Land For Sale - 2.2 Acres

Near I-40 & Eastern

Amarillo, Texas

- $479,000.00
- Zoned LC Light Commercial
- Prime Commercial Pad Site
- Visible to Interstate 40
- Adjacent to QuikTrip Travel Center
- High Traffic Area
- Development Ready
- Utilities Available to site
- Interstate 40 Access

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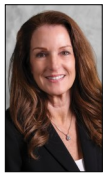

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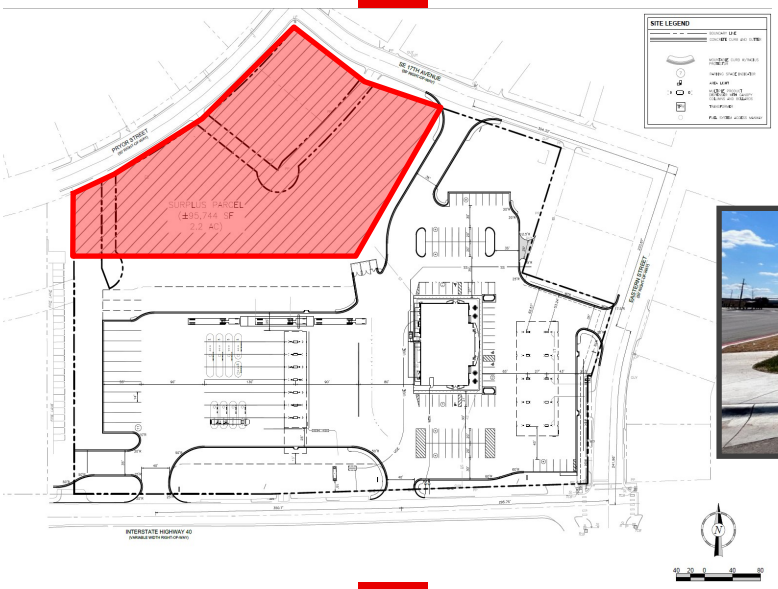
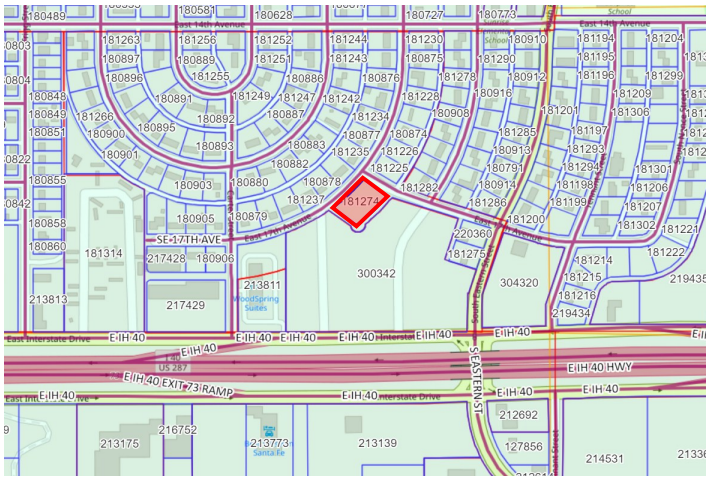
Site Plan & Plat Map



Plat Map



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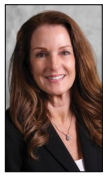

