

# THE ACCOUTREMONT ON 4TH

## CANYON, TEXAS • FOR LEASE



**\$18/SQFT**

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# THE ACCOUTREMONT ON 4TH



- LOCATED across the street from First United Bank Center, a 5,000 person capacity complex that hosts frequent concerts, trade shows, athletic competitions and other events. The center is home to the WTAMU men's and women's basketball and volleyball teams.

- 1.2 Mi west of I-27 on TX HWY 217

- 11 Mi from Amarillo

- Near two major hotels as well as other businesses (See map)

- 319 Apartment units located across the street, including Legends Apartments, the 208 unit complex built in 2018.

## CITY OF CANYON, TEXAS



**TOTAL  
POPULATION**

15,306



**MEDIAN  
HOUSEHOLD INCOME**

\$63,283



**TOTAL  
STUDENT ENROLLMENT**

10,169

Property Type:	Retail
Year Built:	New Construction
Total Space Available:	14,400 Sq Ft
Rental Rate:	\$18/Sq Ft
Lease Term:	Negotiable
Availability:	October 2019
Tenant Improvement:	\$25/Sq Ft
Surrounding Businesses:	(See Map next pg)



# THE ACCOUTREMONT ON 4TH



# WEST TEXAS A&M UNIVERSITY • CANYON, TEXAS



## WTAMU AG CENTER

- 6% growth in enrollment annually for the last 15 years
- 150,000 SF of learning space including: Meat & Science Innovation Center, 3 story academic research building with 10 classrooms and 6 research labs, and 500 seat event center
- Also contains a cafe, full meat lab, and retail meat counter open to the public Monday - Friday 8-5.

## WTAMU STATS

TOTAL ENROLLMENT	TUITION & FEE REVENUE	ON CAMPUS RESIDENTS
10,169	\$52,549, 553	2,503

Established: 1910

Undergrad Programs: 59

Graduate Programs: 38

New Buffalo Stadium: 12,000 Seats; Grand Opening: Sept 2019



