



# PRIME COMMERCIAL LAND FOR SALE

13301 IH 27  
Amarillo, TX 79118

AVAILABLE:  
**10 ACRES TOTAL**

PRICING  
**1 ACRE LOTS: \$285,000**  
**7 ACRE LOT: \$915,000**

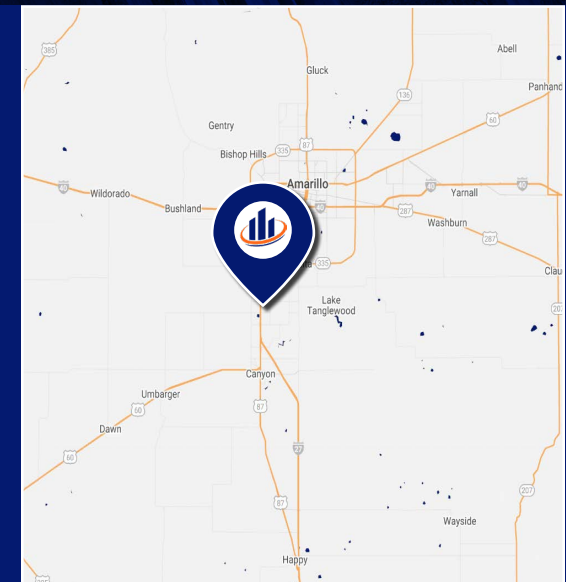
SVN Trinity Advisors is pleased to present a prime commercial opportunity along Interstate 27, featuring a **7-acre lot and three 1-acre pads for sale** along McCormick Road. This strategic location offers exceptional visibility and accessibility. Situated just beyond Amarillo City Limits, the property benefits from a hard-corner location and proximity to upcoming retail developments, making it ideal for commercial or mixed-use projects. Conveniently located 3 miles south of Amarillo Loop 335 and 6 miles north of Canyon, TX, the site serves a growing population of over 164,769 residents within a 10-mile radius. With its flexibility and high visibility, this property is perfectly positioned for businesses looking to capitalize on the area's steady growth and accessibility.

## FEATURES

**Lot Size:** 10 Acres  
**Traffic Counts:** 38,835 CPD on I-27  
**Market:** Amarillo

## HIGHLIGHTS

- » One 7-acre lot and three 1-acre pads
- » Flat terrain of the site makes it easy to develop
- » Multiple potential uses



