



THE
POWELL GROUP
The Experts in Real Estate & Business Brokerage

E County Rd 46 & E Loop 335 South, Amarillo, TX 79015

Murphy
BUSINESS SALES
Excellence in Business Transactions



150 ACRES on LOOP 335 PRIME DEVELOPMENT LAND



PRESENTED BY:

Sales Price: \$6,000,000

DAVID POWELL, CCIM

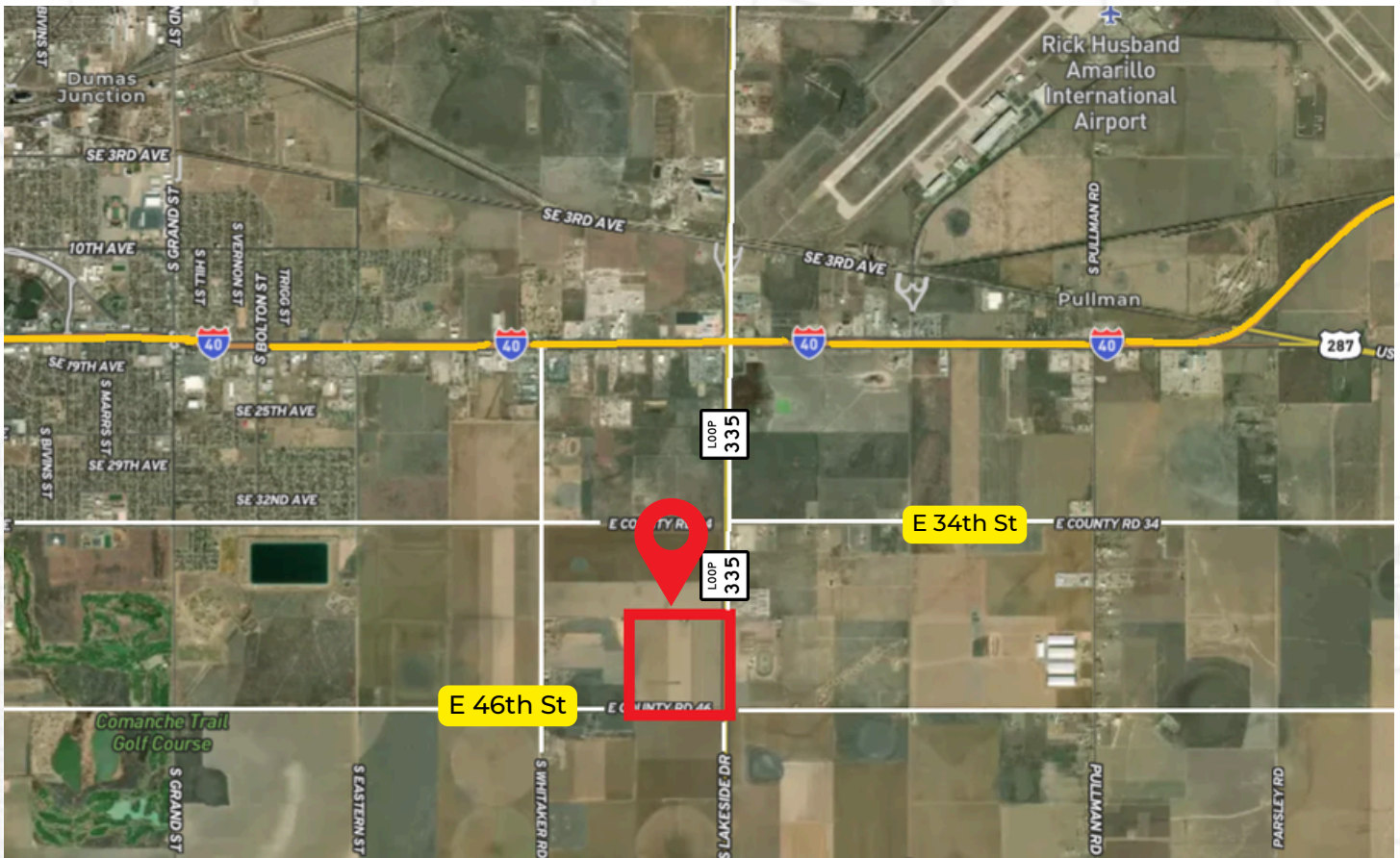
Commercial Broker
Business Broker
(806) 239-0804
lubbockcommercial@gmail.com

