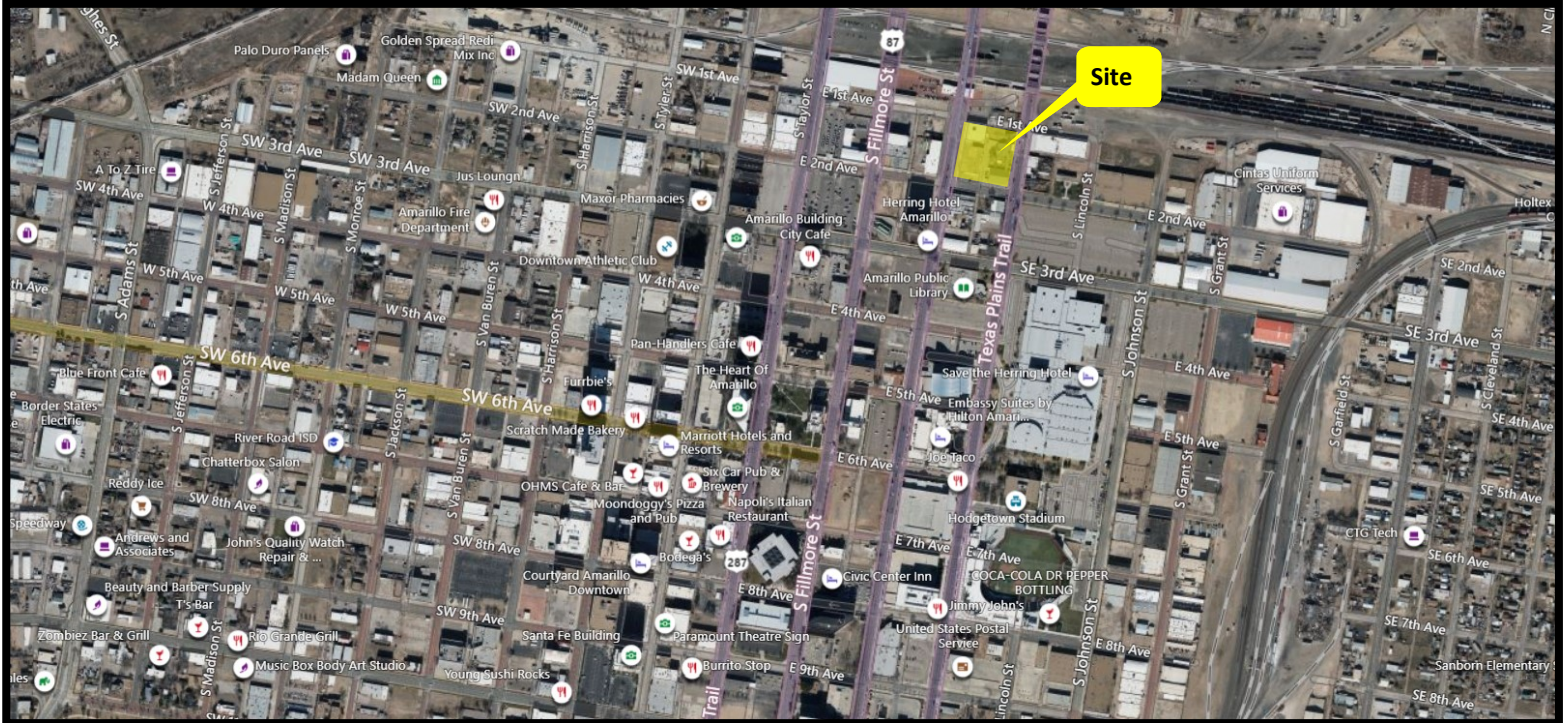
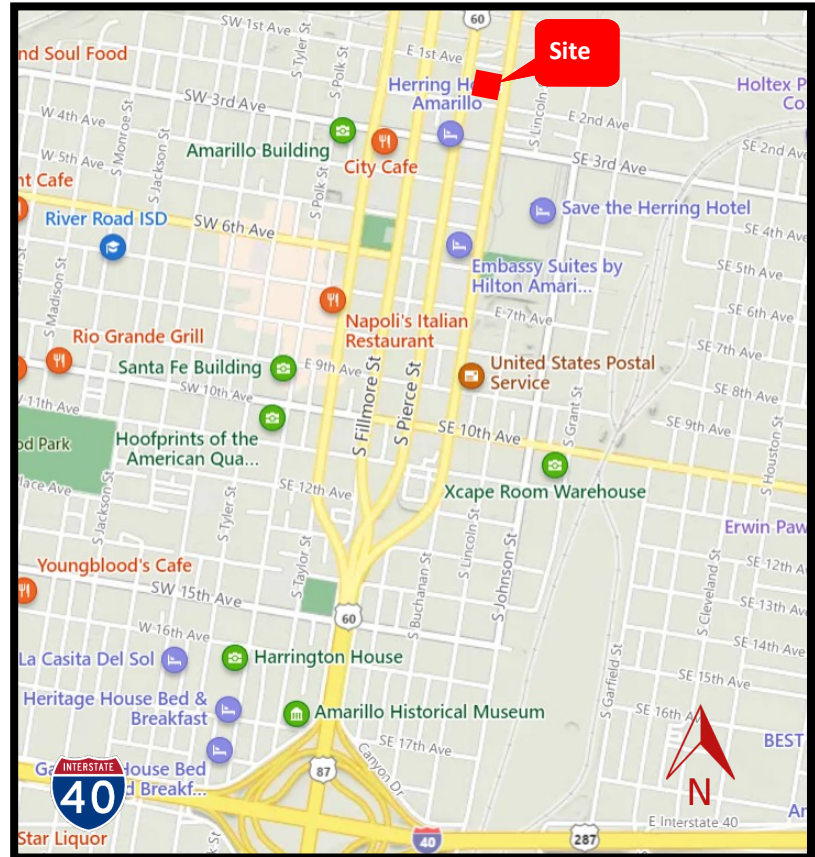


