



2035 Paramount Blvd  
Amarillo, TX 79109



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AMARILLO, TX 79109

**EXCLUSIVELY PRESENTED BY:**

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Property Lines are approximate.  
See Survey for legal description

# PROPERTY SUMMARY

Offering Price	\$1,200,000.00
Levels	2
Year Built	1972
Subdivision Name	THUNDERBIRD PLACE AMD
County	Potter
Parcel ID / APN	R-078-1840-0060

# INVESTMENT SUMMARY

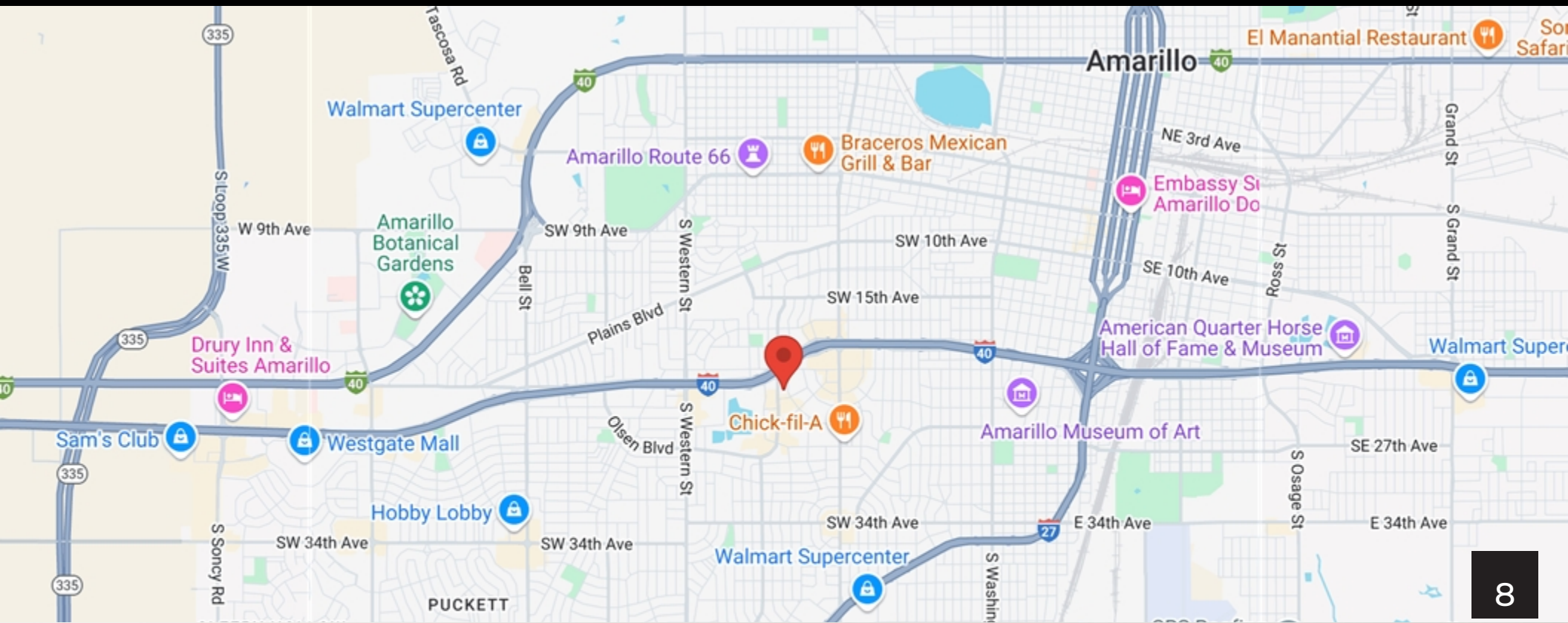
Keller Williams Realty is pleased to present the exclusive opportunity to acquire a portion of The Atrea Inna. This 20-unit hospitality property is ideally situated in the heart of Amarillo, TX. This recently renovated building offers an exceptional investment opportunity in a vibrant location close to shopping, entertainment, and dining, making it an appealing choice for vacationers, business travelers, and urban young professionals. The property's flexibility allows for both short- and long-term rentals, with the potential for conversion into efficiency apartments, further expanding its appeal and versatility as a high-yield investment.

