

FOR SALE

# 2108 PARAMOUNT EXECUTIVE SUMMARY

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



**SALE PRICE**

**\$2,100,000**

## OFFERING SUMMARY

Building Size: 8,117 SF

Lot Size: 57,000 SF

Lot Frontage (ft): 190' on Paramount  
300' on Church St.

Taxes: \$13,000 / yearly

## LOCATION OVERVIEW

Located in southwest Amarillo, 1/10th mile south of I-40 on Paramount Blvd, providing easy access and visibility from I-40. This central location is conveniently located within 2 miles of Downtown, Amarillo's Medical Center, Westgate Mall and the regional retail center. High density residential roof tops surround the retail concentrated Paramount Blvd area in every direction, and is at most a 5 - 10 minute drive from any location in Amarillo and the surrounding rural developments. The location is also less than 3 minutes drive from dozens of hotels and extended stays, located along I-40.

BO WULFMAN, CCIM | [bo@gwamarillo.com](mailto:bo@gwamarillo.com) | 806.373.3111

Gaut Whittenburg Emerson CRE

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

[GWAMARILLO.COM](http://GWAMARILLO.COM)

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## 2108 PARAMOUNT PROPERTY DESCRIPTION

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### PROPERTY OVERVIEW

#### Building Information:

- Upstairs Private Dining - 2 private dining areas (40 & 25 occ.)
- Covered Patio seats 40-50 (Can be open or enclosed)
- Cinder block exterior wall construction
- Foundation in great shape with no settling
- New TPO Roof in 2014
- Interior is an open area with mid height partition half-walls dividing areas, could easily fit any concept.
- ADA restrooms
  - Women's - 3 Toilets
  - Men's 1 Toilet, 1 Urinal
  - One Employee Rest Room in Kitchen
- Number of Parking Spaces - 95 +
- Building completely remodeled to City Code in 2013
- Water, Gas and Sewer Lines replaced to the City main lines and Atmos Energy main line respectively.
- New large Grease Trap with double clean outs, with a 3 month service/maintenance plan.
- Electrical replaced throughout, with 3 Phase brought in. All Wiring is to code, including vent hoods.

#### Kitchen Equipment includes:

- 6 New Vent Hoods, with service agreement (2-12' Grease, 2-12' Condensate, 2-6' Condensate)
- 8'x24' Walk-In and 8'x8' Freezer installed in 2013.

#### Signage

- Large Fascia back lit sign.
- 30' tri pole curb side sign - visible from I-40
- 60' Flagpole in Front

#### Nearby Restaurants:

- Texas Road House
- Bubba's 33
- Aspen Creek Grill
- Cheddar's - Rudy's BBQ
- Olive Garden
- Chili's
- Taco Bell
- McDonald's
- Wendy's Hamburgers
- Subway Sandwiches
- Burger King
- Blue Ski Hamburgers
- Georgia Street Tap House
- Rosa's Cantina
- Hummers Restaurant and Bar
- Malcom's Burgers and Soda Shop
- Pizza Planet
- El Bracero Mexican Cantina
- Calico County Family Restaurant

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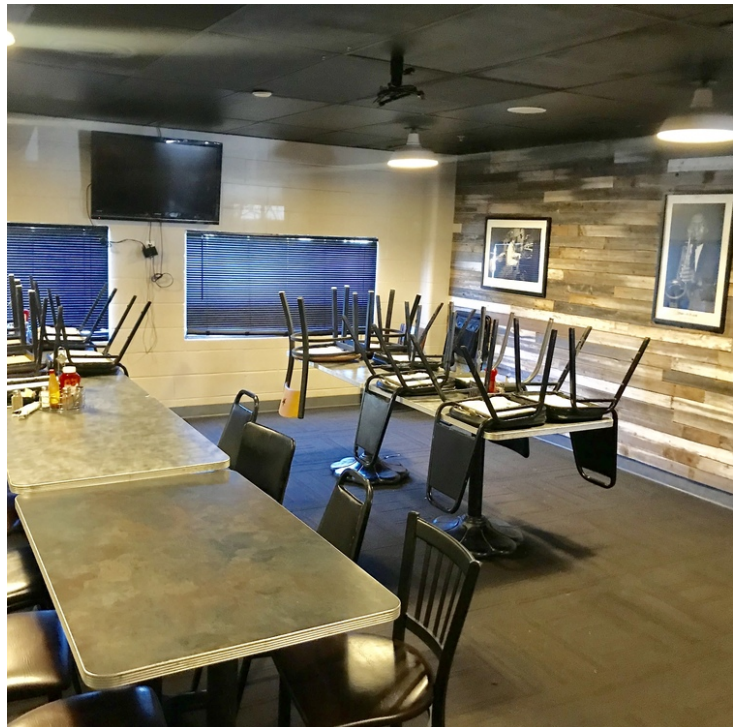
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# 2108 PARAMOUNT ADDITIONAL PHOTOS