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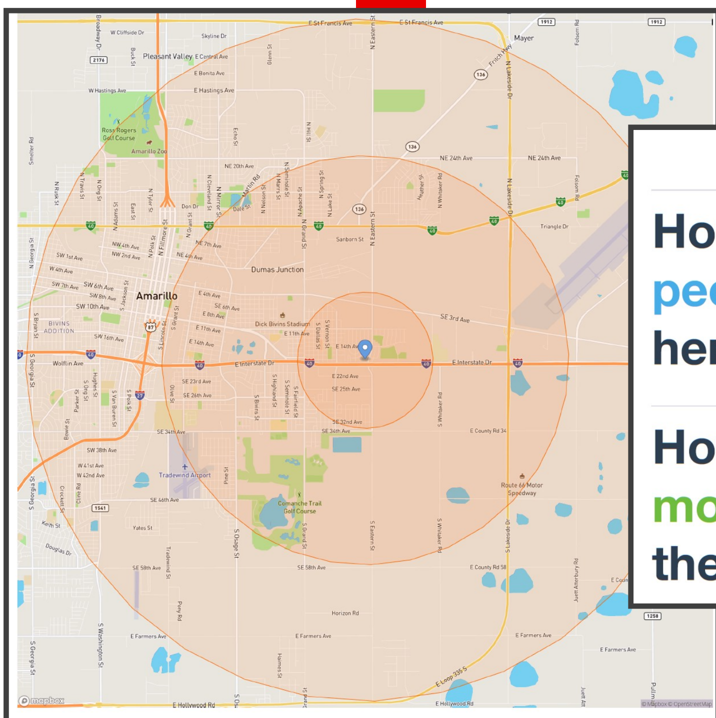
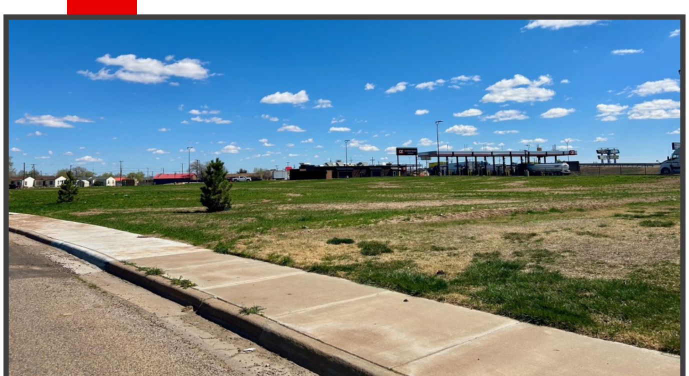
Demographics @ 1, 3, & 5 miles



	CITY Amarillo city, Texas		COUNTY Potter County, Texas
	1 MI	3 MI	5 MI
How many people live here?	6K	39K	89K
	CITY: 200K		COUNTY: 118K
	1 MI	3 MI	5 MI
How much money do they make?	$46K	$47K	$48K
	CITY: $61K		COUNTY: $48K

median household income



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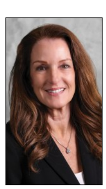

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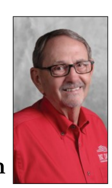

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DEMOGRAPHICS

Population

	1 mile	3 miles	5 miles
Population	5,720	38,928	88,818
Population Density (people per sq mi)	1,836	1,426	1,160

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B01003

Income

	1 mile		3 miles		5 miles	
Median Household Income (in 2022 inflation adjusted dollars)	$45,820		$46,981		$47,699	
Mean Household Income (in 2022 inflation adjusted dollars)	$54,560		$56,629		$64,272	
Families in Poverty	262	18%	1,909	21%	3,695	18%
Households	2,040		13,247		31,657	
Less than $25,000	553	27%	3,610	27%	7,721	24%
$25,000 to $49,999	574	28%	3,403	26%	8,857	28%
$50,000 to $74,999	396	19%	2,485	19%	5,603	18%
$75,000 to $99,999	317	16%	1,598	12%	3,429	11%
$100,000 to $199,999	165	8%	2,024	15%	5,327	17%
$200,000 or more	36	2%	126	1%	719	2%

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B19001, B19013, B19025, B17010

Age

	1 mile		3 miles		5 miles	
Median Age	36		32		33	
Population	5,720		38,928		88,818	
9 & under	731	13%	6,347	16%	14,099	16%
10 to 19	1,069	19%	6,686	17%	13,814	16%
20 to 29	709	12%	5,632	14%	12,837	14%
30 to 39	728	13%	5,323	14%	13,556	15%
40 to 49	598	10%	4,641	12%	10,723	12%
50 to 59	889	16%	4,343	11%	9,623	11%
60 to 69	490	9%	3,459	9%	7,918	9%
70 & over	505	9%	2,496	6%	6,248	7%

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B01001

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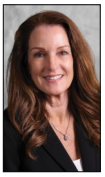

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POPULATION PROJECTIONS

State and county population projections.