DISCLAIMER - This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bear all risk for any inaccuracies.



# INVESTMENT HIGHLIGHTS

- Significant capital improvements have been made, including a newer roof, windows, 100% replacement of plumbing within and to the building, and new AC units in each room.
- Every unit has been completely gutted and redone, featuring extensive renovations such as new doors and frames, fresh paint and texture, updated bathrooms with new tubs, toilets, sinks, and vanities, as well as flooring throughout.



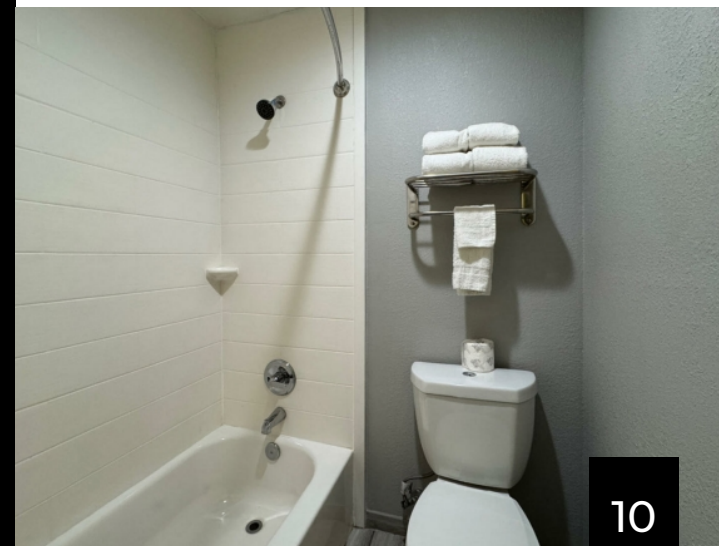
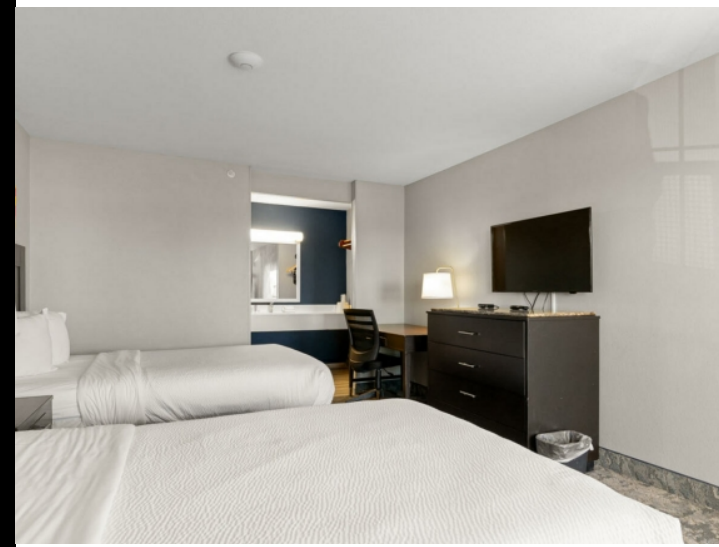
# PROFORMA

<b>INCOME</b>						
<i>UNITS</i>	<i>TYPE</i>	<i>PER UNIT</i>	<i>SQ. FT.</i>	<i>PER UNIT</i>	<i>MONTHLY</i>	<i>ANNUALLY</i>
20	EFF	288	5,760	@ \$750	\$15,000.00	\$180,000.00
LESS: Vacancy				@ 5%	\$750.00	\$9,000.00
<b>TOTAL INCOME</b>					\$14,250.00	\$171,000.00
<b>EXPENSES</b>						
Insurance					\$833.33	\$10,000.00
Taxes					\$666.66	\$8,000.00
Utilites					\$1,500.00	\$18,000.00
Management Fee 5%					\$712.50	\$8,550.00
Other Operating Expenses					\$766.66	\$9,200.00
<b>TOTAL EXPENSES</b>					\$4,479.15	\$53,750.00
<b>PROJECTED NET INCOME</b>					\$9,770.85	\$117,250.00



# LOCATION HIGHLIGHTS

- This property offers the welcoming residential atmosphere of a home while being right in the heart of Paramount Mays.
- Accessibility and Connectivity - Situated near major thoroughfares, including I-40 and I-27, the property ensures easy access for travelers and commuters alike.
- Future Growth Potential - Amarillo continues to experience economic development and population growth, increasing demand for flexible rental properties and short-term accommodations. The property's location positions it to capitalize on this upward trajectory, offering strong potential for sustained occupancy and investment returns.





