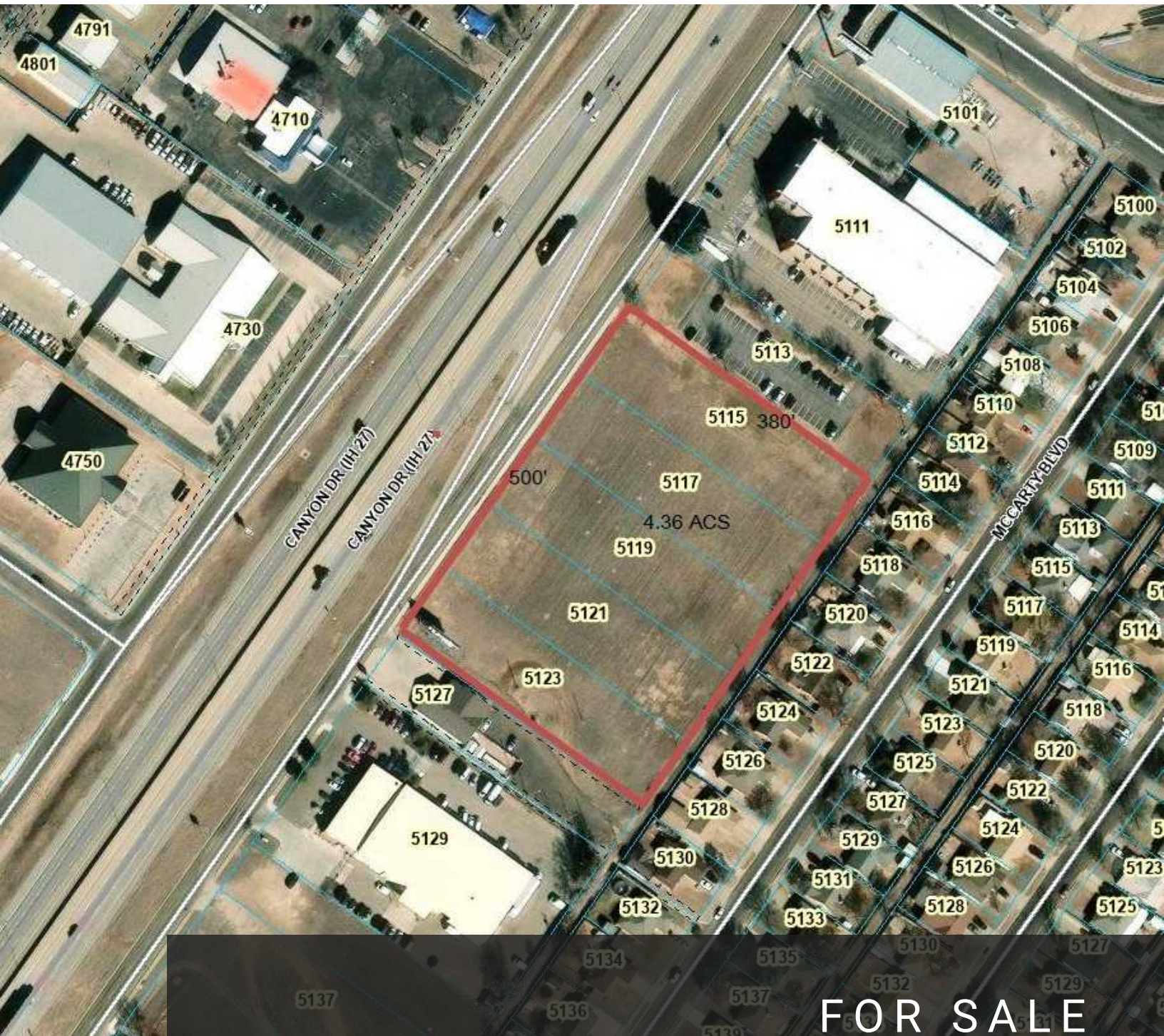


LAND FOR SALE

4.36 ACRES OF I-27 FRONTAGE

5 PRIME UNDEVELOPED PARCELS



FOR SALE

KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd
Amarillo, Texas 79119



Each Office Independently Owned and Operated

PRESENTED BY:

HOLLY COATS, CPA, CCIM

Commercial Broker Associate

O: (806) 683-1330

C: (806) 683-1330

hollycoats@kwcommercial.com

606152, TEXAS

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 Overview

This is your rare opportunity to own prime commercial real estate on the IH-27 Frontage Rd. Presenting five contiguous parcels totaling 4.36 Acres of Light Commercial zoned land. Situated right on the I-27 Frontage Road between 45th and Western, you get phenomenal visibility and immediate access. With over 45,683 cars a day on I-27, your business will capture maximum exposure. You'll be surrounded by established retailers and services, including dealerships, auto parts stores, and major national brands. This is the perfect site for retail, office or office/warehouse businesses.