KW Commercial | Lubbock
The Powell Group

10210 Quaker Avenue
Lubbock, TX 79424

E County Rd 46 & E Loop 335 South, Amarillo, TX 79015

Property Summary



Property Summary

Address: Northwest corner of
E Loop 335 S & E County Rd 46
Amarillo, TX 79015

Zoning: Outside of City Limits

Tract Size: 150.04 AC

Sales Pricing: \$40,000/AC
\$6,000,000

Property Highlights

- Nearby major thoroughfares
- Rapid growth area
- Outside City Limits



THE

POWELL GROUP

The Experts in Real Estate & Business Brokerage

Property Overview

The Powell Group is pleased to offer Prime Development Land opportunity along new E Loop 335 South, in-between E 34th Ave, & E County Rd 46 in the rapidly growing Southeast Amarillo, TX area.

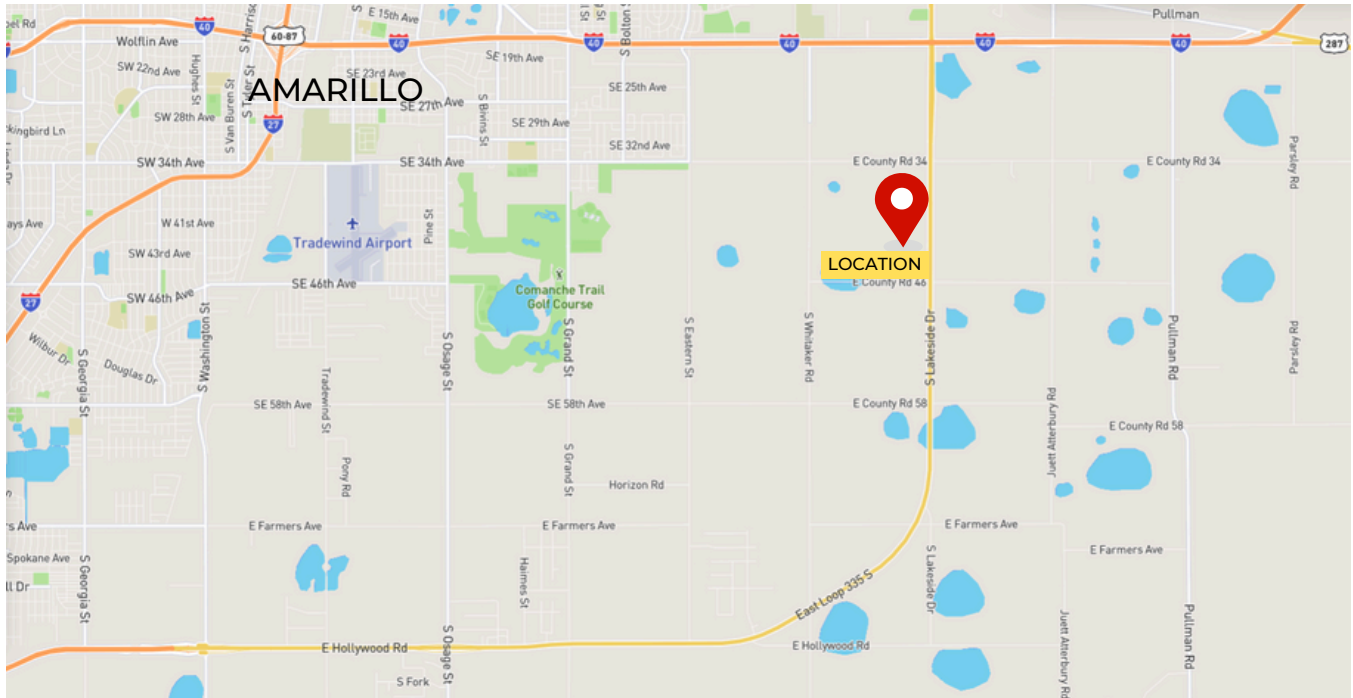
Nearby connections to I-40 and the expansion construction well underway on Loop 335/Hollywood Rd to I-27, the upcoming Ports to Plains corridor, making this high-traffic location key for Residential, and future Commercial Development, with ease of accessible business hubs and major transportation routes including Rick Husband International Airport.

