

WESTGATE MALL - PREMIER RETAIL SPACE AVAILABLE IN AMARILLO

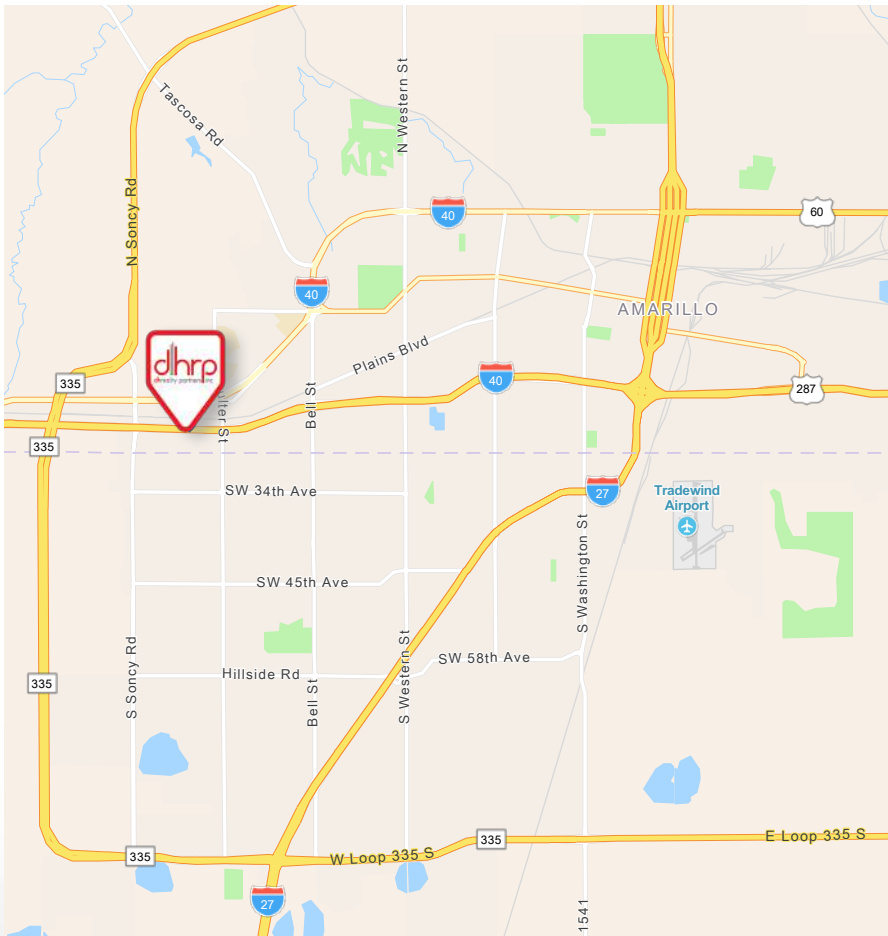
7701 West Interstate Highway 40 | Amarillo, TX 79121



FOR LEASE

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HIGHLIGHTS

- High-traffic location with 84,000 VPD on Interstate 40 with excellent visibility
- Prime position at Exit 64 on I-40, the major east/west corridor through Amarillo and Texas Panhandle
- Large 125.7-acre development with extensive retail space and ample parking
- Established anchors including Macy's, JCPenney, and Urban Air drive consistent traffic
- Entertainment hub featuring movie theater, trampoline park, dining, and services
- Regional draw serving entire Texas Panhandle market with local and tourist customers

DESCRIPTION

Westgate Mall is Amarillo's leading shopping destination, located directly on Interstate 40 West in the heart of the Texas Panhandle. The mall features over 500,000 square feet of retail, dining, and entertainment space anchored by Dillard's and JCPenney. Beyond traditional shopping, Westgate Mall offers diverse entertainment options including Urban Air Trampoline Park, Premiere Cinema 6, spa services, gaming areas, and a full food court. This comprehensive mix creates strong customer traffic and extended visit times, making it an ideal location for retailers seeking high visibility and consistent foot traffic.

