

511 N FILLMORE
 EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$239,000
Lease Rate:	\$2,000 per month (MG)
Building Size:	3,440 SF
Year Built:	2006
Lot Size:	8,276 SF
Traffic Count:	7,150 cars/day on N Fillmore St.
Zoning:	I1 - Light Industrial
Taxes:	\$5,801/yearly

PROPERTY OVERVIEW

This property boasts a spacious 2 story office area, featuring 2 restrooms and 2 offices. The warehouse unit comprises of a shop, restroom, and is spray foam insulated. The property also has 16' overhead door, covered parking, and a solid fence with 2 gates.

LOCATION OVERVIEW

Located just north of Downtown Amarillo. Situated at the intersection of North Fillmore and 5th Street, next to the Plains Dairy Company. Easy access to I-27, I-40, & Amarillo Blvd.



FOR SALE/LEASE

511 N FILLMORE RETAILER MAP

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



Google

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

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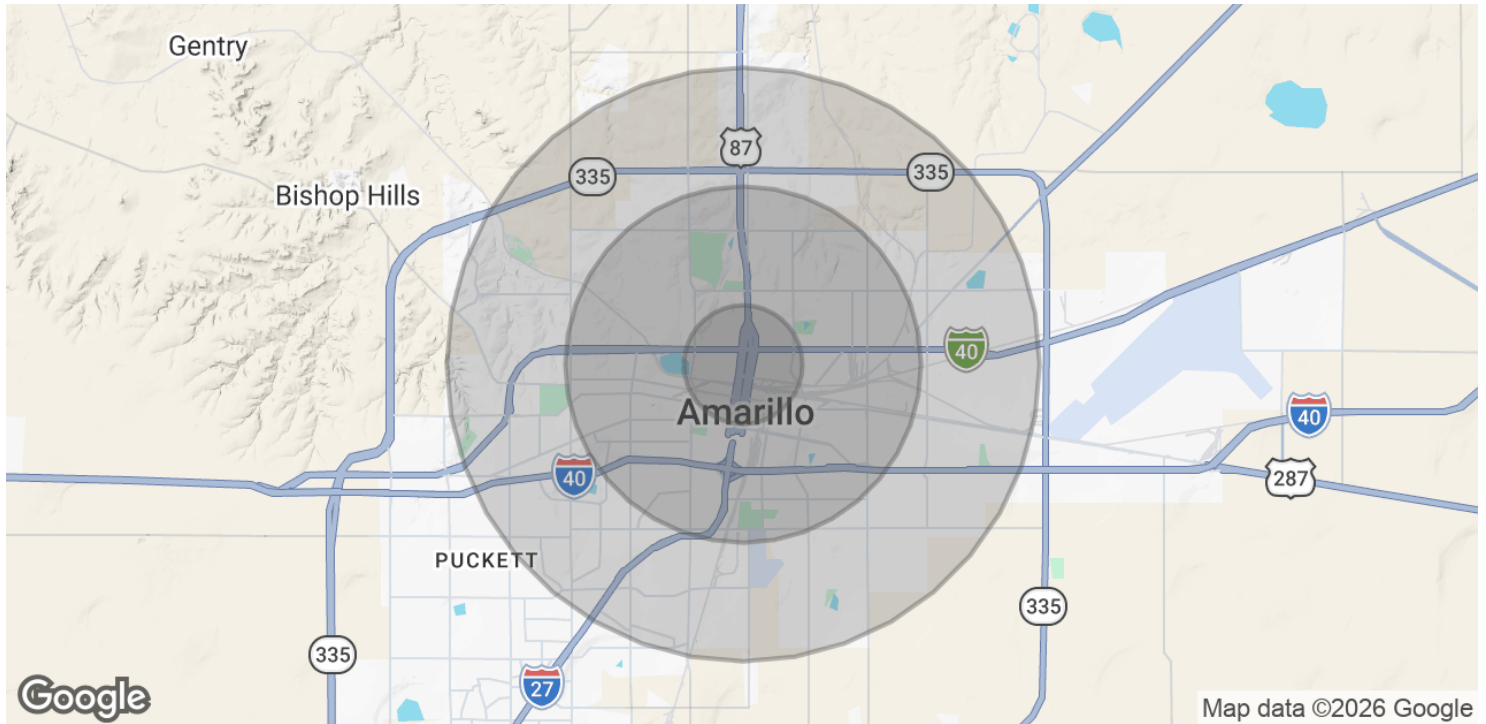
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,465	65,488	125,607
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	36	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,883	24,874	48,100
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$49,110	\$58,824	\$67,797
Average House Value	\$116,914	\$156,913	\$180,701

2020 American Community Survey (ACS)

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