



LLANO
REAL ESTATE GROUP

CREATE. BUILD. INSPIRE.

GREENWAYS VILLAGE CENTER

6100 S. Coulter, Amarillo, TX 79119

JOSH LANGHAM

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RETAIL PROPERTY
FOR LEASE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

2,000 - 40,000 square feet of leasable space
 \$20.00 base rate
 \$5.25 NNN
 Tenant Improvement allowance of \$20.00 PSF
 Landlord will amortize more TI into lease rate

LOCATION DESCRIPTION

Prime Retail location on Coulter. 38,000 daily car count with Wal-mart, Lowes, and many quick serve restaurants within 1 mile. Development is connected to a park and trail ways of the Greenways development all in walking distance of 1200 rooftops.
 Located on the southwest side of Amarillo in the growth pattern and best 1 - 3 - 5 mile demographics within the city

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	2,000 - 40,000 SF
Lot Size:	3.83 Acres
Building Size:	40,000 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,714	24,480	44,185
Total Population	6,957	58,356	106,894
Average HH Income	\$104,739	\$81,552	\$70,870

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LOCATION MAPS



JOSH LANGHAM DAVID VELASQUEZ

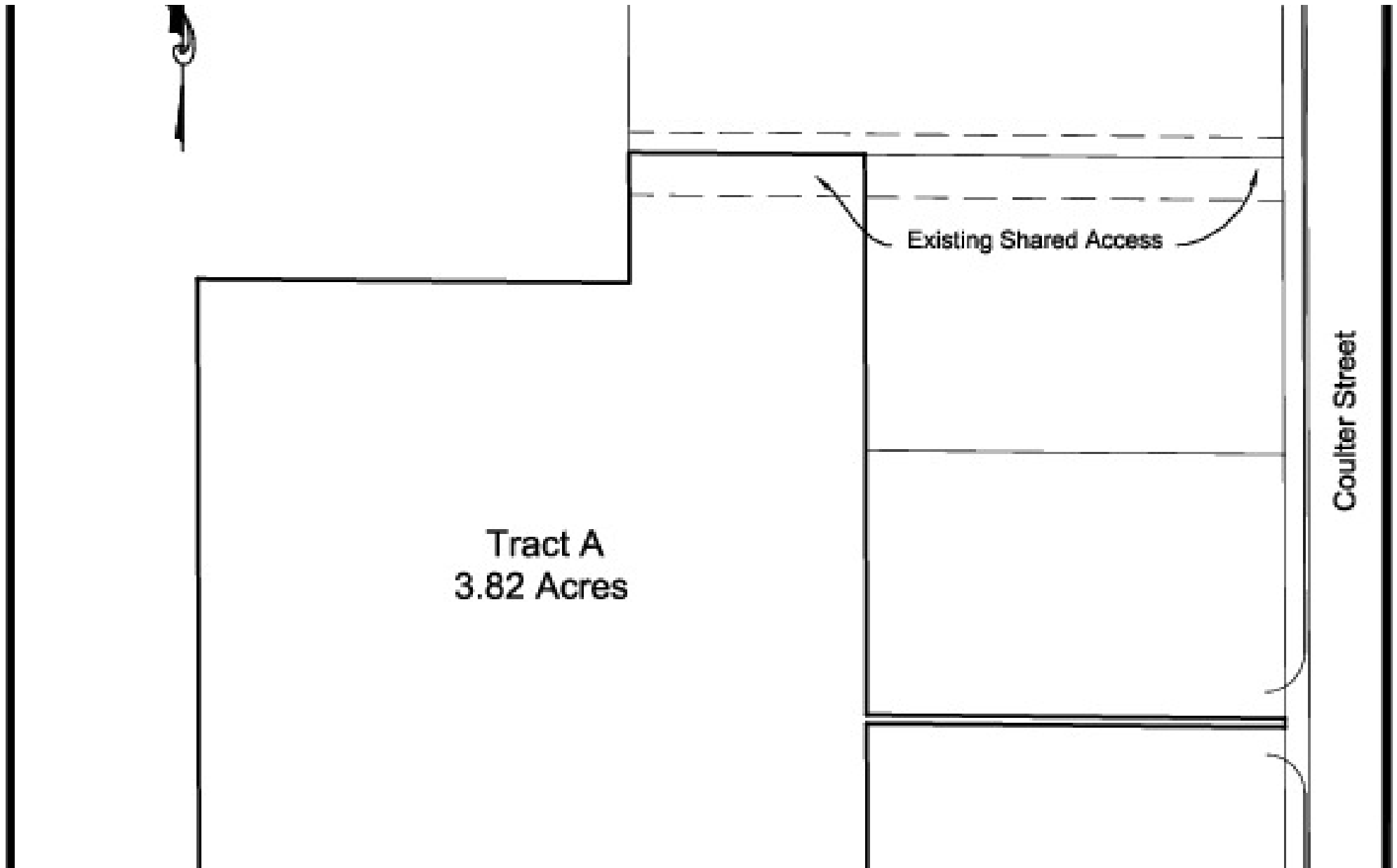
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ADDITIONAL PHOTOS



