

FOR SALE

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



MULTI-USE MEDICAL FACILITY

1001 WALLACE BLVD, AMARILLO, TX 79106

For More Information:

BEN WHITTENBURG

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ben@gwamarillo.com

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AMARILLO, TX
MULTI-USE MEDICAL FACILITY

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OFFERING SUMMARY

Sale Price: \$3,000,000

Building Size: 103,603 SF

Year Built: 1968 & 1986

Lot Size: 10.43 Acres

Zoning: Planned Development

Market: Amarillo Medical District

DEMOGRAPHICS

	1 MILE	3 MILES	10 MILES
Total Households	2,559	24,502	83,991
Total Population	5,843	57,814	216,426
Average HH Income	\$78,421	\$90,880	\$88,309

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1001 WALLACE BOULEVARD, AMARILLO, TX

PROPERTY DESCRIPTION

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PROPERTY DESCRIPTION

1001 Wallace is a vacant Class B former healthcare facility previously providing long term care and rehab. This is a non-licensed, non-operating facility.

Consists of the 102,953 sq. ft. ground floor plus a large basement, housing the mechanical equipment. The basement is not included in the square footage. There is also a 650 sf garage used for storage. While most of the facility is in good working order, there are portions that require improvements and servicing.

There are a total of 110 rooms: 91 singles, 18 doubles, and 1 triple. In addition, there are several administration offices, meeting rooms, a laundry facility, commercial kitchen with vent hoods and walk-in's, cafeteria, and a small chapel.

The building has an overhead fire suppression system and (2) 200 ton chillers installed in 2025.

Property is deed restricted to allow for the following uses: "hospitals and related purposes to include hospital, medical, educational research, long and short-term health care facilities, and all matters, activities, and services properly, necessarily, and reasonably incidental and related thereto". Proposed facility use outside of these parameters will be reviewed and voted on by the Harrington Regional Medical Center Advisory Board.

LOCATION DESCRIPTION

Located in the Harrington Regional Medical Center in Amarillo, TX. Amarillo is located in the heart of the Texas Panhandle and the 16th largest city in Texas. It is the hub of economic activity for the Panhandle and the surrounding counties. Thriving industries include oil and gas, beef processing, dairy, agriculture, aviation and aerospace, bioscience, and more. The Harrington Regional Medical Center is home to BSA Hospital, Northwest Texas Hospital, and across Coulter from the Texas Tech University Health Sciences Center and the Texas Tech University School of Veterinary Medicine. Access and visibility are ideal with entrances off of Killgore Dr. and Wallace Blvd.

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FOR SALE

1001 WALLACE BOULEVARD,
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DRONE OF THE MEDICAL CENTER

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FOR SALE

1001 WALLACE BOULEVARD,
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DRONE OF ADJACENT RETAIL

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KOTM SIOR



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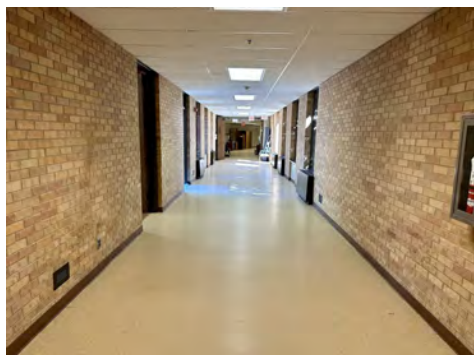
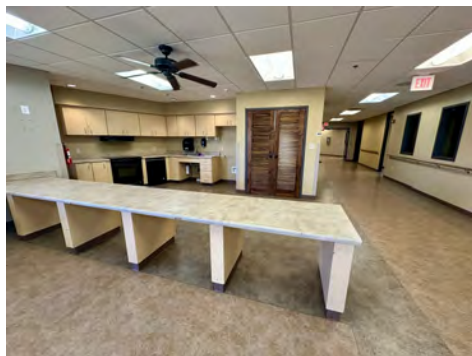
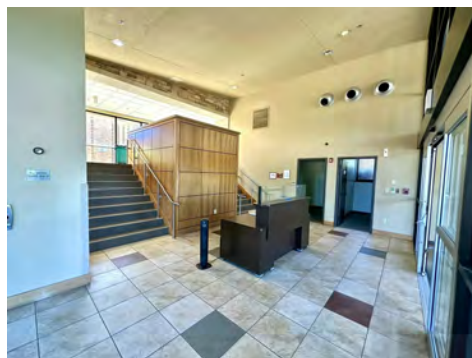
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1001 WALLACE BOULEVARD,
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PROPERTY PHOTOS

