

LARGE DEVELOPMENT TRACT FOR SALE

PRICE: \$1,050,000

+/- 9 acres on Plum Creek Dr.

Amarillo, TX 79124



Highlights

- This location in NW Amarillo is in the center of residential growth. It is located across the street from a 184 unit Apartment Complex, Plum Creek Apartments, and Plum Creek Specialty Hospital, a senior living community. Businesses in the area include several banks, Tractor Supply, Starbuck's, Chick-fli-a, McDonalds, United Supermarkets, Walmart and Lowes.
- This 9.09 acre tract of development land in North West Amarillo is in the center of two new residential additions. This would be a great location for multi-family, retirement center or a mixed use development. Property can be divided. It is zoned as a planned development.
- Approx. price per SQ/ft of \$2.68
- Easily accessible from Amarillo Blvd or Tascosa Rd.

KELLER WILLIAMS REALTY-AMARILLO
3955 S Soncy Rd
Amarillo, Texas 79119

PRESENTED BY:

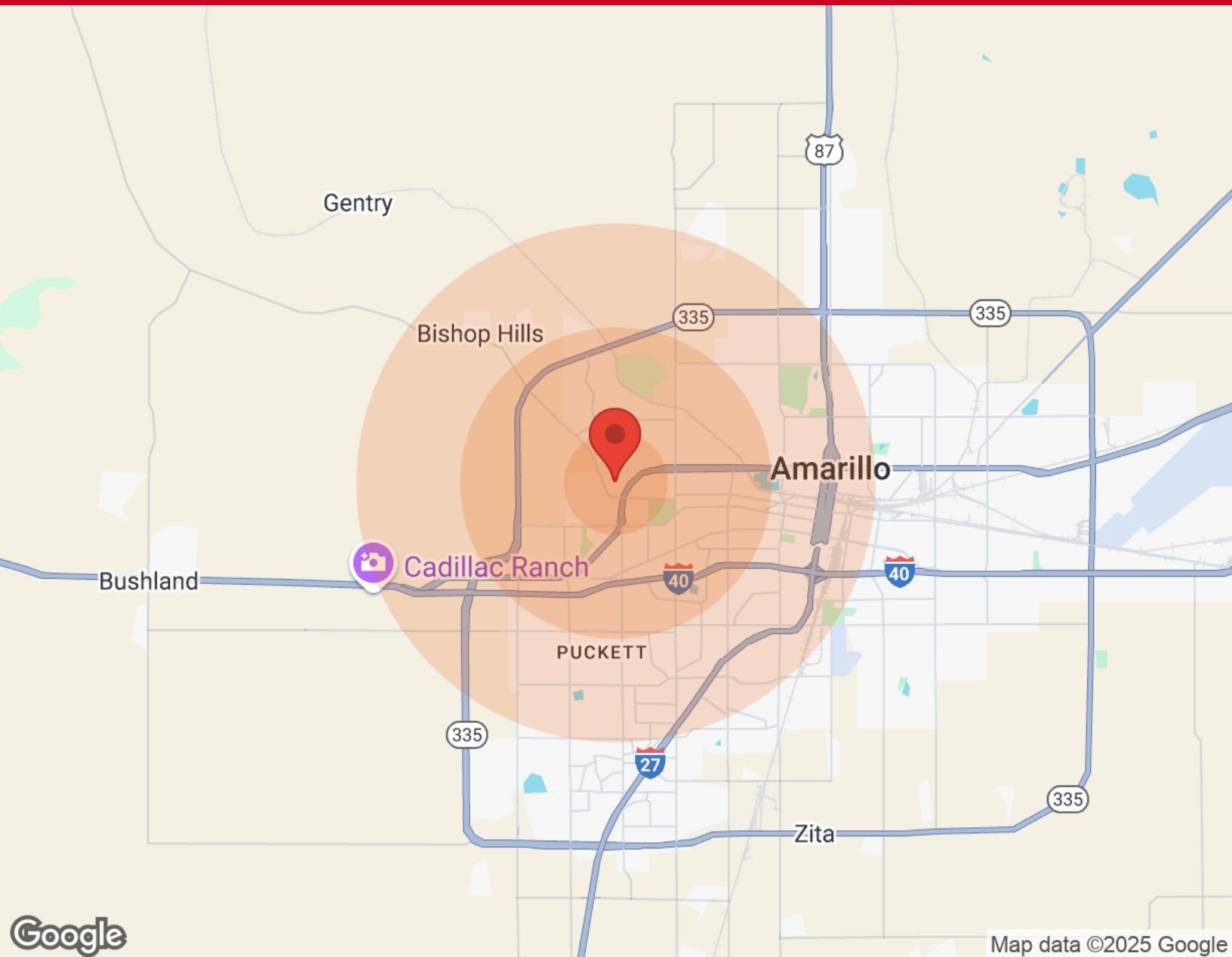
HOLLY COATS, CPA, CCIM
Commercial Broker Associate
O: (806) 683-1330
C: (806) 683-1330
hollycoats@kwcommercial.com
606152, TEXAS

ANDREW COATS
Commercial Associate
O: (806) 576-7228
C: 806-576-7228
andrewcoats@kwcommercial.com

BUSINESS MAP



DEMOGRAPHICS



Google

Map data ©2025 Google

Population	1 Mile	3 Miles	5 Miles
Male	1,602	20,486	56,378
Female	1,938	22,896	61,370
Total Population	3,540	43,382	117,748
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	633	9,854	26,185
Ages 15-24	374	5,698	16,173
Ages 25-54	1,148	16,689	45,217
Ages 55-64	513	4,862	13,187
Ages 65+	872	6,279	16,986
Race	1 Mile	3 Miles	5 Miles
White	3,360	35,948	98,907
Black	40	2,462	6,780
Am In/AK Nat	2	42	143
Hawaiian	N/A	N/A	7
Hispanic	227	8,351	26,685
Multi-Racial	200	7,858	21,222

Income	1 Mile	3 Miles	5 Miles
Median	\$72,373	\$40,683	\$43,419
< \$15,000	43	3,088	7,426
\$15,000-\$24,999	61	2,678	6,829
\$25,000-\$34,999	137	2,335	6,055
\$35,000-\$49,999	331	2,962	7,430
\$50,000-\$74,999	302	3,180	9,322
\$75,000-\$99,999	226	1,830	5,407
\$100,000-\$149,999	182	1,461	3,786
\$150,000-\$199,999	74	377	1,351
> \$200,000	73	500	1,432

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,650	21,240	55,882
Occupied	1,545	19,319	50,913
Owner Occupied	1,204	10,760	29,828
Renter Occupied	341	8,559	21,085
Vacant	105	1,921	4,969

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.



Information About Brokerage Services

Texas law requires all real estate licensees 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.

Keller Williams Realty	474896	al.harris@kw.com	(806)359-4000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Albert Harris, Jr	526244	al.harris@kw.com	(806)359-4000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Holly Coats	606152	hollycoats@kwcommercial.com	(806)683-1330
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	