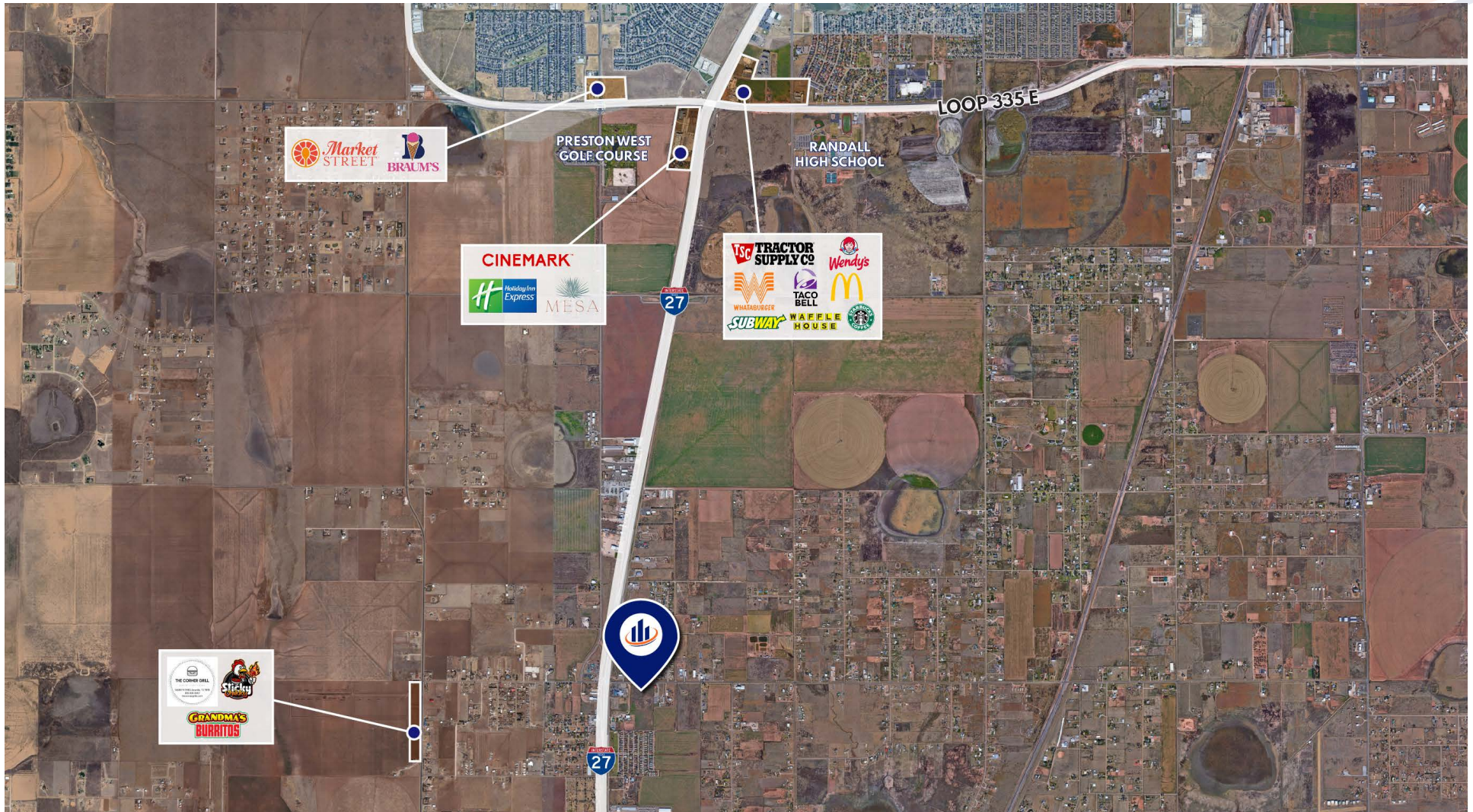
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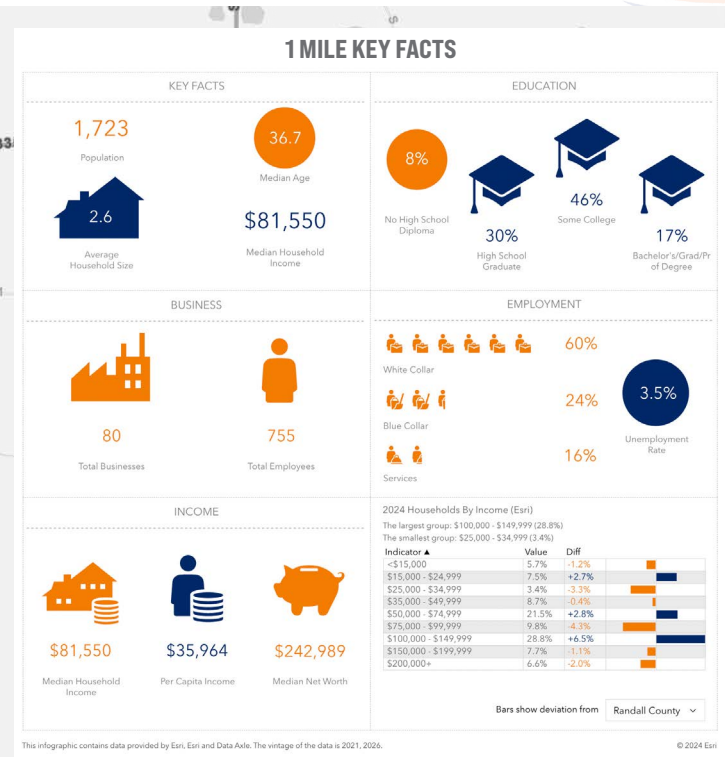
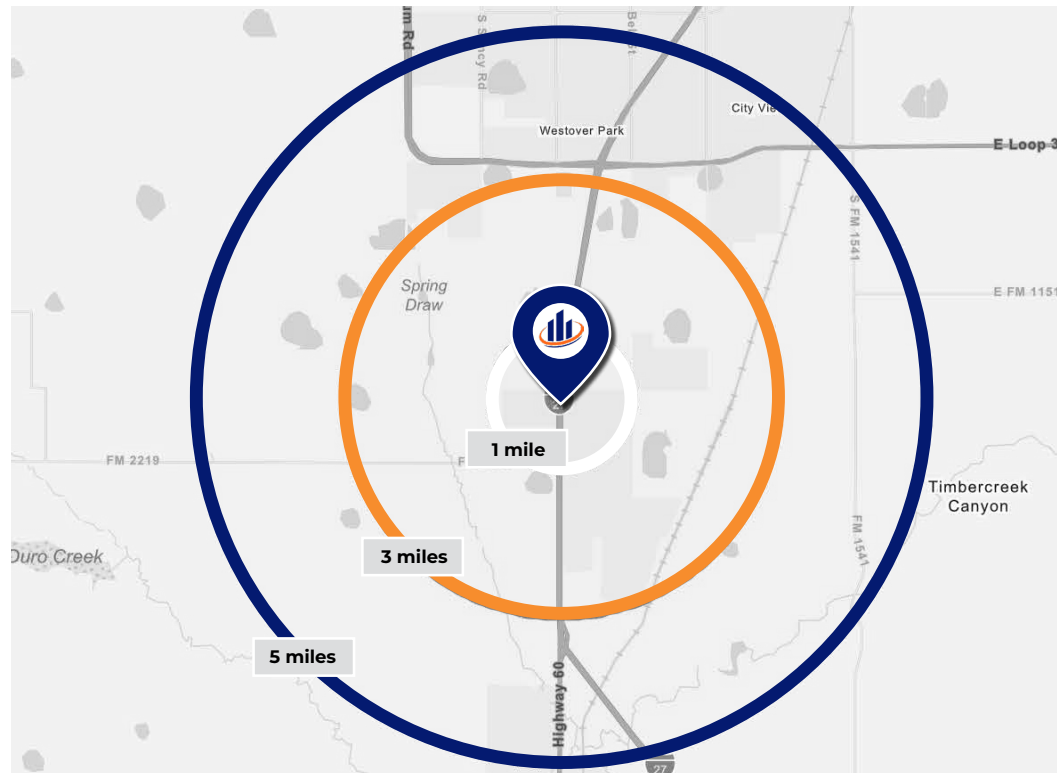
This commercial property is located at the intersection of IH-27 and W McCormick Rd, just 3 miles south of Amarillo Loop 335 and 6 miles north of Canyon, TX. The area's population has been growing steadily, with a current population of over 164,769 within a 10-mile radius of the property. The median household income in the area is \$67,360, and the median age is 36.9 years old. The property is situated just outside the City Limits of Amarillo in Randall County, offering lower property taxes and fewer zoning restrictions.

