

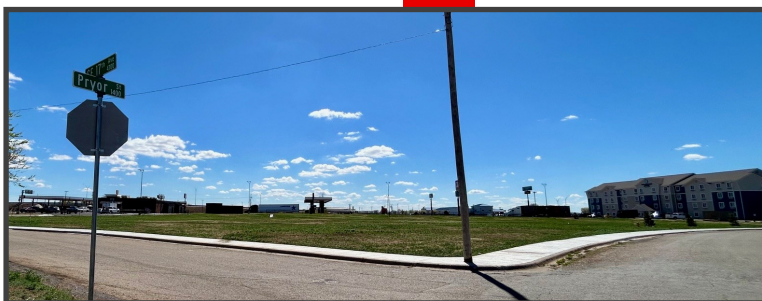
LAND FOR SALE - 2.2 ACRES

NEAR I-40 & EASTERN

AMARILLO, TEXAS



- \$479,000.00
- ZONED LC LIGHT COMMERCIAL
- PRIME COMMERCIAL PAD SITE
- VISIBLE TO INTERSTATE 40
- ADJACENT TO QUIKTRIP TRAVEL CENTER
- HIGH TRAFFIC AREA
- DEVELOPMENT READY
- UTILITIES AVAILABLE TO SITE
- INTERSTATE 40 ACCESS



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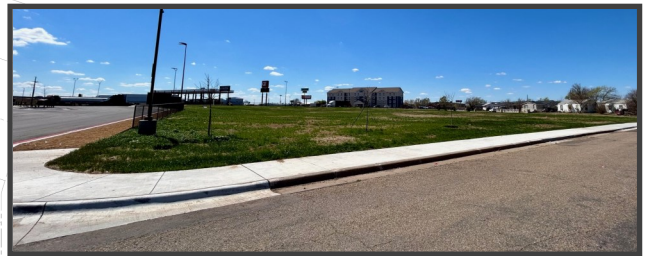
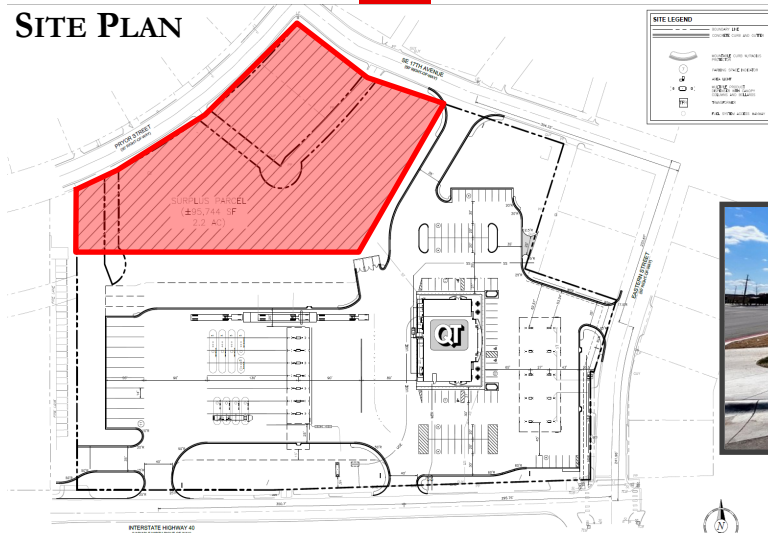
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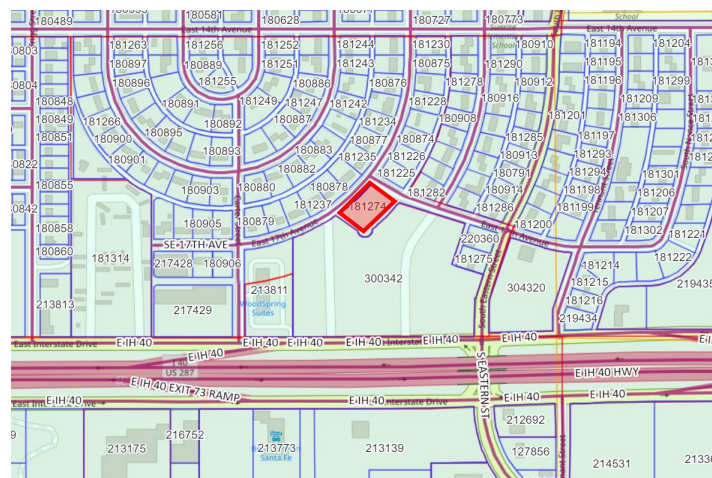
NEAR I-40 & EASTERN, AMARILLO, TEXAS