These combined 150 AC Tracts offer extensive 2,550 feet (approx) of Loop 335 and E 46th Frontage. Location is ideal for residential, multi-family, and commercial developers, investors, distribution facilitation, industrial development, or retail in a high-growth corridor with great visibility, connectivity, and investment potential.

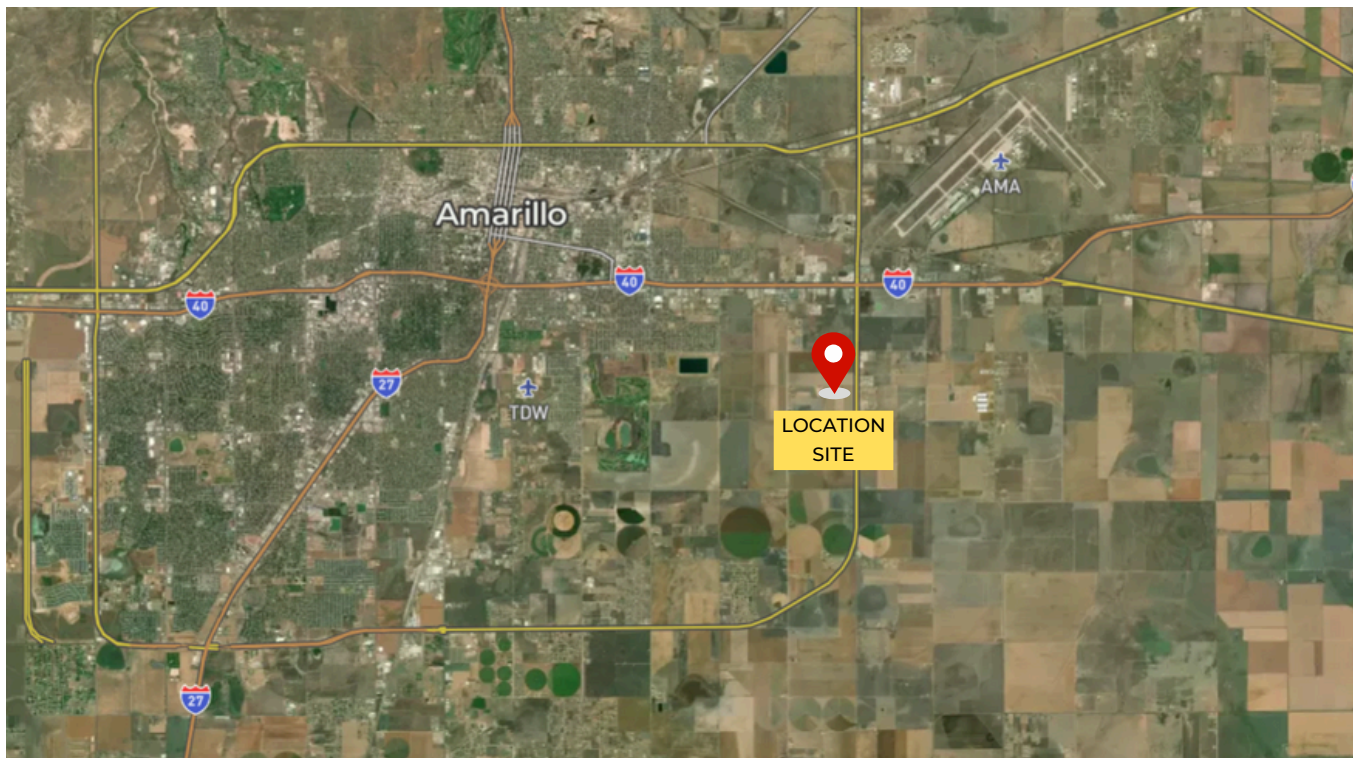
Reach out to The Powell Group today, for more details!
View more listings at www.lubbockcommercialrealestate.com

