



NaiWheelhouse

FOR SALE

Prime Development Land - *Shovel Ready!*

7911 Tuscany Parkway, Amarillo, TX 79119

Property Description

Prime 2.48-acre **shovel-ready** development site on Coulter, located directly behind popular restaurants including Blue Sky, Teddy Jack's, and Chili's. The seller has a complete set of multi-family development materials, including architectural plans, a proforma, and other project documents available for review. Surrounded by established neighborhoods, apartments, and luxury lofts, this site offers excellent potential for apartments, town homes, office space, medical facilities, and more. All dirt work is complete and utilities are already in place, making this a development-ready opportunity.

Offering Summary

LOT SIZE	2.48 AC
PRICE	\$1,500,000.00
ZONING	PD

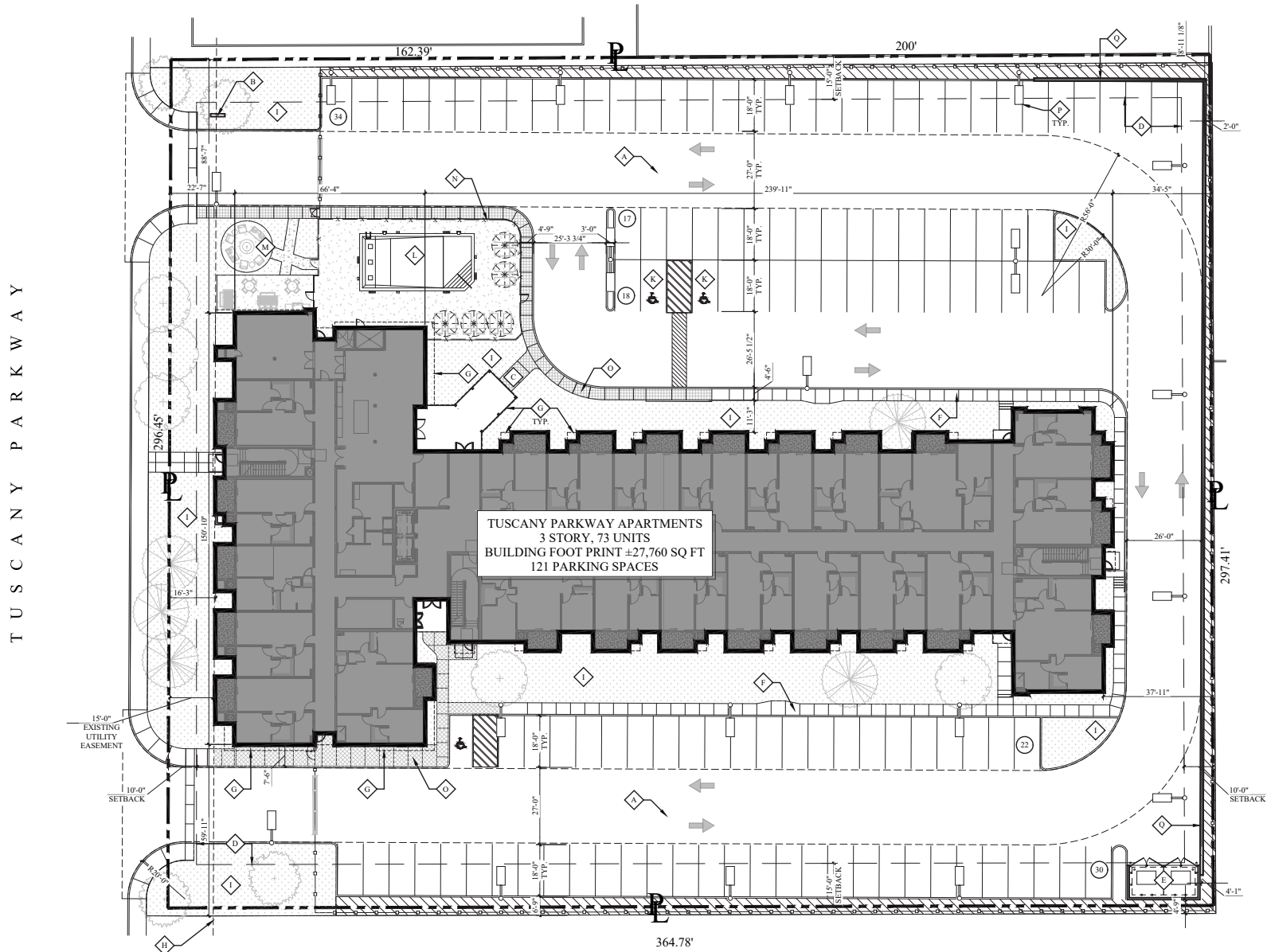
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Possible Site Plan

The seller has a complete set of multi-family development materials, including architectural plans, a proforma, and other project documents available for review. Contact the broker for details!

