



245 +/- AC HWY 287 AND GOATHEAD RD AMARILLO, TX

17400 S-UH 287

amarillo, TX 79118



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EXCLUSIVELY PRESENTED BY:



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**Berkshire Hathaway
HomeServices Premier
Properties**

12175 FM 1097 W.
Willis, TX 77318

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PROPERTY SUMMARY

Offering Price	Negotiable
Lot Size (acres)	245.00
Parcel ID	201524, 205737
Zoning Type	Commercial
County	Potter-Randall
Frontage	5,280.00 Ft
Coordinates	35.2069816, -101.8320065

INVESTMENT SUMMARY

Located between Amarillo and Claude, Texas, this ±245-acre commercial property offers excellent visibility and access along Highway 287. With approximately 5,280 feet of highway frontage, the site is well-positioned for a variety of development opportunities. The land is flat and clear, providing a ready foundation for future projects. The property sits just about 3 miles from Amarillo city limits and is approximately 6 miles from Rick Husband Amarillo International Airport. Its close proximity to area universities and steady traffic flow of over 12,000 vehicles per day on Hwy 287 adds to its long-term potential.



INVESTMENT HIGHLIGHTS

- ±245 Acres of Commercial Land
- Approximately 5,280 feet of direct frontage along Hwy 287
- Flat, open terrain ready for development with no trees or brush
- Versatile site suitable for commercial, industrial, or mixed-use projects
- High visibility with over 12,000 vehicles per day (AADT) on Hwy 287
- Positioned to capture long-term value from regional growth and highway traffic





Amarillo
International Airport



±775 FT

±1000 FT

±1650 FT

±245 AC

±5280 FT



±4400 FT

±1800 FT

LOCATION HIGHLIGHTS

- Located between Amarillo and Claude, Texas along Hwy 287
- Approximately 3 miles from Amarillo city limits
- Approximately 6 miles from Rick Husband Amarillo International Airport
- Easy access to major transportation routes and regional hubs
- Nearby educational institutions, including Texas A&M University and others, contributing to a strong local student population
- Located along a key transportation corridor that connects Amarillo to surrounding towns and regions
- Steady traffic flow from both local commuters and regional travelers
- Only 12 miles from Buc'ees

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 **#1 Economy
Nationally**

 **#8 Economy
Globally**

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HATHAWAY**
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COMMERCIAL DIVISION



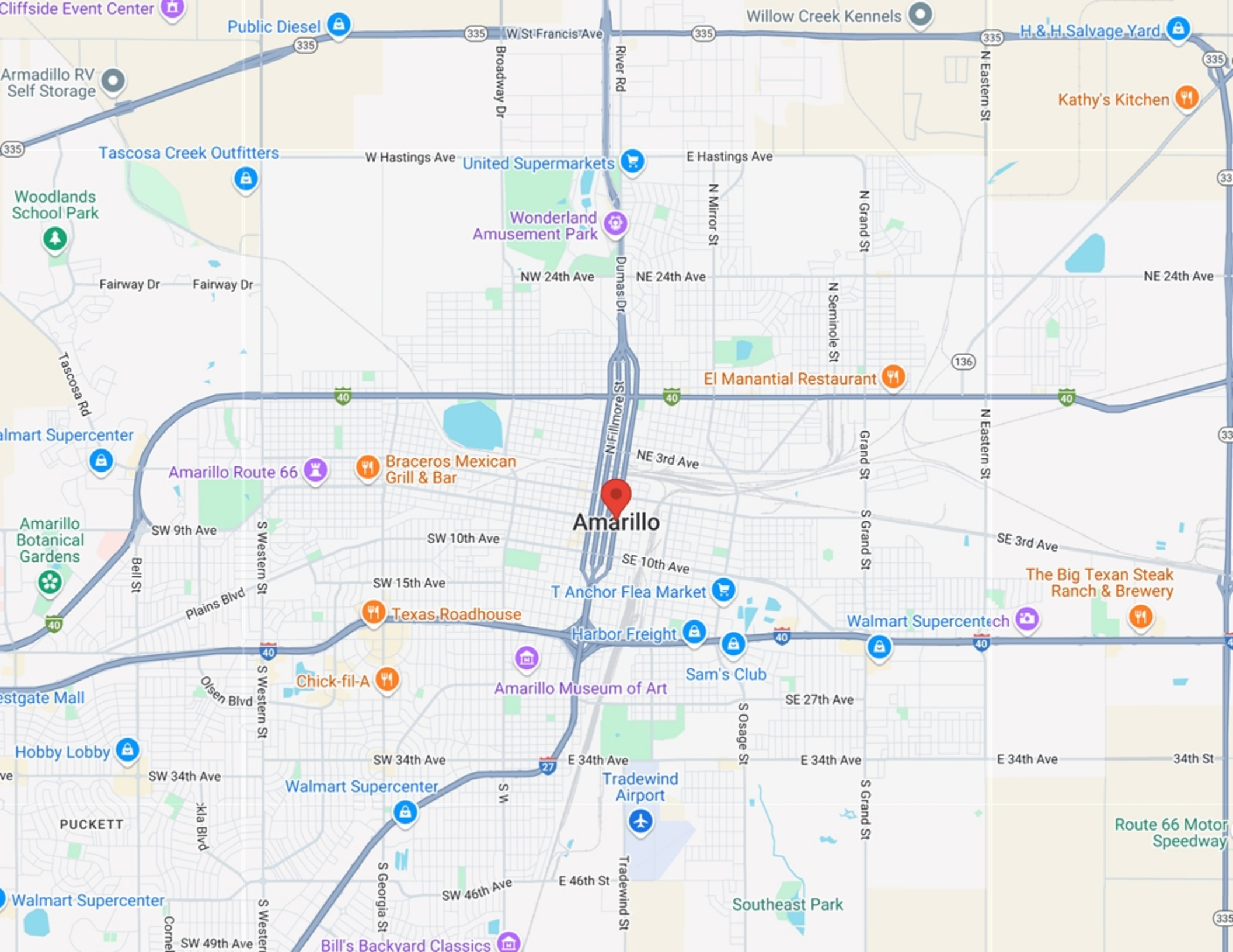
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,738	75,865	140,439
2010 Population	6,845	81,276	149,998
2025 Population	5,297	74,044	146,823
2030 Population	5,163	73,432	148,060
2025-2030 Growth Rate	-0.51 %	-0.17 %	0.17 %
2025 Daytime Population	19,211	78,640	145,889



