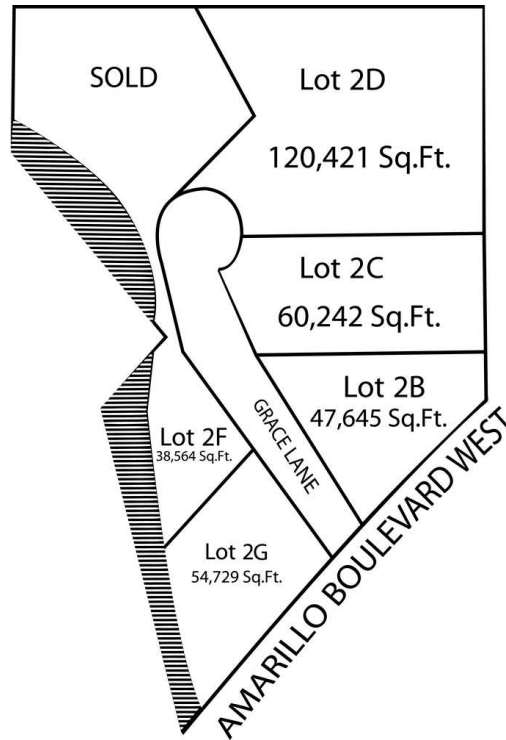


LAND FOR SALE

GRACE LANE LOTS FOR SALE

200 - 220 GRACE LANE, AMARILLO, TX 79124



Highlights

- Lot 2B - \$12/sf High visibility with 248.9' of frontage on Ama Blvd W
- Lot 2C - \$9/sf
- Lot 2D - \$9/sf
- Lot 2F - \$9/sf
- Lot 2G - \$11/sf High visibility with 329.51' of frontage on Ama Blvd W
- Zoned PD (planned development)
- Surrounded by new development

KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd
Amarillo, Texas 79119



Each Office Independently Owned and Operated

PRESENTED BY:

ANDREW COATS

Commercial Associate

O: (806) 576-7228

C: 806-576-7228

andrewcoats@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Property Summary

Lot 2B	\$571,740
Lot 2C	\$541,015
Lot 2D	\$1,083,789
Lot 2F	\$348,915
Lot 2G	\$603,742

