

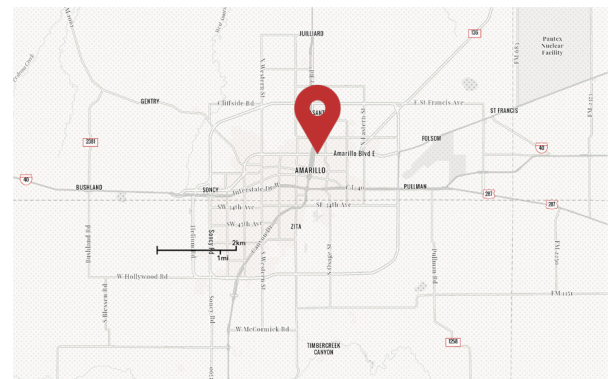


High-Traffic Pad Site

600 E Amarillo Blvd, Amarillo, TX 79107

Property Features

- This 0.74 AC pad site is located in a very dense area of Amarillo, at the lighted intersection of Amarillo Blvd and N Lincoln Street
- Excellent visibility and access to over 21,000 cars passing the site daily on E Amarillo Blvd
- The property has been razed and is available for a build-to-suit or ground lease opportunity



Area Retailers & Businesses:



LOT SIZE (AC)	0.74 Acres
BUILDING SIZE (SF)	2,025 SF
DATE AVAILABLE	Now
LEASE RATE	Contact Broker

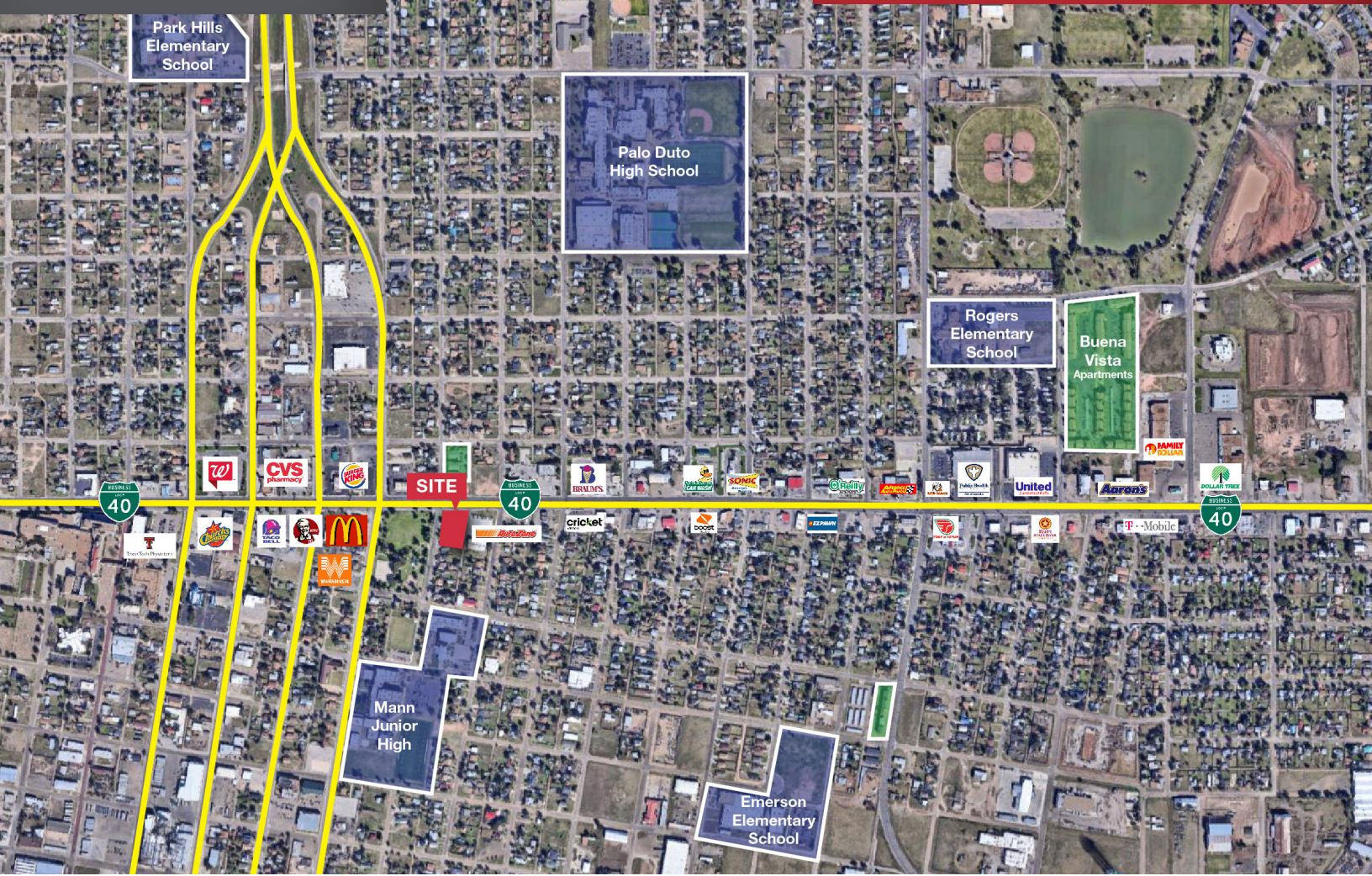
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AVAILABLE

