

LAND FOR SALE

DEVELOPMENT LAND FOR SALE

North West Corner Of 34th St. And S. Lakeside Dr., Amarillo, TX 79118



OFFERING SUMMARY

SALE PRICE:	\$2,774,400
LOT SIZE:	69.36 Acres
PRICE / ACRE:	\$40,000
ZONING:	Outside City Limits

PROPERTY OVERVIEW

The Powell Group is pleased to offer approximately 70 acres of vacant land on the North West corner of 34th Street and S. Loop 335. The property is located inside Randall county just outside of the city limits. City water and utilities are located just north of the property. The area around is highly industrial with the airport, Amazon distribution, Pantex plant, and other large employers in the area. It has approximately 2,300 feet of frontage on Loop 335/Lakeside Dr. and 1,250 feet of frontage on 34th Street. South East Amarillo is growing significantly with numerous housing developments. This land is prime for industrial/retail development.

PROPERTY HIGHLIGHTS

- High Growth Area
- Outside City Limits
- Close proximity to Airport

KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

DAVID POWELL, CCIM | CBT
Commercial Broker/ Murphy Business Broker
O: 806.239.0804
lubbockcommercial@gmail.com

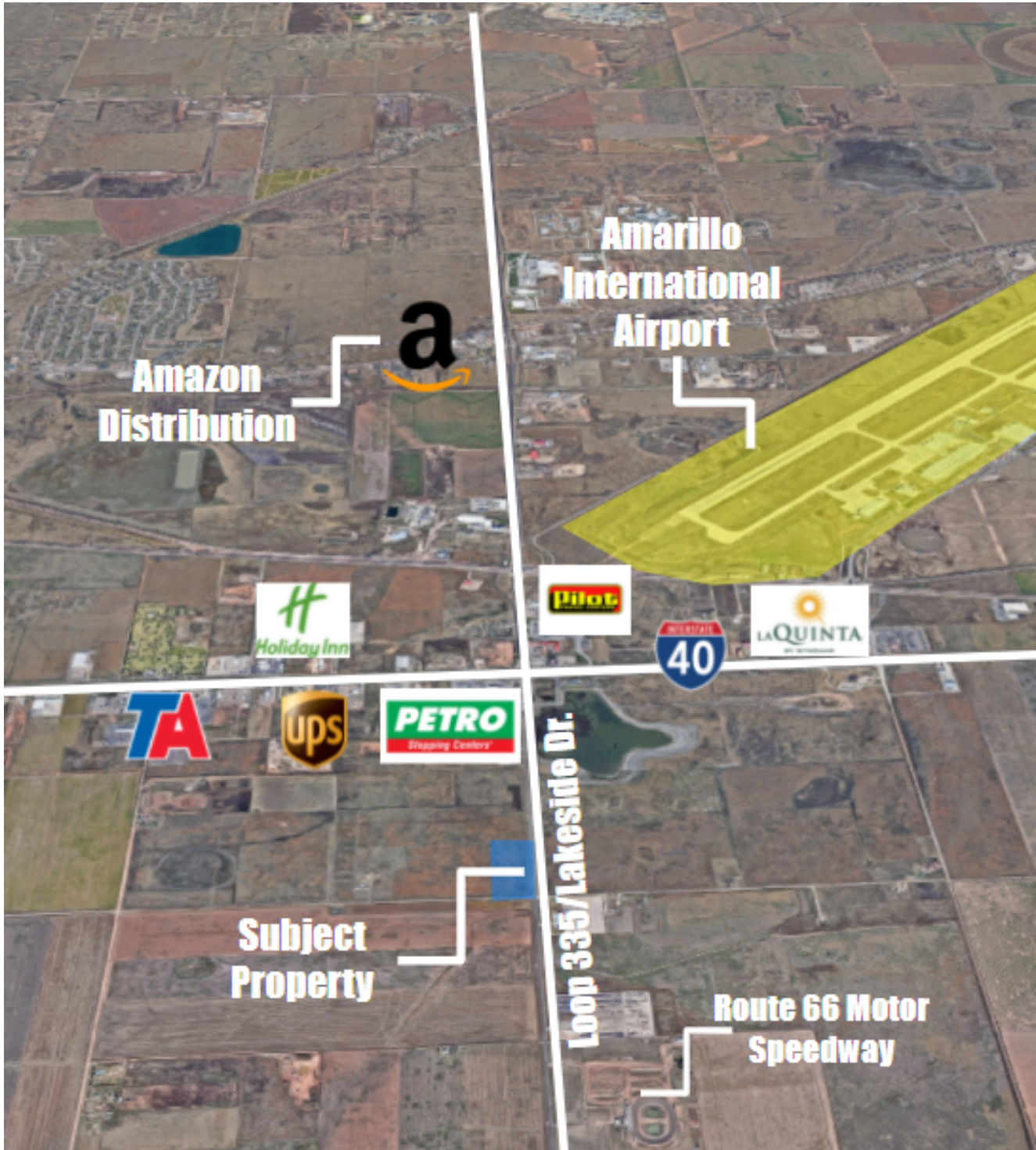
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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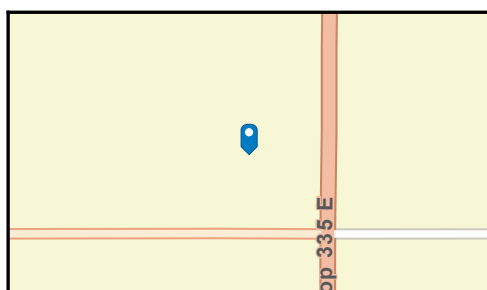
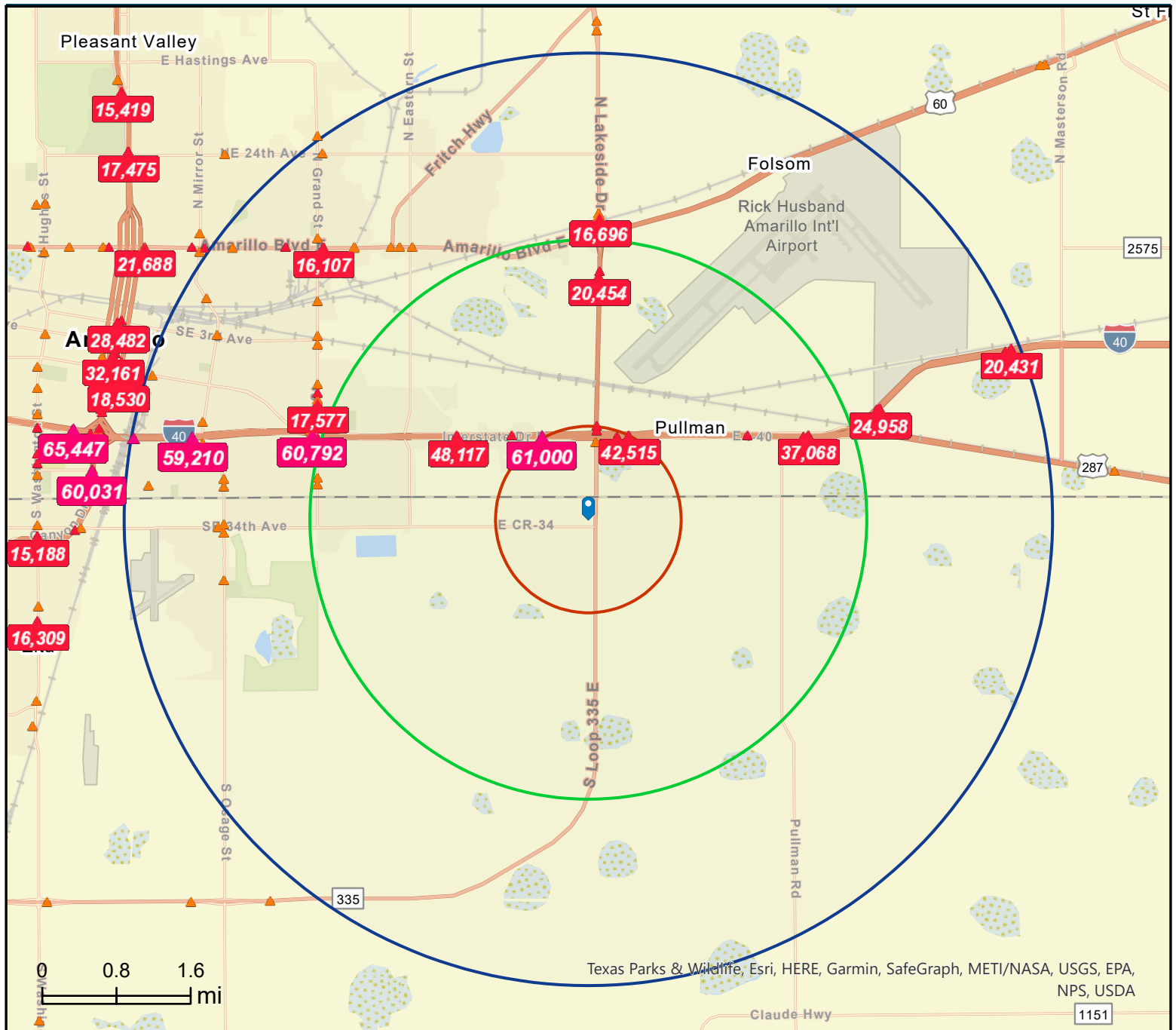
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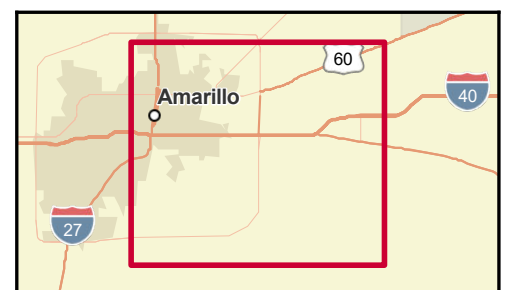
79118
79118, Amarillo, Texas
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.17971
Longitude: -101.74383



