

LAND FOR SALE

INTERSTATE 27 FRONTAGE LOT, AMARILLO, TX

6324 VENTURA DR, AMARILLO, TX 79110



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

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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

6324 VENTURA DR

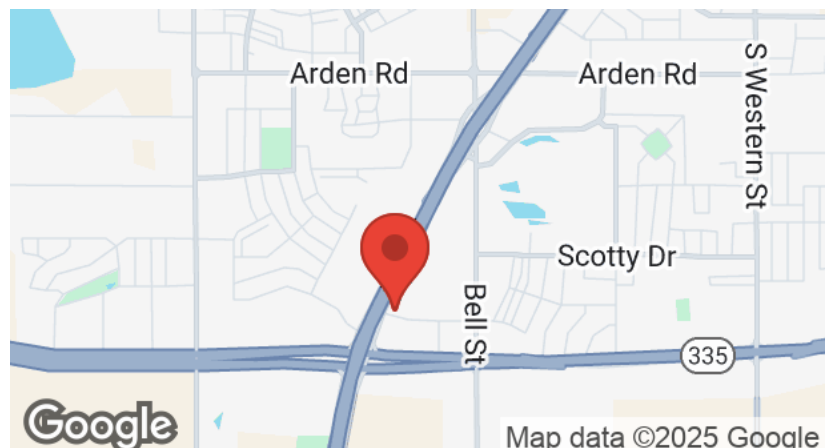


OFFERING SUMMARY

PRICE:	\$396,000
LOT SIZE:	0.77 Acres
PRICE PER SQ/FT	\$11.80 Per SQ/FT
ZONING:	LC (light commercial)
FRONTAGE:	117 Ft
TRAFFIC COUNT:	7,585
UTILITIES:	Yes

PROPERTY OVERVIEW

Prime development tract on north bound I-27 frontage road. Access available from I-27 or Ventura Dr. Light commercial zoning allows multiple uses. City water and sewer to site. This area is quickly developing with several new business in the area including Texas Tool & Equipment, Starbucks and Taco Bell. Traffic count at I-27 & Loop 335 intersection which is one block to South is 31,782 cars per day as of 2018. Randall High, Pinnacle Intermediate and Sundown Lane Elementary Schools are all within a mile of this site. Pinnacle, a master planned community, is under construction as well.