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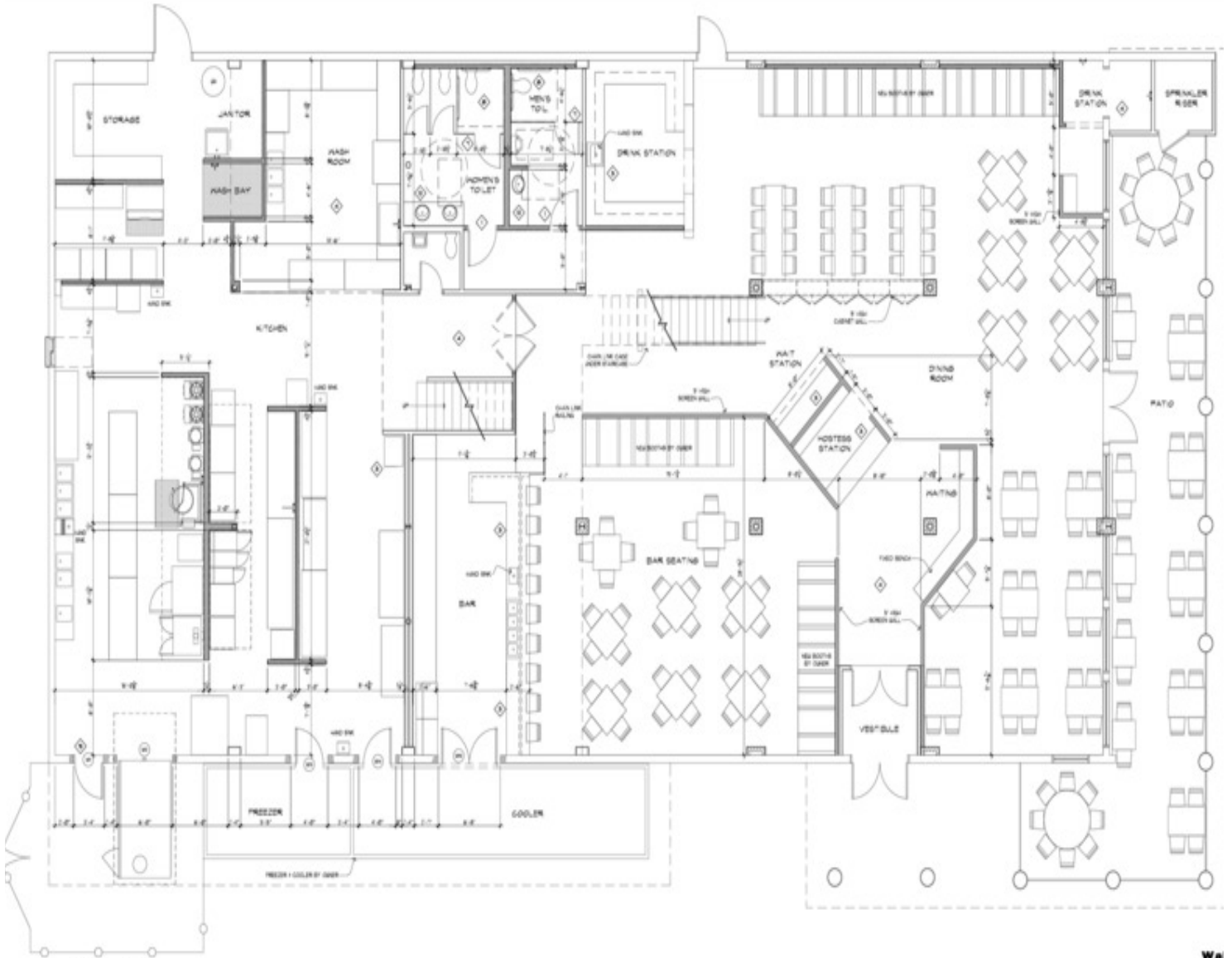
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# 2108 PARAMOUNT FLOOR PLANS

