

COMMERCIAL FOR SALE OR FOR LEASE

# OFFICE/WAREHOUSE

216 SOUTH LIPSCOMB STREET, AMARILLO, TX 79106



FOR SALE OR FOR LEASE

**KELLER WILLIAMS REALTY-AMARILLO**

3955 S Soncy Rd  
Amarillo, Texas 79119



Each Office Independently Owned and Operated

*PRESENTED BY:*

**HOLLY COATS, CPA, CCIM**

Commercial Broker Associate

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606152, TEXAS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# EXECUTIVE SUMMARY

216 SOUTH LIPSCOMB STREET

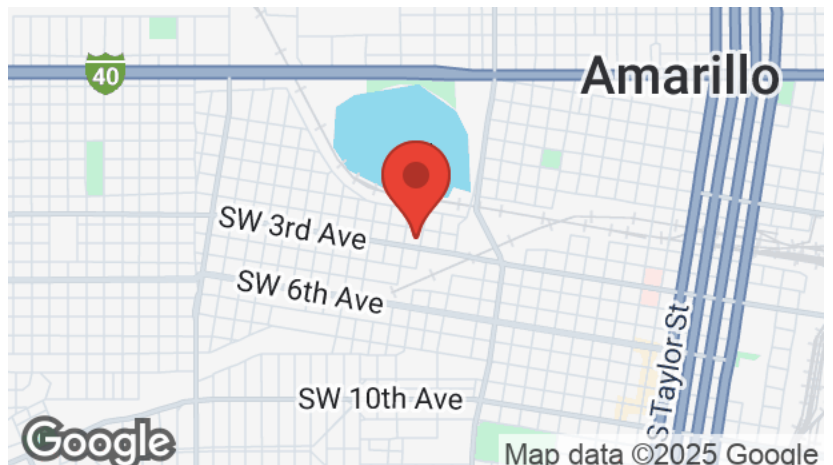


## OFFERING SUMMARY

<b>PRICE:</b>	\$309,900
<b>BUILDING SF:</b>	5,682
<b>PRICE / SF:</b>	54.54
<b>LOT SIZE:</b>	8,712 SF
<b>LEASE RATE:</b>	\$3,500 per month + NN
<b>LEASE TERM:</b>	3-5 years
<b>ZONING:</b>	I-1 (Light Industrial)
<b>YEAR BUILT:</b>	1954
<b>RENOVATED:</b>	2022
<b>YARD:</b>	Fenced
<b>OCCUPANCY:</b>	Vacant
<b>PARKING:</b>	35 Spaces

## PROPERTY OVERVIEW

This property is an industrial office/warehouse space with a gated parking lot. The building was recently updated with new paint, flooring, 10 tons of new HVAC and two ADA compliant restrooms.. The gated parking has been seal coated and striped. The property is zoned I-1 which allows for light manufacturing or fabrication, plumbing shop or contractor storage/equipment yard. Taxes and Insurance (NN \$1.96 per SF/Yr = \$928.06 per month). The tenant will be responsible for maintenance.



