



New Residential Development
Coming Spring 2024 - 2 Mile North



LLANO
REAL ESTATE GROUP
CREATE. BUILD. INSPIRE.

Loop 335 1 Mile North

TASCOSA
GOLF CLUB

2400 N WESTERN ST

Amarillo, TX 79124



JOSH LANGHAM

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LAND
FOR SALE

PROPERTY SUMMARY



LOCATION DESCRIPTION

The area surrounding the property is undergoing exciting development with the upcoming Rock Ridge community to the north. This new residential development is set to attract more traffic to the area, creating potential opportunities for commercial real estate investment. Additionally, the property's prime location, just 1 mile from Loop 335, offers convenient access for residents and businesses alike. The expanding Trails development to the north further adds to the area's growth, making it an attractive prospect for investors seeking to capitalize on the rising demand for commercial properties in this thriving and expanding neighborhood.

PROPERTY HIGHLIGHTS

- - Zoned I1 for diverse retail and commercial opportunities
- - Strategic location in the vibrant Amarillo area
- - Prime visibility and accessibility for retail businesses
- - Surrounded by a growing community and potential customer base

OFFERING SUMMARY

Sale Price:	Subject To Offer
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Lot Size:	102,273 SF
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DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	44	94	392
Total Population	123	260	1,069
Average HH Income	\$149,497	\$143,087	\$134,021

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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	123	260	1,069
Average Age	43	43	43
Average Age (Male)	43	43	43
Average Age (Female)	42	43	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	44	94	392
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$149,497	\$143,087	\$134,021
Average House Value	\$416,248	\$402,671	\$375,493

Demographics data derived from AlphaMap



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