



FOR SALE



RETAIL/OFFICE | LIST PRICE: \$2,200,000 | 12,153 SF - 1.86 AC

4530 CANYON DR, AMARILLO, TX 79109



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PROJECT SCOPE

Located just off I-27, 4530 Canyon Dr in Amarillo offers outstanding visibility with exposure to high traffic counts from one of the city's busiest corridors. This 12,153 SF building features large, spacious rooms and offices, providing a flexible layout that suits a variety of commercial uses. Previously operated as a restaurant, the property includes plentiful parking and excellent interstate access, making it an ideal location for office, retail, or service-oriented businesses looking to establish a strong presence in a high-traffic area.

DETAILS

- Property Type: Retail/Office
- Size: 12,153 sq ft - 1.86 ac
- List Price: \$2.2M- \$181.03/sf
- Zoning: Light Commercial District- LC
- Parking: 130 spaces

AREA RETAILERS:



WHATABURGER **ABUELO'S**
FOOD + DRINKS + FAMILY

ASHLEY

enterprise

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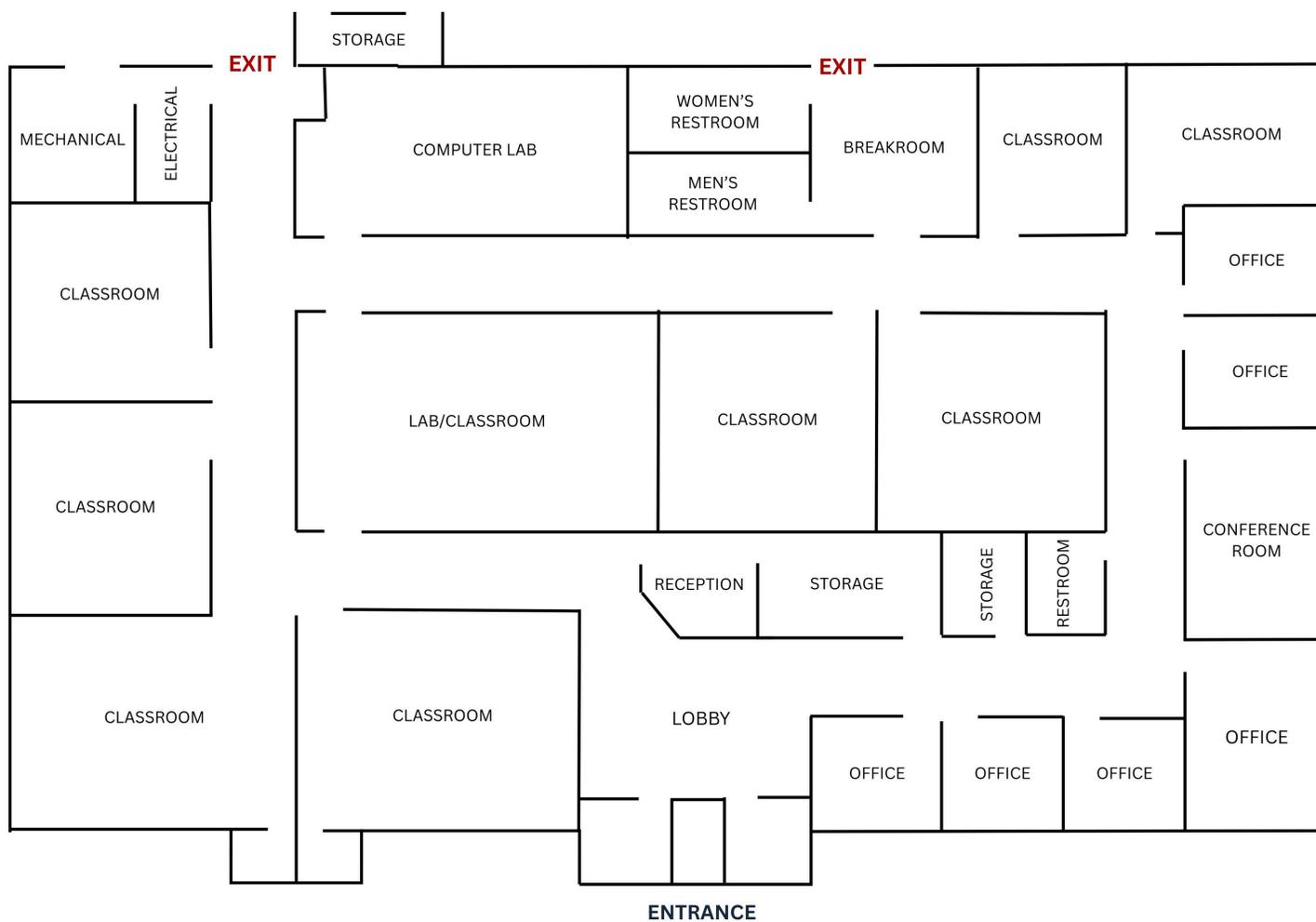
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CURRENT LAYOUT

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COMMUNITY SUMMARY

1-Mile Radius

Population Total	13,174
Median HH Income	\$56,852
Median HH Home Value	\$186,048
Median Net Worth	\$85,656

3-Mile Radius

Population Total	94,111
Median HH Income	\$71,670
Median HH Home Value	\$223,076
Median Net Worth	\$166,856

5-Mile Radius

Population Total	158,388
Median HH Income	\$69,829
Median HH Home Value	\$229,646
Median Net Worth	\$164,791

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INTERIOR PHOTOS

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AMARILLO - TEXAS



HEALTH CARE

Amarillo boasts a strong regional healthcare system anchored by two major hospitals: Northwest Texas Healthcare System and BSA Health System, both offering advanced medical services, trauma care, and specialty treatment. The city is also home to Texas Tech University Health Sciences Center, which supports a range of medical education and research. With additional providers like VA services, surgical centers, and community clinics such as Heal the City, Amarillo serves as a key medical hub for the Texas Panhandle.

EDUCATION

Amarillo has a strong education system that includes public, private, and charter schools, with Amarillo ISD as the largest district. Higher education options include Amarillo College, a top-ranked community college, and West Texas A&M University in nearby Canyon. Texas Tech University Health Sciences Center offers medical, pharmacy, and nursing programs, while Wayland Baptist University provides flexible degree options with a Christian foundation at its Amarillo campus.

AGRICULTURE

Located in the heart of the Texas Panhandle, Amarillo plays a central role in one of the nation's top agricultural regions. The area is known for large-scale cattle feeding and beef production, along with major crops like cotton, corn, and wheat. Amarillo also supports agricultural innovation through research, agribusiness, and advanced irrigation systems.

MANUFACTURING

Amarillo has a diverse manufacturing sector that includes food processing, renewable energy components, and aerospace. Major employers like Tyson, Owens Corning, and Bell Textron support hundreds of jobs. The city benefits from strong infrastructure and a skilled workforce, making it a growing hub for industries such as energy, aviation, and food production.

DISTRIBUTION

Amarillo serves as a strategic logistics and distribution hub in the Texas Panhandle, benefiting from its central location and robust transportation infrastructure. The city is home to major facilities such as Amazon's 1-million-square-foot fulfillment center, Americold's extensive cold storage warehouse, and Averitt's 35,000-square-foot distribution center. These facilities support regional and national supply chains, offering services like inventory management, e-commerce fulfillment, and temperature-controlled storage. Amarillo's access to major highways, rail lines, and the Rick Husband Amarillo International Airport further enhances its appeal to logistics and distribution companies.

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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.

McDougal REALTORS

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Information available at www.trec.texas.gov

IABS 1-0 Date

10608 MLK

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