

OFFICE FOR LEASE

NEW CONSTRUCTION - OFFICE FOR LEASE

1916 S CAROLINA, AMARILLO, TX 79102



Highlights

- Choose your own custom floor plan
- New construction office suite
- \$25 tenant finish allowance
- 38 on-site parking spaces
- Centrally located in the heart of Amarillo
- Quick access to downtown

KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd
Amarillo, Texas 79119



Each Office Independently Owned and Operated

PRESENTED BY:

HOLLY COATS, CPA, CCIM

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606152, TEXAS

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PROPERTY SUMMARY

1916 S CAROLINA



Property Summary

Building SF:	8,528
Lease Rate:	\$17.00 SF/YR + NNN
Lot Size:	0.72 Acres
Parking:	38 Spaces
Year Built:	2019
Zoning:	02
Available SF	2605
Number of units	2

Property Overview

New Construction Office Suites
\$25 tenant finish allowance
38 on-site parking spaces
Centrally located in the heart of Amarillo
Quick access to downtown

Location Overview

Property is located at the corner of Wolflin & Carolina right of I-40 and Paramount. Great visibility from I-40. Easy access from I-40 & Paramount exit. The location is in the center of Amarillo so whether you need to get downtown or to SW Amarillo your commute will be 5-10 minutes.

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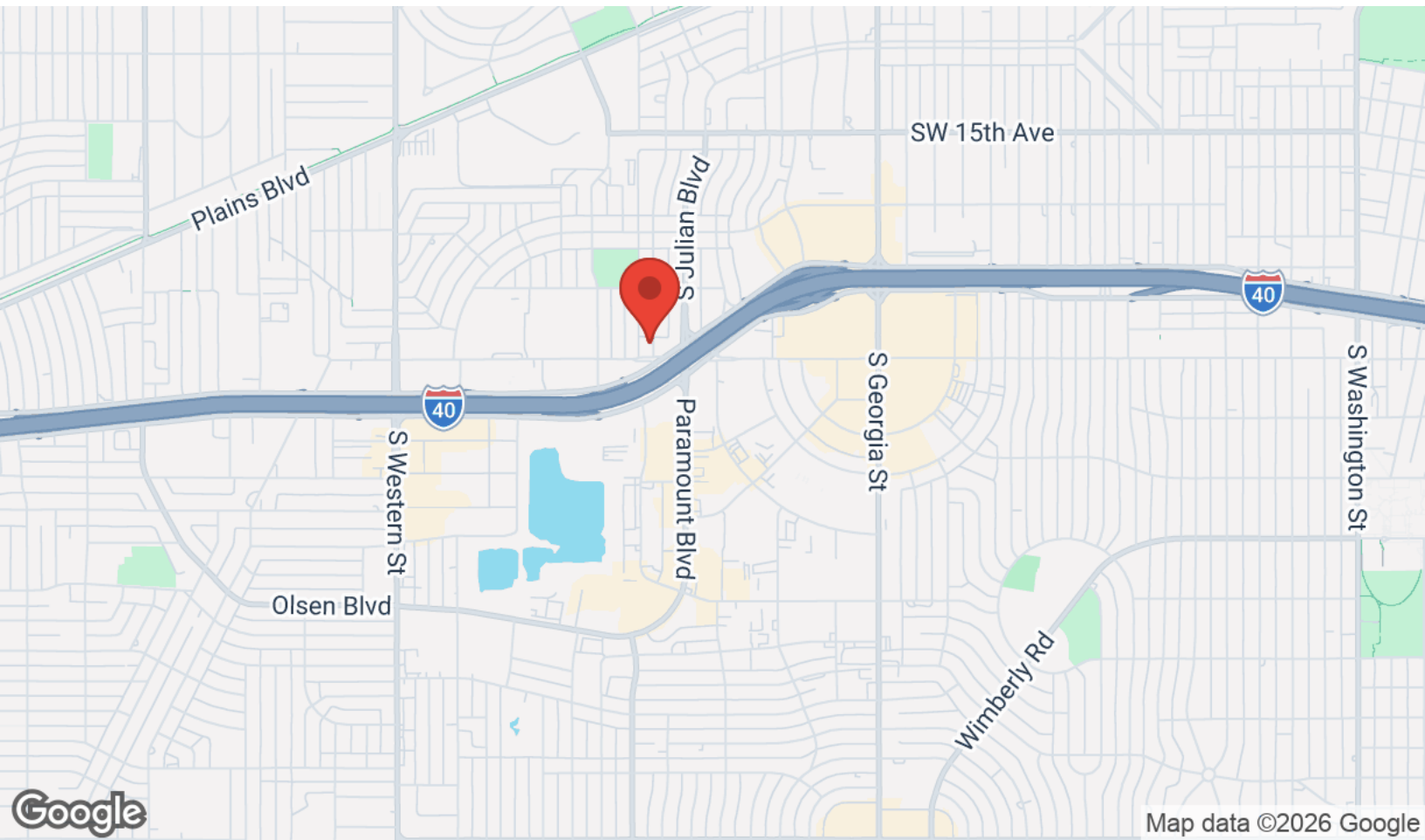
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LOCATION MAPS

