

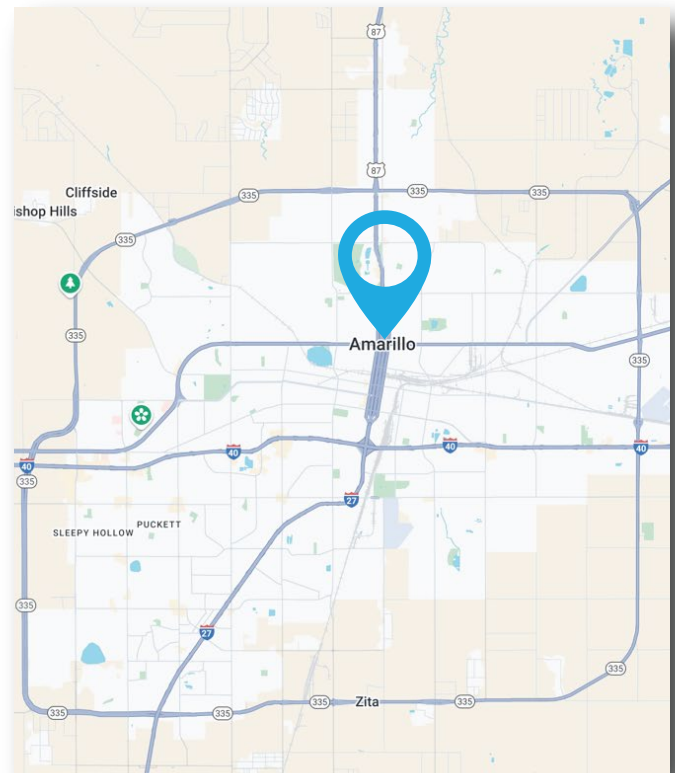
FOR SALE

PROPERTY OVERVIEW

Property Group USA is pleased to present the opportunity to acquire this freestanding former CVS building, prominently located in the Amarillo, Texas area. This 9,907 SF building is well-suited for retail with its ideal location at lighted intersection.

PROPERTY SNAPSHOT

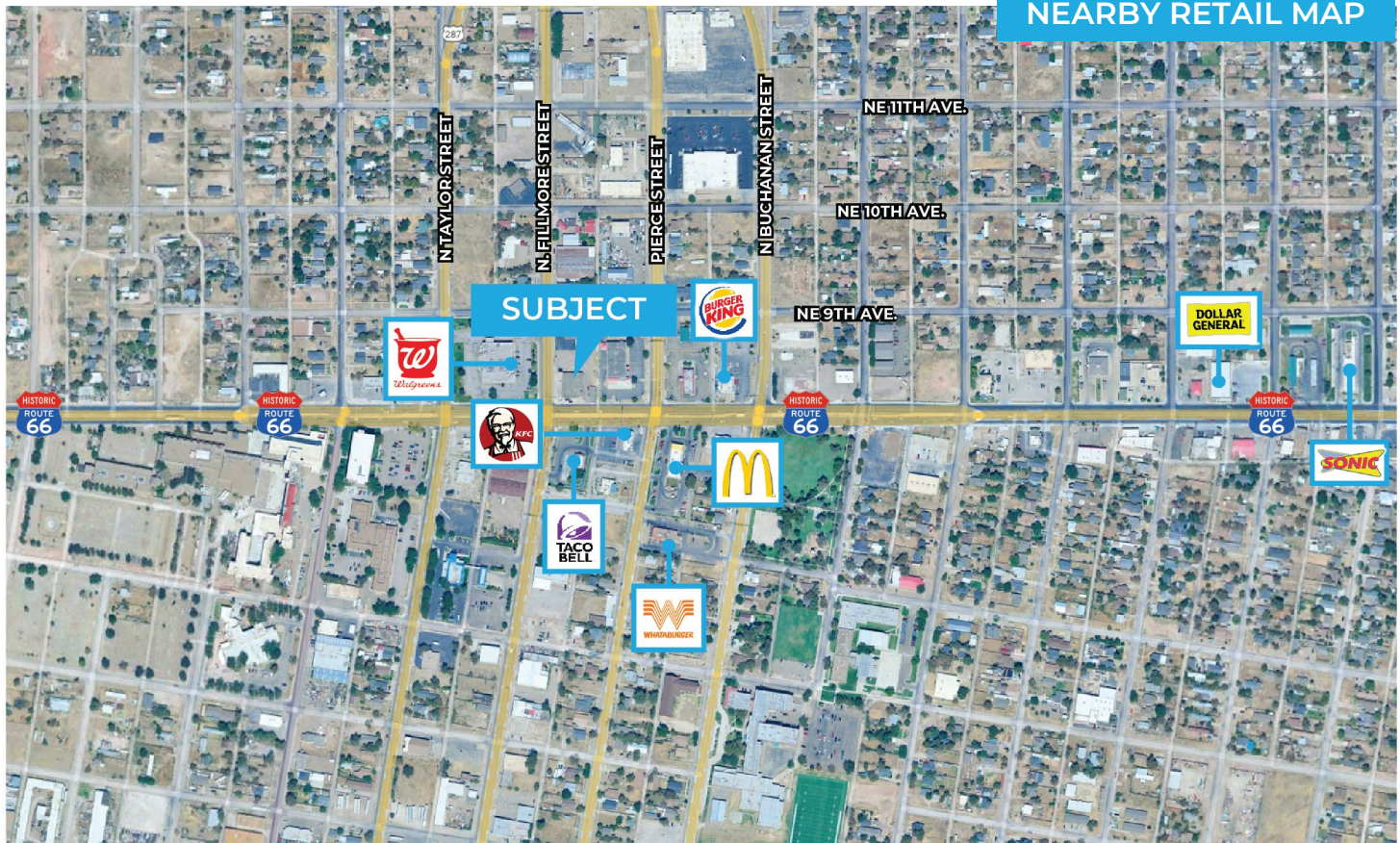
ADDRESS:	313 E Amarillo Blvd - Amarillo, TX 79107
BUILDING SIZE:	9,907 SF
PARCEL SIZE:	± 1.12 AC
ZONING:	F1 Real,Commercial
SALE PRICE:	*Inquire for price
HIGHLIGHTS:	<ul style="list-style-type: none">- Strong retail corridor (high traffic counts)- Good road frontage- Located at lighted intersection- Former CVS



