



PRICING

**1 ACRE LOTS: \$285,000
(\$6.59 PER SF)**

SVN Trinity Advisors is pleased to present a prime commercial opportunity just off Interstate 27, featuring **three 1-acre pads for sale** along McCormick Road. This strategic location offers exceptional visibility and accessibility. Situated just beyond Amarillo City Limits, the property benefits from a great location and proximity to upcoming retail developments, making it ideal for a retail, industrial, or flex building. Conveniently located 3 miles south of Amarillo Loop 335 and 6 miles north of Canyon, TX, the site serves a growing population of over 164,769 residents within a 10-mile radius. With its flexibility and high visibility, this property is perfectly positioned for businesses looking to capitalize on the area's steady growth and accessibility.

FEATURES

Lot Size: 1-3 Acres
Traffic Counts: 38,835 CPD on I-27
Market: Amarillo

HIGHLIGHTS

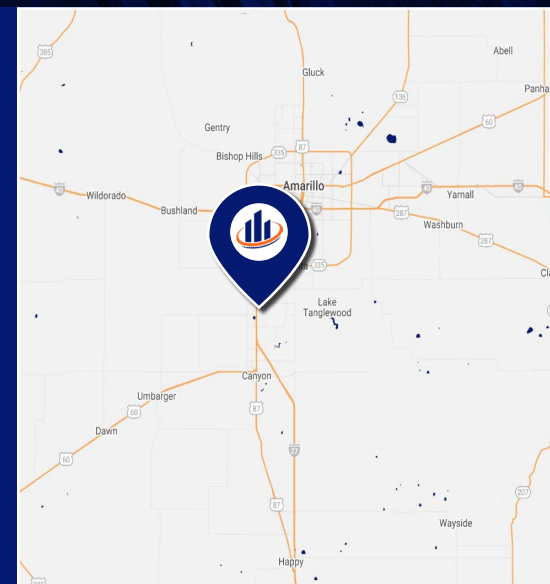
- » Flat terrain of the site makes it easy to develop
- » Multiple potential uses