E County Rd 46 & E Loop 335 South, Amarillo, TX 79015

Location Map



Aerial Location



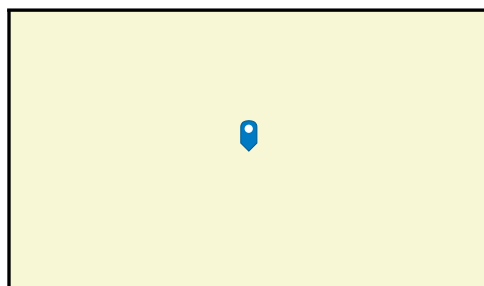
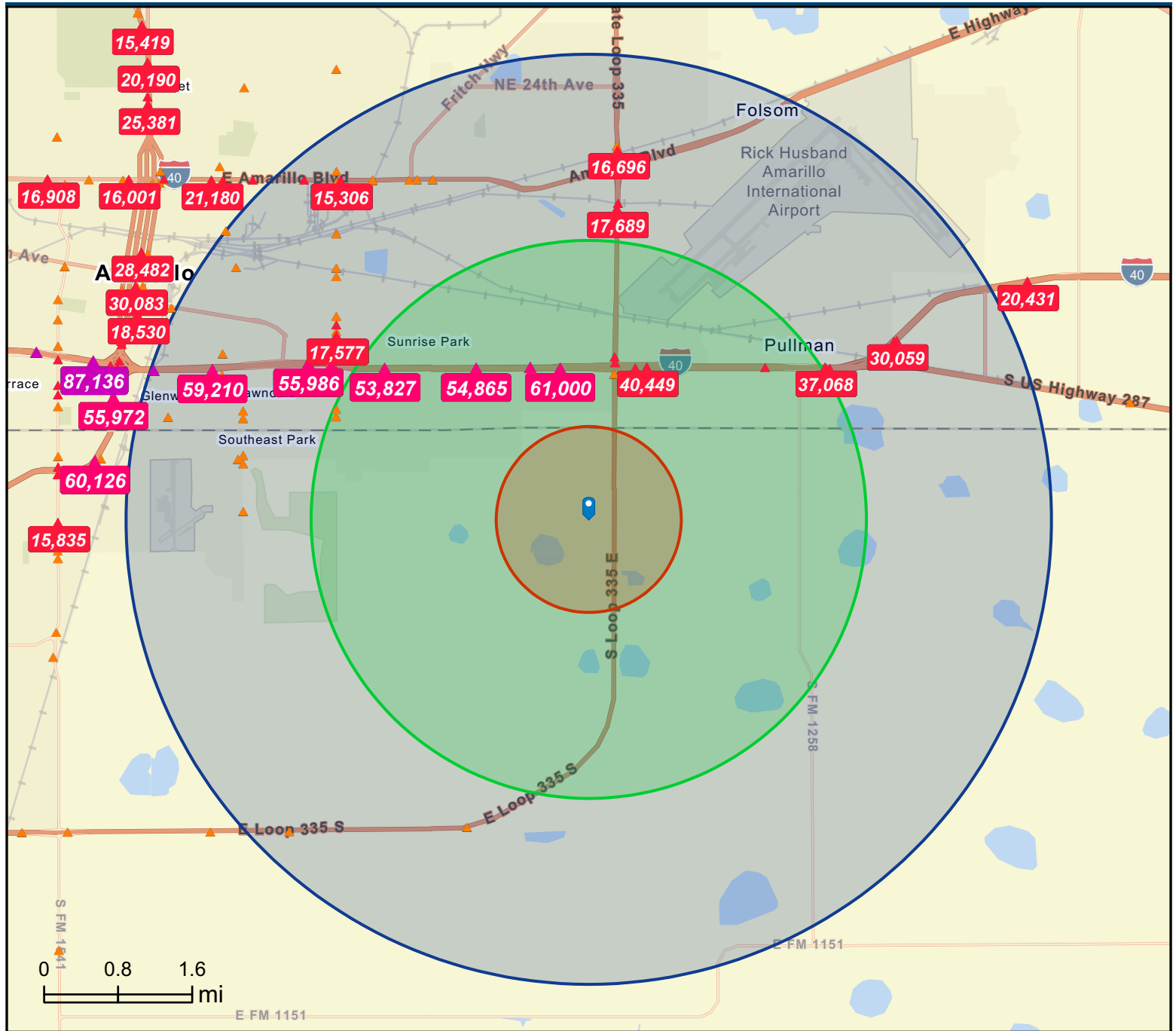
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