# DOWNTOWN AMARILLO CITY BLOCK 1.72 ACRES & BUILDINGS 401 SE 2ND AVE., AMARILLO



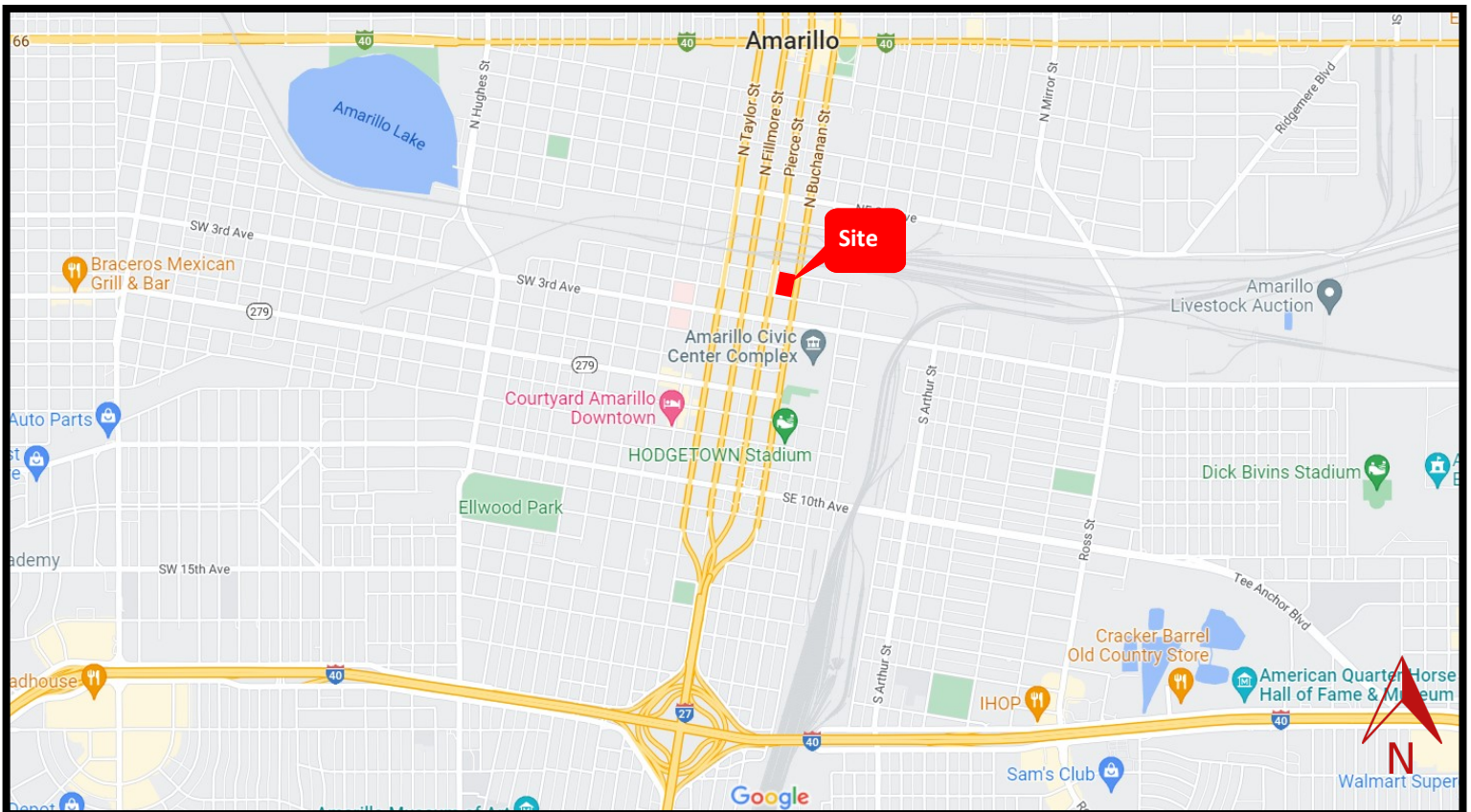
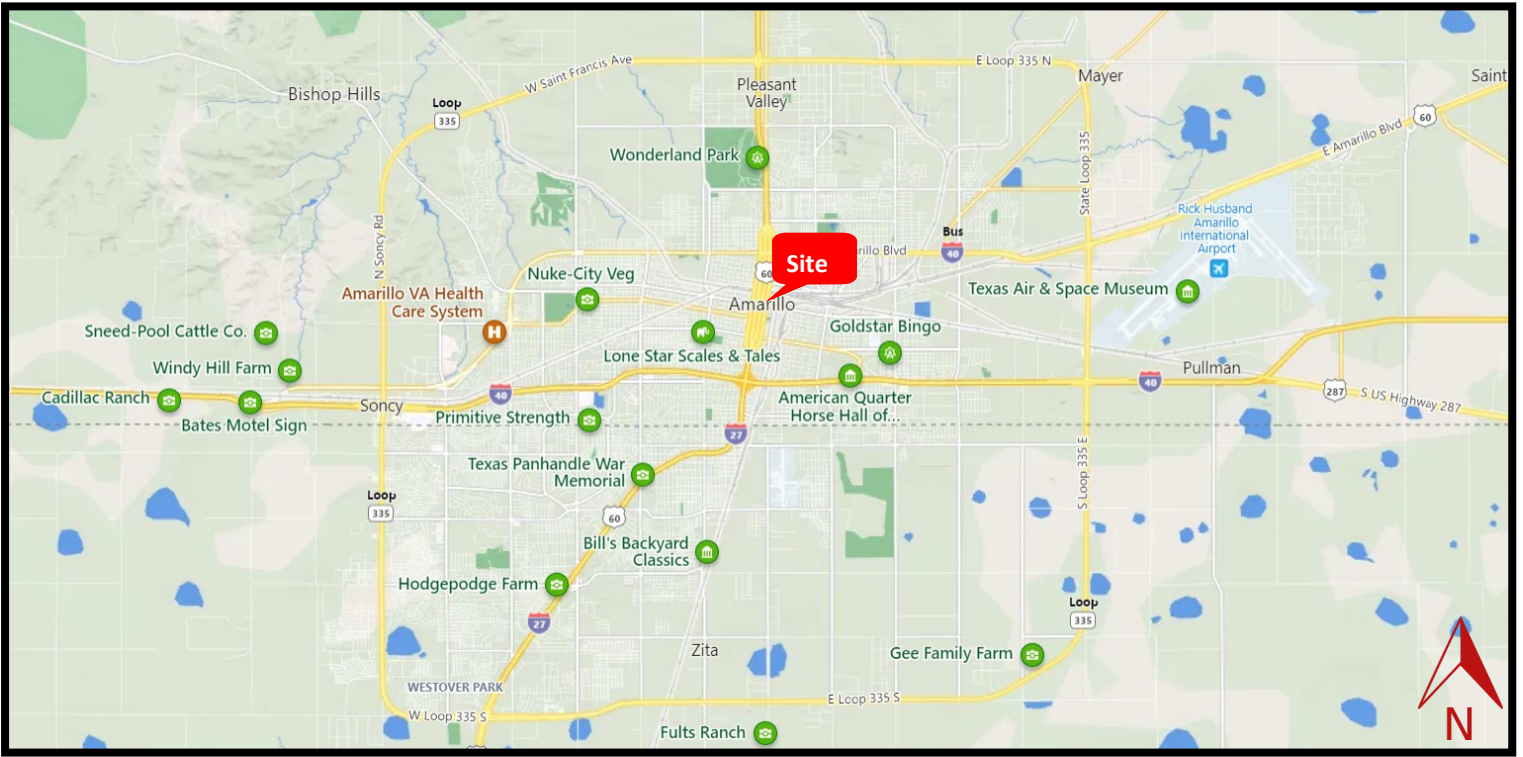
## PROPERTY HIGHLIGHTS