# DEMOGRAPHICS

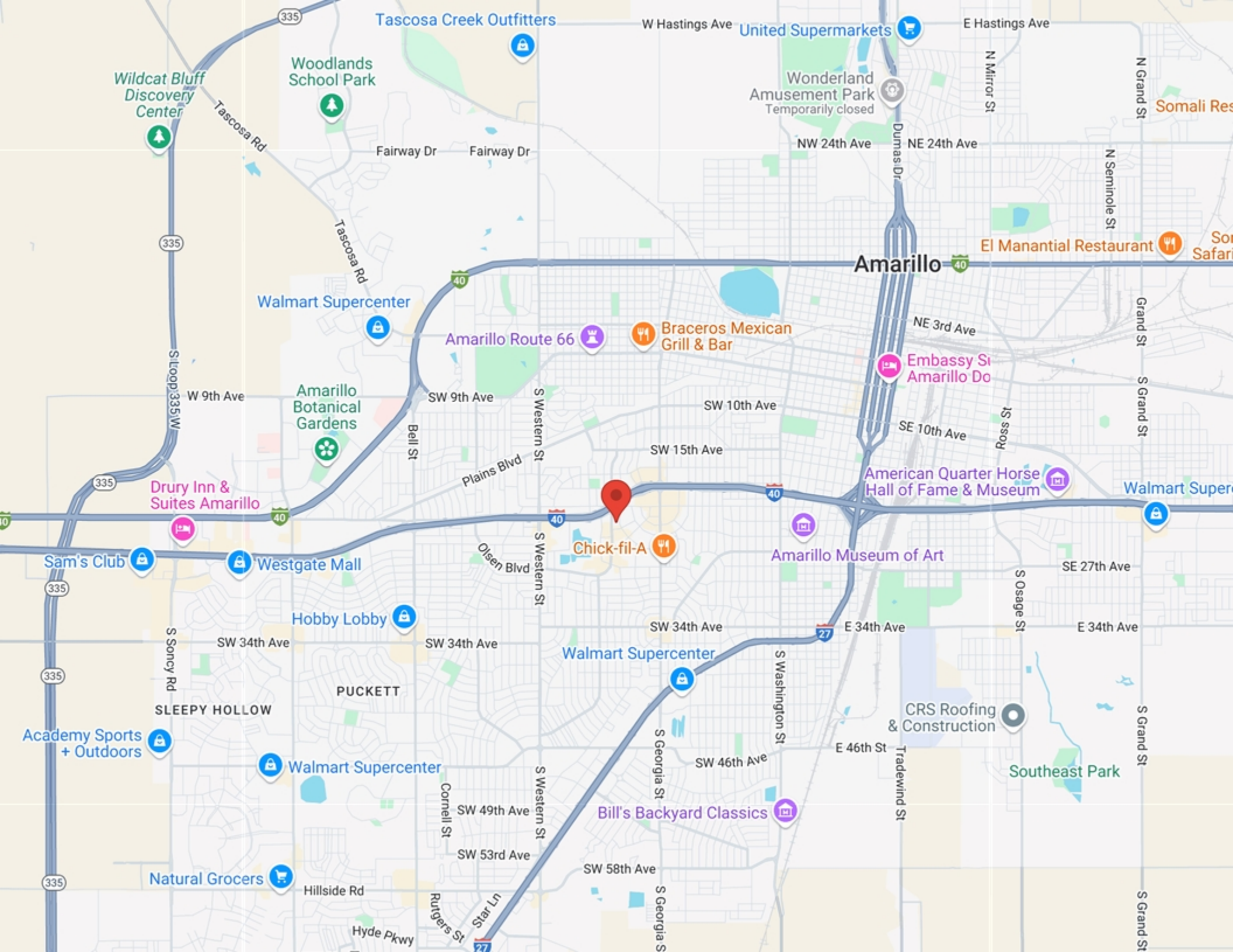
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,282	92,157	151,542
2010 Population	11,319	92,253	164,075
2024 Population	11,288	89,701	172,183
2029 Population	11,251	89,915	173,728
2024-2029 Growth Rate	-0.07 %	0.05 %	0.18 %
2024 Daytime Population	14,628	104,615	181,135