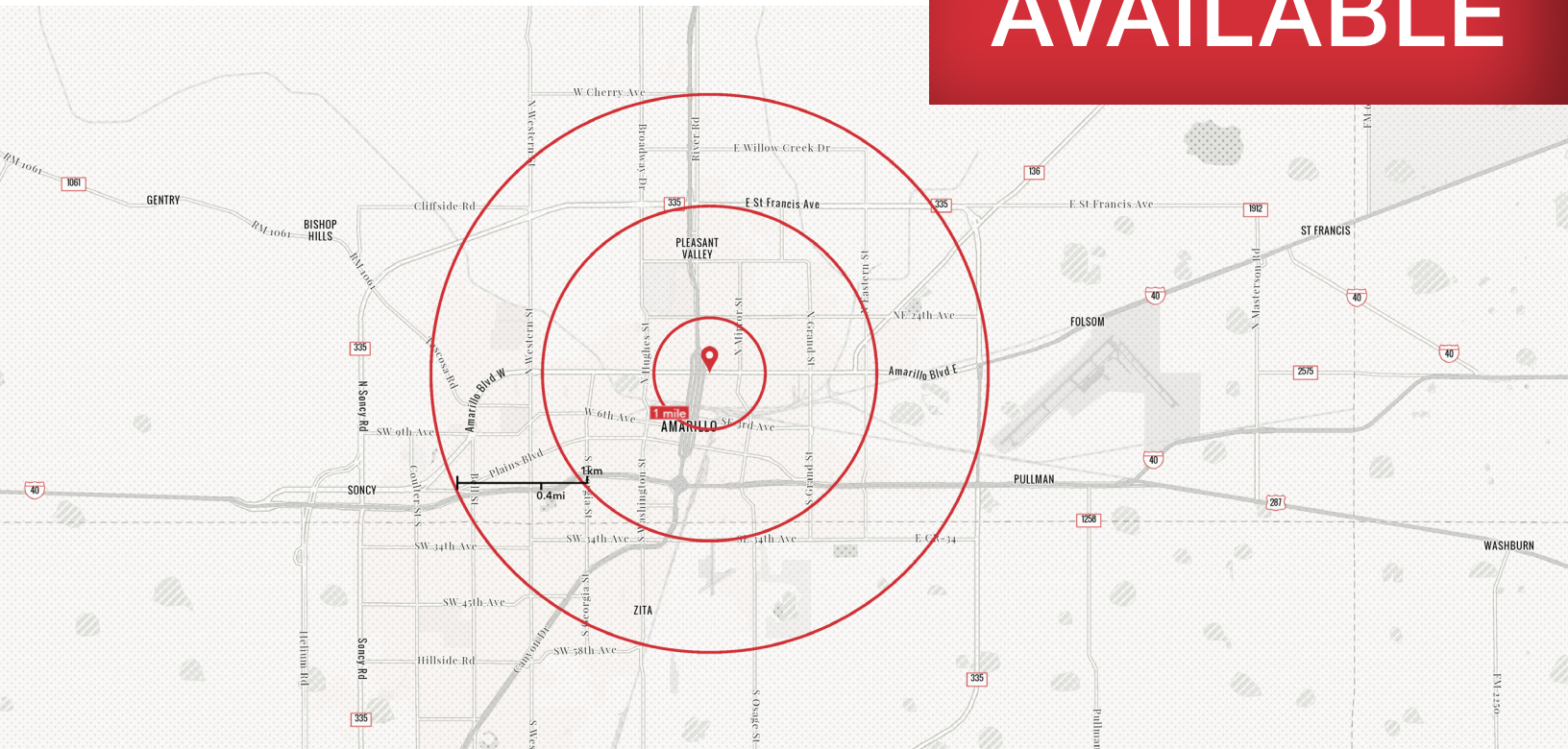
THE AREA



THE SITE



AVAILABLE



Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	9,628	69,787	138,535
AVG HH INCOME	\$40,314	\$45,491	\$57,005
HOUSEHOLDS	2,991	24,761	51,543
MEDIAN AGE	29.1	31.7	33.8

Location Advantages

- Excellent access and visibility to over 21,000 vehicles who drive past the site on the lighted intersection daily on E Amarillo Blvd
- Located near the intersection of two major arterial roads in Amarillo, N Buchanan Street and E Amarillo Blvd
- Multiple large employers are in the area which provide heavy day-time traffic