

Redevelopment



**LLANO**  
REAL ESTATE GROUP  
CREATE. BUILD. INSPIRE.

Office Tract

Of

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Re

# HOPE ROAD PROPERTY

11010 West County Road 34, Amarillo, TX 79124

60 Acre Tract Proposed Residential Development  
**RICK THOMASON**    **JOSH LANGHAM**  
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100 Acre Tract Proposed Residential Development

Corner Tract Potentially  
**LAND FOR SALE**

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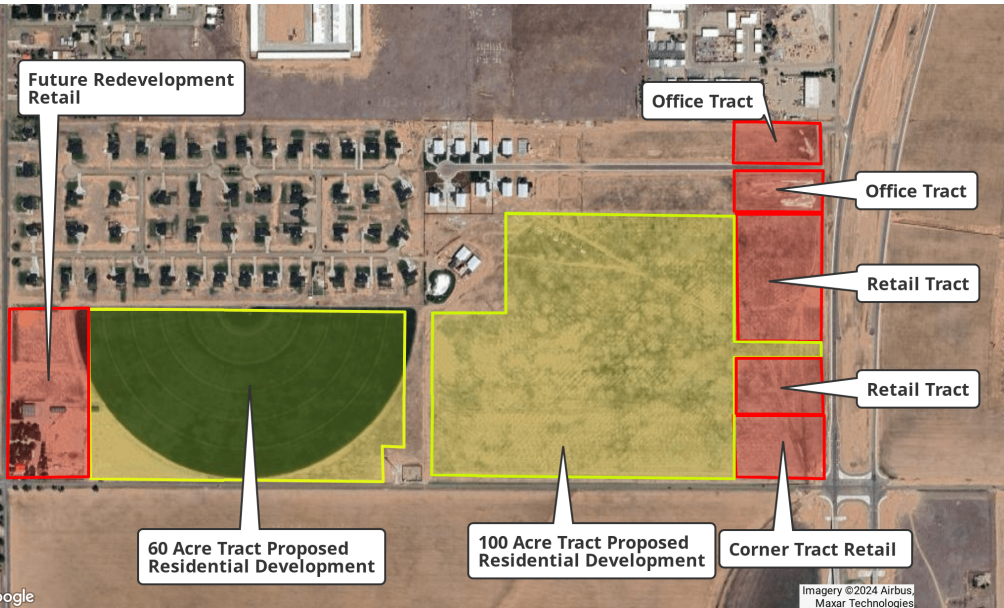
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Llano Real Estate Group in compliance with all applicable fair housing and equal opportunity laws.

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

|                      |                         |
|----------------------|-------------------------|
| <b>Sale Price:</b>   | \$750,000 - \$3,600,000 |
| <b>Lot Size:</b>     | 104.78 Acres            |
| <b>Price / Acre:</b> | \$35,789                |