View more listings at www.lubbockcommercialrealestate.com

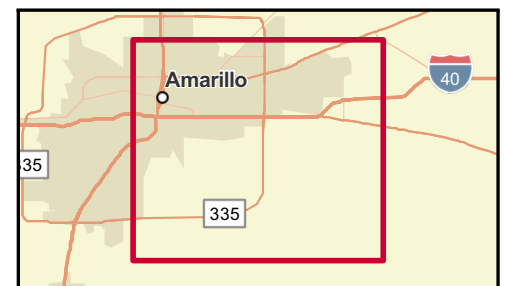
Traffic Count Map

79118
79118, Amarillo, Texas
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.16901
Longitude: -101.74724



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).

February 14, 2025

Executive Summary

79118
 79118, Amarillo, Texas
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.16901
 Longitude: -101.74724

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2010 Population | 75 | 7,433 | 37,816 |
| 2020 Population | 95 | 7,056 | 38,608 |
| 2024 Population | 89 | 6,936 | 38,178 |
| 2029 Population | 92 | 6,886 | 37,928 |
| 2010-2020 Annual Rate | 2.39% | -0.52% | 0.21% |
| 2020-2024 Annual Rate | -1.52% | -0.40% | -0.26% |
| 2024-2029 Annual Rate | 0.67% | -0.14% | -0.13% |
| 2020 Male Population | 51.6% | 48.4% | 51.3% |
| 2020 Female Population | 48.4% | 51.6% | 48.7% |
| 2020 Median Age | 38.8 | 35.4 | 33.4 |
| 2024 Male Population | 52.8% | 49.3% | 52.0% |
| 2024 Female Population | 47.2% | 50.7% | 48.0% |
| 2024 Median Age | 40.0 | 35.9 | 34.2 |

In the identified area, the current year population is 38,178. In 2020, the Census count in the area was 38,608. The rate of change since 2020 was -0.26% annually. The five-year projection for the population in the area is 37,928 representing a change of -0.13% annually from 2024 to 2029. Currently, the population is 52.0% male and 48.0% female.

Median Age

The median age in this area is 34.2, compared to U.S. median age of 39.3.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2024 White Alone | 63.3% | 47.9% | 37.3% |
| 2024 Black Alone | 2.2% | 3.4% | 7.1% |
| 2024 American Indian/Alaska Native Alone | 1.1% | 1.1% | 1.2% |
| 2024 Asian Alone | 2.2% | 1.3% | 8.9% |
| 2024 Pacific Islander Alone | 0.0% | 0.0% | 0.1% |
| 2024 Other Race | 8.9% | 19.7% | 19.7% |
| 2024 Two or More Races | 22.2% | 26.7% | 25.7% |
| 2024 Hispanic Origin (Any Race) | 39.3% | 60.4% | 58.7% |

Persons of Hispanic origin represent 58.7% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 86.8 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|-------|--------|
| 2024 Wealth Index | 93 | 54 | 47 |
| 2010 Households | 12 | 2,453 | 11,700 |
| 2020 Households | 14 | 2,462 | 12,428 |
| 2024 Households | 15 | 2,481 | 12,541 |
| 2029 Households | 16 | 2,519 | 12,747 |
| 2010-2020 Annual Rate | 1.55% | 0.04% | 0.61% |
| 2020-2024 Annual Rate | 1.64% | 0.18% | 0.21% |
| 2024-2029 Annual Rate | 1.30% | 0.30% | 0.33% |
| 2024 Average Household Size | 5.93 | 2.79 | 2.91 |

