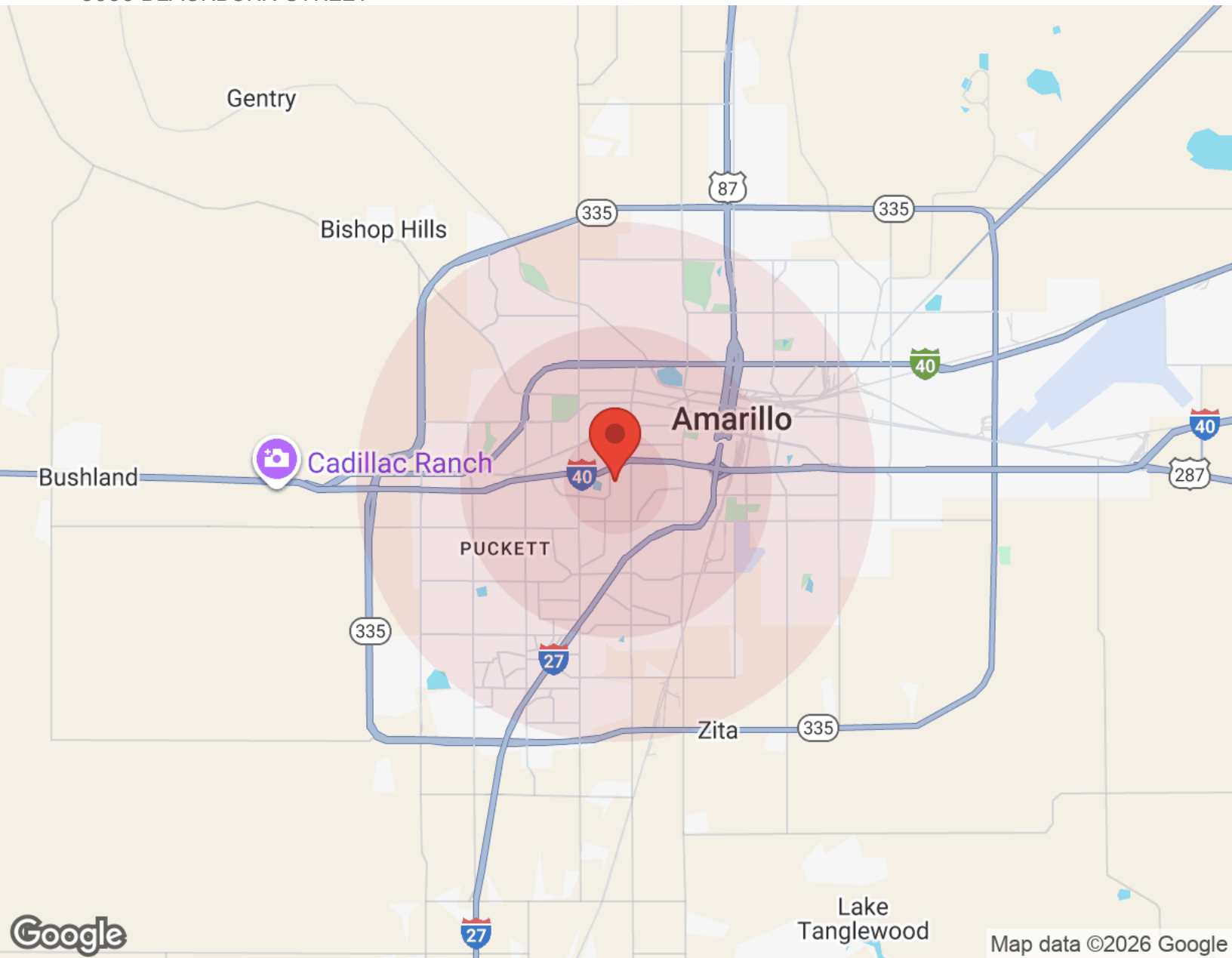
LOCATION MAPS

3000 BLACKBURN STREET



DEMOGRAPHICS

3000 BLACKBURN STREET



Population	1 Mile	3 Miles	5 Miles
Male	5,524	45,419	84,089
Female	5,766	46,211	86,151
Total Population	11,290	91,630	170,240
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,470	18,790	35,426
Ages 15-24	1,417	12,236	23,106
Ages 25-54	4,531	35,480	66,274
Ages 55-64	1,146	9,464	17,493
Ages 65+	1,727	15,660	27,942
Race	1 Mile	3 Miles	5 Miles
White	6,151	50,708	89,989
Black	979	7,495	13,500
Am In/AK Nat	33	321	528
Hawaiian	1	18	17
Hispanic	3,005	28,680	57,473
Asian	831	2,373	5,294
Multi-Racial	265	1,915	3,252
Other	26	119	187

Income	1 Mile	3 Miles	5 Miles
Median	\$55,234	\$57,162	\$64,953
< \$15,000	662	3,993	6,192
\$15,000-\$24,999	404	3,640	5,598
\$25,000-\$34,999	443	3,677	5,865
\$35,000-\$49,999	721	5,707	9,049
\$50,000-\$74,999	776	6,862	11,908
\$75,000-\$99,999	547	4,459	8,660
\$100,000-\$149,999	764	6,173	11,928
\$150,000-\$199,999	293	2,415	4,999
> \$200,000	255	2,178	4,728

Map data ©2026 Google



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
_____ Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Holly Coats</u>	<u>606152</u>	<u>hollycoats@kwcommercial.com</u>	<u>(806)683-1330</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

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