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KOTM S10R



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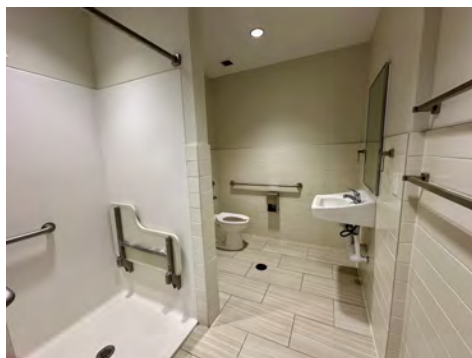
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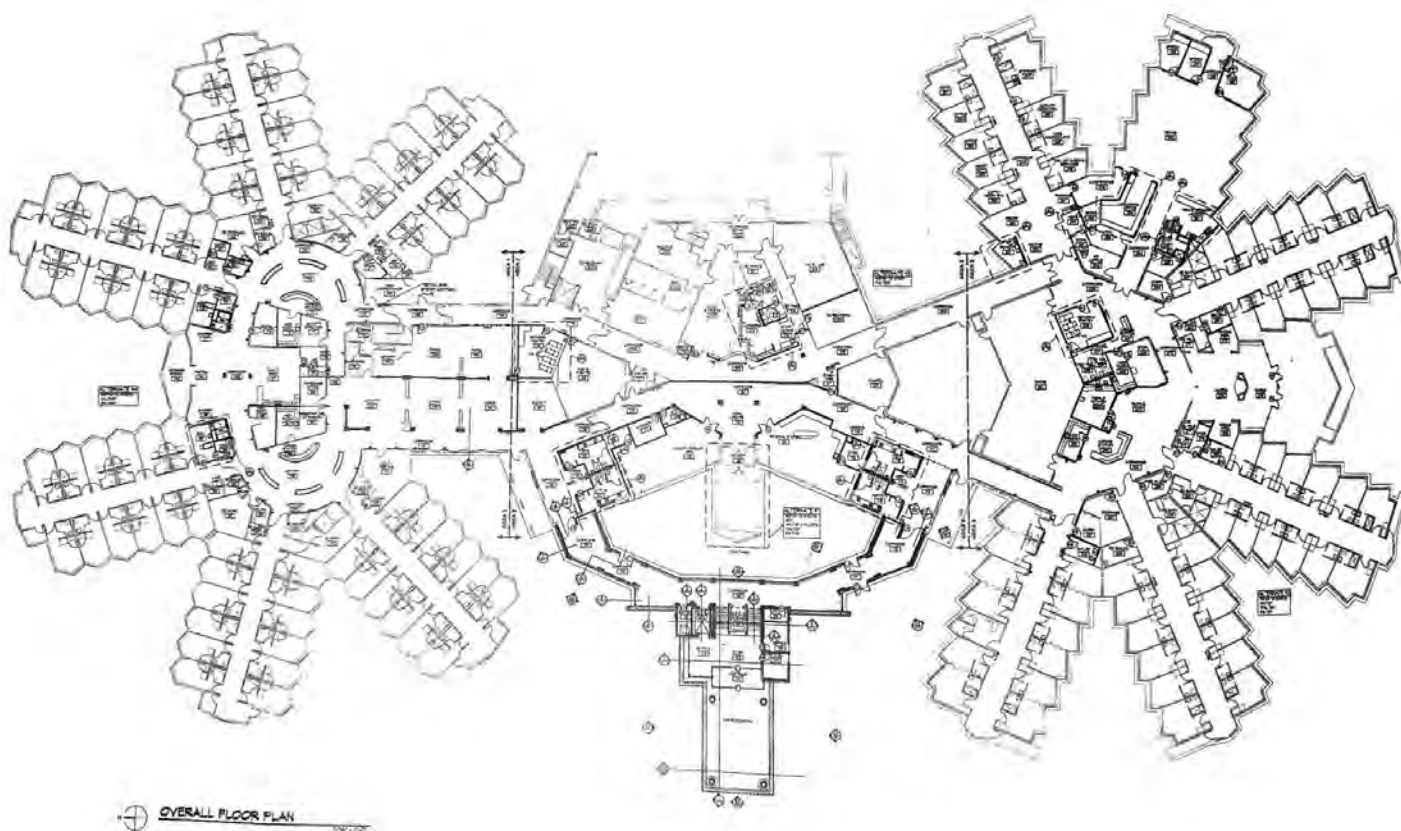
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FOR SALE

1001 WALLACE BOULEVARD,
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FLOOR PLAN

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OVERALL FLOOR PLAN

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FOR SALE

1001 WALLACE BOULEVARD, AMARILLO, TX RETAILER MAP

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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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Gaut Whittenburg Emerson CRE

TX #475878

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Name of Sponsoring Broker (Licensed Individual or Business Entity)

License No.

Email

Phone

Aaron Emerson, CCIM SIOR

477647

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Name of Designated Broker of Licensed Business Entity, if applicable

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable

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Phone

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Name of Sales Agent/Associate

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date