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Floor Plan

SCALE: 1/8" = 1'-0"

W

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2108 PARAMOUNT  
2801 PARAMOUNT

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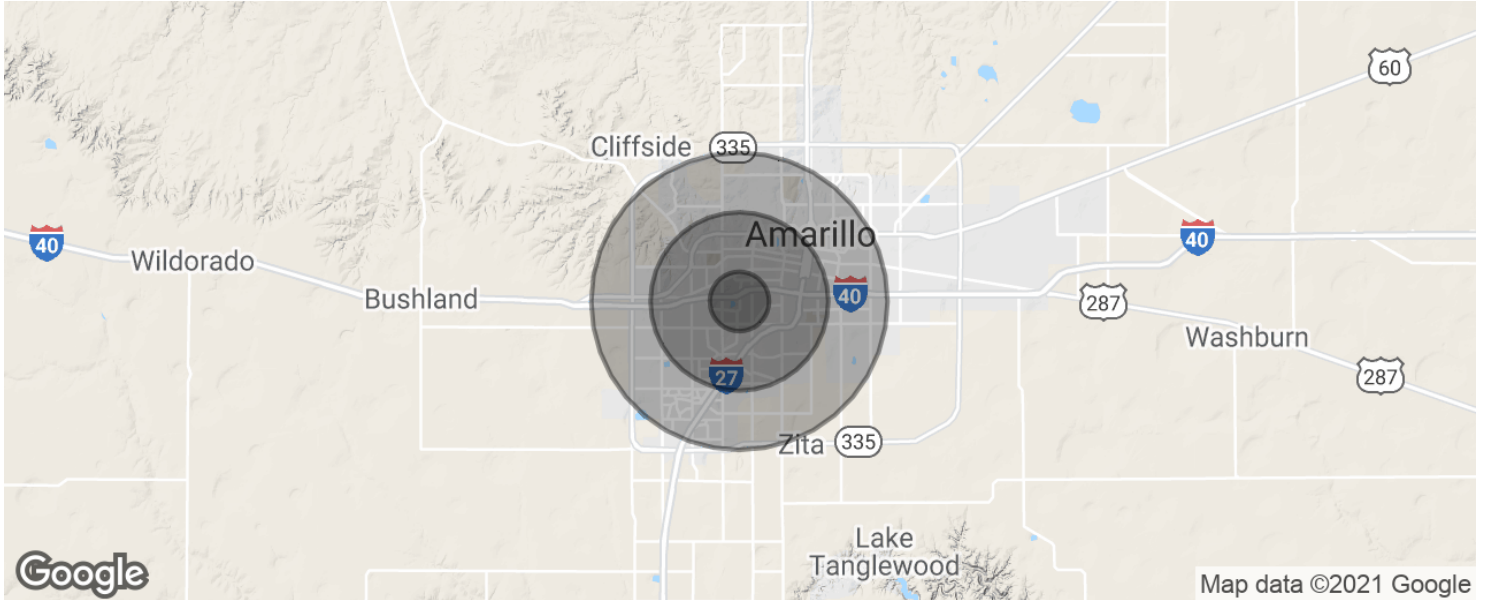
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# 2108 PARAMOUNT DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,431	100,485	168,497
Median age	33.5	35.4	35.5
Median age (Male)	32.8	33.7	34.2
Median age (Female)	34.8	37.3	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,001	41,310	66,362
# of persons per HH	2.3	2.4	2.5
Average HH income	\$53,323	\$54,975	\$60,646
Average house value	\$109,469	\$116,456	\$136,796

\* Demographic data derived from 2010 US Census

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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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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>GAUT WHITTENBURG EMERSON CRE</b>	<b>475878</b>		<b>(806)373-3111</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Aaron Emerson, CCIM, SIOR</b>	<b>477647</b>	<b>aaron@gwamarillo.com</b>	<b>(806)373-3111</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Aaron Emerson, CCIM, SIOR</b>	<b>477647</b>	<b>aaron@gwamarillo.com</b>	<b>(806)373-3111</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
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)