



RETAIL

0.55 ACRE LAND PARCEL | FOR SALE OR GROUND LEASE
1324 S DUMAS AVE., DUMAS, TX

THE
RETAIL
GROUP



PROPERTY DETAILS

Land Size	0.55 Acres
Sale Price	\$485,000
Ground Lease Rate	\$42,000/year
Lease Type	Absolute Net

PROPERTY HIGHLIGHTS

Hard corner along main North/South corridor through Dumas

47 miles, NW of Amarillo, Texas

Surrounded by national retailers including McDonald's, Taco Bell, Pizza Hut, and others

Home to Window on the Plains Museum, which traces the history and culture of the Texas panhandle

Dumas is home to 535 businesses and 5,739 employees

Major employers include JBS & Tannery, Valero Energy Corp., Faria Dairy, Continental Carbon, and Pioneer Natural Resources

SNAPSHOT



Estimated Vehicles/Day
S Dumas Ave.
16,807 VPD



Avg. HH Income
3 mi Radius
\$83,153



Population
3 mi Radius
14,973

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