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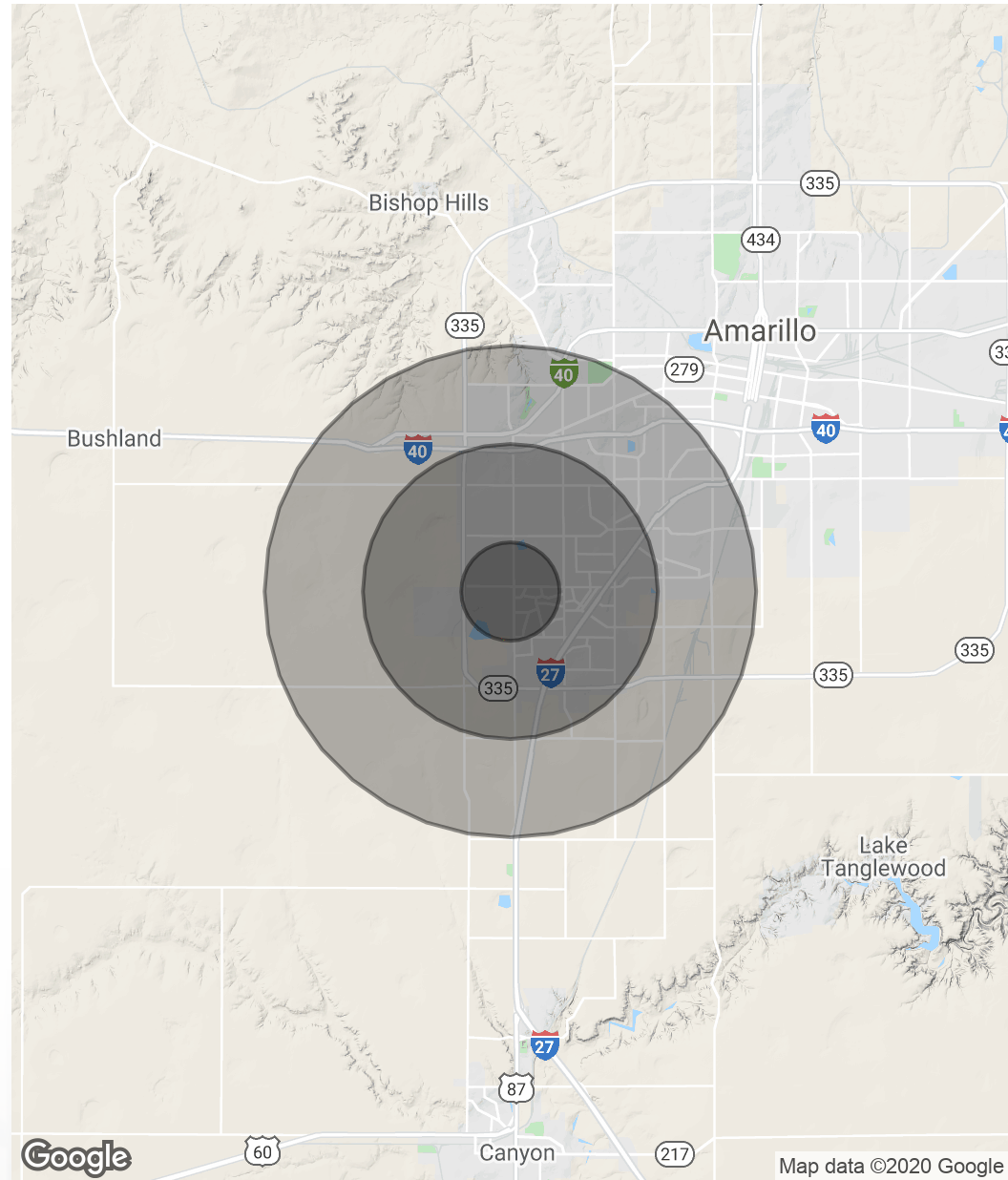
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,957	58,356	106,894
Average age	38.7	40.2	37.5
Average age (Male)	37.0	38.5	36.0
Average age (Female)	40.8	41.6	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,714	24,480	44,185
# of persons per HH	2.6	2.4	2.4
Average HH income	\$104,739	\$81,552	\$70,870
Average house value	\$322,828	\$198,038	\$166,102

** Demographic data derived from 2010 US Census*



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