

**205 & 207 N TYLER**  
EXECUTIVE SUMMARY



**OFFERING SUMMARY**

Sale Price:	\$190,000
Lease Rate:	FULLY LEASED
Building Size:	7,943 SF
Year Built:	1930
Lot Size:	16,800 SF
Zoning:	I-1 Light Industrial
Taxes:	\$2,085.36
Insurance:	\$1,544.00 / yr
Asking Price:	\$190,000.00
20% down:	-\$38,000.00
Loan:	\$152,000.00
PMT: (6% 15 yrs)	\$1,282.66 / mo
Taxes & Insurance:	\$302.45 / mo
PI TI	\$1,585.11 / mo

**PROPERTY OVERVIEW**

Shop/warehouse with fenced yard. Centrally located near downtown.

**PROPERTY HIGHLIGHTS**

- Great location near downtown Amarillo. Easy access to I-27/I-40, and Amarillo Blvd
- Adjacent to Amarillo Bolt Company, Acton Mechanical and Max Waste Management
- 1 grade level OH door & 1 dock high OH door

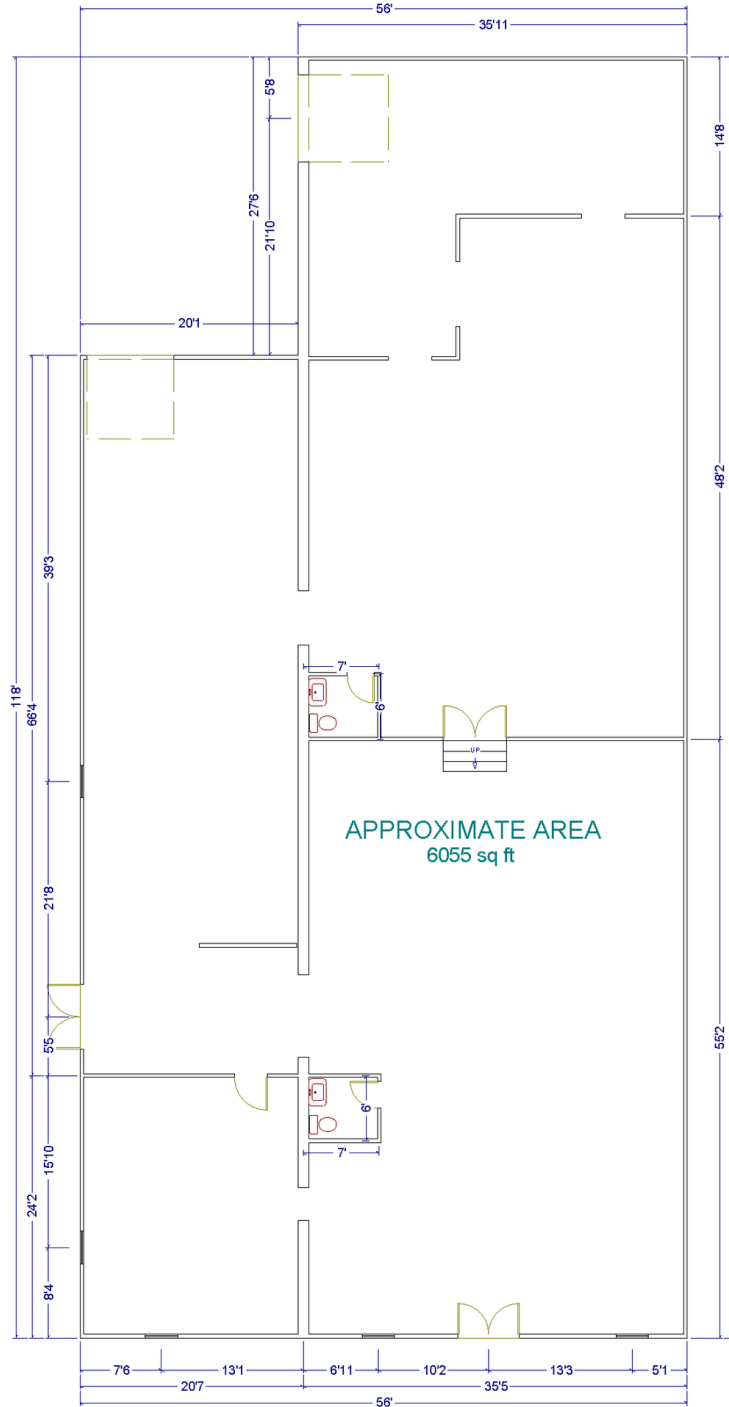
**GABE IRVING, CCIM** | [gabe@gwamarillo.com](mailto:gabe@gwamarillo.com) | 806.373.3111