- The Property is located in the northern section of downtown Amarillo, just north of IH-40. It is in an Opportunity Zone, 2022 QCT, & The Center City TIRZ (Tax Increment Reinvestment Zone).
- The property is one block NW of the Amarillo Civic Center Complex. It is also one block NE of the Herring Hotel which is planned for redevelopment. It is 5 blocks north of Hodgetown Stadium.
- The site is a full city block, almost square, 1.72 acres, zoned I-1 Light Industrial with a General Commercial Future Land Use designation. It is level at street grades with no flood plain and has all urban utilities. The site has a former industrial building built in phases in 1922 & 1963, and modern dorm style buildings built in 1983 & 2005. Total GBA is ±68K SF.
- Priced at \$1,950,000. Most likely redevelopment uses given downtown demand are multi-family and hospitality. The city is favorable to LIHTC development.

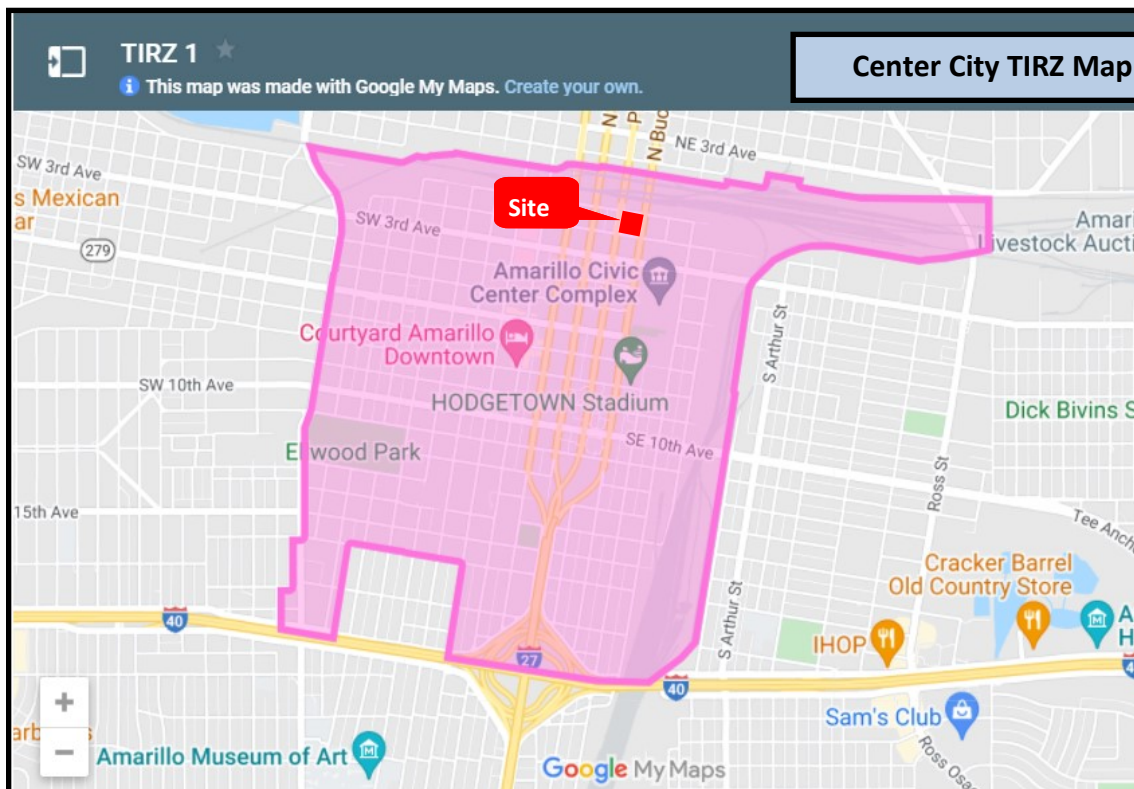
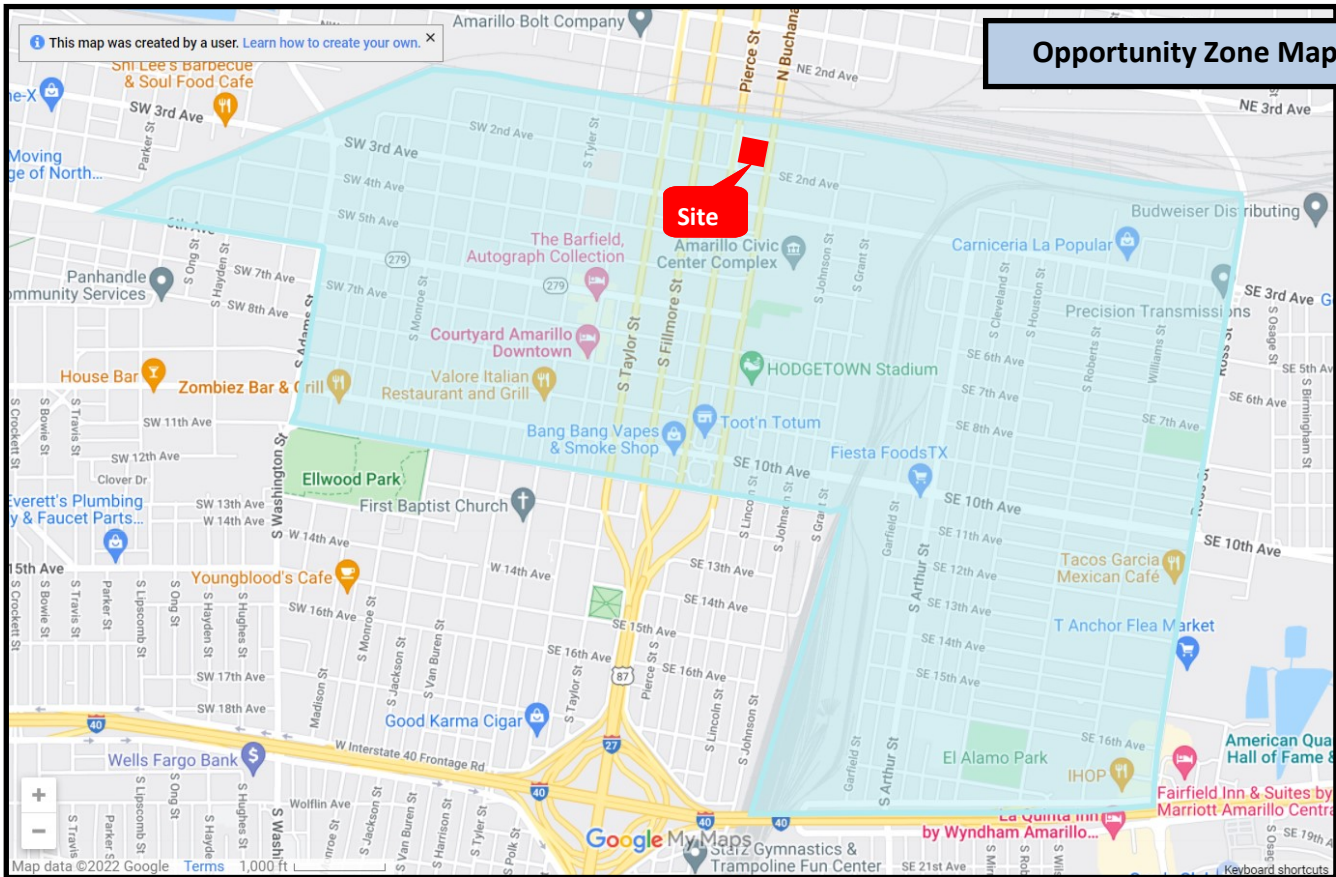


