

LAND FOR SALE

FM 2381 BUSHLAND 1.26 ACRE LOT

BUSHLAND, TX 79012



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

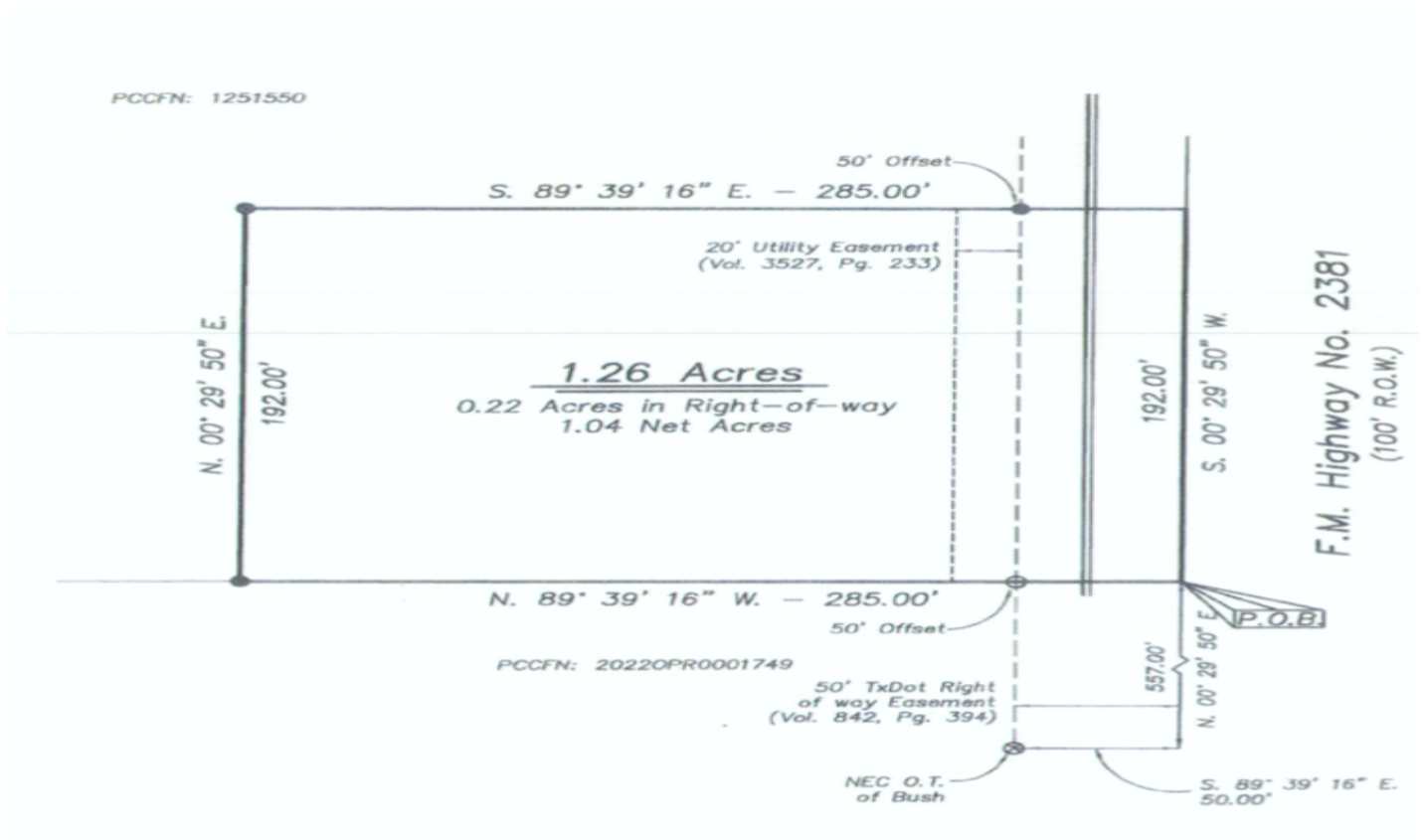
C: (806) 683-1330

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.

EXECUTIVE SUMMARY



OFFERING SUMMARY

PRICE:	\$495,000
LOT SIZE:	1.26 Acres
ZONING:	AG
FRONTAGE:	192.00
TRAFFIC COUNT:	4460
UTILITIES:	Available to site

PROPERTY OVERVIEW

This property is an excellent retail or office development opportunity in the rapidly growing community of Bushland. It is strategically located across the street from Bushland High School. Businesses in the area include a convenience store, Dollar Tree/Family Dollar, medical clinic, veterinary clinic and Bushland Mercantile. The property shares a 40' reciprocal easement with the property to the North which allows access from FM .



