

EXCLUSIVE INVESTMENT OFFERING · AMARILLO, TEXAS

Ross Business Center

1200 & 1212 Ross Street · 1700 SE 12th Avenue · Amarillo, TX 79102

ASKING PRICE

\$8,863,815

CAP RATE

7.5%

NOI

\$664,786

SQFT

72,959 SF

TENANTS

6

OCCUPANCY

100%

Shelby Massey | Capitol Peak Realty

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CONFIDENTIAL — FOR QUALIFIED INVESTORS ONLY

Ross Business Center is a fully stabilized, 100% leased multi-tenant commercial campus located at 1200 & 1212 Ross Street and 1700 SE 12th Avenue in Amarillo, Texas.

The three-building complex spans 72,959 SF across three adjoining parcels and is anchored by six established tenants with leases extending through 2027–2033.

The campus has undergone extensive capital improvements under current ownership, including a new TPO roof system and building-wide renovations, significantly reducing near-term capex risk.

Offered at \$8,863,815 (7.5% cap rate, \$121.49/SF) — day-one stabilized cash flow with zero near-term rollover risk.

DEAL SNAPSHOT

Asking Price	\$8,863,815
Cap Rate	7.5%
2025 Gross Rent	\$932,479
2026 Scheduled Rent	\$958,906
Operating Expenses	\$267,693
Net Operating Income	\$664,786
Total SF	72,959 SF
Tenants	6 (100% Occupied)
Avg. Remaining Lease	~5.5 Years
Price / SF	\$121.49
Address	Ross St & SE 12th Ave
County	Potter County, TX

✓ 100% Occupied — 6 Tenants

Every square foot leased across six established tenants. Zero vacancy and no near-term rollover risk at acquisition.

✓ New TPO Roof System

Recently replaced TPO roof across the campus — a major capex item already completed, reducing investor risk significantly.

✓ ~\$959K 2026 Scheduled Rent

Built-in rent escalations across the rent roll support growing NOI and asset value appreciation over the hold period.

✓ Leases Through 2027–2033

Avg. remaining lease term ~5.5 years. Tenants have leases expiring from 2027 through 2033, long-duration income security.

✓ Extensive Renovations

Building-wide renovations completed under current ownership. The asset is in excellent physical condition.

✓ Diverse Tenant Mix

Healthcare, non-profit, retail, insurance, and property management across 3 adjacent parcels, true diversification.

AERIAL VIEW

Ross Business Center · Amarillo, Texas



72,959 SF | 3 Buildings | 3 Parcels | 1200 & 1212 Ross Street · 1700 SE 12th Ave | 100% Occupied

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PROPERTY BOUNDARY

Yellow outline indicates the 3 contiguous parcels included in the offering



72,959 SF

TOTAL RENTABLE AREA

3 Parcels

CONTIGUOUS PARCELS

100%

OCCUPANCY

7.5%

CAP RATE



LOCATION HIGHLIGHTS

I-40 Access

Direct access to I-40 — primary Amarillo commercial corridor

Retail Density

KFC, McDonald's, Wendy's, Burger King, Arby's within 0.5 mi

Sam's Club Anchor

Sam's Club & Tri-State retail within 1 mile

Hospitality

Best Western, Fairfield Marriott — strong daytime workforce

350K+ Draw Area

Regional trade area spanning 26 Texas Panhandle counties

★ SUBJECT PROPERTY — 1200 & 1212 Ross Street · 1700 SE 12th Ave, Amarillo TX 79102 (yellow outline, upper portion of map)

\$8,863,815

ASKING PRICE

\$958,906

2026 SCHED. RENT

\$664,786

NET OP. INCOME

7.5%

CAP RATE

INCOME & EXPENSE SUMMARY

ITEM	ANNUAL	PER SF	% EGI
2025 Gross Rental Income	\$932,479	\$12.78	97.0%
2026 Scheduled Rent	\$958,906	\$13.14	100.0%
Operating Expenses	\$267,693	\$3.67	27.9%
NET OPERATING INCOME	\$664,786	\$9.11	69.3%

CAP RATE SENSITIVITY

CAP RATE	VALUE	\$/SF
6.0%	\$11,079,767	\$151.86
6.5%	\$10,227,477	\$140.18
7.0%	\$9,496,943	\$130.17
7.5%	\$8,863,813	\$121.49
8.0%	\$8,309,825	\$113.90

PROPERTY DETAILS

Property Name	Ross Business Center
Address	1200 & 1212 Ross Street 1700 SE 12th Avenue
City / State / Zip	Amarillo, TX 79102
Property Type	Multi-Tenant Commercial Campus
Total SF	72,959 SF (3 Buildings)
Parcels	3 Contiguous Addresses
Occupancy	100% (6 Tenants)
Zoning	Commercial (O12)
County	Potter County, TX
Year Built	1978–1983 (Renovated)
Roof System	TPO — Recently Replaced
Avg. Remaining Lease	~5.5 Years
Parking	Ample On-Site Surface



1200 & 1212 Ross St · 1700 SE 12th Ave · Amarillo, TX

PROPERTY OVERVIEW

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350K+

REGIONAL TRADE AREA

26

COUNTY DRAW AREA

No

STATE INCOME TAX

Stable

OFFICE SUPPLY

KEY ECONOMIC DRIVERS

- Texas Tech University Health Sciences Center
- Pantex Plant (U.S. Department of Energy)
- Baptist St. Anthony's Health System
- City of Amarillo & Potter County Government
- Agriculture & Agribusiness (Beef Capital of the US)
- Growing Logistics & Distribution Sector

COMMERCIAL MARKET CONTEXT

Amarillo's commercial real estate market reflects the stability of a mid-sized regional hub insulated from coastal market volatility.

Demand for commercial space is driven by the healthcare, legal, financial, government, and non-profit sectors, all well represented in Amarillo's employment base and reflected in Ross Business Center's tenant mix.

Limited new commercial construction in the submarket has kept stabilized, renovated product in high demand, supporting occupancy and rents for well-located campuses.

INVESTMENT OPPORTUNITY

Ross Business Center

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Amarillo, TX 79102

\$8,863,815

ASKING PRICE

7.5%

CAP RATE

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NOI

100%

OCCUPANCY

EXCLUSIVE LISTING BROKER

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