## PROPERTY OVERVIEW

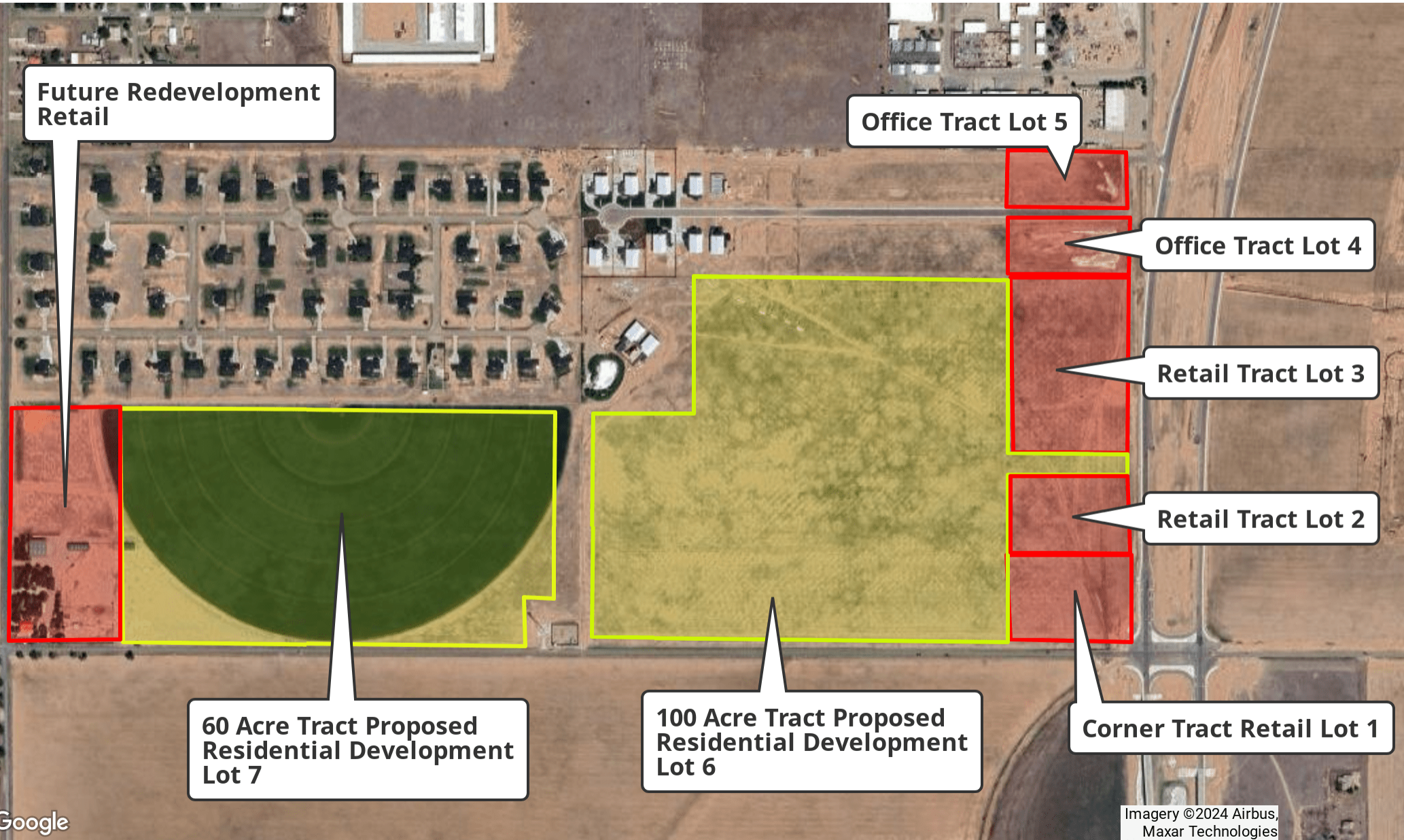
The prospect of housing roughly 1200 rooftops, along with a hard corner for a convenience store and several commercial lots for multifamily and office condominiums, presents a compelling vision for this property. The inclusion of commercial spaces alongside residential areas is a well-thought-out strategy, creating a harmonious and vibrant community. The addition of multifamily and office condominiums to buffer the residential communities adds depth and versatility to the development, offering a diverse range of opportunities and amenities to prospective residents and businesses.

## LOCATION OVERVIEW

The proximity to the newly installed Loop 335 provides unparalleled accessibility, linking the property to all corners of Amarillo with ease. This strategic infrastructure enhancement offers unparalleled connectivity and convenience for residents and businesses alike, making it an exceptional asset for the area.



