



**LLANO**  
 REAL ESTATE GROUP  
 CREATE. BUILD. INSPIRE.

Loop 335 & Coulter Intersection Traffic Count 19,309 Daily

# 0 WEST SUNDOWN

Amarillo, TX 79119

Interstate 27 & Loop 335  
 Traffic Count 42,002 Daily



Two Acre Corner Tract  
 For Sale

Residential Development

**JOSH LANGHAM**    **RICK THOMASON**  
 806.392.9912 x1    806.392.9912  
 jjl@llanoregroup.com    rick@teamthomason.com

**LAND  
 FOR SALE**

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover a prime investment opportunity in the heart of Amarillo, TX. This expansive property offers an ideal location within the vibrant Amarillo area, providing excellent visibility and accessibility for retail investors. Situated in a high-traffic area, the site boasts strategic positioning for optimum exposure and business potential. With versatile land ready for development, this property presents a compelling opportunity for retail investors seeking a promising location to establish or expand their presence in the Amarillo market. Don't miss out on the chance to take advantage of this exceptional investment prospect in one of the most dynamic areas of Amarillo.

PROPERTY HIGHLIGHTS

- > - Prime location within bustling Amarillo area
- > - High-traffic area for maximum visibility
- > - Excellent accessibility for customers and suppliers
- > - Versatile land ready for retail development

JOSH LANGHAM — RICK THOMASON

806.392.9912 x1806.392.9912

jjl@llanoregroup.comrick@teamthomason.com

OFFERING SUMMARY

Sale Price:	\$18.00 / SF
Lot Size:	87,120 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	12	45	220
Total Population	34	122	572
Average HH Income	\$119,756	\$121,549	\$126,784





# AERIAL MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

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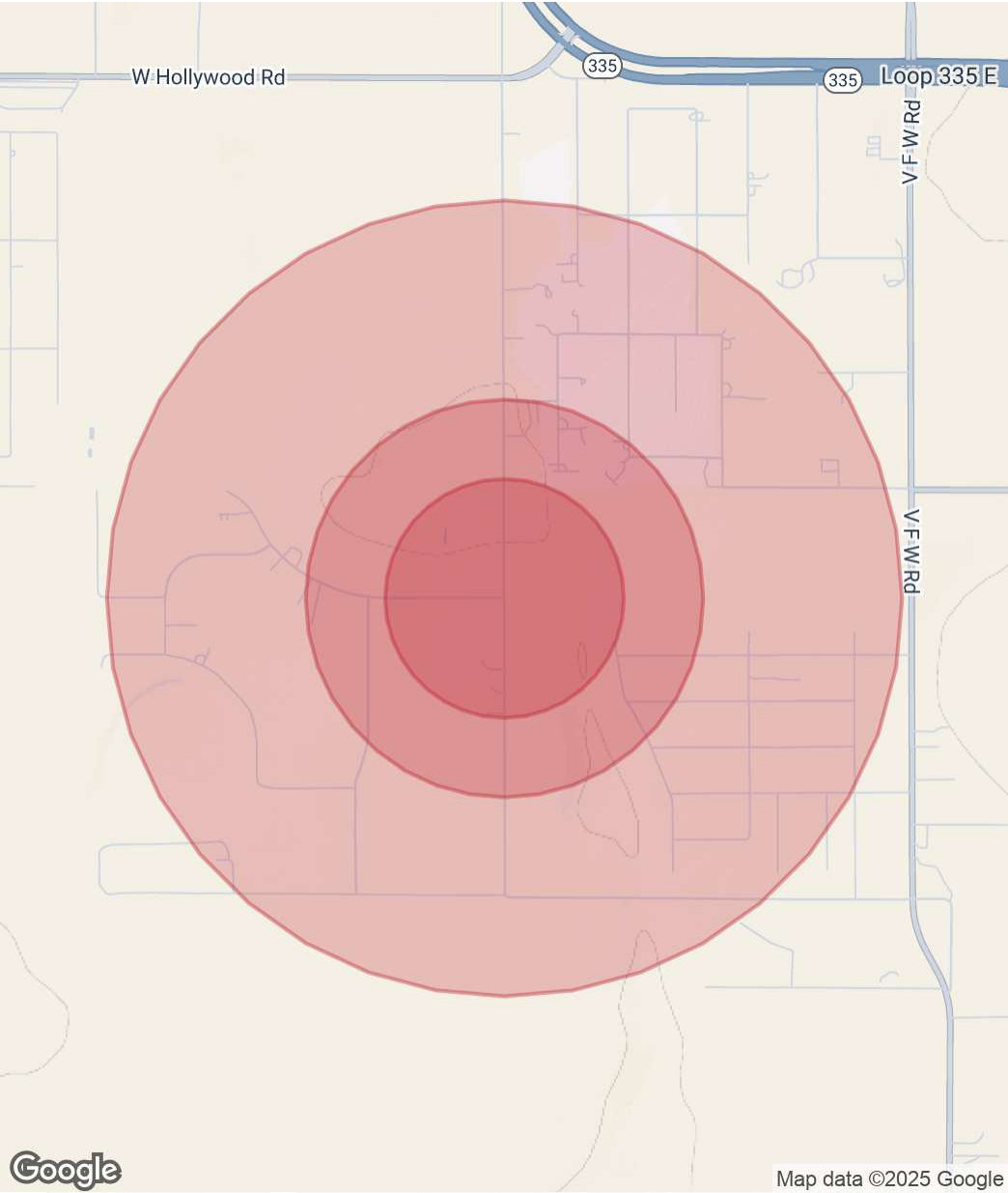


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	34	122	572
Average Age	38	38	39
Average Age (Male)	38	38	39
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	12	45	220
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$ 119,756	\$ 121,549	\$ 126,784
Average House Value	\$ 450,349	\$ 462,524	\$ 498,068

Demographics data derived from AlphaMap



Map data ©2025 Google

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