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BUSINESS MAP



Family Care Clinic of Bushland

Toot'n Totum

DG
CAREERS
Dollar General

PAK-A-SAK
CONVENIENCE STORES
Pak-A-Sak

Education Credit Union
- Bushland

Joe's Pizza & Pasta

Easy Stop Storage

Bushland

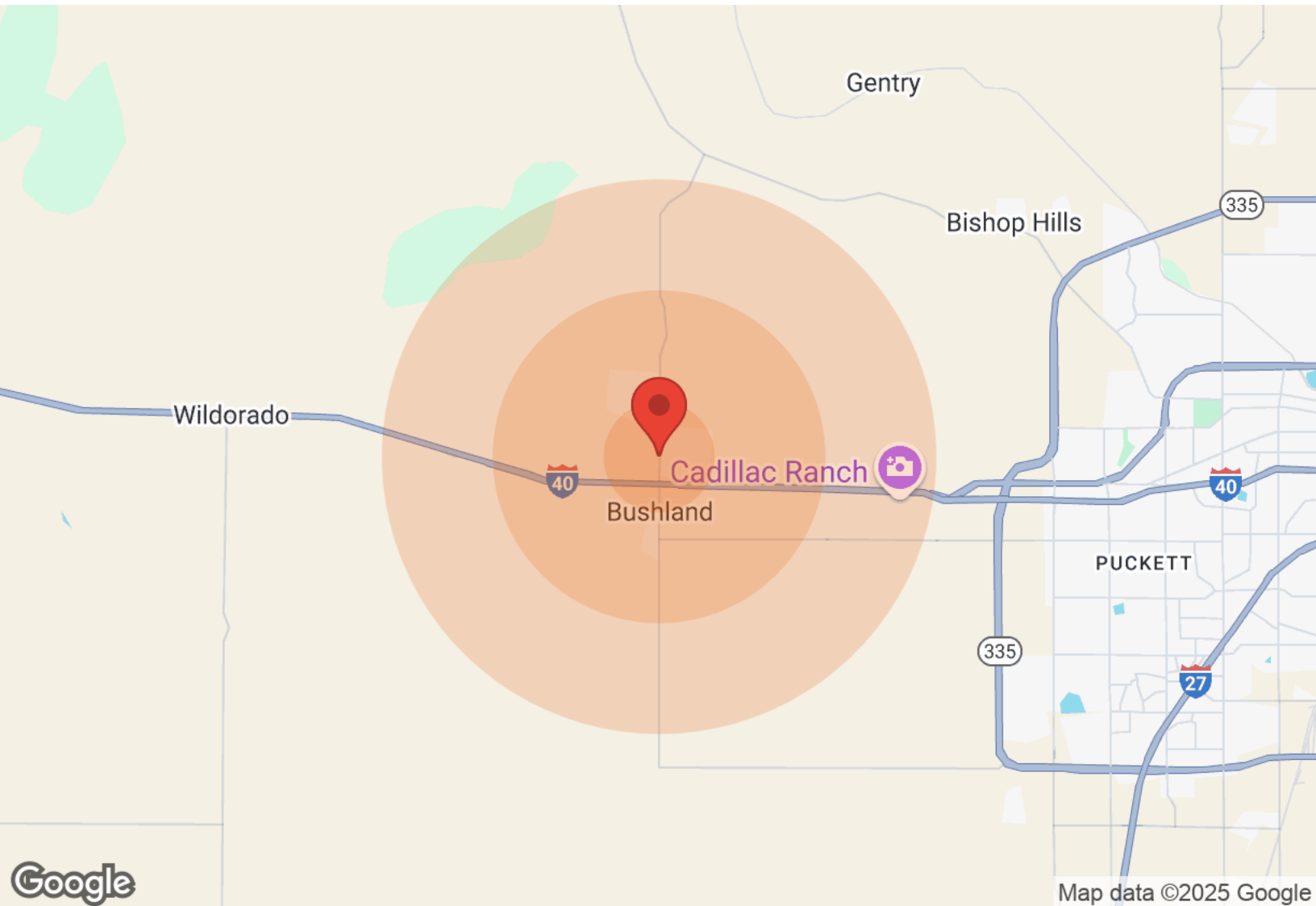
W County Rd 34

W County Rd 34

S Farm to Market Rd

Simmons St
Bushland Rd

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	N/A	N/A	982
Female	N/A	N/A	753
Total Population	N/A	N/A	1,735

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	N/A	305
Ages 15-24	N/A	N/A	267
Ages 25-54	N/A	N/A	672
Ages 55-64	N/A	N/A	240
Ages 65+	N/A	N/A	251

Race	1 Mile	3 Miles	5 Miles
White	N/A	N/A	1,697
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	65
Multi-Racial	N/A	N/A	76

Income	1 Mile	3 Miles	5 Miles
Median	N/A	N/A	\$63,410
< \$15,000	N/A	N/A	32
\$15,000-\$24,999	N/A	N/A	67
\$25,000-\$34,999	N/A	N/A	49
\$35,000-\$49,999	N/A	N/A	68
\$50,000-\$74,999	N/A	N/A	172
\$75,000-\$99,999	N/A	N/A	76
\$100,000-\$149,999	N/A	N/A	98
\$150,000-\$199,999	N/A	N/A	57
> \$200,000	N/A	N/A	39

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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.

Albert Harris/Keller Williams Realty Amarillo

474896

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(806)359-4000

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

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Sales Agent/Associate's Name

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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