



LLANO
REAL ESTATE GROUP

CREATE. BUILD. INSPIRE.

DOWNTOWN OFFICE CONDO'S

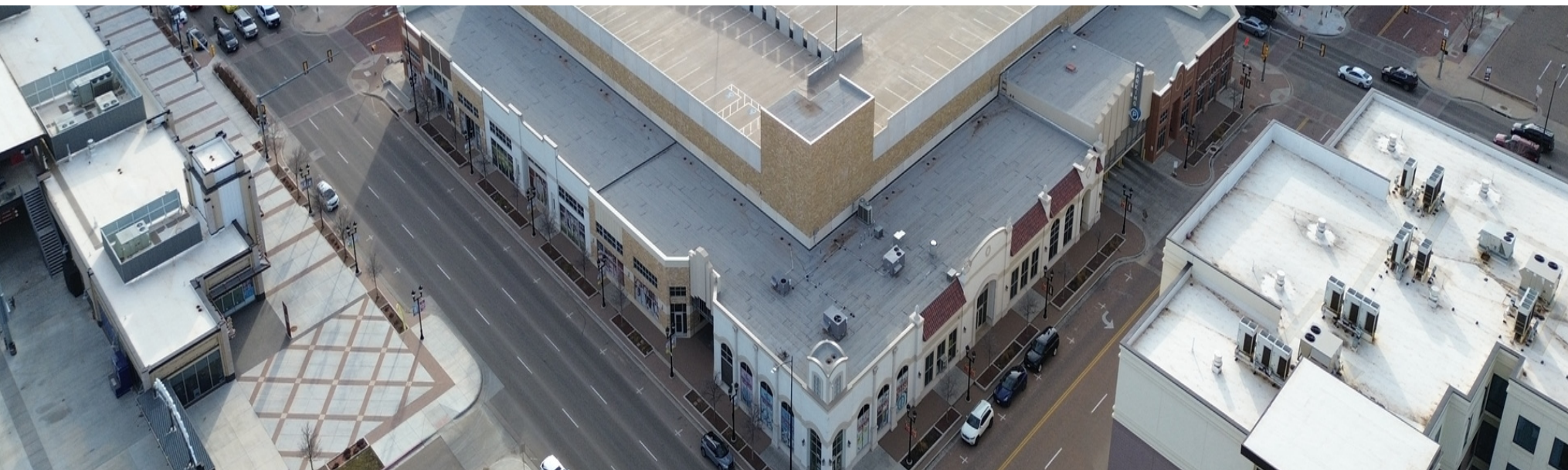
600 S Buchanan St, Amarillo, TX 79101

JOSH LANGHAM

806.392.9912 x1
jjl@llanoregroup.com

OFFICE BUILDING
FOR SALE

PROPERTY SUMMARY



VIDEO

LOCATION DESCRIPTION

Introducing the Llano Real Estate Group's latest offering - Class A commercial condos for sale or lease in the heart of downtown Amarillo's reinvestment center. With an unbeatable location directly across the street from the Hodgetown Ballpark and adjacent to the new Potter County Courthouse, these commercial spaces are at the epicenter of Amarillo's latest development efforts.

Picture being surrounded by the buzz of activity, with Embassy Suites by Hilton and Xcel Energy Headquarters right next door. Within a block of the Amarillo Civic Center and the Globe-News Center, your business will thrive in the midst of Amarillo's cultural and business hub.

These commercial condominiums are the perfect opportunity for individuals to own a piece of prime real estate in a vibrant and growing area of the city. With shared maintenance and management responsibilities, the burden is distributed among owners, ensuring the longevity and value of the property.