PRIME COMMERCIAL LAND FOR SALE

7119 W McCormick Road
Amarillo, TX 79118

AVAILABLE:
1-3 ACRES



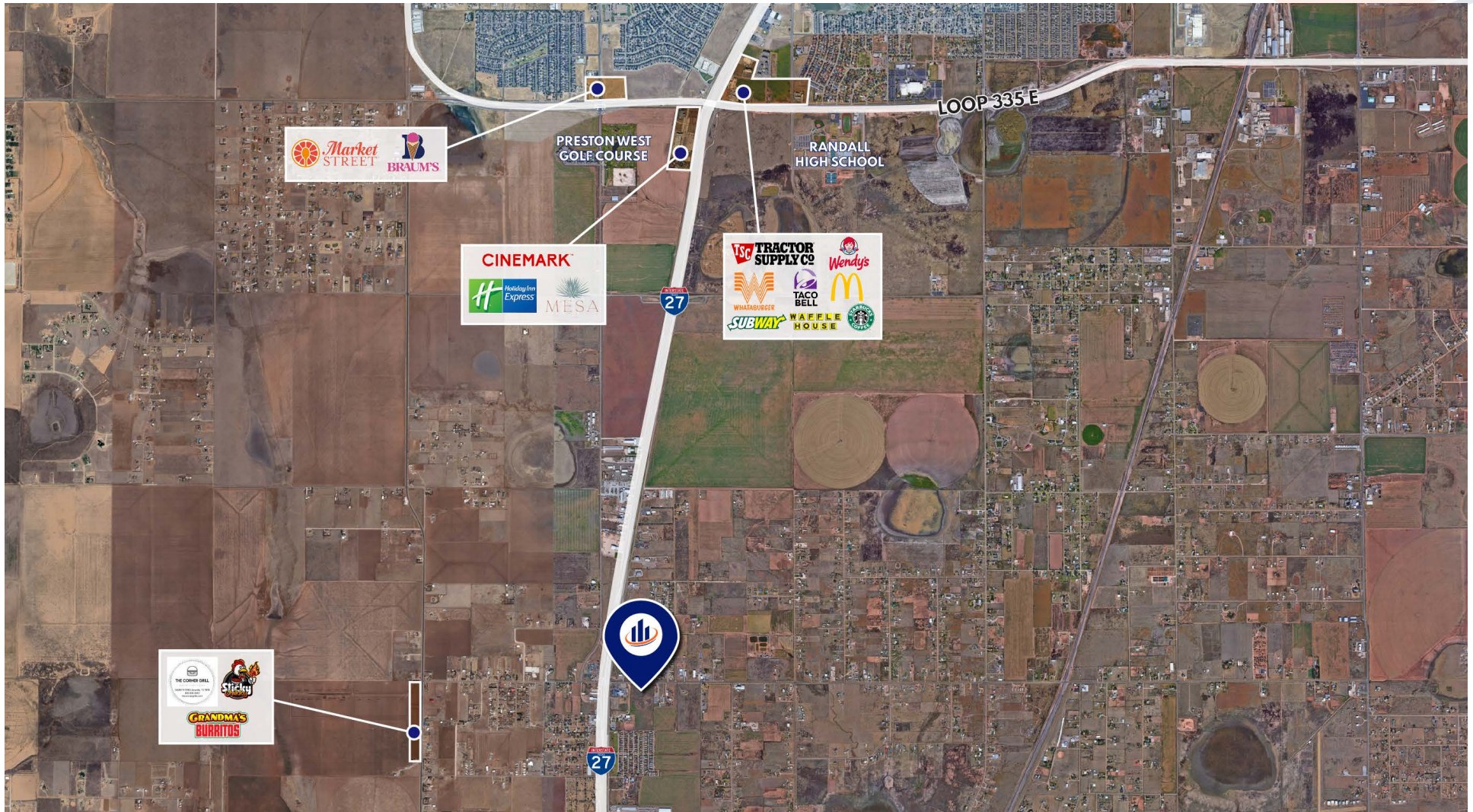
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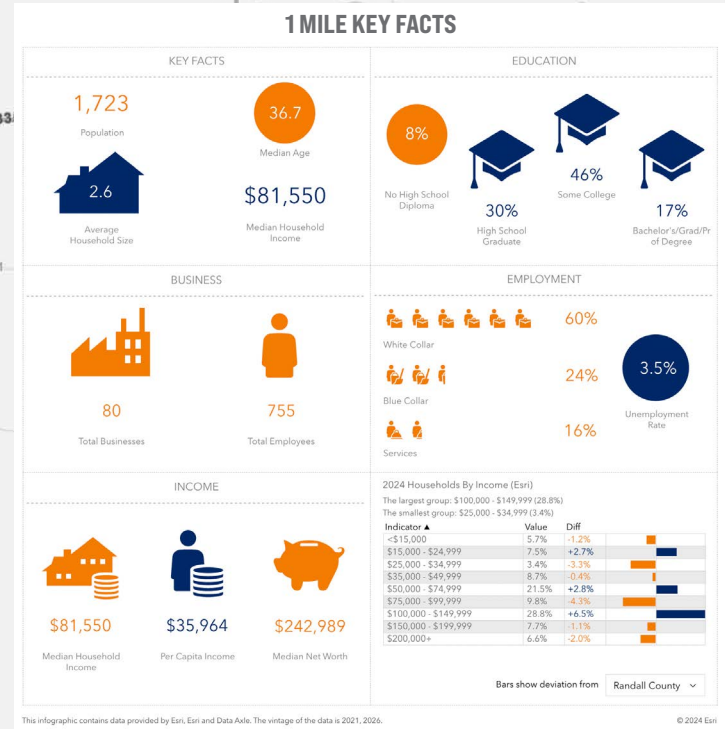
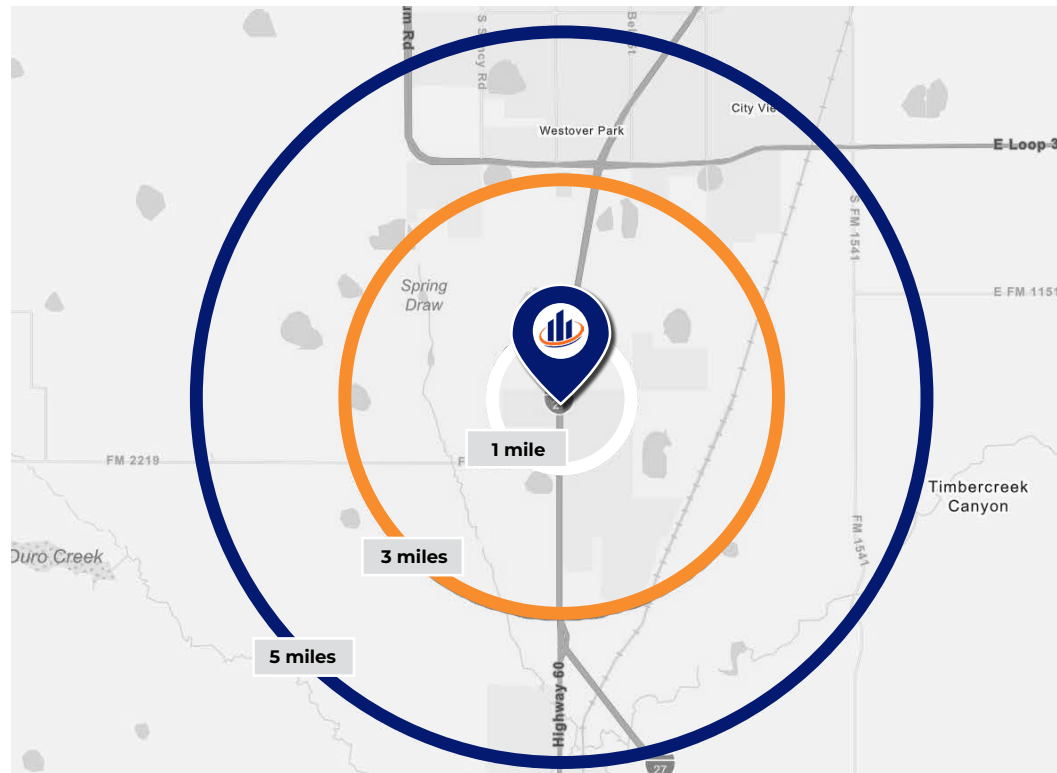
7119 W McCormick Road | Amarillo, TX 79118