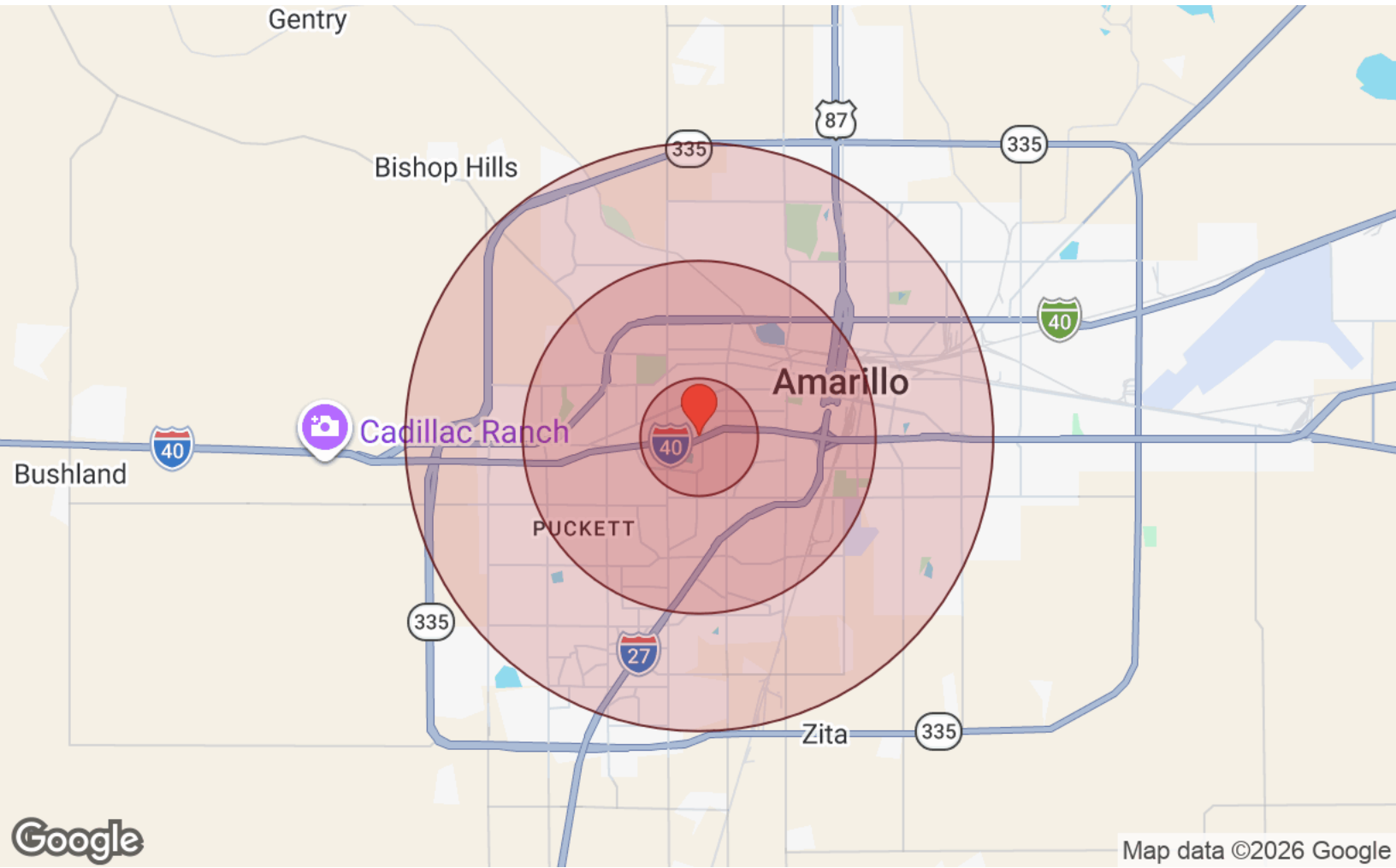
1916 S CAROLINA



DEMOGRAPHICS

1916 S CAROLINA

Gentry



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,722	43,616	82,875
Female	6,039	44,180	84,892
Total Population	11,760	87,796	167,766

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,066	48,648	88,530
Black	1,094	7,673	13,438
Am In/AK Nat	36	307	537
Hawaiian	N/A	18	17
Hispanic	3,361	26,866	56,604
Asian	914	2,291	5,251
Multiracial	263	1,861	3,204
Other	27	123	185

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,654	17,918	34,963
Ages 15 - 24	1,509	11,696	22,751
Ages 25 - 54	4,658	33,491	65,294
Ages 55 - 64	1,215	9,188	17,203
Ages 65+	1,725	15,502	27,554

Income	1 Mile	3 Miles	5 Miles
Median	\$51,888	\$56,673	\$64,630
Under \$15k	760	3,892	6,123
\$15k - \$25k	404	3,552	5,547
\$25k - \$35k	478	3,590	5,809
\$35k - \$50k	779	5,578	8,970
\$50k - \$75k	833	6,451	11,761
\$75k - \$100k	627	4,236	8,518
\$100k - \$150k	750	5,831	11,777
\$150k - \$200k	237	2,382	4,878
Over \$200k	143	2,122	4,577

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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.

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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<u>Adrian Farris</u>	<u>467078</u>	<u>adriankwrec@gmail.com</u>	<u>(806)672-7725</u>
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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IABS

Holly Coats

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