SITE PLAN & PLAT MAP

SITE PLAN



PLAT MAP



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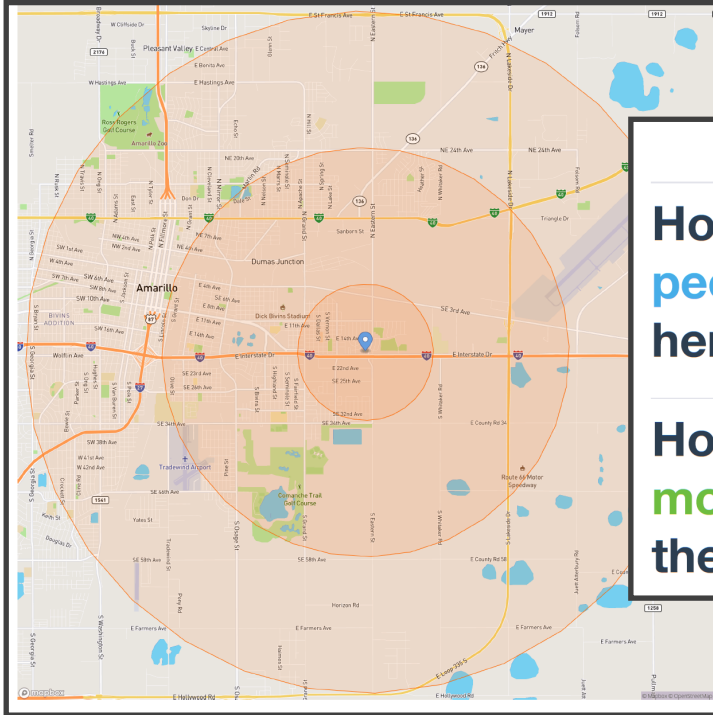


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LAND FOR SALE - 2.2 ACRES

NEAR I-40 & EASTERN, AMARILLO, TEXAS

DEMOGRAPHICS @ 1, 3, & 5 MILES



CITY Amarillo city, Texas		COUNTY Potter County, Texas		
How many people live here?	1 MI	3 MI	5 MI	
	6K	39K	89K	
	CITY: 200K		COUNTY: 118K	
How much money do they make?	1 MI	3 MI	5 MI	
	\$46K	\$47K	\$48K	
	CITY: \$61K		COUNTY: \$48K	
<i>median household income</i>				



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DEMOGRAPHICS @ 1, 3, & 5 MILES

DEMOGRAPHICS						
Population						
	1 mile		3 miles		5 miles	
Population	5,720		38,928		88,818	
Population Density (people per sq mi)	1,836		1,426		1,160	
<small>Source: U.S. Census Bureau, 2022 American Community Survey, Tables B01003</small>						
Income						
	1 mile		3 miles		5 miles	
Median Household Income (in 2022 inflation adjusted dollars)	\$45,820		\$46,981		\$47,699	
Mean Household Income (in 2022 inflation adjusted dollars)	\$54,560		\$56,629		\$64,272	
Families in Poverty	262	18%	1,909	21%	3,695	18%
Households	2,040		13,247		31,657	
Less than \$25,000	553	27%	3,610	27%	7,721	24%
\$25,000 to \$49,999	574	28%	3,403	26%	8,857	28%
\$50,000 to \$74,999	396	19%	2,485	19%	5,603	18%
\$75,000 to \$99,999	317	16%	1,598	12%	3,429	11%
\$100,000 to \$199,999	165	8%	2,024	15%	5,327	17%
\$200,000 or more	36	2%	126	1%	719	2%
<small>Source: U.S. Census Bureau, 2022 American Community Survey, Tables B19001, B19013, B19025, B17010</small>						
Age						
	1 mile		3 miles		5 miles	
Median Age	36		32		33	
Population	5,720		38,928		88,818	
9 & under	731	13%	6,347	16%	14,099	16%
10 to 19	1,069	19%	6,686	17%	13,814	16%
20 to 29	709	12%	5,632	14%	12,837	14%
30 to 39	728	13%	5,323	14%	13,556	15%
40 to 49	598	10%	4,641	12%	10,723	12%
50 to 59	889	16%	4,343	11%	9,623	11%
60 to 69	490	9%	3,459	9%	7,918	9%
70 & over	505	9%	2,496	6%	6,248	7%
<small>Source: U.S. Census Bureau, 2022 American Community Survey, Tables B01001</small>						



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DEMOGRAPHICS @ 1, 3, & 5 MILES

POPULATION PROJECTIONS

State and county population projections.