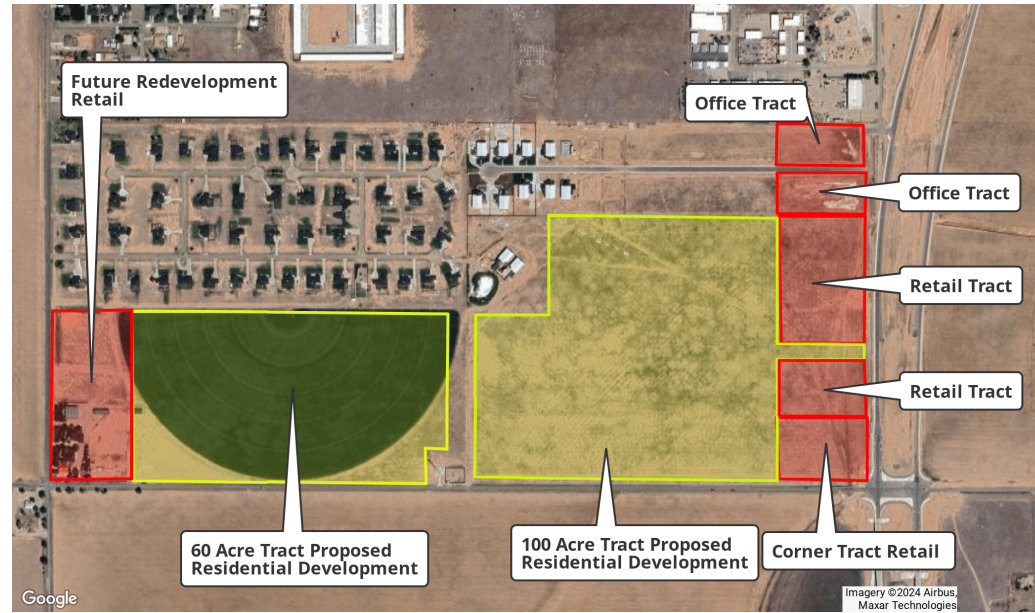
# RETAILER MAP



# LAND LOTS

# OF LOTS 8 | TOTAL LOT SIZE 2.3 -100.0 ACRES | TOTAL LOT PRICE \$750,000 - \$3,600,000 | BEST USE

| STATUS    | LOT # | ADDRESS | APN | SUB-TYPE    | SIZE       | PRICE       | ZONING                          |
|-----------|-------|---------|-----|-------------|------------|-------------|---------------------------------|
| Available | Lot 1 |         |     | Retail      | 3 Acres    | \$1,950,000 | Retail                          |
| Available | Lot 2 |         |     | Retail      | 2.3 Acres  | \$1,400,000 | Retail                          |
| Available | Lot 3 |         |     | Retail      | 6.81 Acres | \$2,376,000 | Retail                          |
| Available | Lot 4 |         |     | Office      | 3.44 Acres | \$750,000   | Office                          |
| Available | Lot 5 |         |     | Office      | 3.44 Acres | \$750,000   | Office                          |
| Available | Lot 6 |         |     | Residential | 100 Acres  | \$3,600,000 | Residential Planned Development |
| Available | Lot 7 |         |     | Residential | 60 Acres   | \$2,160,000 | Residential Planned Development |



## ADVISOR BIO 1

RICK THOMASON

Broker

rick@teamthomason.com

Direct: 806.392.9912 | Cell: 806.584.6367

TX #286121

### PROFESSIONAL BACKGROUND

Accomplished Real Estate Agent/Broker with proven sales track record with over 45 years experience. I am successful in closing residential, commercial and investment transactions while maintaining loyal and long term business relationships. I enjoy and am eager to teach others using my unique combination of education, experience and negotiating skills. I manage over 100 residential and commercial properties. I specialize in residential, multi-family, investments, commercial property and property management offering investment counseling.

### EXPERIENCE

Broker/Associate -Thomason Team 2024

ThomasonScott Realty- 2014-present

Parkview Realty - Agent/Broker 2013-2014

Keller Williams Realty- Agent/Broker 2011-2013

RT/RK Investments - Owner/Manager 1982-Present

Real Estate Concepts - Owner/Broker/Agent 2003-2011

Coldwell Banker First Equity, REALTORS - Agent 1988-2003

Boston & Company - Agent 1982-1988

I am married to Tish and together we have over 60 years of combined years of experience. We have 3 children: Sage (25), Phebe (24), Simone (20) and my sweet dog, Sadie (14).

I truly enjoy my family, my community and I love helping others reach their goals in real estate.

Llano Real Estate Group  
7639 Hillside Suite 300  
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806.236.3736



## ADVISOR BIO 2



**JOSH LANGHAM**

Development - Acquisitions - Dispositions

[jjl@llanoregroup.com](mailto:jjl@llanoregroup.com)

Direct: **806.392.9912 x1** | Cell: **806.236.3736**

TX #664099

### PROFESSIONAL BACKGROUND

Josh has built hundreds of homes over the past years including development of over one hundred thousand feet of commercial properties. Selling his interest in other companies and acquiring his real estate broker license to focus on Llano Real Estate Group. Since then, Josh has developed several community office projects, retail centers, and single tenant locations. In creating Llano Realty his main role is acquiring, estimating construction cost for development, lease up of LREG developments, and dispositions. Working with municipalities and studying their market to create developments that fill the needs of the community. Continuing to build single family residents and developing multi-family projects to service growing areas in Texas.

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