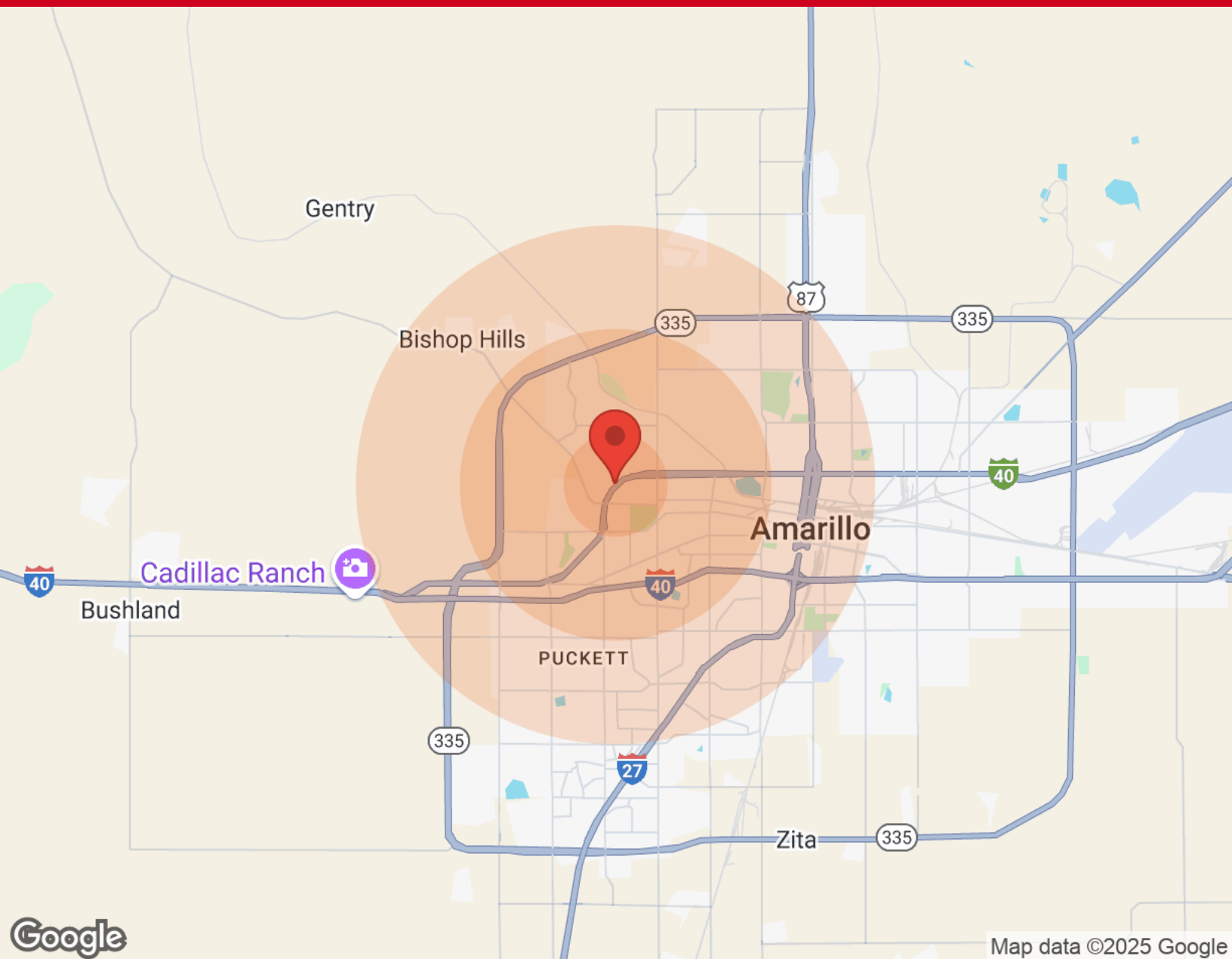
Property Overview

Lot 2B - \$12/sf High visibility with 248.9' of frontage on Ama Blvd W
Lot 2C - \$9/sf
Lot 2D - \$9/sf
Lot 2F - \$9/sf
Lot 2G - \$11/sf High visibility with 329.51' of frontage on Ama Blvd W

Location Overview

Located on Amarillo Blvd W (I-40 Bus) between Tascosa Rd and Western. Close proximity to Medical Center and growth area of NW Amarillo.

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	1,602	21,151	60,402
Female	1,938	23,622	65,297
Total Population	3,540	44,773	125,699