	2000	2010	2020	2030	% Population Change			% Population Change 2020-2030
					2000-2010	2010-2020	2020-2030	
Texas	20,851,820	25,145,561	29,145,505	32,912,882				13%
Randall County	104,312	120,725	140,753	159,318				13%
Potter County	113,546	121,073	118,525	113,747				-4%

Source: Texas Demographic Center, Projections of the Total Population of Texas and Counties in Texas, 2020-2060, October 2022.
U.S. Census Bureau, Decennial Censuses 2000, 2010, and 2020.



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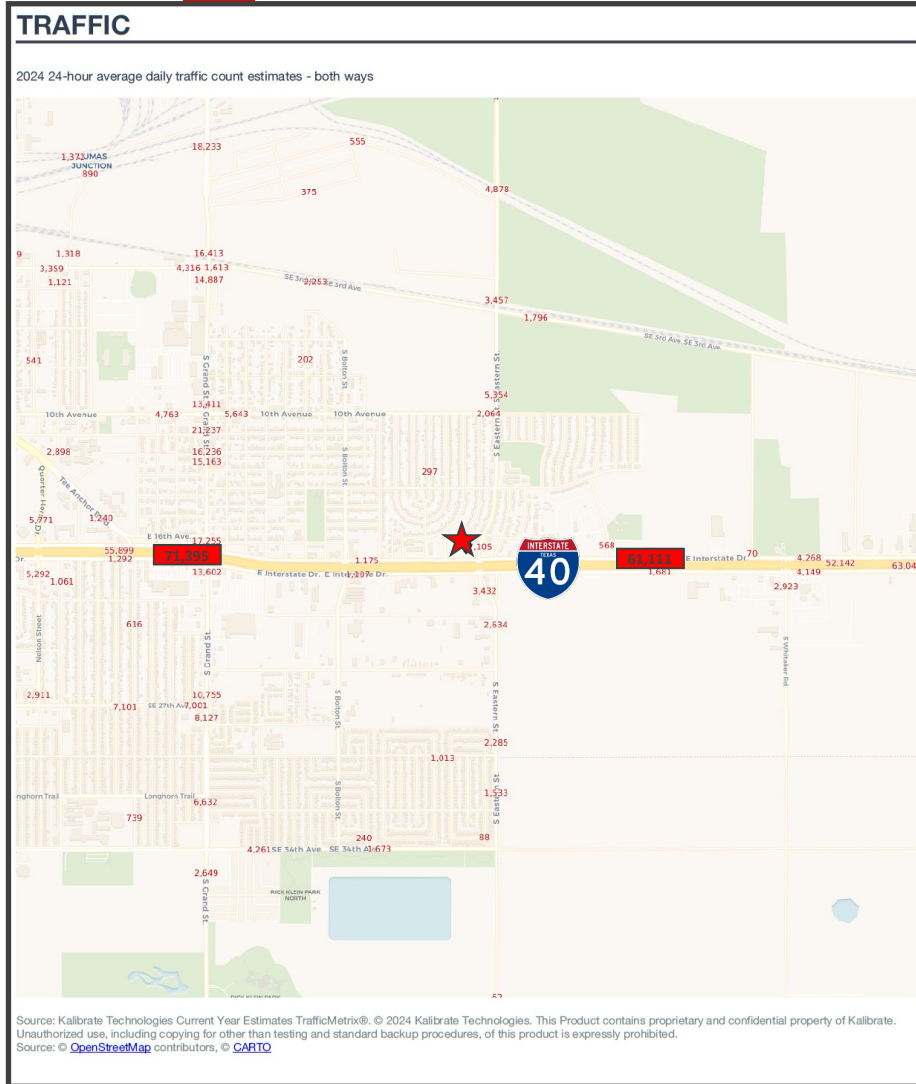
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LAND FOR SALE - 2.2 ACRES NEAR I-40 & EASTERN, AMARILLO, TEXAS TRAFFIC



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