PROPERTY AERIAL



NEARBY RETAIL MAP

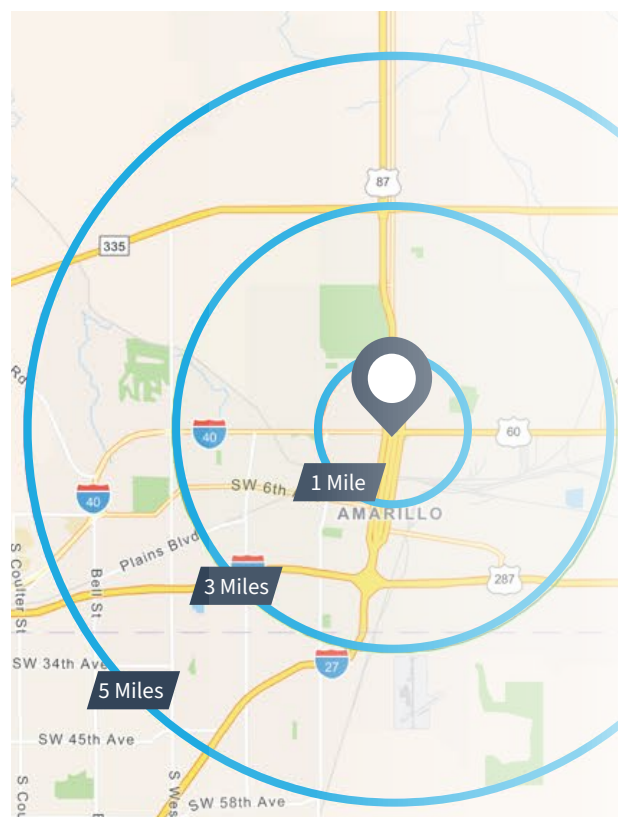


AREA OVERVIEW

Amarillo, commercial center of the Texas Panhandle, is in southern Potter County and extends into Randall County. It is the largest city on the 286-kilometer section of Route 66 that runs from Oklahoma to New Mexico. Fans of Route 66 can relive the Mother Road's glory days in the Route 66 Historic District, where art galleries, antique shops and restaurants brighten original buildings with Western flair. The walkable district is a popular place to take photos, shop for souvenirs and learn about must-see spots nearby.

One such Route 66 attraction is the famed Cadillac Ranch. This interactive installation – featuring 10 classic Cadillacs half-buried in the ground – invites you to add your spray-painted mark to the artwork guests have made over the years. A few kilometers away, Bill's Backyard Classics presents a warehouse full of preserved and restored hotrods, and the free Jack Sisemore RV Museum showcases recreational vehicles from the 1930s through the '70s. It's all in a day's drive from Downtown Amarillo. Located just a day trip away from Dallas, Lubbock, and Oklahoma City, the heart of the Texas Panhandle Plains is full of amazing things to see and do set on stunning landscapes.

*Source: <https://www.visittheusa.com/destination/amarillo>



DEMOGRAPHICS

2024 Summary	1 MILE	3 MILES	5 MILES
Population	6,763	61,165	132,516
Households	2,469	23,483	51,443
Families	1,573	14,354	32,082
Average Household Size	2.72	2.59	2.55
Owner Occupied Housing Units	1,343	12,694	30,482
Renter Occupied Housing Units	1,126	10,789	20,961
Median Age	33.6	34.8	35.6
Median Household Income	\$37,177	\$43,448	\$54,889
Average Household Income	\$54,850	\$64,156	\$75,952
Projected 2029 Summary	1 MILE	3 MILES	5 MILES
Population	6,538	59,356	131,403
Households	2,462	23,407	52,158
Families	1,556	14,188	32,282
Average Household Size	2.64	2.52	2.49
Owner Occupied Housing Units	1,379	12,939	31,665
Renter Occupied Housing Units	1,082	10,468	20,493
Median Age	34.4	35.9	36.7
Median Household Income	\$40,874	\$50,606	\$62,914
Average Household Income	\$63,665	\$74,261	\$87,737