BUILDING SIZE

147,580 SF

LEASE RATE

CALL BROKERS

AVAILABLE SPACE

SEE PAGE 5

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PHOTOGRAPHY



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MALL LEGEND



AVAILABLE SUITES

Suite 106	±2,315 SF
Suite 212	±760 SF
Suite 216 B	±3,236 SF
Suite 708	±1,003 SF
Suite 702	±1,147 SF
Suite 655	±1,249 SF
Suite 628	±3,712 SF
Suite 546	±5,181 SF
Suite 542	±11,705 SF
Suite 428	±6,589 SF
Suite 424	±750 SF
Suite 416	±1,410 SF
Suite 368	±4,842 SF
Suite 310	±1,072 SF
Suite 304	±2,389 SF
Suite 302	±4,054 SF
Suite 292	±942 SF
Suite 294	±1,238 SF
Suite 298	±2,042 SF
Suite 296 A	±1,000 SF
Suite 296	±2,000 SF

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CURRENT TENANTS

AÉROPOSTALE	Affordable Chiropractor	AMERICAN EAGLE	Auntie Anne's	Austin 5	HOLLISTER CALIFORNIA	HOT TOPIC	JAMES BEVERLY	JCPenney	Jewelry Palace	West Texas Western Store	ZALES	zumiez
Barberos	Bath & Body Works	Brenda's Boutique	Buckle	CHAMPS	SpaWorld	SpaWorld	KAU TEA	KAY JEWELERS	KENDRA SCOTT			
CHARLEYS	charlotte russe	Chick-fil-A	THE CHILDREN'S PLACE	ChinaMax	Kids Foot Locker	Lids	Luxe Lane	maunices	Min's			
claire's	Coffee and Sweets	Crossed Arrows Boutique	Custom T's	DAVID L. RAY	MINI SOU	MISS A	Nail Club and Spa	PAC SUN	PANDORA			
Dillard's	Gibbins	Dragon Home	EB	Edible Arrangements	PAPI'S	Perfume	PerFashion	PINK	SHOE DEPT. ENCORE			
EXPRESS	Faded Skin	FINISH LINE	Foot Locker	francesca's	Soma	Sony	Sunflower Body Jewelry Company	sunglass hut	Tecum			
GameStop	Gold and Silver	Gold and Silver	GREAT AMERICAN COOKIES	HIRBETT SPORTS	TORRID	TRADITION	Uptown Muse	urbanair	VICTORIA'S SECRET			

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POINTS OF INTEREST MAP



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LEASE

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FAVORITE PLACES



Favorite Places

Westgate Mall / W I-40, Amarillo, TX

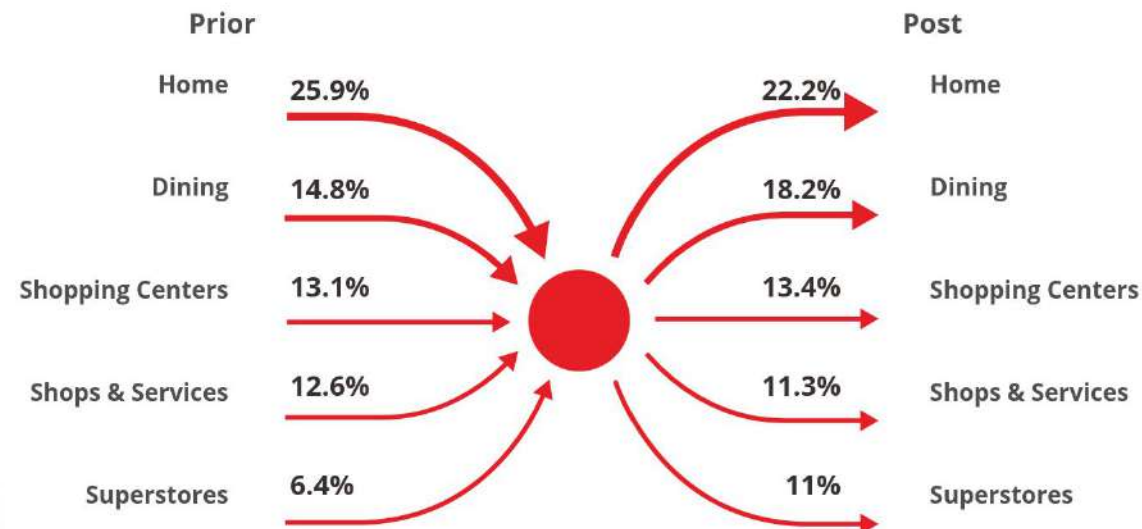
Rank	Name	Distance	Visitors
1	Westgate Plaza / 2510 S Soncy Rd, Amarillo, TX 79121	0.7 mi	412.8K (68.8%)
2	Dillard's / 7701 I-40 Ste 300, Amarillo, TX 79121	0.1 mi	339.9K (56.7%)
3	Town Square Village / Texas, United States	2.5 mi	322.4K (53.8%)
4	Shops At Soncy / 3220 S Soncy Rd, Amarillo, TX 79124	0.7 mi	320.2K (53.4%)
5	Western Crossing / 2207 S Western St, Amarillo, TX 79109	2.6 mi	284K (47.4%)
6	Walmart / 4610 Coulter St S, Amarillo, TX 79119	1.7 mi	271.6K (45.3%)
7	Target / 8201 I-40 W, Amarillo, TX 79121	0.4 mi	266.8K (44.5%)
8	Bell Plaza / 5807 SW 45Th Ave, Amarillo, TX 79109	2.3 mi	265.8K (44.3%)
9	The Village on Bell / 3320 Bell Street, Amarillo, Texas 79106	1.5 mi	261.5K (43.6%)
10	Academy Sports + Outdoors / 4400 Soncy Rd, Amarillo, TX 79119	1.6 mi	254.7K (42.5%)

