



THE
POWELL GROUP
The Experts in Real Estate & Business Brokerage

3645 S Loop 335 East, Amarillo, Texas



5-20 ACRES off LOOP 335 PRIME COMMERCIAL LAND



PRESENTED BY:

Sales Price: \$762,300

DAVID POWELL, CCIM

Commercial Broker

Business Broker

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KW Commercial | Lubbock

The Powell Group

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Lubbock, TX 79424

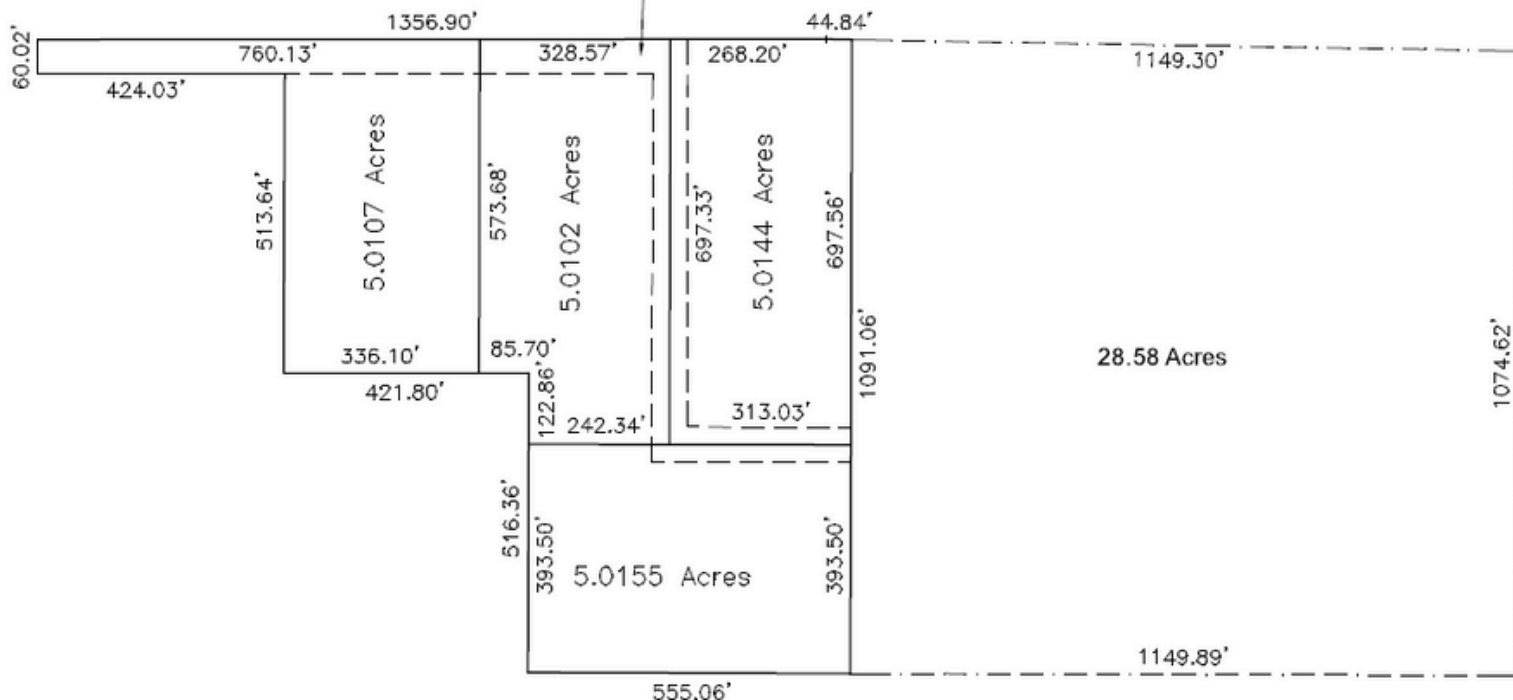
Property Summary

(4) 5-AC Tracts

20.05 Acres

TOTAL

60' INGRESS/EGRESS
EASEMENT



Property Summary

Address: 3645 S Loop 335 E
Amarillo, Texas
Zoning: Outside of City
Limits
Tract Size: 5 AC-
Total Acreage: 20 AC
Price: \$762,300
Price/AC: \$152,460

Property Overview

The Powell Group is proud to present this rare opportunity to purchase 5 AC commercial development tracts off the E Loop 335 in Southeast Amarillo, Texas — one of the city's fastest-growing corridors. Positioned off S Lakeside Drive/Loop 335, these tracts near the new Buc-ees, offer outstanding access to I-40 and I-27. This location is primed for commercial or mixed-use development with exceptional connectivity to Amarillo's business hubs and Rick Husband International Airport.

