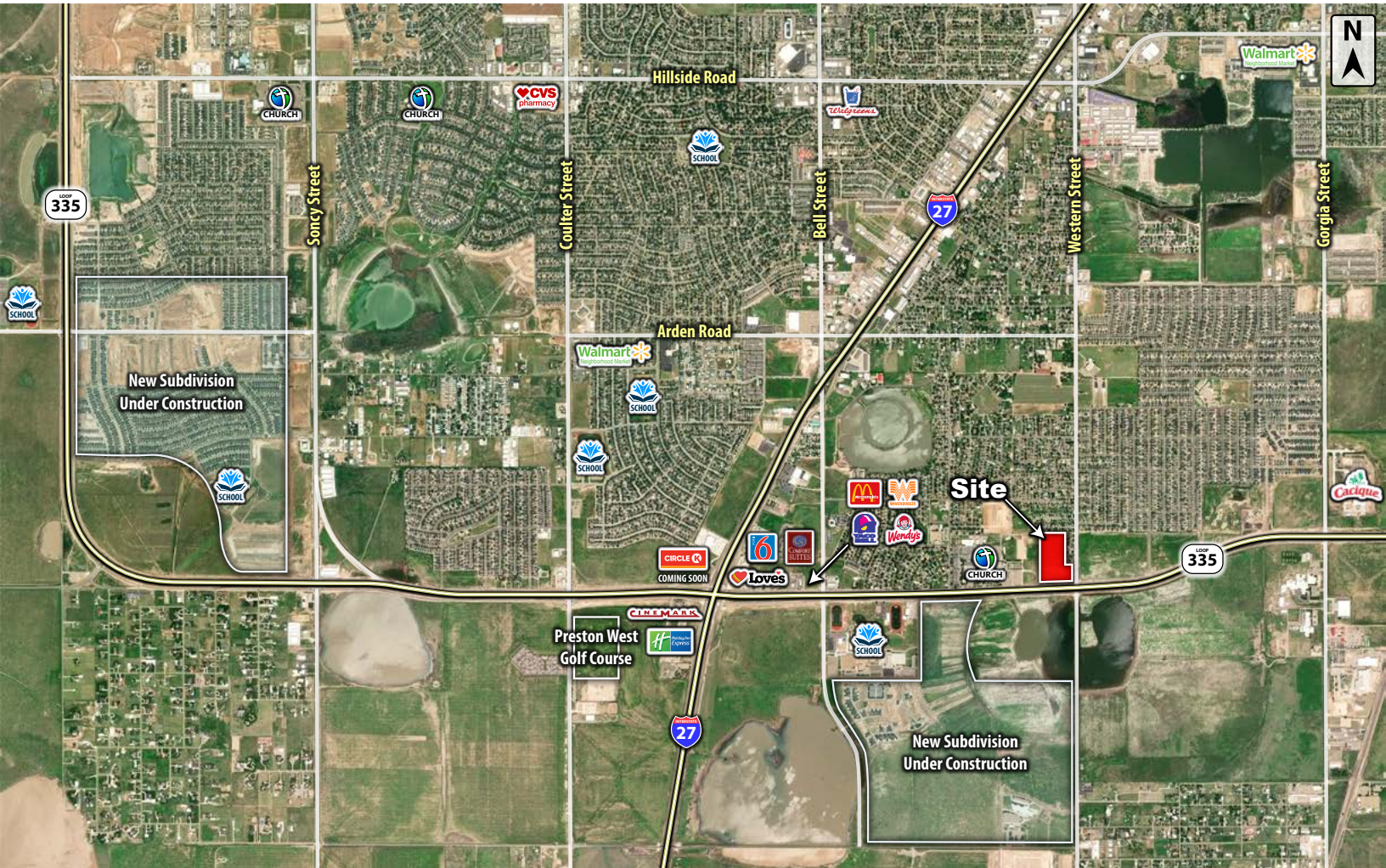




NWC LOOP 335 & WESTERN STREET

Amarillo, TX 79110

LAND



QUICK FACTS



PURCHASE PRICE
CALL BROKER



TOTAL ACREAGE
15.5 AC



ZONING
AGRICULTURAL

CBCWORLDWIDE.COM

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TRADE AREA & INFORMATION



LOCATION

Located at the northwest corner of Loop 335 and Western Street in Amarillo, TX.

DESCRIPTION

Unlock the potential of 15.5 acres of prime commercial land in the rapidly growing south Amarillo, TX. This site is ideal for retail, office, hospitality, or mixed-use developments, offering unparalleled visibility and accessibility. With ease of ingress and egress, this location is perfectly situated for success. Furthermore, the surrounding community is thriving, providing ample opportunities for new ventures. All utilities are readily available on-site, making development a seamless process. Adjacent to the property, you will find Trinity Fellowship Church, renowned for its dynamic community outreach and modern architectural design. Additionally, nearby is Randall High School, one of the largest in the area with an enrollment of approximately 1,700 to 1,800 students.

OPTIONS

15.5 Acres - Call Broker for Pricing



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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,776	42,314	111,427
MEDIAN AGE	38	40	40
MEDIAN AGE (MALE)	37	39	39
MEDIAN AGE (FEMALE)	39	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,018	17,065	45,531
# OF PERSONS PER HH	2.9	2.5	2.4
AVERAGE HH INCOME	\$118,190	\$102,836	\$99,210
AVERAGE HOUSE VALUE	\$245,653	\$243,054	\$254,403

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