Property Highlights

- +/- 45,683 VPD
- 500' of Frontage
- Zoned LC (light commercial)
- Excellent Visibility on IH-27 Frontage Rd
- City water, sewer and electricity

Price:	\$2,279,052
Lot Size:	4.36 Acres
Frontage:	500.00
Zoning:	LC
Price / Acre:	\$522,718 / Acre
Access:	I-27 Frontage Rd.
Traffic Count:	Approx. 45,683 VPD
Utilities:	Water, Sewer, & Electric

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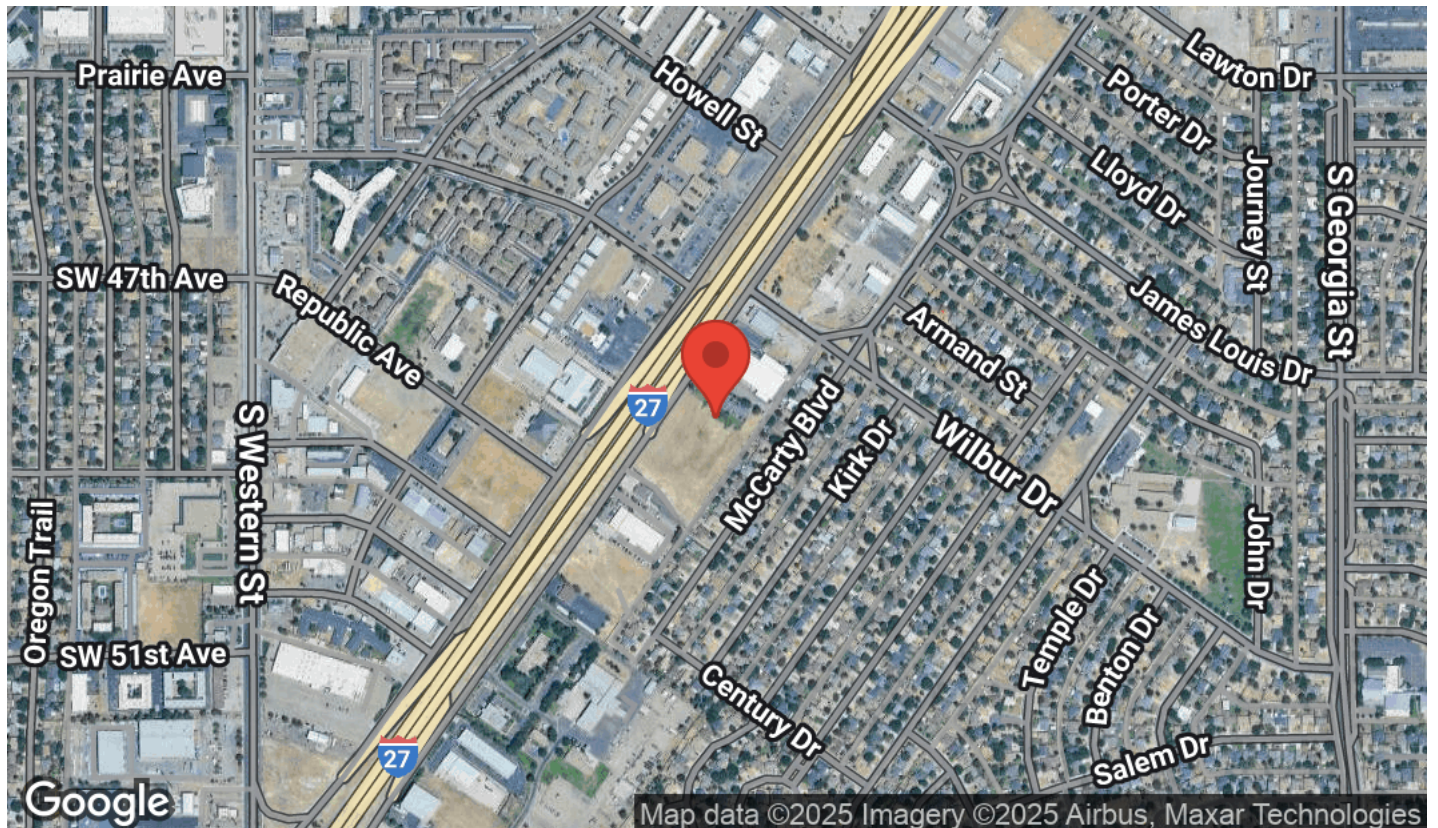


