



TRACTS AT THE INTERSECTION OF GEORGIA AND 58H AMARILLO TEXAS

6000 S. Georgia and 58th Intersection, Amarillo, TX 79118

JOSH LANGHAM

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LAND
FOR SALE

PROPERTY SUMMARY



LOCATION DESCRIPTION

Welcome to an incredible investment opportunity at 6000 S. Georgia and 58th Intersection in Amarillo, TX. This prime land is now available for sale, offering an array of possibilities for savvy investors and developers.

Situated on an impressive 8.7-acre lot, this property boasts four distinct lots with varying sizes and zoning options. Lot 56, a 50,094 square foot lot facing Georgia, has already been sold. Lot 57, a 43,560 square foot lot facing Georgia, is available for purchase at \$12.00/sf, and is zoned for retail use. Lot 58, a massive 240,451 square foot tract, is priced at \$4.00/sf and is zoned for moderate density residential. Finally, Lot 59, a 44,866 square foot lot facing Georgia, is ideal for standalone coffee or tea shops, with an asking price of \$12.00/sf.

Located in a thriving area surrounded by popular businesses, such as Walmart Neighborhood Market, Little Caesars, and Anytime Fitness, this property offers tremendous potential for retail, residential, and commercial development. With Chick Fil A, Starbucks, and McDonald's coming soon to the intersection, this is an opportunity not to be missed.

Don't wait! Contact us today to seize this incredible investment at the intersection of Georgia and 58th in Amarillo. Texas.

OFFERING SUMMARY

Sale Price:	\$650,000 - \$675,000
Lot Size:	8.7 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,094	27,471	62,240
Total Population	8,187	66,833	141,927
Average HH Income	\$71,317	\$72,280	\$70,144