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CUSTOMER JOURNEY



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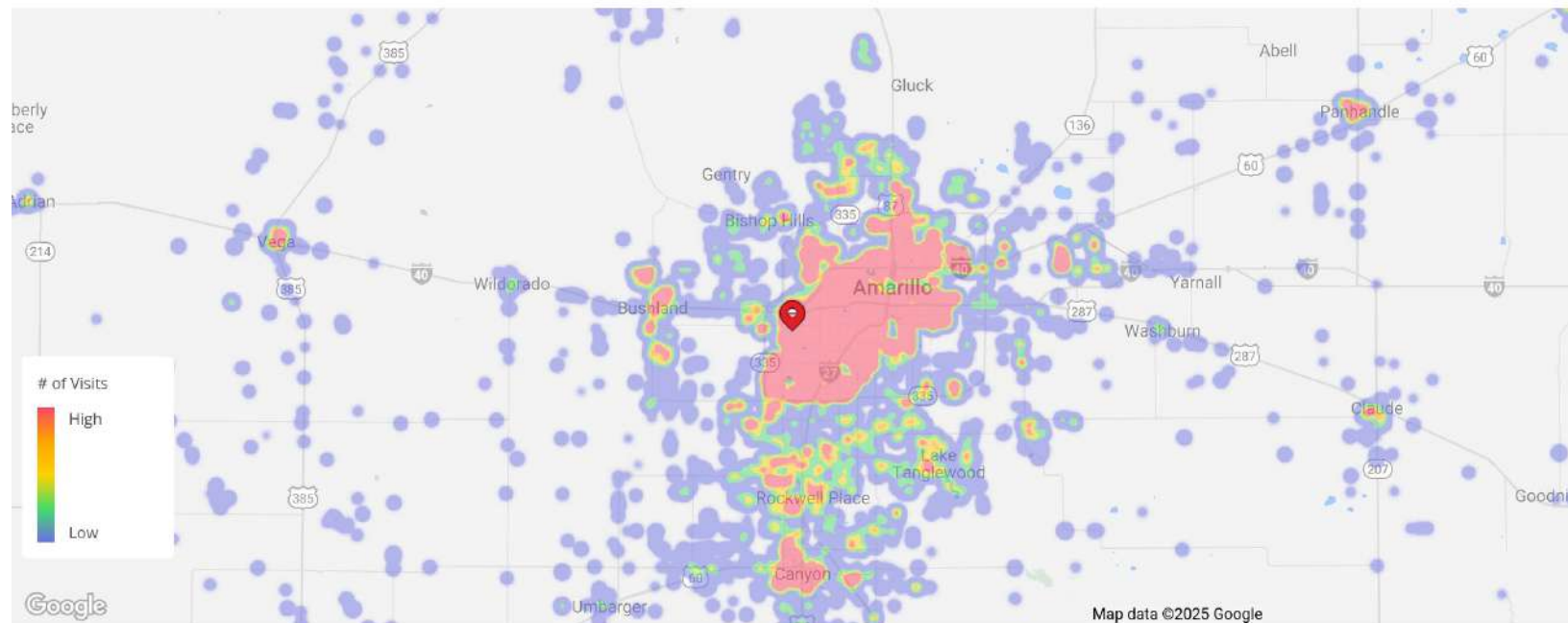
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TRUE TRADE AREA