Contact: Wayne Burgdorf, CCIM | Associate Broker & Senior Advisor  
SVN Trinity Advisors | 817.288.5556 | Wayne.Burgdorf@svn.com

# ROAD MAPS



# OZ MAP & TIRZ MAP



# HUD MAP & DEMOS

**Map Options**

15 Current Zoom Level

Show Difficult Development Areas (Zoom 7+)

Color QCT Qualified Tracts (Zoom 7+)

Show Tracts Outline (Zoom 11+)

Show FMR Outlines (Zoom 4+)

Show LIHTC Projects (Zoom 11+)

[Click here for full screen map](#)

**Select Year**

2022

2021

## Demographic and Income Comparison Profile

401 SE 2nd Ave, Amarillo, Texas, 79101  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.21179  
Longitude: -101.83193

	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	6,302	78,068	146,857
Households	2,141	28,467	56,056
Families	1,312	18,689	36,532
Average Household Size	2.72	2.72	2.59
Owner Occupied Housing Units	922	15,865	33,436
Renter Occupied Housing Units	1,219	12,602	22,620
Median Age	31.0	30.2	32.1
<b>2021 Summary</b>			
Population	6,430	81,314	154,249
Households	2,166	29,297	58,502
Families	1,312	19,004	37,563
Average Household Size	2.76	2.75	2.61
Owner Occupied Housing Units	859	15,732	34,817
Renter Occupied Housing Units	1,307	13,565	23,685
Median Age	31.4	32.0	34.1
Median Household Income	\$26,344	\$33,975	\$41,344
Average Household Income	\$38,098	\$49,075	\$58,050
<b>2026 Summary</b>			
Population	6,462	82,367	157,351
Households	2,169	29,597	59,604
Families	1,309	19,131	38,110
Average Household Size	2.77	2.76	2.62
Owner Occupied Housing Units	892	16,323	36,239
Renter Occupied Housing Units	1,277	13,274	23,365
Median Age	31.8	32.3	34.5
Median Household Income	\$29,497	\$37,097	\$46,085
Average Household Income	\$42,924	\$54,709	\$64,648

# DOWNTOWN HIGHLIGHTS

## Overview & Major Developments:

Downtown Amarillo is experiencing steady redevelopment like many older downtowns in Texas. Already the city center for governmental facilities, offices, and hotels, the downtown area is developing into a vibrant live/work location with several noteworthy developments of late. **Hodgetown Baseball Stadium** was built and opened in 2019, which is the home of the Amarillo Sod Poodles, the AA affiliate of the Arizona Diamondbacks and seats over 6,600 people. The **Amarillo Civic Center** in NE downtown is a popular West Texas convention center along with the city offices and performing arts center. It was slated for expansion due to demand for convention space, but a large 2020 bond election failed due to COVID fears. The city plans to enlarge it incrementally now. **The Herring Hotel** in north downtown is a 15-story art deco building built in 1929. It has been closed for years, but was recently purchased by hoteliers in late 2021 to remodel and rebrand with two known hotel flags. **The Xcel Energy Corporate Office Building** was built in 2015 in central downtown. **Embassy Suites** built a large hotel in 2017 in central downtown.

## Center City TIRZ:

The subject is in the Center City TIRZ. This TIRZ keeps incremental tax increase dollars within the district, but more importantly allows ad valorem tax rebates of up to 90% in most entities other than the school district.

## Downtown Vision Plan:

The city did a Downtown Vision Plan in 2008, which is getting outdated but does provide an outline for the modern redevelopment of downtown properties.

