



LLANO

REAL ESTATE GROUP

CREATE. BUILD. INSPIRE.



Outlook Dr

Outlook Dr N.W.T.H Dr



MEDICAL PLACE ON OUTLOOK

Outlook Drive, Amarillo, TX 79106



RICK THOMASON
806.392.9912
rick@teamthomason.com

JOSH LANGHAM
806.392.9912 x1
jjl@llanoregroup.com

**LAND
FOR SALE**

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Positioned in the heart of Amarillo's vibrant medical sector, this prime property on Outlook Drive presents an exceptional opportunity for medical practices or medical service-related business. Zoned for Retail, the site is perfectly suited to tap into the area's thriving medical activity and expanding market. With ample space for customization, the property offers an ideal canvas for creating a standout destination. Boasting high visibility and easy accessibility, this strategic location ensures maximum exposure for businesses. Don't miss the chance to invest in this strategically positioned property, where the potential for success in Amarillo is boundless.

LOCATION DESCRIPTION

Located in the heart of Amarillo, the area surrounding the property offers a vibrant mix of amenities and attractions for office tenants and medical service providers. Nearby, you'll find popular dining spots like The Big Texan Steak Ranch and Abuelo's, perfect for business lunches or team outings. With convenient access to Interstate 40 and Route 66, the location provides easy connectivity for commuters. The area's dynamic blend of dining, cultural, and transportation

PROPERTY HIGHLIGHTS

- > - Zoned for Retail, offering versatile development opportunities
- > - Located in the heart of Amarillo's bustling medical sector
- > - High visibility and easy accessibility for maximum exposure
- > - Ample space for customization to create a standout destination
- > - Positioned to capitalize on the area's thriving medical activity
- > - Strategic location with potential for success in Amarillo

OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	130,026 SF

RICK THOMASON

806.392.9912
rick@teamthomason.com

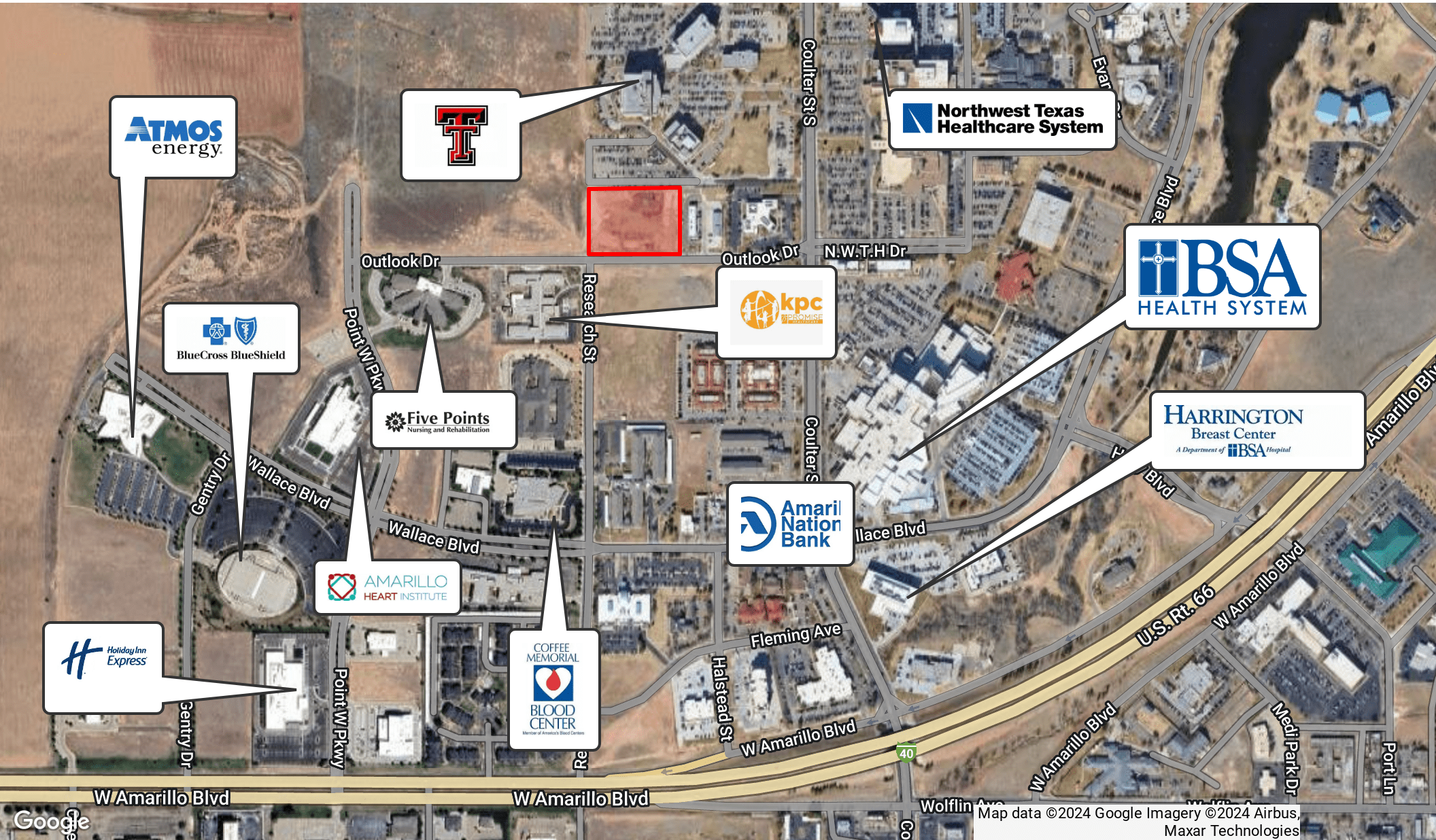
JOSH LANGHAM

806.392.9912 x1
jjl@llanoregroup.com



LAND FOR SALE

RETAILER MAP



RICK THOMASON
 806.392.9912
 rick@teamthomason.com

JOSH LANGHAM
 806.392.9912 x1
 jjl@llanoregroup.com



LAND FOR SALE



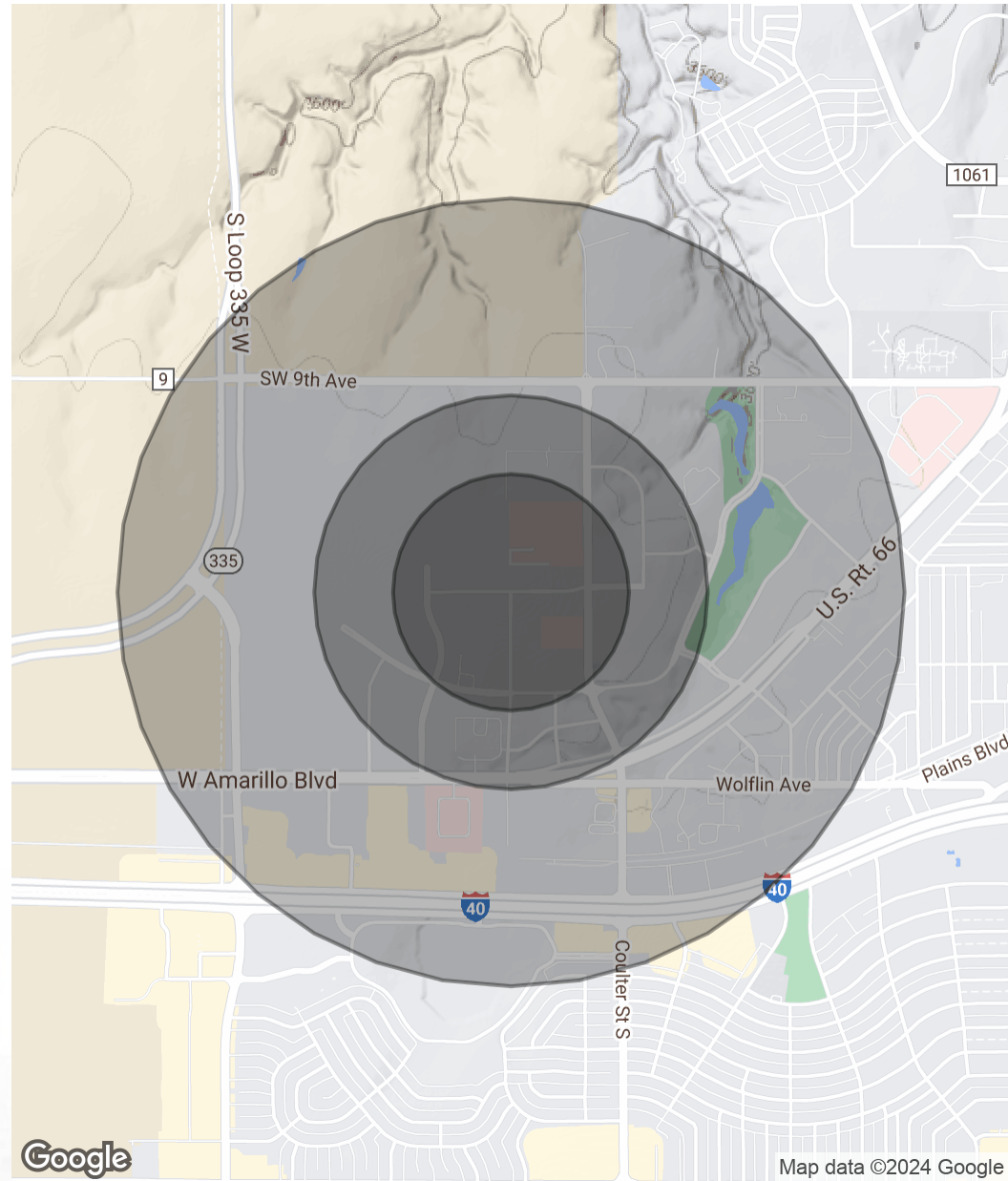
Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	93	370	2,563
Average Age	43	43	41
Average Age (Male)	43	43	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	48	191	1,192
# of Persons per HH	1.9	1.9	2.2
Average HH Income	\$63,451	\$63,451	\$65,317
Average House Value	\$177,899	\$177,899	\$183,718

Demographics data derived from AlphaMap



Map data ©2024 Google

RICK THOMASON
 806.392.9912
 rick@teamthomason.com

JOSH LANGHAM
 806.392.9912 x1
 jjl@llanoregroup.com



LAND FOR SALE