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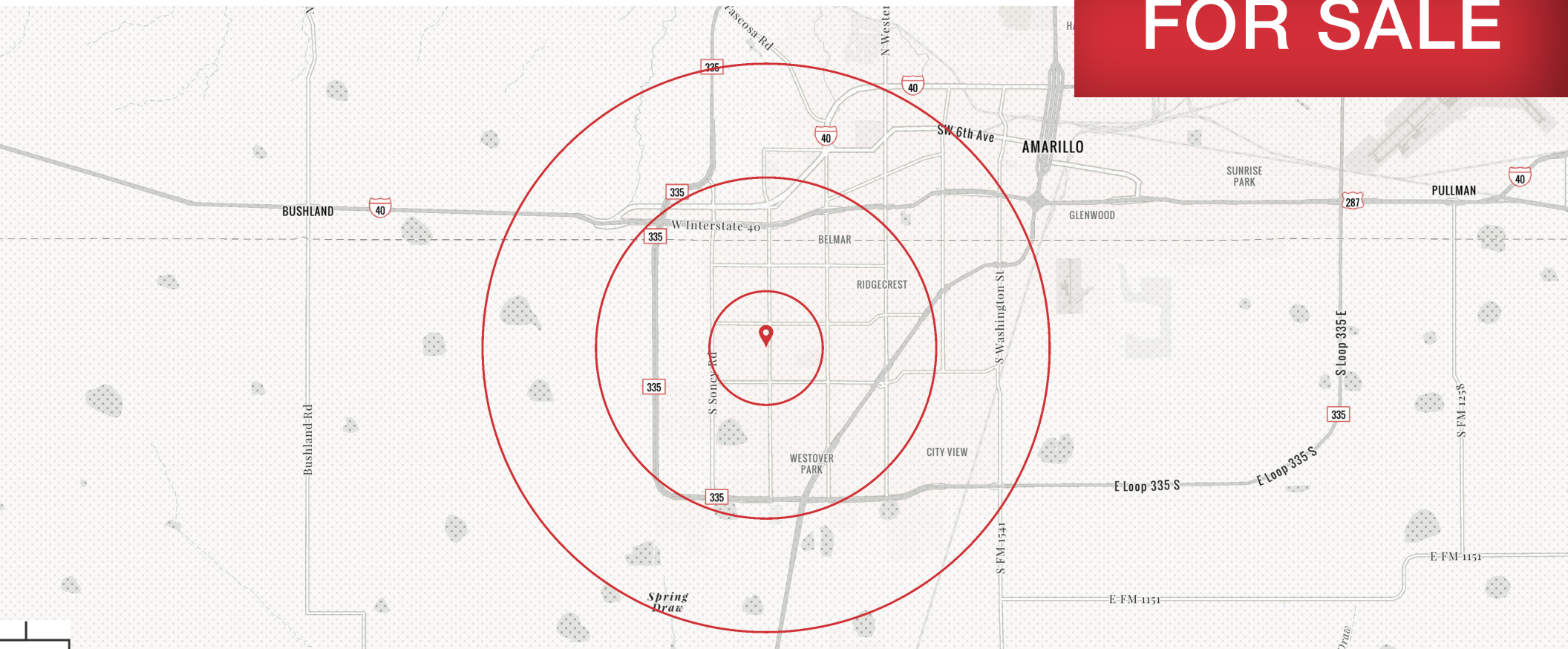
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Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	10,069	72,500	128,646
AVG HH INCOME	\$147,500	\$112,103	\$103,418
TOTAL HOUSEHOLDS	4,295	32,051	55,164
MEDIAN AGE	44.4	39.6	38.3

Location Advantages

- Prime location on Coulter, directly behind popular restaurants including Blue Sky, Teddy Jack's, and Chili's.
- Surrounded by activity with nearby neighborhoods, apartments, and luxury lofts providing built-in traffic and demand.
- Over 25,000 vehicles driving past the site daily on Coulter