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	703	4,056	6,499
\$15000-24999	433	2,995	4,826
\$25000-34999	539	4,373	6,941
\$35000-49999	445	4,755	8,066
\$50000-74999	965	6,650	12,355
\$75000-99999	616	5,316	9,912
\$100000-149999	709	5,794	11,905
\$150000-199999	361	2,598	5,208
\$200000 or greater	226	1,913	4,384
Median HH Income	\$ 57,512	\$ 59,155	\$ 65,595
Average HH Income	\$ 78,499	\$ 81,760	\$ 88,708



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,239	39,223	60,537
2010 Total Households	5,053	39,058	65,352
2024 Total Households	4,998	38,451	70,096
2029 Total Households	5,085	39,216	72,019
2024 Average Household Size	2.26	2.29	2.43
2024 Owner Occupied Housing	2,511	20,820	42,828
2029 Owner Occupied Housing	2,585	21,765	45,060
2024 Renter Occupied Housing	2,487	17,631	27,268
2029 Renter Occupied Housing	2,500	17,450	26,959
2024 Vacant Housing	712	5,221	7,937
2024 Total Housing	5,710	43,672	78,033





Tascosa Creek Outfitters

W Hastings Ave United Supermarkets

E Hastings Ave

Wildcat Bluff Discovery Center

Woodlands School Park

Wonderland Amusement Park  
Temporarily closed

N Mirror St

N Grand St

Somali Res

Tascosa Rd

Fairway Dr Fairway Dr

NW 24th Ave NE 24th Ave

Dumas Dr

N Seminole St

El Manantial Restaurant

Son Safari

335

Walmart Supercenter

Amarillo Route 66

Braceros Mexican Grill & Bar

Amarillo

Embassy St Amarillo Do

W 9th Ave

Amarillo Botanical Gardens

SW 9th Ave

SW 10th Ave

NE 3rd Ave

Grand St

S Grand St

Drury Inn & Suites Amarillo

Plains Blvd

SW 15th Ave

American Quarter Horse Hall of Fame & Museum

Walmart Super

Sam's Club

Westgate Mall

Chick-fil-A

Amarillo Museum of Art

SE 27th Ave

40

S Soney Rd

Hobby Lobby

SW 34th Ave

Walmart Supercenter

E 34th Ave

S Osage St

E 34th Ave

335

SLEEPY HOLLOW

PUCKETT

Academy Sports + Outdoors

Walmart Supercenter

Walmart Supercenter

CRS Roofing & Construction

Southeast Park

335

Natural Grocers

Hillside Rd

SW 58th Ave

Bill's Backyard Classics

E 46th St

Hyde Pkwy

Rugers St

Star Ln

S Western St

S Georgia St

S Georgia St

SW 46th Ave

S Washington St

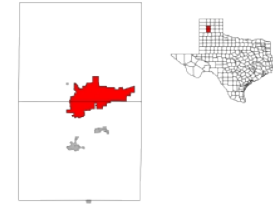
Tradewind St

S Grand St

S Grand St

# ABOUT AMARILLO

Amarillo, the largest city in the Texas Panhandle, is a thriving hub with over 200,000 residents. Located at the crossroads of I-40 and I-27, it links major cities like Dallas and Denver. Its economy is driven by agriculture, energy, healthcare, and manufacturing, with top employers including Tyson Foods and Bell Textron. Amarillo offers affordability, cultural attractions, and growing opportunities, making it ideal for living and investment.



## 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	1,948.81 SQ MI
URBAN	205,860



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DETAILS.**