Westgate Mall
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 Placer.ai



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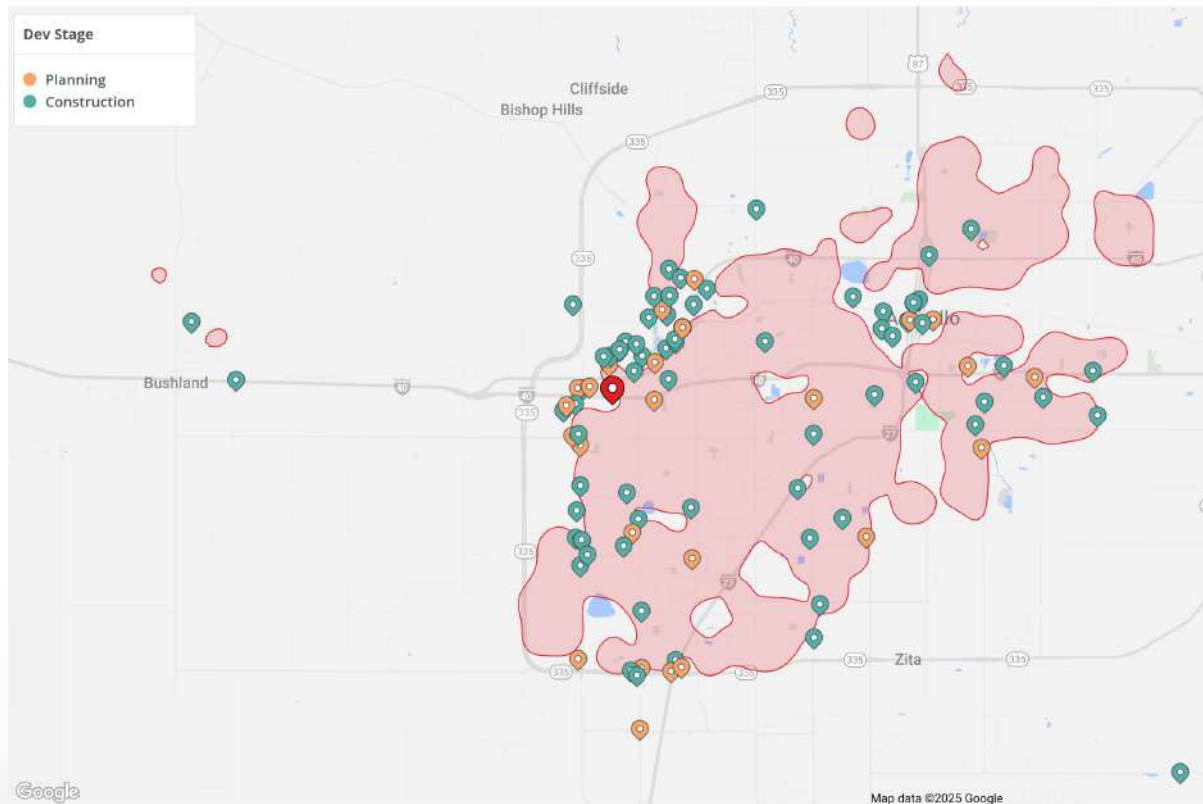
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LOCAL CONSTRUCTION

Westgate Mall
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Placer.ai



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DEMOGRAPHICS



	30 % of Visits			50 % of Visits			70 % of Visits		
Overview									
Population	100,171			176,512			232,557		
Pop density (per sq mile)	4,332			2,409			303		
Area (sq mi) - based on Census Block Groups	23.12			73.26			768.05		
Households									
Households	37,411			66,825			87,929		
Family Households	25,232	(67.4%)	<div><div>98</div></div>	44,082	(66%)	<div><div>96</div></div>	58,048	(66%)	<div><div>96</div></div>
Non-Family Households	12,179	(32.6%)	<div><div>105</div></div>	22,743	(34%)	<div><div>109</div></div>	29,881	(34%)	<div><div>109</div></div>
Persons per Household	2.68		<div><div>95</div></div>	2.64		<div><div>94</div></div>	2.64		<div><div>94</div></div>
Median Age	32.08		<div><div>92</div></div>	32.41		<div><div>93</div></div>	32.69		<div><div>93</div></div>
Household Size									
1 Person Household	10,738	(28.7%)	<div><div>113</div></div>	19,574	(29.3%)	<div><div>116</div></div>	25,685	(29.2%)	<div><div>115</div></div>
2 Persons Household	11,047	(29.5%)	<div><div>94</div></div>	20,635	(30.9%)	<div><div>99</div></div>	27,513	(31.3%)	<div><div>100</div></div>
3 Persons Household	5,795	(15.5%)	<div><div>94</div></div>	10,472	(15.7%)	<div><div>95</div></div>	13,829	(15.7%)	<div><div>95</div></div>
4 Persons Household	5,227	(14%)	<div><div>96</div></div>	9,036	(13.5%)	<div><div>93</div></div>	11,828	(13.5%)	<div><div>93</div></div>

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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.

2-10-2025



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.

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. **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.

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.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Howard Frank Stanley	483569	stanley@dhrp.us	(210)222-2424
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



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Maxwell Nudelman	821785	maxnudelman@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone

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