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LOCATION MAP



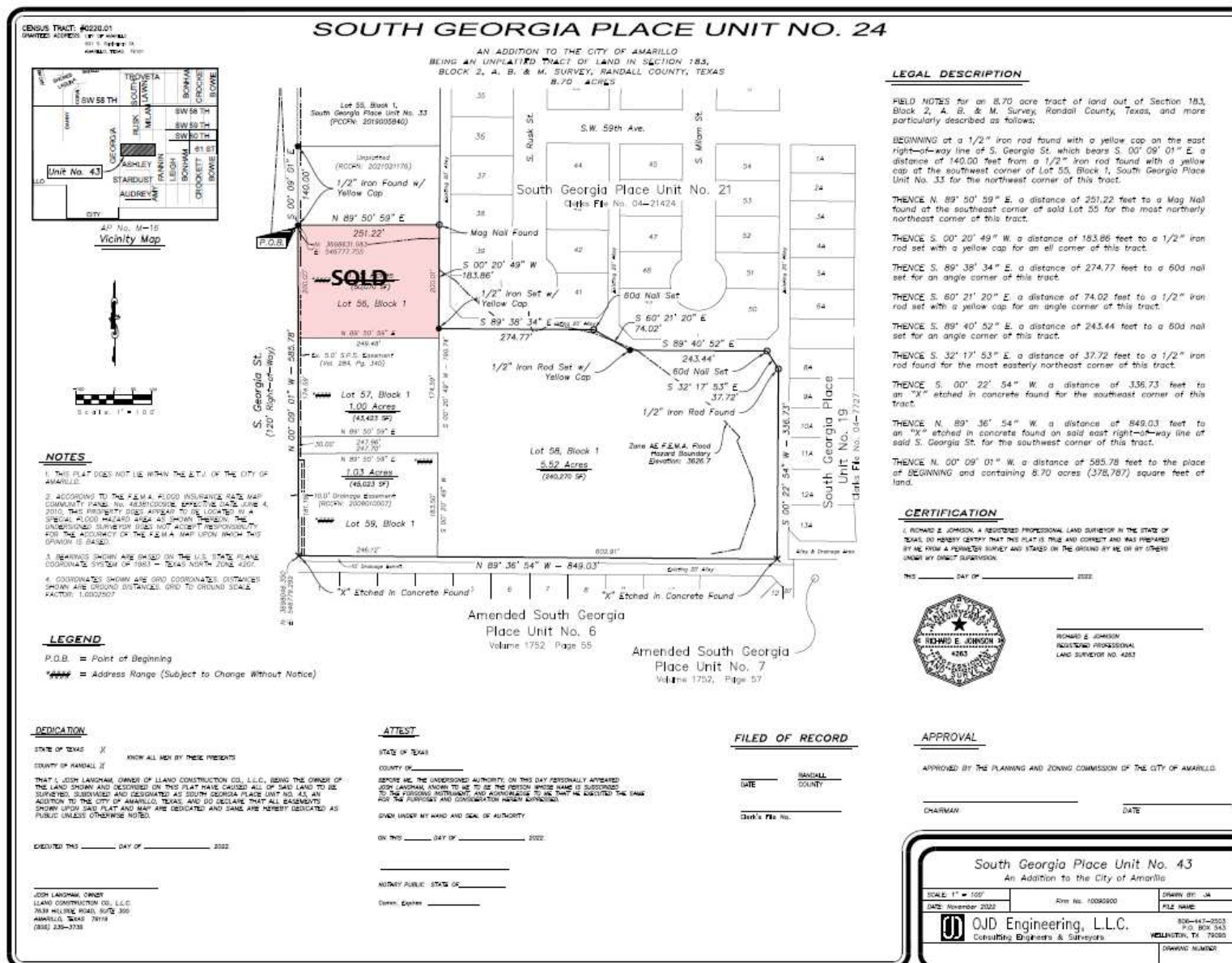
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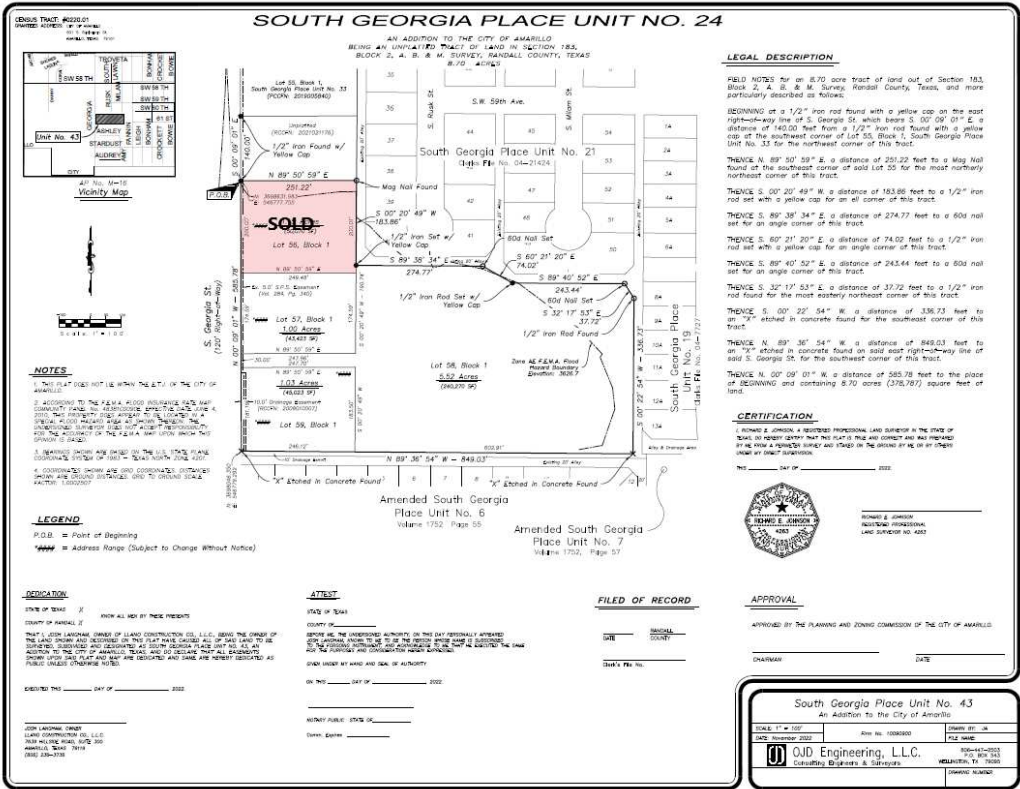
SITE PLANS



LAND LOTS

# OF LOTS	4	TOTAL LOT SIZE	43,560 - 44,866 SF	TOTAL LOT PRICE	\$650,000 - \$675,000	BEST USE
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STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Sold	56			Retail	50,094 SF	\$600,000	Retail
Available	57			Retail	43,560 SF	\$650,000	
Sold	58			Residential	240,451 SF	\$961,000	R1 - Moderate Density
Available	59			Retail	44,866 SF	\$675,000	Retail



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Josh Langham</u>	<u>664099</u>	<u>jjl@llanoregroup.com</u>	<u>(806) 392-9912</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date