Don't miss your chance to be a part of Amarillo's exciting evolution. Contact us today to explore

OFFERING SUMMARY

Sale Price:	\$2,950,000
Number of Units:	13
Building Size:	17,699 SF
NOI:	\$376,794.00
Cap Rate:	12.77%

SPACES	LEASE RATE	SPACE SIZE
Building A	\$18.00 SF/yr	1,205 - 9,874 SF
Building B	\$18.00 SF/yr	2,270 - 4,547 SF
Building C	\$18.00 SF/yr	1,250 - 3,518 SF

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OFFICE BUILDING
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PROPERTY DETAILS & HIGHLIGHTS

Property Type	Office
Property Subtype	Office Building
APN	000000297705
Building Size	17,699 SF
Lot Size	-
Building Class	A
Year Built	2016
Number of Floors	1
Average Floor Size	1,500 SF
Parking Spaces	90
Construction Status	Existing
Roof	Modified
Free Standing	Yes
Number of Buildings	3

Building A has up to 8 possible units ranging from 1205 square feet to total square feet of building for a purchase of complete building. Building A Store Front width for a 1205 square foot unit will be roughly 26 feet.

Building B has one end cap available and one interior space available. Space square feet will be roughly 2270 square feet pending demising wall location to utilize rear loading doors. Store Front width pre unit will be roughly 42.8 feet.

Building C is a two-end cap building with units roughly with units ranging from a minimum of 1250 to 2268 each pending demising wall location. Store Front width for the 1250 unit is roughly 23.5 feet and the larger unit of 2268 will be roughly 42.8 feet of frontage.



- Building A - 9684 Divisible Square Feet Available
- Building B - 9017 Divisible Square Feet with 4547 Square Feet Available
- Current Tenant Joe Taco on the corner occupies 4470 Square Feet
- Building C - 3518 Divisible Square Feet Available

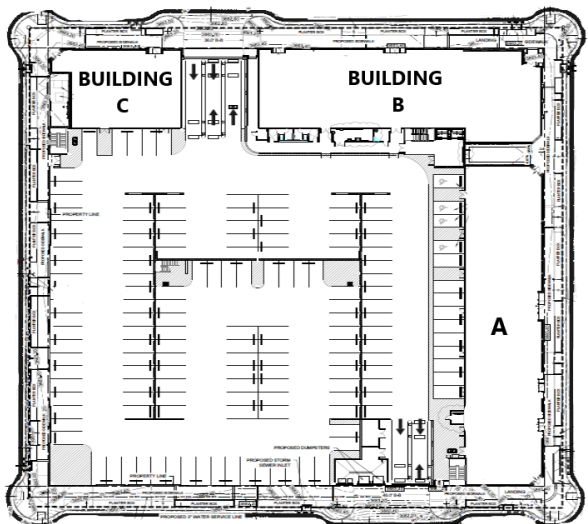
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**OFFICE BUILDING
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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,205 - 9,874 SF

Lease Term:	120 months
Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building A	Available	1,205 - 9,874 SF	NNN	\$18.00 SF/yr	NN Estimate of 4.75 per square foot annually. Taxes and Insurance only with CAM being maintained by the City of Amarillo
Building B	Available	2,270 - 4,547 SF	NNN	\$18.00 SF/yr	NN Estimate of 4.75 per square foot annually. Taxes and Insurance only with CAM being maintained by the City of Amarillo
Building C	Available	1,250 - 3,518 SF	NNN	\$18.00 SF/yr	NN Estimate of 4.75 per square foot annually. Taxes and Insurance only with CAM being maintained by the City of Amarillo