Property Highlights

- Nearby major thoroughfares
- Rapid growth area
- Outside City Limits
- Near Ports to Plains Corridor

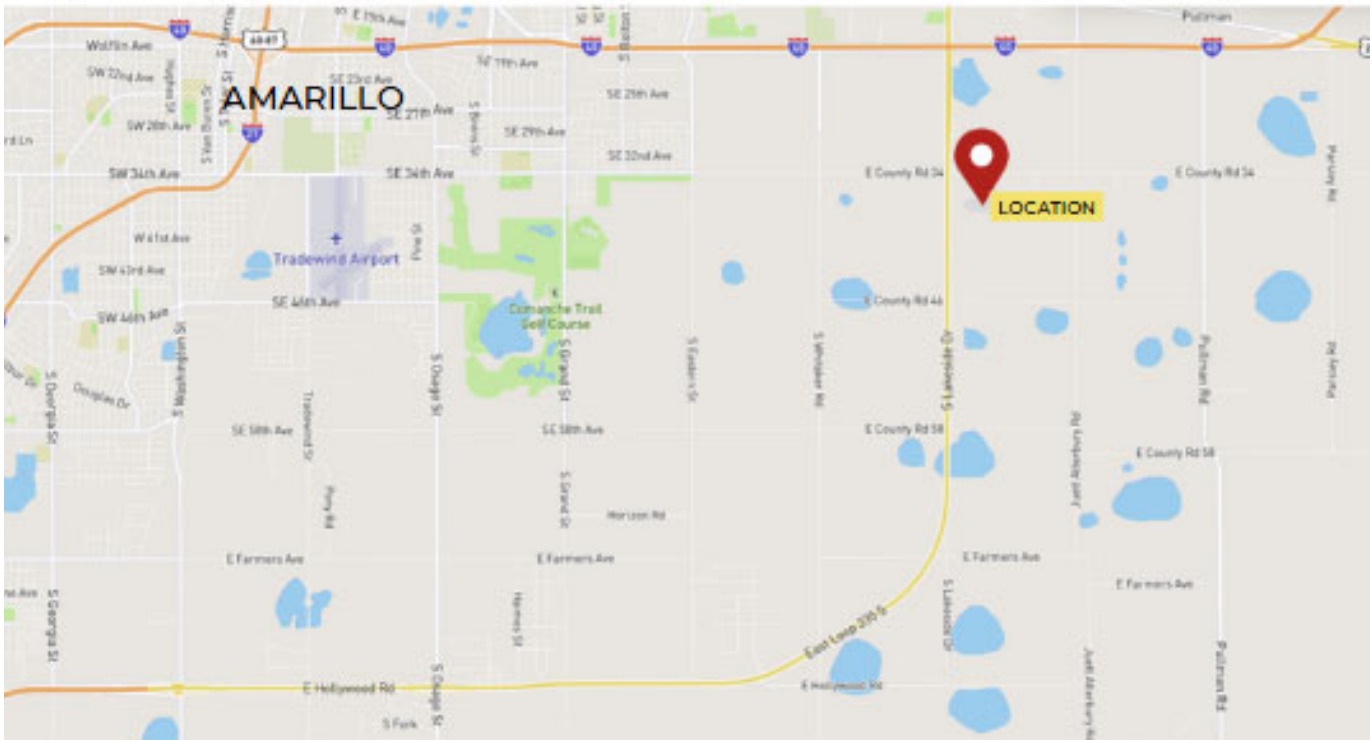
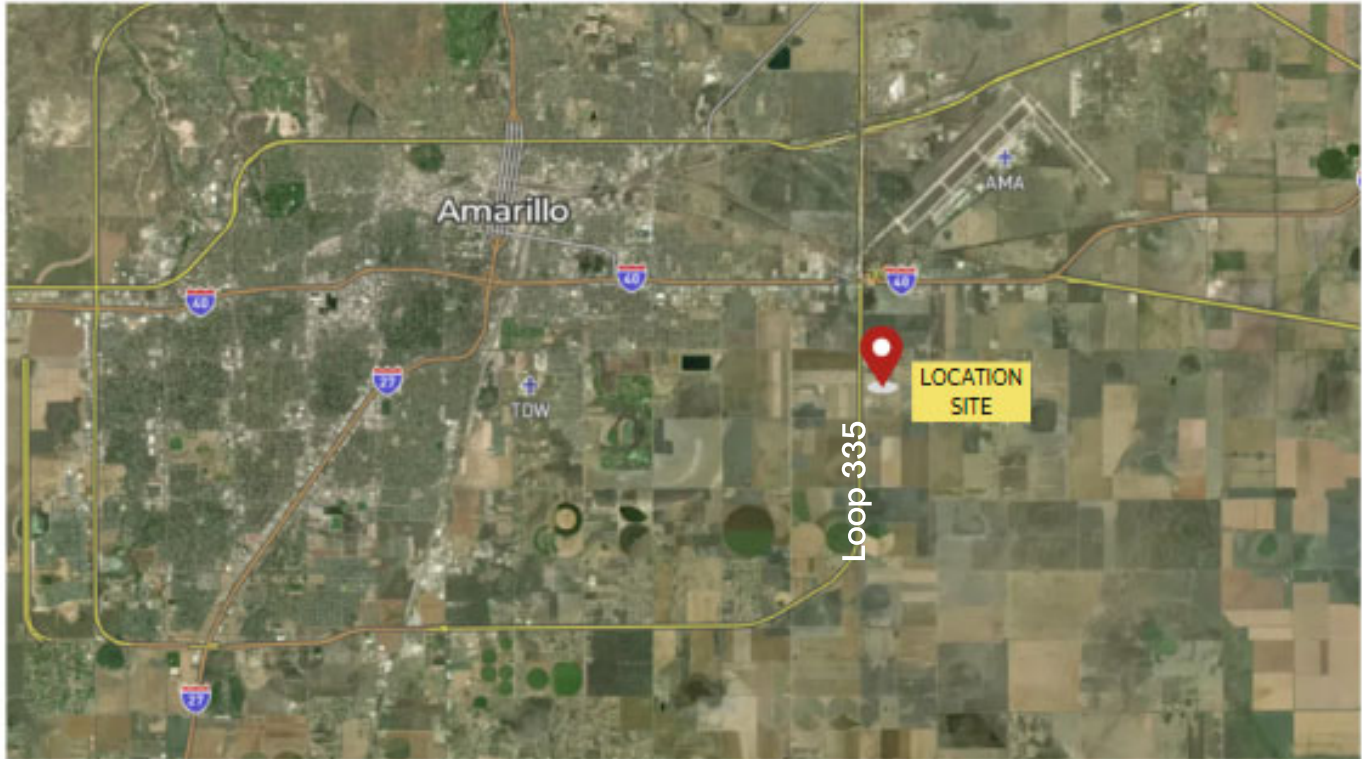