## Highest and Best Use:

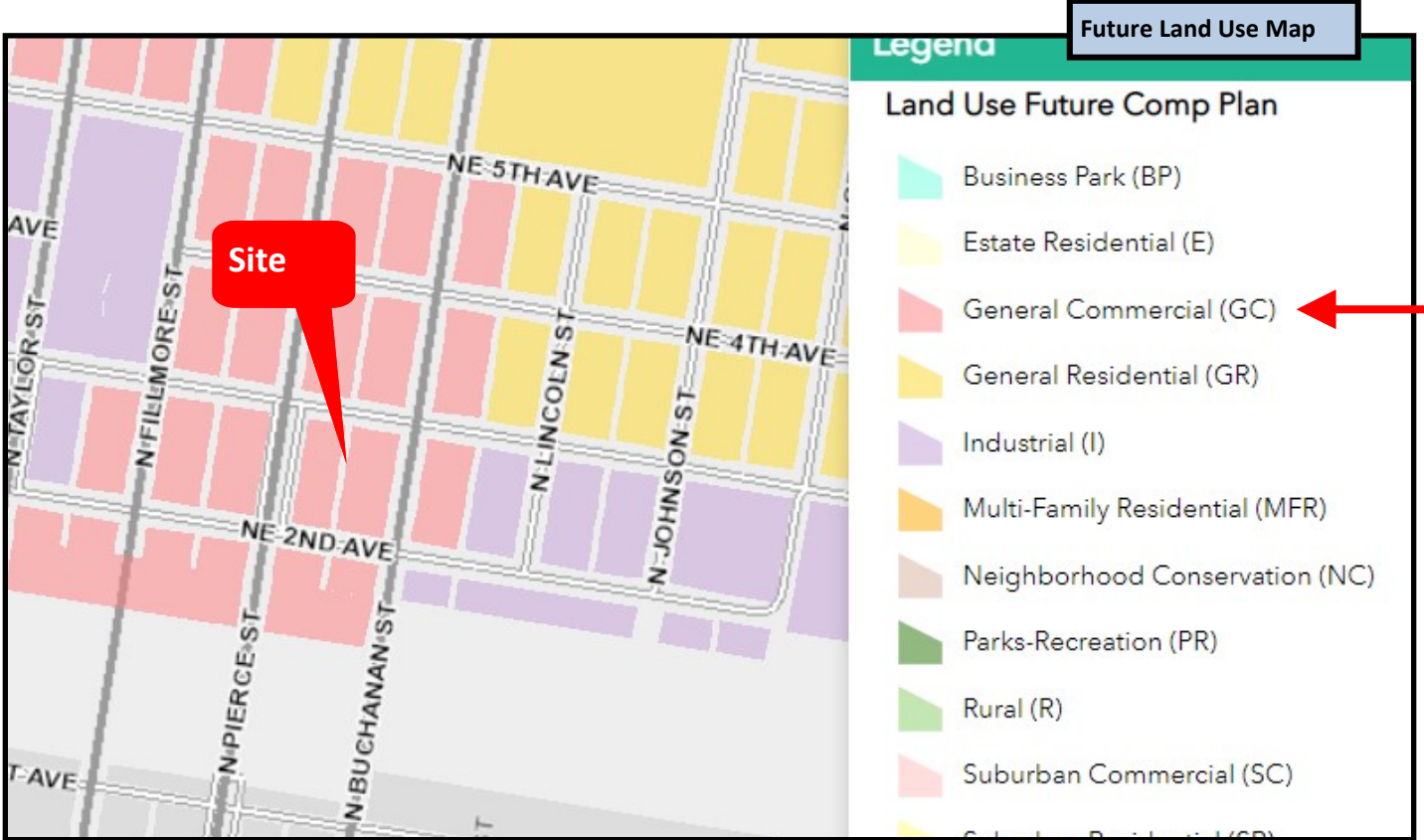
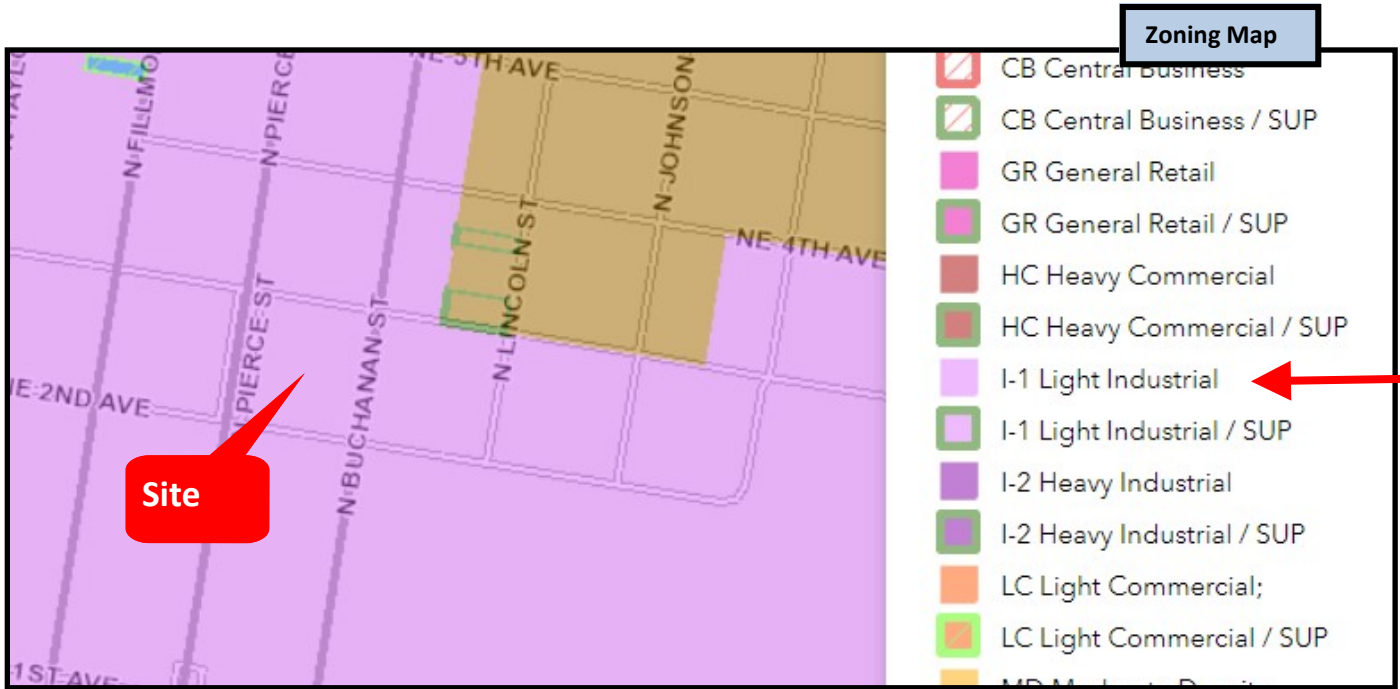
Given the current demand trends in the northern downtown area, the most likely highest and best developmental uses for the subject are multi-family, hospitality, or mixed use.