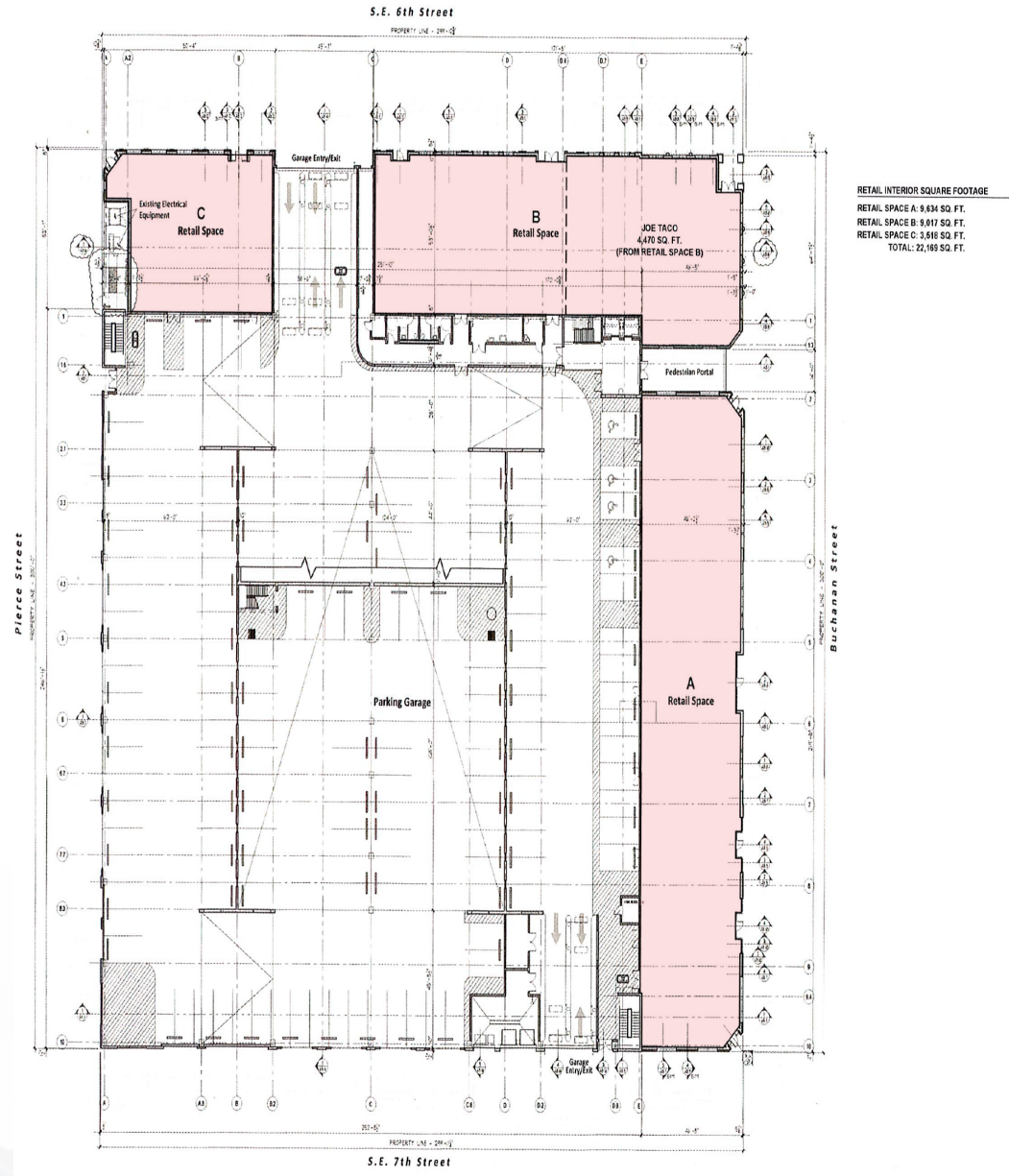
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OFFICE BUILDING
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FLOOR PLANS



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**OFFICE BUILDING
FOR SALE**

PROPERTY DETAILS

Sale Price	\$2,950,000
Lease Rate	\$18.00 SF/YR

LOCATION INFORMATION	
Street Address	600 S Buchanan St
City, State, Zip	Amarillo, TX 79101
County	Potter
Cross-Streets	6th Street to the North and 7th street to the South

BUILDING INFORMATION	
Building Size	17,699 SF
NOI	\$376,794.00
Cap Rate	12.77
Building Class	A
Occupancy %	20.0%
Tenancy	Multiple
Ceiling Height	14 ft
Number of Floors	1
Average Floor Size	1,500 SF
Year Built	2016
Construction Status	Existing
Framing	Block with Steel Truss
Condition	Excellent

PROPERTY INFORMATION	
Property Type	Office
Property Subtype	Office Building
Zoning	Retail
APN #	000000297705
Lot Depth	0 ft