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Maps

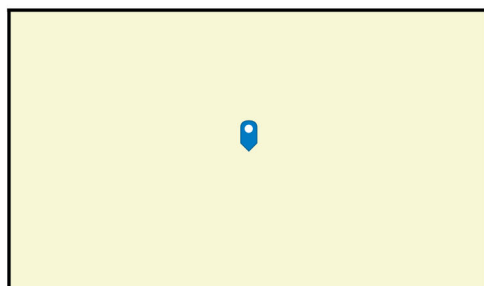
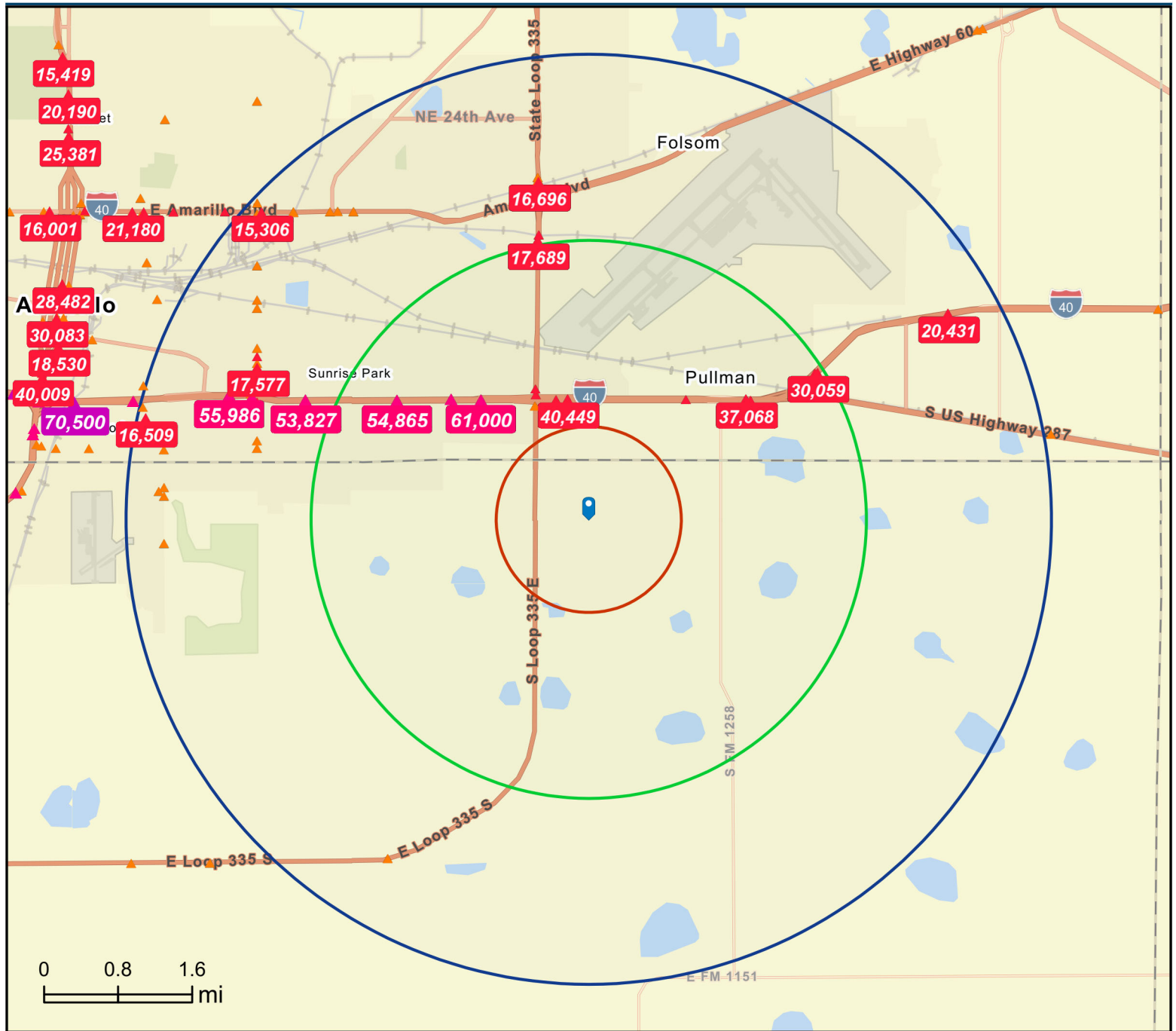


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease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

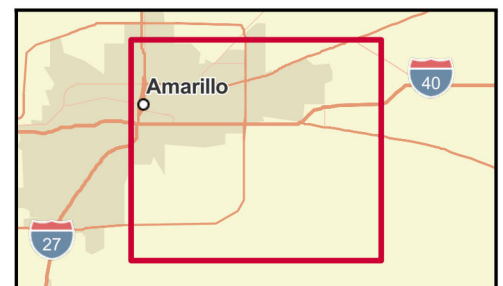
Traffic Count Map

3750 Juett Attebury Rd, Amarillo, Texas, 79118
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.17401
Longitude: -101.73215



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 (Q4 2024).