The household count in this area has changed from 12,428 in 2020 to 12,541 in the current year, a change of 0.21% annually. The five-year projection of households is 12,747, a change of 0.33% annually from the current year total. Average household size is currently 2.91, compared to 2.97 in the year 2020. The number of families in the current year is 8,919 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Executive Summary

79118
 79118, Amarillo, Texas
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.16901
 Longitude: -101.74724

| | 1 mile | 3 miles | 5 miles |
|-------------------------------------|-----------|----------|----------|
| Mortgage Income | | | |
| 2024 Percent of Income for Mortgage | 0.0% | 14.3% | 15.5% |
| Median Household Income | | | |
| 2024 Median Household Income | \$103,847 | \$61,040 | \$56,445 |
| 2029 Median Household Income | \$118,930 | \$71,414 | \$64,899 |
| 2024-2029 Annual Rate | 2.75% | 3.19% | 2.83% |
| Average Household Income | | | |
| 2024 Average Household Income | \$112,913 | \$74,362 | \$69,498 |
| 2029 Average Household Income | \$128,301 | \$86,884 | \$80,527 |
| 2024-2029 Annual Rate | 2.59% | 3.16% | 2.99% |
| Per Capita Income | | | |
| 2024 Per Capita Income | \$38,412 | \$26,587 | \$23,043 |
| 2029 Per Capita Income | \$45,038 | \$31,749 | \$27,318 |
| 2024-2029 Annual Rate | 3.23% | 3.61% | 3.46% |
| GINI Index | | | |
| 2024 Gini Index | 30.1 | 38.0 | 39.1 |
| Households by Income | | | |

Current median household income is \$56,445 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$64,899 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$69,498 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$80,527 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$23,043 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$27,318 in five years, compared to \$51,203 for all U.S. households.

| | | | |
|------------------------------------|----|-------|--------|
| Housing | | | |
| 2024 Housing Affordability Index | 0 | 158 | 146 |
| 2010 Total Housing Units | 15 | 2,590 | 12,676 |
| 2010 Owner Occupied Housing Units | 9 | 1,810 | 7,775 |
| 2010 Renter Occupied Housing Units | 2 | 642 | 3,926 |
| 2010 Vacant Housing Units | 3 | 137 | 976 |
| 2020 Total Housing Units | 19 | 2,626 | 13,573 |
| 2020 Owner Occupied Housing Units | 12 | 1,730 | 7,916 |
| 2020 Renter Occupied Housing Units | 2 | 732 | 4,512 |
| 2020 Vacant Housing Units | 2 | 165 | 1,106 |
| 2024 Total Housing Units | 19 | 2,654 | 13,758 |
| 2024 Owner Occupied Housing Units | 13 | 1,785 | 8,236 |
| 2024 Renter Occupied Housing Units | 2 | 696 | 4,305 |
| 2024 Vacant Housing Units | 4 | 173 | 1,217 |
| 2029 Total Housing Units | 20 | 2,697 | 13,970 |
| 2029 Owner Occupied Housing Units | 14 | 1,849 | 8,567 |
| 2029 Renter Occupied Housing Units | 2 | 669 | 4,181 |
| 2029 Vacant Housing Units | 4 | 178 | 1,223 |

| | | | |
|-----------------------------------|------|------|------|
| Socioeconomic Status Index | | | |
| 2024 Socioeconomic Status Index | 56.0 | 42.6 | 40.0 |

Currently, 59.9% of the 13,758 housing units in the area are owner occupied; 31.3%, renter occupied; and 8.8% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 13,573 housing units in the area and 8.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.32%. Median home value in the area is \$139,628, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 14.58% annually to \$275,738.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 11, 2025



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.

11-2-2015



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.

| | | | |
|---|-------------|-----------------------------|--------------|
| Keller Williams Realty | 0494693 | klrw238@kw.com | 806-771-7710 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Pamela Titzell | 0465722 | pamtitzell@kw.com | 806-771-7710 |
| Designated Broker of Firm | License No. | Email | Phone |
| Pamela Titzell | 0465722 | pamelatitzell@kw.com | 806-771-7710 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| David Powell | 0257988 | lubbockcommercial@gmail.com | 806-239-0804 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date