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LOCATION MAPS

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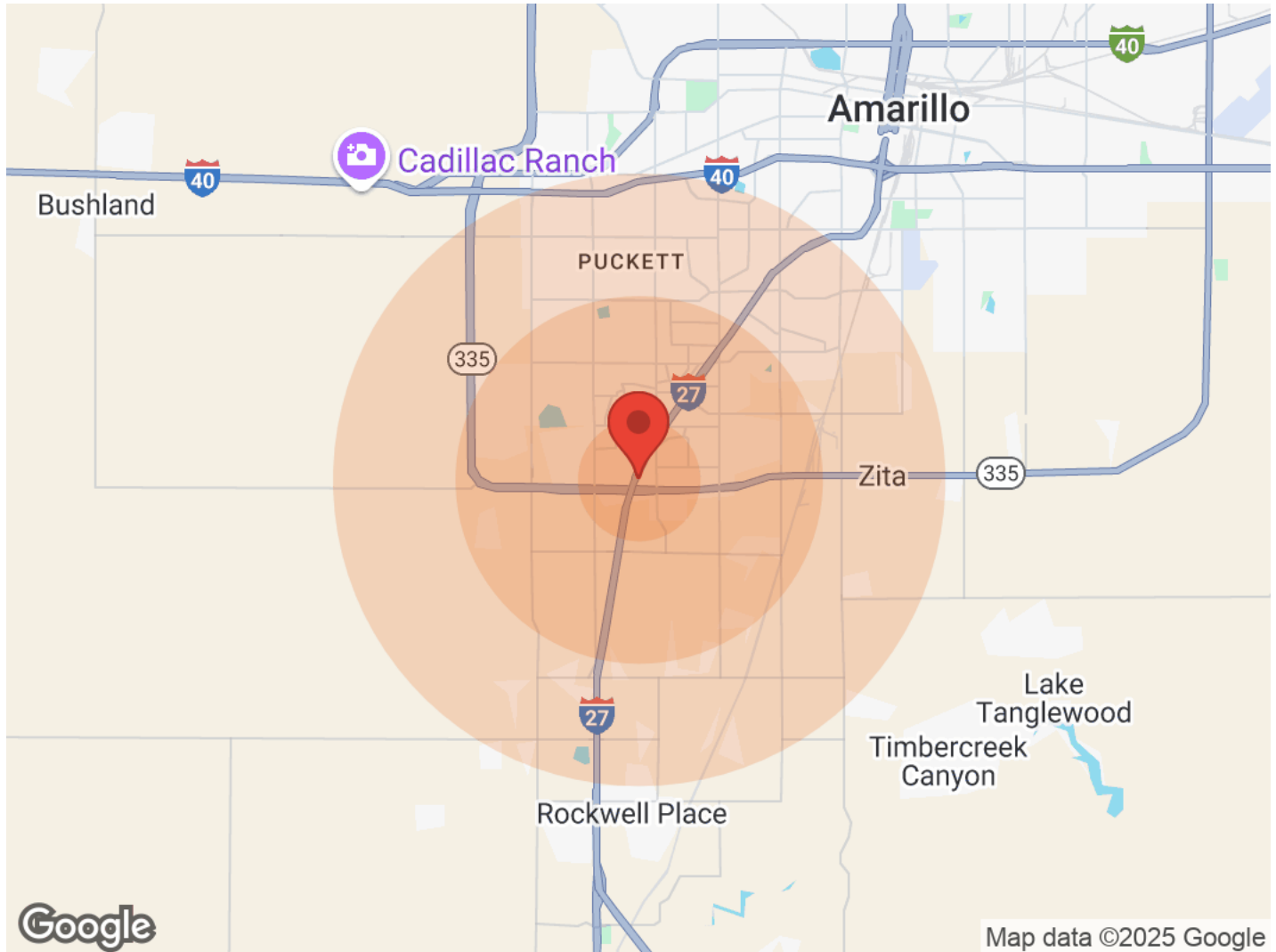
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,202	17,638	41,911	Median	\$100,587	\$79,003	\$58,676
Female	2,677	19,010	44,977	< \$15,000	41	763	3,008
Total Population	4,879	36,648	86,888	\$15,000-\$24,999	66	891	3,436
				\$25,000-\$34,999	77	1,169	3,643
				\$35,000-\$49,999	198	1,390	4,828
				\$50,000-\$74,999	294	2,908	7,507
				\$75,000-\$99,999	413	2,721	5,765
				\$100,000-\$149,999	492	2,510	4,532
				\$150,000-\$199,999	198	892	1,523
				> \$200,000	68	897	1,500
Age	1 Mile	3 Miles	5 Miles				
Ages 0-14	1,087	7,205	16,747				
Ages 15-24	763	5,439	12,096				
Ages 25-54	1,881	13,862	32,492				
Ages 55-64	572	4,592	10,573				
Ages 65+	576	5,550	14,980				
Race	1 Mile	3 Miles	5 Miles				
White	4,521	34,314	80,777				
Black	73	481	1,443				
Am In/AK Nat	10	19	66				
Hawaiian	N/A	1	3				
Hispanic	672	4,416	12,566				
Multi-Racial	484	3,022	8,018				

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DISCLAIMER

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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.

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<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Holly Coats</u> Sales Agent/Associate's Name	<u>606152</u> License No.	<u>hollycoats@kwcommercial.com</u> Email	<u>(806)683-1330</u> 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