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LOCATION MAPS

5115 CANYON DRIVE



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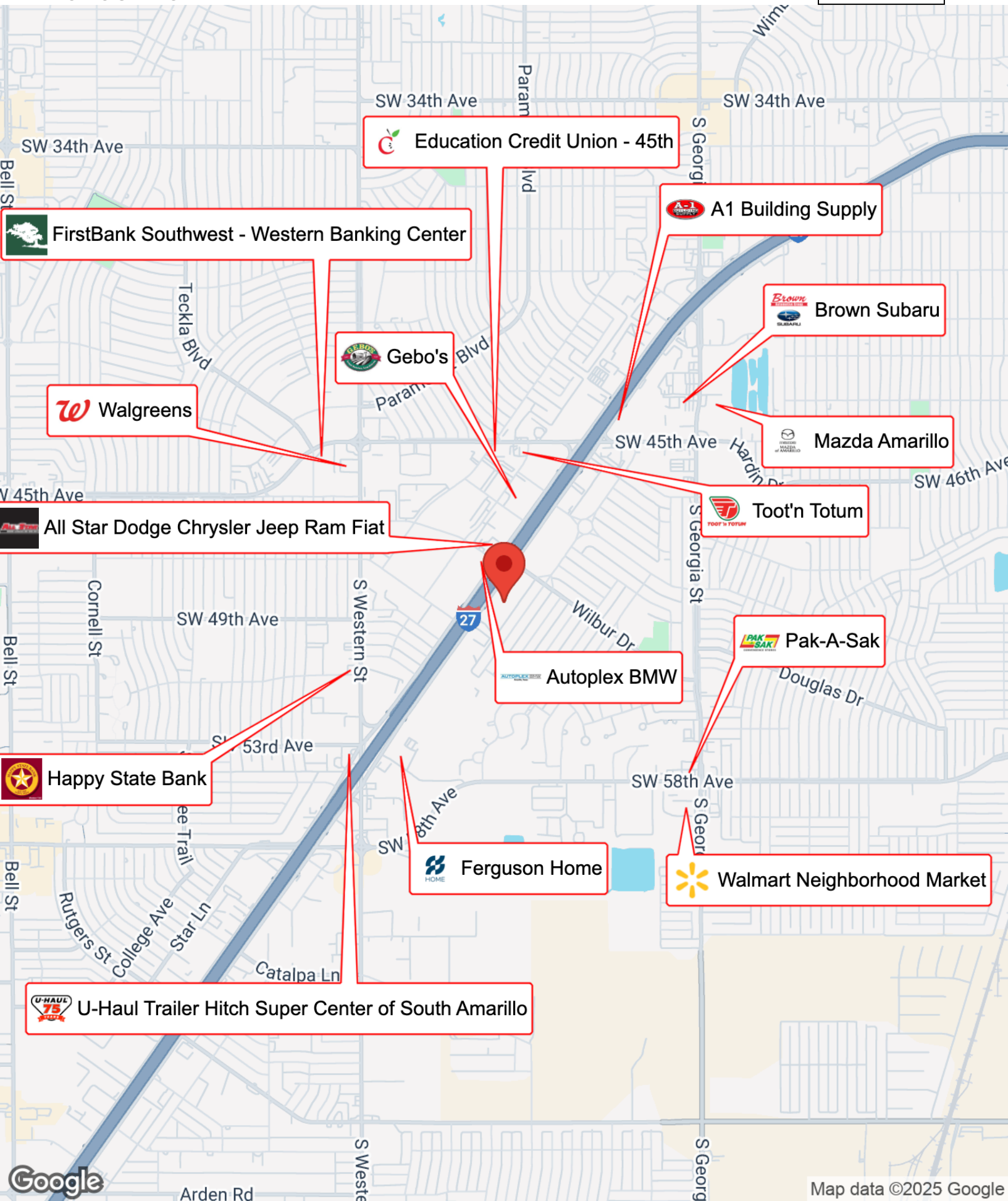
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BUSINESS MAP