This commercial property is located at the intersection of IH-27 and W McCormick Rd, just 3 miles south of Amarillo Loop 335 and 6 miles north of Canyon, TX. The area's population has been growing steadily, with a current population of over 164,769 within a 10-mile radius of the property. The median household income in the area is \$67,360, and the median age is 36.9 years old. The property is situated just outside the City Limits of Amarillo in Randall County, offering lower property taxes and fewer zoning restrictions.

PRIME COMMERCIAL LAND FOR SALE

7119 W McCormick Road | Amarillo, TX 79118



2024 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	1,723	10,062	38,685	1,869	10,675	40,577
Households	652	3,668	14,580	718	3,951	15,480
Families	489	2,793	10,651	534	2,990	11,239
Average Household Size	2.64	2.70	2.62	2.60	2.66	2.59
Owner Occupied Housing Units	462	2,817	11,455	528	3,101	12,380
Renter Occupied Housing Units	190	851	3,125	190	850	3,100
Median Age	36.7	37.9	38.0	37.3	38.4	38.9
Median Household Income	\$81,550	\$91,358	\$100,061	\$94,404	\$103,114	\$106,734
Average Household Income	\$98,695	\$115,692	\$118,082	\$110,102	\$132,054	\$133,903

2029 Summary

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Information About

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