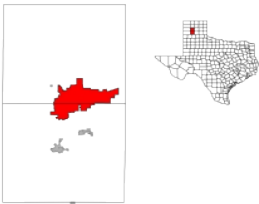
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	336	3,395	5,377
\$15000-24999	399	3,524	6,204
\$25000-34999	179	2,917	5,927
\$35000-49999	413	5,038	8,603
\$50000-74999	473	6,019	11,359
\$75000-99999	147	2,926	7,161
\$100000-149999	219	3,395	8,446
\$150000-199999	33	1,063	2,967
\$200000 or greater	21	904	2,965
Median HH Income	\$ 40,768	\$ 48,726	\$ 55,848
Average HH Income	\$ 51,230	\$ 66,012	\$ 77,180

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,479	28,647	54,809
2010 Total Households	2,519	29,816	57,314
2025 Total Households	2,219	29,181	59,010
2030 Total Households	2,196	29,493	60,753
2025 Average Household Size	2.26	2.52	2.46
2025 Owner Occupied Housing	866	15,837	34,445
2030 Owner Occupied Housing	900	16,614	36,605
2025 Renter Occupied Housing	1,353	13,344	24,565
2030 Renter Occupied Housing	1,296	12,879	24,149
2025 Vacant Housing	558	4,579	7,544
2025 Total Housing	2,777	33,760	66,554



ABOUT AMARILLO

Amarillo (AM-ə-RIL-oh; Spanish for "yellow") is a city in the U.S. state of Texas and the county seat of Potter County, though most of the southern half of the city extends into Randall County. It is the 16th-most populous city in Texas and the most populous city in the Texas panhandle. The estimated population of Amarillo was 200,393 as of April 1, 2020, comprising nearly half of the panhandle's population.



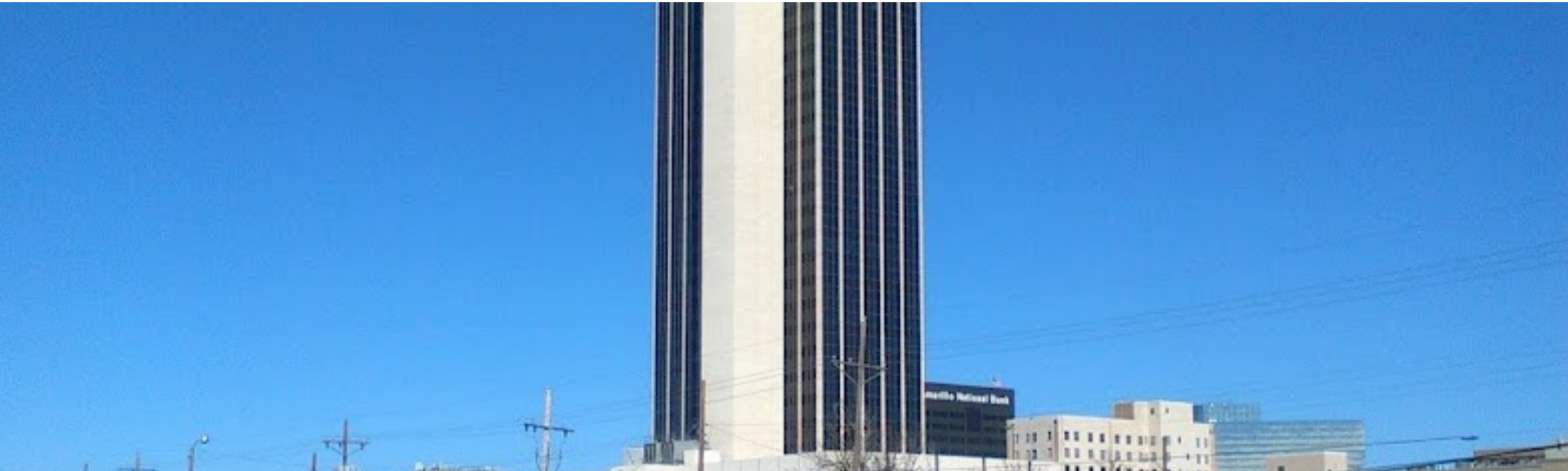
CITY OF AMARILLO

AREA

CITY	103.9 SQ MI
LAND	102.3 SQ MI
WATER	1.6 SQ MI
ELEVATION	3668 FT

POPULATION

POPULATION	200,393
DENSITY	1,949.00 SQ MI
URBAN	205,860



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