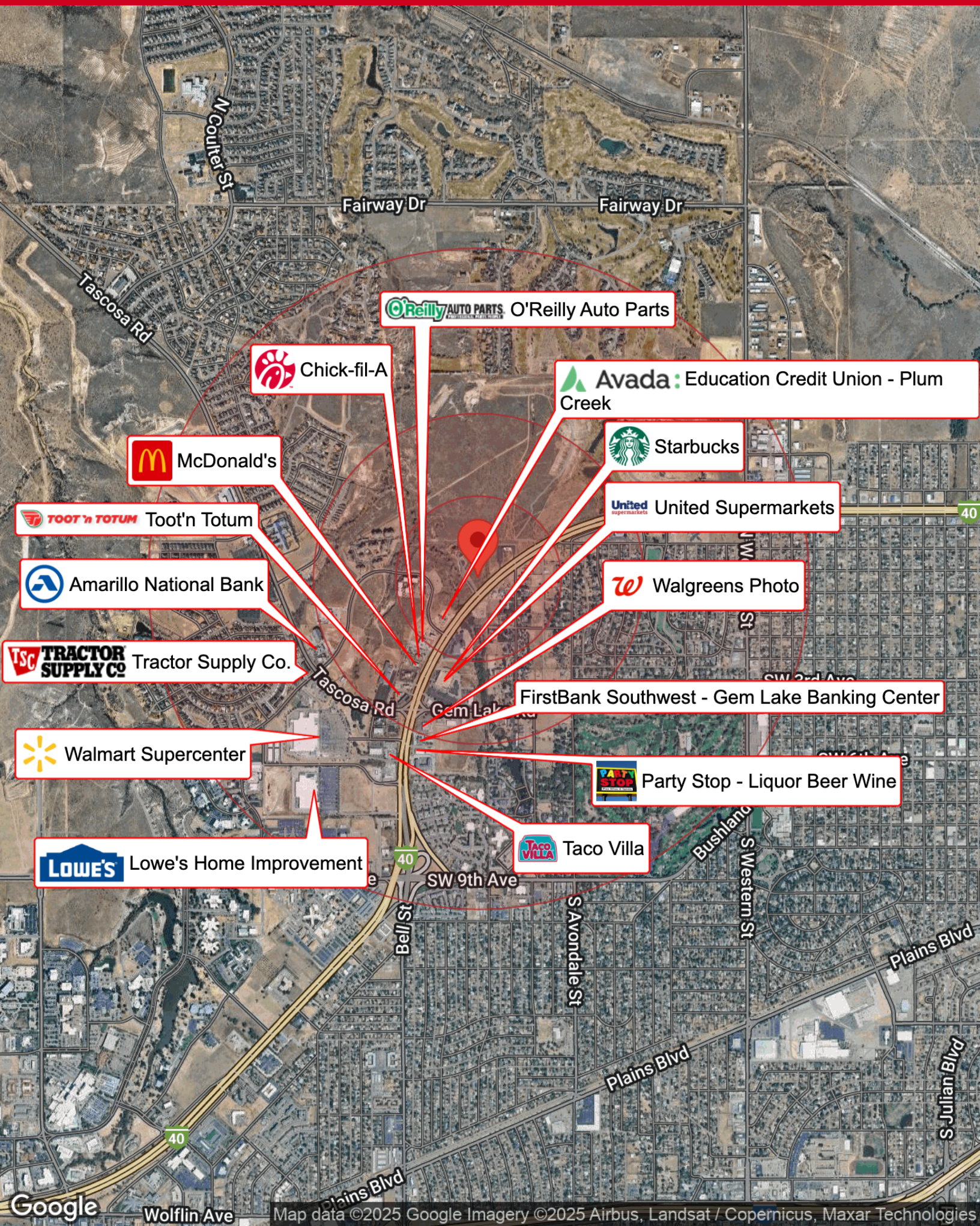
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	633	10,343	28,477
Ages 15-24	374	5,896	17,534
Ages 25-54	1,148	17,267	48,297
Ages 55-64	513	4,966	13,884
Ages 65+	872	6,301	17,507

Race	1 Mile	3 Miles	5 Miles
White	3,360	36,391	103,835
Black	40	3,104	7,711
Am In/AK Nat	2	42	154
Hawaiian	N/A	N/A	7
Hispanic	227	8,749	30,930
Multi-Racial	200	8,466	24,762

Income	1 Mile	3 Miles	5 Miles
Median	\$72,373	\$40,476	\$41,348
< \$15,000	43	3,371	8,032
\$15,000-\$24,999	61	2,751	7,362
\$25,000-\$34,999	137	2,527	6,458
\$35,000-\$49,999	331	3,025	7,833
\$50,000-\$74,999	302	3,202	9,659
\$75,000-\$99,999	226	1,810	5,615
\$100,000-\$149,999	182	1,524	3,945
\$150,000-\$199,999	74	385	1,351
> \$200,000	73	484	1,454

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BUSINESS MAP



O'Reilly AUTO PARTS O'Reilly Auto Parts

Chick-fil-A

Avada Education Credit Union - Plum Creek

Starbucks

United Supermarkets

Walgreens Photo

FirstBank Southwest - Gem Lake Banking Center

Party Stop - Liquor Beer Wine

Taco Villa

Lowe's Lowe's Home Improvement

Walmart Supercenter

Tractor Supply Co.

Amarillo National Bank

Toot'n Totum

McDonald's



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.

Albert Harris/Keller Williams Realty Amarillo

474896

amarillokw@gmail.com

(806)359-4000

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Albert Harris

526244

al.harris@kw.com

(806)433-2782

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Holly Coats

606152

hollycoats@kwcommercial.com

(806)683-1330

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

IABS 1-1
TXR 2501