## Governmental Contact:

Mr. Andrew Freeman, Assistant City Manager, can be reached for all downtown matters.

Office: 806-378-5285; Email: [Andrew.Freeman@amarillo.gov](mailto:Andrew.Freeman@amarillo.gov)

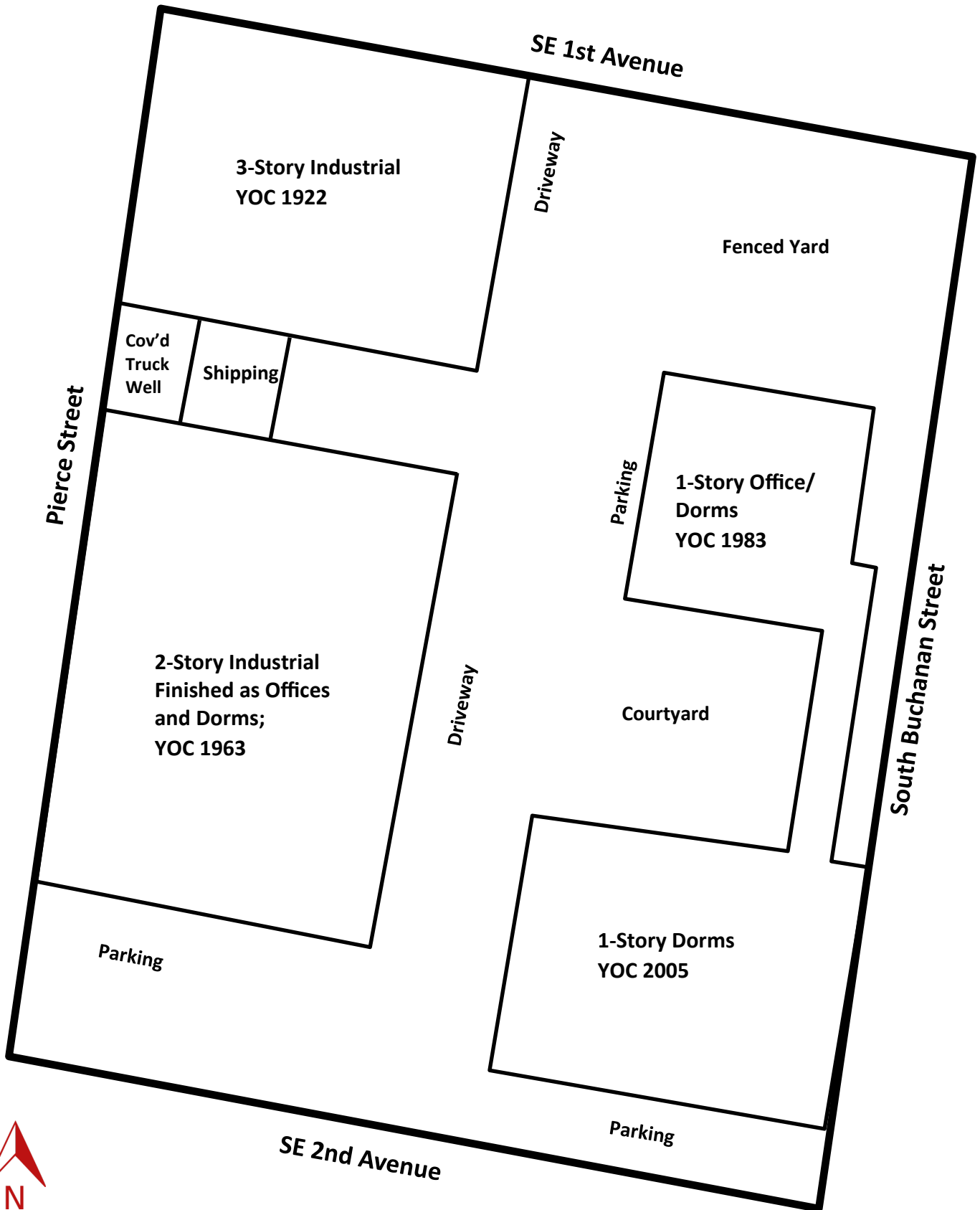
# ZONING & FLU MAPS



# AERIAL



# SITE LAYOUT



# PHOTOGRAPHS



View from SW looking NE



View from SW looking NE



View from South looking NW



View from NW looking SE



View from North looking SW



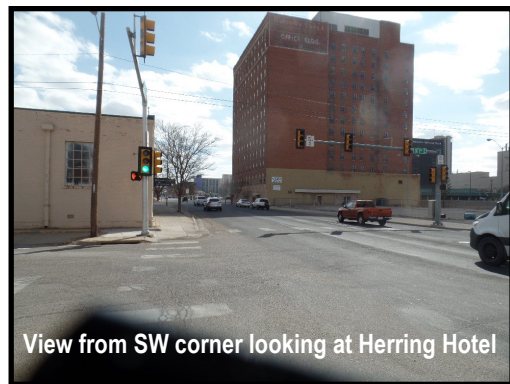
View from NE looking SW



View of Office/Dorms



View from SE looking NW



View from SW corner looking at Herring Hotel



View from SE corner looking at City Center

# ABOUT THE ADVISOR



Wayne Burgdorf serves as a Senior Advisor at SVN | Trinity Advisors, working the greater D/FW market. His primary focus is land brokerage, including land of all highest and best uses, and he represents both sellers and buyers in their land needs. Burgdorf's secondary area of expertise are improved properties including investment sales and user buildings. He has also been involved in mineral rights leasing representing mineral owners, solar farm developments, and other real estate consulting.

## LAND HERE IN 2022!

### WORK HISTORY:

- Currently a Senior Advisor with SVN Trinity Advisors in Fort Worth.
- Worked at Coldwell Banker Commercial Advisors in Arlington from 2014-2018 as Associate Broker and VP.
- Founded Burgdorf Realty Group in 2001, a commercial realty firm.
- Started in real estate in 1985 as a staff appraiser, working his way up to partner in an Arlington real estate appraisal firm.

### ACCOMPLISHMENTS/AWARDS:

- CCIM designation. 
- Charles R. Tandy award as commercial REALTOR of the year in 2021.
- Reached President's Circle & Achiever Status at SVN, meaning top  $\pm 2\%$  in production volume.
- Reached top 2% in production volume when at Coldwell Banker Commercial.
- Named a D CEO Power Broker multiple times.
- Earned MAI & SRA designations & Texas Certification when appraising.

### PERSONAL:

- Grew up in Dallas area, life-long DFW resident currently residing in Arlington.
- Graduated from The University of Texas at Arlington with BBA in Accounting.
- Married to Tanja in 1985 with 4 grown children.