June 23, 2025

Executive Summary

3750 Juett Attebury Rd, Amarillo, Texas, 79118
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.17401
 Longitude: -101.73215

	1 mile	3 miles	5 miles
Population			
2010 Population	40	2,815	33,732
2020 Population	51	2,759	34,590
2024 Population	51	2,716	34,198
2029 Population	53	2,691	33,990
2010-2020 Annual Rate	2.46%	-0.20%	0.25%
2020-2024 Annual Rate	0.00%	-0.37%	-0.27%
2024-2029 Annual Rate	0.77%	-0.18%	-0.12%
2020 Male Population	51.0%	47.9%	56.9%
2020 Female Population	49.0%	52.1%	43.1%
2020 Median Age	38.8	35.6	35.4
2024 Male Population	52.9%	48.5%	57.5%
2024 Female Population	47.1%	51.5%	42.5%
2024 Median Age	41.0	35.9	35.9

In the identified area, the current year population is 34,198. In 2020, the Census count in the area was 34,590. The rate of change since 2020 was -0.27% annually. The five-year projection for the population in the area is 33,990 representing a change of -0.12% annually from 2024 to 2029. Currently, the population is 57.5% male and 42.5% female.

Median Age

The median age in this area is 35.9, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	64.7%	51.9%	37.1%
2024 Black Alone	2.0%	3.6%	10.3%
2024 American Indian/Alaska Native Alone	0.0%	1.3%	1.0%
2024 Asian Alone	2.0%	1.5%	9.5%
2024 Pacific Islander Alone	0.0%	0.0%	0.1%
2024 Other Race	9.8%	19.1%	20.5%
2024 Two or More Races	21.6%	22.4%	21.5%
2024 Hispanic Origin (Any Race)	39.2%	58.1%	53.0%

Persons of Hispanic origin represent 53.0% 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 87.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	93	49	50
2010 Households	7	910	9,225
2020 Households	9	923	9,750
2024 Households	9	933	9,840
2029 Households	9	947	9,992
2010-2020 Annual Rate	2.54%	0.14%	0.56%
2020-2024 Annual Rate	0.00%	0.25%	0.22%
2024-2029 Annual Rate	0.00%	0.30%	0.31%
2024 Average Household Size	5.67	2.88	2.93

The household count in this area has changed from 9,750 in 2020 to 9,840 in the current year, a change of 0.22% annually. The five-year projection of households is 9,992, a change of 0.31% annually from the current year total. Average household size is currently 2.93, compared to 2.99 in the year 2020. The number of families in the current year is 7,067 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

3750 Juett Attebury Rd, Amarillo, Texas, 79118
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	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	0.0%	14.2%	15.3%
Median Household Income			
2024 Median Household Income	\$91,983	\$62,315	\$59,511
2029 Median Household Income	\$120,000	\$74,509	\$69,075
2024-2029 Annual Rate	5.46%	3.64%	3.03%
Average Household Income			
2024 Average Household Income	\$112,912	\$71,061	\$72,512
2029 Average Household Income	\$136,852	\$82,200	\$83,968
2024-2029 Annual Rate	3.92%	2.96%	2.98%
Per Capita Income			
2024 Per Capita Income	\$38,412	\$25,343	\$21,124
2029 Per Capita Income	\$44,800	\$29,997	\$24,992
2024-2029 Annual Rate	3.12%	3.43%	3.42%
GINI Index			
2024 Gini Index	27.8	35.1	38.1
Households by Income			

Current median household income is \$59,511 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$69,075 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$72,512 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$83,968 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$21,124 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$24,992 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	0	160	148
2010 Total Housing Units	8	968	9,871
2010 Owner Occupied Housing Units	6	689	6,275
2010 Renter Occupied Housing Units	1	221	2,950
2010 Vacant Housing Units	1	58	646
2020 Total Housing Units	10	996	10,505
2020 Owner Occupied Housing Units	8	667	6,301
2020 Renter Occupied Housing Units	1	256	3,449
2020 Vacant Housing Units	1	62	745
2024 Total Housing Units	10	1,009	10,631
2024 Owner Occupied Housing Units	8	689	6,543
2024 Renter Occupied Housing Units	1	244	3,297
2024 Vacant Housing Units	1	76	791
2029 Total Housing Units	10	1,026	10,790
2029 Owner Occupied Housing Units	8	713	6,787
2029 Renter Occupied Housing Units	1	234	3,205
2029 Vacant Housing Units	1	79	798
Socioeconomic Status Index			
2024 Socioeconomic Status Index	63.4	42.9	39.8

Currently, 61.5% of the 10,631 housing units in the area are owner occupied; 31.0%, renter occupied; and 7.4% 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 10,505 housing units in the area and 7.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.28%. Median home value in the area is \$145,720, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 15.04% annually to \$293,619.

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.

June 23, 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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date