**JAMES BLAKE, CCIM** | Senior Advisor, SVN Trinity Advisors | 817.288.5508 | james.blake@svn.com

**ANDREW BANKENM, CCIM** | Advisor, SVN Trinity Advisors | 817.559.1573 | andrew.banken@svn.com

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## 2024 Summary

## 2029 Summary

|                                      | 1 Mile   | 3 Miles   | 5 Miles   | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------------------------|----------|-----------|-----------|-----------|-----------|-----------|
| <b>Population</b>                    | 1,723    | 10,062    | 38,685    | 1,869     | 10,675    | 40,577    |
| <b>Households</b>                    | 652      | 3,668     | 14,580    | 718       | 3,951     | 15,480    |
| <b>Families</b>                      | 489      | 2,793     | 10,651    | 534       | 2,990     | 11,239    |
| <b>Average Household Size</b>        | 2.64     | 2.70      | 2.62      | 2.60      | 2.66      | 2.59      |
| <b>Owner Occupied Housing Units</b>  | 462      | 2,817     | 11,455    | 528       | 3,101     | 12,380    |
| <b>Renter Occupied Housing Units</b> | 190      | 851       | 3,125     | 190       | 850       | 3,100     |
| <b>Median Age</b>                    | 36.7     | 37.9      | 38.0      | 37.3      | 38.4      | 38.9      |
| <b>Median Household Income</b>       | \$81,550 | \$91,358  | \$100,061 | \$94,404  | \$103,114 | \$106,734 |
| <b>Average Household Income</b>      | \$98,695 | \$115,692 | \$118,082 | \$110,102 | \$132,054 | \$133,903 |

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# Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## 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.

**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.

**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.

|   |                                       |  |                                      |
|---|---------------------------------------|--|--------------------------------------|
| DFW Trinity Advisors, LLC<br><small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small> | 9004520<br><small>License No.</small> | sfithian@visionsrealty.com<br><small>Email</small> | 817-288-5525<br><small>Phone</small> |
| Stephen H. Fithian<br><small>Designated Broker of Firm</small>  | 0407418<br><small>License No.</small> | sfithian@visionsrealty.com<br><small>Email</small> | 817-288-5524<br><small>Phone</small> |
| James Blake<br><small>Licensed Supervisor of Sales Agent/ Associate</small>                                   | 340987<br><small>License No.</small>  | james.blake@svn.com<br><small>Email</small>        | 817-288-5508<br><small>Phone</small> |
| James Blake<br><small>Sales Agent/Associate's Name</small>  | 340987<br><small>License No.</small>  | james.blake@svn.com<br><small>Email</small>        | 817-288-5508<br><small>Phone</small> |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

Sperry Van Ness / Trinity Advisors, 5601 Bridge Street, Ste. 504 Fort Worth, TX 76112  
Stephen Fithian

Phone: (817) 288-5525

Fax: (817) 288-5511

Information About

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)