PARKING & TRANSPORTATION	
Parking Price Per Month	\$20.00 /month
Parking Type	Structure
Parking Ratio	4.0
Number of Parking Spaces	90

UTILITIES & AMENITIES	
Security Guard	No
Handicap Access	Yes
HVAC	To Be Determined and rated tonnage based off of tenant or owner requirements
Restrooms	0

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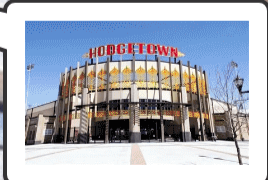
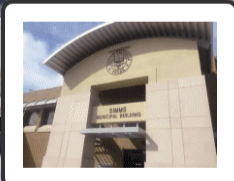
OFFICE BUILDING
FOR SALE

RETAILER MAP



AMARILLO Civic Center COMPLEX
Meet. Play. Celebrate.

EMBASSY SUITES



Xcel ENERGY

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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OFFICE BUILDING FOR SALE

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	EXECUTIVE OFFICE CONDO'S DOWNTOWN AMARILLO
Price	\$2,950,000
Price per SF	\$167
Price per Unit	\$226,923
GRM	7.83
CAP Rate	12.77%
Cash-on-Cash Return (yr 1)	12.77%
Total Return (yr 1)	\$376,794
OPERATING DATA	EXECUTIVE OFFICE CONDO'S DOWNTOWN AMARILLO
Gross Scheduled Income	\$376,794
Total Scheduled Income	\$376,794
Gross Income	\$376,794
Net Operating Income	\$376,794
Pre-Tax Cash Flow	\$376,794
FINANCING DATA	EXECUTIVE OFFICE CONDO'S DOWNTOWN AMARILLO
Down Payment	\$2,950,000

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RENT ROLL

SUITE	TENANT NAME	SIZE SF	ESCALATION DATES	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
600	Joe Taco	4,851 SF	3/1/2024 4/1/2025	\$12.00 \$13.50 \$14.50	\$18	-	\$58,212	3/1/2020	2/28/2026
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
TOTALS		4,851 SF		\$12.00	\$18	\$0.00	\$58,212		
AVERAGES		4,851 SF		\$12.00	\$18	\$NAN	\$58,212		

Lease transfers with acquisition of property. Lease does state a square foot amount that exceeds the square footage allocated on the current site plan. Will confirm accuracy during condo regime formation. This space sold on market would be at a value of 1,500,000 breakdown as follows 735,900 for shell cost with tenant providing all funds for interior improvement of 800,000. This space would lease at 34.00 per square foot or roughly 12,500 a month using a 10% yield to cost. Producing an NOI of 150,000 in this lease example.



LEASE COMPS



600 S BUCHANAN ST
Amarillo, TX 79101

Subject Property

Lease Rate	\$18.00 /SF/yr	Lease Type:	NNN
Space Size:	17,939 SF	Lease Term:	120 months
No. Units:	13	Avg Size:	970 SF
Avg Rent:	\$0	Occupancy:	20%



HAPPY BANK BUILDING
701 S. Taylor, Amarillo, TX 79101

Leased 10/1/2013

Lease Rate	\$21.00 /SF/yr	Space Size:	1,598 SF
Lease Term:	144 months		



PLAZA II
500 S Taylor, Amarillo, TX 79101

Leased 3/15/2015

Lease Rate	\$21.02 /SF/yr	Space Size:	7,278 SF
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LEASE COMPS



800 S POLK
800 S Polk, Amarillo, TX 79101

Leased 5/17/2019

Lease Rate

\$15.00 /SF/yr

Lease Type:

Space Size:

4,000 SF

Lease Term:

Full Service
24 months



NORTHWESTERN MUTUAL LIFE INSURANCE
600 S Tyler Suite 104, Amarillo, TX 79101

Leased 2/18/2018

Lease Rate

\$16.50 /SF/yr

Lease Type:

Space Size:

2,056 SF

Full Service



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