**Gaut Whittenburg Emerson CRE**  
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

**GWAMARILLO.COM**

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# 205 & 207 N TYLER SITE PLAN



APPROXIMATE AREA  
6055 sq ft

APPROXIMATE MEASUREMENTS OF  
207 N. TYLER

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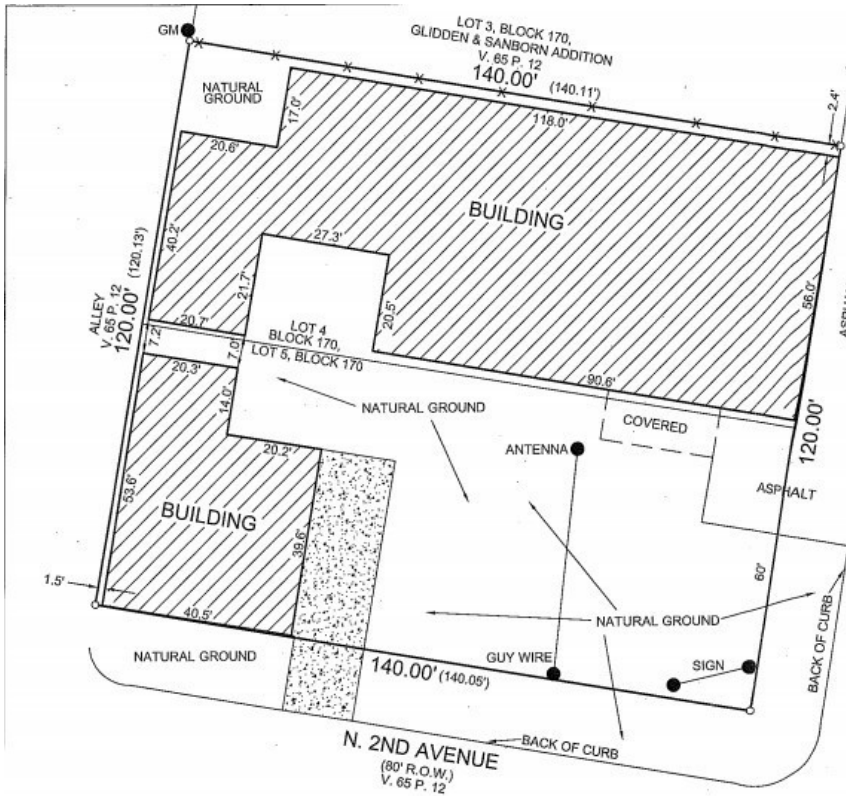
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FOR SALE/LEASE

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Commercial Real Estate



# 205 & 207 N TYLER ADDITIONAL PHOTOS



**DESCRIPTION:**

LOTS 4 AND 5, BLOCK 170, GLIDDEN AND SANBORN ADDITION, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 65, PAGE 12, DEED RECORDS OF POTTER COUNTY, TEXAS.

**CERTIFICATE:**

TO:  
1408 JEFFERSON, LLC  
FIRSTBANK SOUTHWEST  
STEWART TITLE GUARANTY COMPANY

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THIS 5TH DAY OF JANUARY, 2009.

H.O. HARTFIELD  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5377



FLOOD INSURANCE RATE MAP NO.  
480529 0024A ZONE C  
CENSUS TRACT NO. 121

**LEGEND**

○ 1/2 INCH IRON PIPE (FND)

■ CONCRETE

— X — X — FENCE

INFORMATION IN PARENTHESIS IS AS MEASURED IN FIELD THAT DIFFERS FROM PLAT.

GM GAS METER



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205 N. TYLER STREET  
GF NO. 20870483

DATE:	1/5/09
REVISION:	
JOB NO.:	10882
SCALE:	1"=20'



THOMAS-ISRAEL CONSULTING ENGINEERS  
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AMARILLO, TEXAS 79107  
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205 & 207 N. TYLER

SHOP/WAREHOUSE WITH FENCED YARD



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