	2000	2010	2020	2030	% Population Change 2000-2010	% Population Change 2010-2020	% Population Change 2020-2030	% Population Change 2020-2030
Texas	20,851,820	25,145,561	29,145,505	32,912,882				13%
Randall County	104,312	120,725	140,753	159,318				13%
Potter County	113,546	121,073	118,525	113,747				-4%

Source: Texas Demographic Center, Projections of the Total Population of Texas and Counties in Texas, 2020-2060, October 2022.
U.S. Census Bureau, Decennial Censuses 2000, 2010, and 2020.

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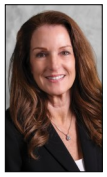

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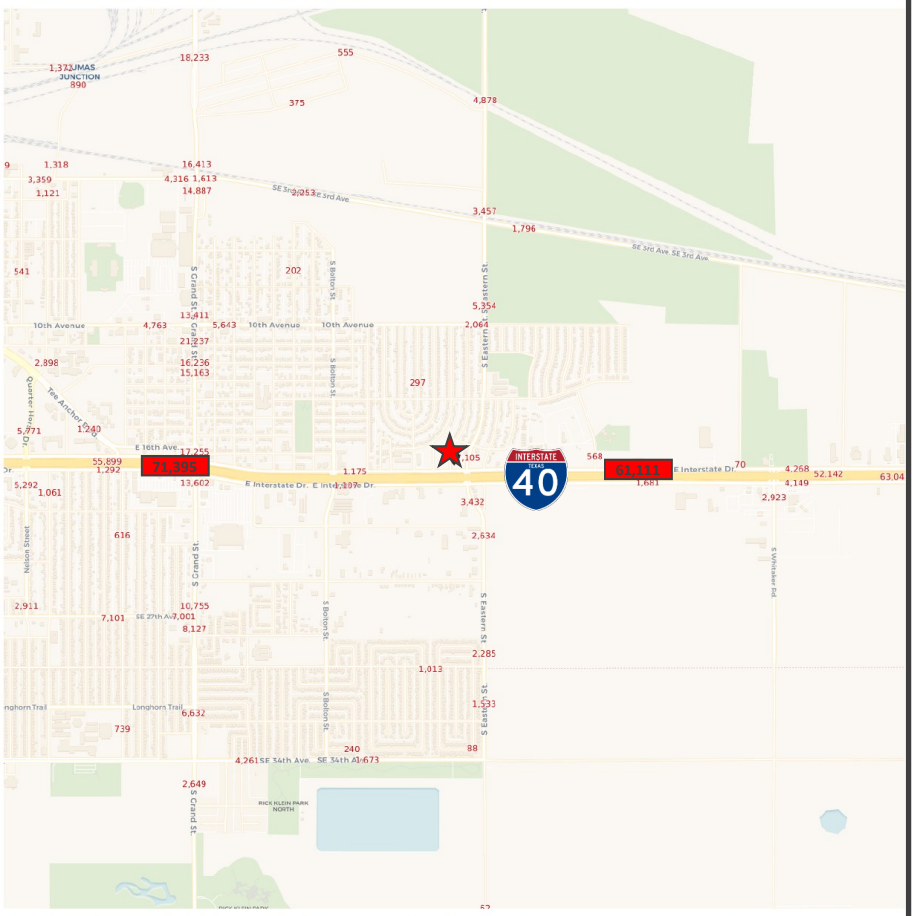
Traffic

TRAFFIC

2024 24-hour average daily traffic count estimates - both ways



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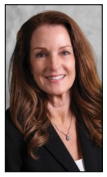

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