- Active on the Board of Directors of the non-profit Green Oaks School, and is very active in his Church as Lay Leader.

### MEMBERSHIPS:

- Active in the Society of Commercial REALTORS in Fort Worth, served as Chairman of Board of Governors in 2018.
- Arlington Board of REALTORS: Emcee of monthly commercial coffee; committee participation including past MLS Committee Chair.
- ICSC Member. Attends many real estate organization functions.

### TESTIMONIALS:

Referral comments from Burgdorf's clients highlight his attributes. One client had him sell land of various highest and best uses in various cities, saying "He is an order-maker, not an order-taker like most agents." A banker dealing in selling off property said: "Wayne has been representing the bank for over 20 years in marketing our OREO portfolio in the North Texas area. Wayne possesses strong organizational and communication skills and his level of expertise is off the charts. He has sound judgement, is incredibly reliable, is very professional and efficient." Lastly, an investor with a challenging tract of land Wayne sold said: "You were by far the best representative we had in the entire 20 years we owned the property. I was impressed by the initial evaluation you gave the group, as well as the marketing follow up you sent on a regular basis. Very rarely does a broker go to the lengths you did to keep their clients informed. The sell of the property in a short period of time surely was due to your experience and can-do attitude." Property Success Testimonials available.



## 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 coincidental 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.

<b>DFW Trinity Advisors, LLC</b>	<b>9004520</b>	<b>steve.fithian@svn.com</b>	<b>(817)288-5525</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Stephen H. Fithian</b>	<b>0407418</b>	<b>steve.fithian@svn.com</b>	<b>(817)288-5525</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Stephen H. Fithian</b>	<b>0407418</b>	<b>steve.fithian@svn.com</b>	<b>(817)288-5525</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Wayne Burgdorf</b>	<b>0359895</b>	<b>wayne.burgdorf@svn.com</b>	<b>(817)288-5556</b>
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)