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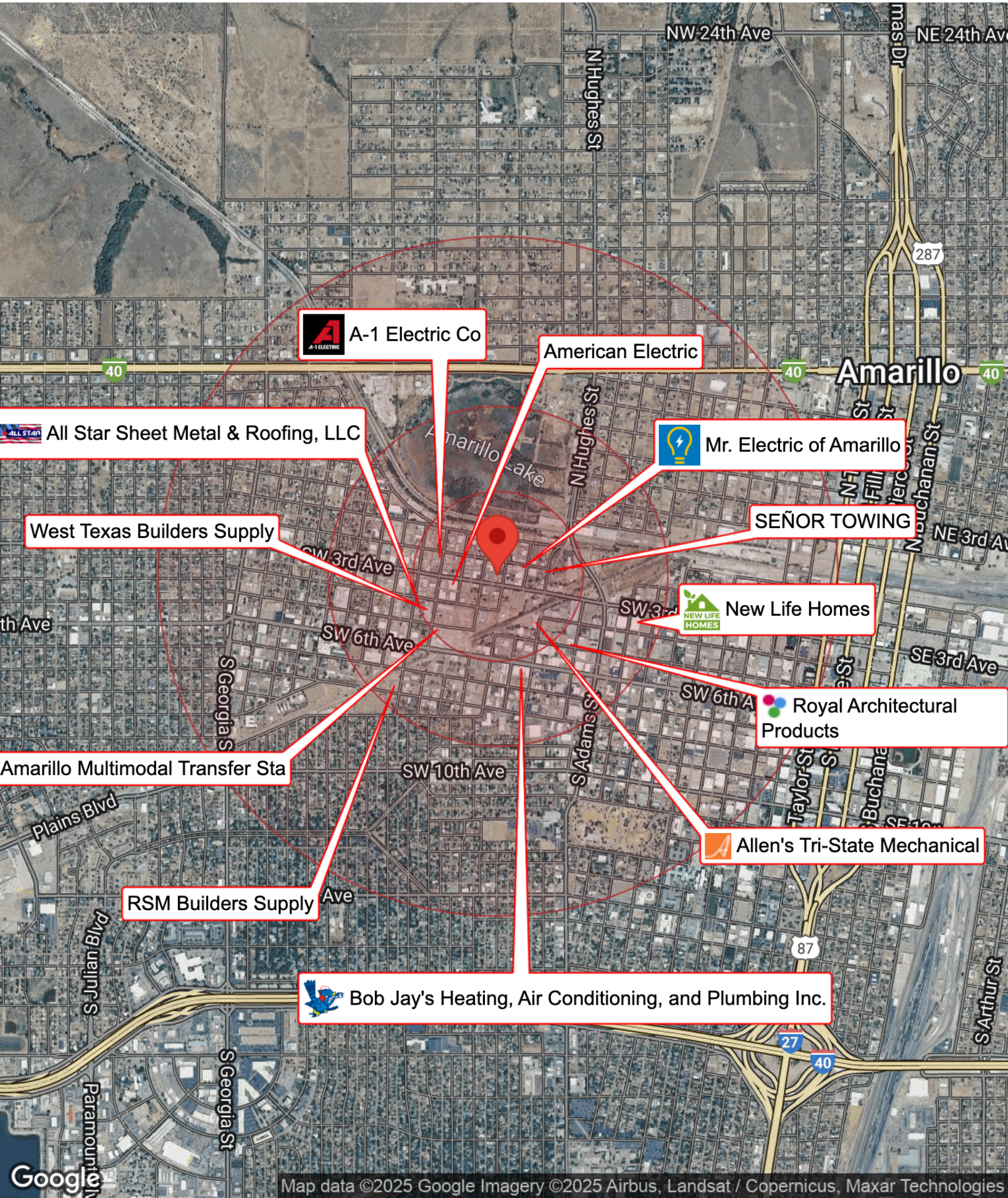
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# BUSINESS MAP