5115 CANYON DRIVE



 Education Credit Union - 45th

 A1 Building Supply

 Brown Subaru

 Mazda Amarillo

 Toot'n Totum

 Pak-A-Sak

 Walmart Neighborhood Market

 Ferguson Home

 Autoplex BMW

 Gebo's

 Walgreens

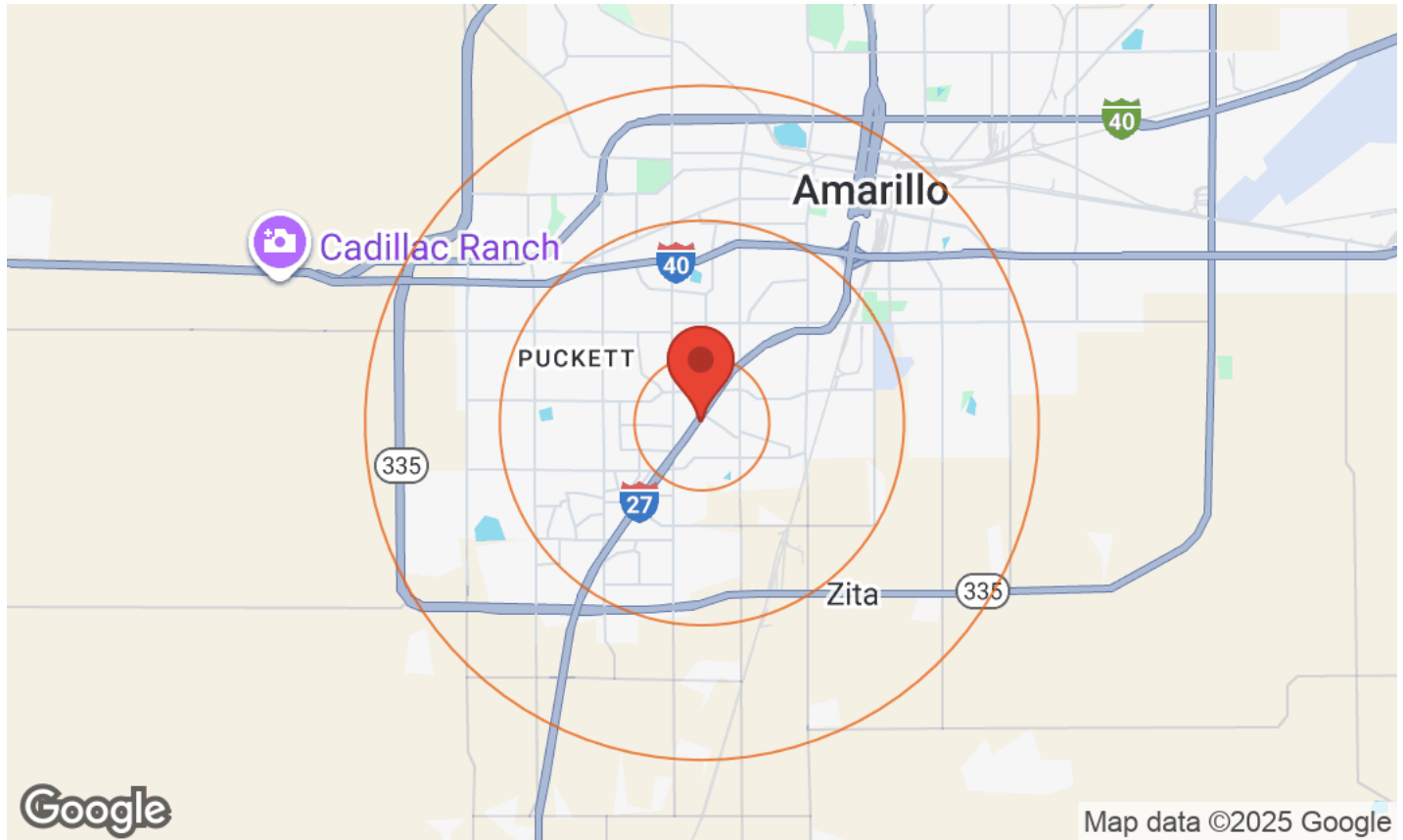
 All Star Dodge Chrysler Jeep Ram Fiat

 Happy State Bank

 U-Haul Trailer Hitch Super Center of South Amarillo

DEMOGRAPHICS

5115 CANYON DRIVE



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	N/A	N/A	N/A
	Female	N/A	N/A	N/A
	Total Population	N/A	N/A	N/A
Age	Ages 0-14	N/A	N/A	N/A
	Ages 15-24	N/A	N/A	N/A
	Ages 25-54	N/A	N/A	N/A
	Ages 55-64	N/A	N/A	N/A
	Ages 65+	N/A	N/A	N/A
Race	White	N/A	N/A	N/A
	Black	N/A	N/A	N/A
	Am In/AK Nat	N/A	N/A	N/A
	Hawaiian	N/A	N/A	N/A
	Hispanic	N/A	N/A	N/A
	Asian	N/A	N/A	N/A
	Multi-Racial	N/A	N/A	N/A
	Other	N/A	N/A	N/A
Income	Median	N/A	N/A	N/A
	< \$15,000	N/A	N/A	N/A
	\$15,000-\$24,999	N/A	N/A	N/A
	\$25,000-\$34,999	N/A	N/A	N/A
	\$35,000-\$49,999	N/A	N/A	N/A
	\$50,000-\$74,999	N/A	N/A	N/A
	\$75,000-\$99,999	N/A	N/A	N/A
	\$100,000-\$149,999	N/A	N/A	N/A
	\$150,000-\$199,999	N/A	N/A	N/A
	> \$200,000	N/A	N/A	N/A

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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.

Keller Williams Realty	474896	klrw162@kw.com	(806) 359-4000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Adrian Farris	467078	adriankwrec@gmail.com	806-672-7725
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