216 SOUTH LIPSCOMB STREET



 A-1 Electric Co

American Electric

 All Star Sheet Metal & Roofing, LLC

 Mr. Electric of Amarillo

West Texas Builders Supply

SEÑOR TOWING

 New Life Homes

 Royal Architectural Products

Amarillo Multimodal Transfer Station

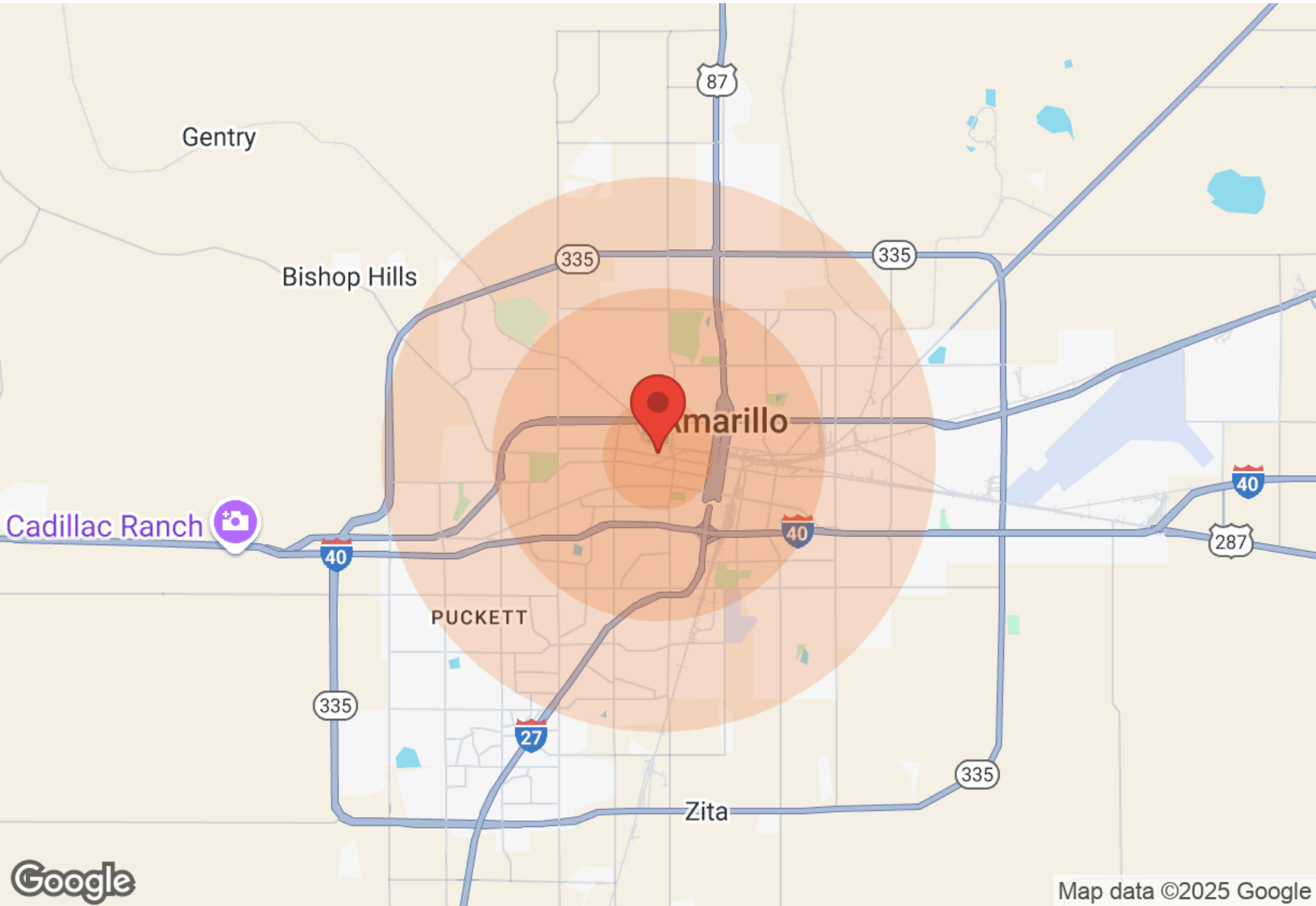
Allen's Tri-State Mechanical

RSM Builders Supply

 Bob Jay's Heating, Air Conditioning, and Plumbing Inc.

# DEMOGRAPHICS

216 SOUTH LIPSCOMB STREET



Map data ©2025 Google

Population	1 Mile	3 Miles	5 Miles
Male	2,714	34,983	77,669
Female	2,798	37,946	82,089
Total Population	5,512	72,929	159,758

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,548	19,366	39,153
Ages 15-24	815	10,936	23,534
Ages 25-54	2,092	28,319	61,526
Ages 55-64	550	7,099	16,213
Ages 65+	507	7,209	19,332

Race	1 Mile	3 Miles	5 Miles
White	3,386	53,487	125,493
Black	1,174	6,562	9,459
Am In/AK Nat	2	107	201
Hawaiian	N/A	5	13
Hispanic	1,673	27,593	53,953
Multi-Racial	1,874	23,338	44,398

Income	1 Mile	3 Miles	5 Miles
Median	\$17,181	\$32,113	\$37,494
< \$15,000	796	5,826	10,098
\$15,000-\$24,999	490	4,802	9,491
\$25,000-\$34,999	271	3,607	8,105
\$35,000-\$49,999	236	4,378	9,694
\$50,000-\$74,999	324	4,954	11,875
\$75,000-\$99,999	70	2,224	6,601
\$100,000-\$149,999	22	1,315	3,966
\$150,000-\$199,999	N/A	470	1,164
> \$200,000	N/A	526	988

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## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

**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.

**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 or subagent by the buyer or buyer's agent.

**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.

**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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

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<u>Albert Harris, Jr</u>	<u>526244</u>	<u>al.harris@kw.com</u>	<u>(806)359-4000</u>
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Holly Coats</u>	<u>606152</u>	<u>hollycoats@kwcommercial.com</u>	<u>(806)683-1330</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date**