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2021 Kalibrate Technologies (Q4 2021).



Executive Summary

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	1 mile	3 miles	5 miles
Population			
2000 Population	42	7,841	36,845
2010 Population	53	8,471	41,987
2021 Population	58	9,022	44,874
2026 Population	63	9,237	46,039
2000-2010 Annual Rate	2.35%	0.78%	1.31%
2010-2021 Annual Rate	0.80%	0.56%	0.59%
2021-2026 Annual Rate	1.67%	0.47%	0.51%
2021 Male Population	51.7%	49.0%	49.4%
2021 Female Population	48.3%	51.0%	50.6%
2021 Median Age	40.6	32.2	30.9

In the identified area, the current year population is 44,874. In 2010, the Census count in the area was 41,987. The rate of change since 2010 was 0.59% annually. The five-year projection for the population in the area is 46,039 representing a change of 0.51% annually from 2021 to 2026. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 40.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	79.7%	69.8%	60.0%
2021 Black Alone	3.4%	3.2%	5.1%
2021 American Indian/Alaska Native Alone	1.7%	1.4%	0.9%
2021 Asian Alone	0.0%	1.4%	9.3%
2021 Pacific Islander Alone	0.0%	0.0%	0.1%
2021 Other Race	11.9%	19.8%	20.9%
2021 Two or More Races	3.4%	4.4%	3.7%
2021 Hispanic Origin (Any Race)	36.2%	64.0%	61.8%

Persons of Hispanic origin represent 61.8% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 80.4 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	107	46	38
2000 Households	12	2,644	12,060
2010 Households	16	2,777	13,623
2021 Total Households	18	2,944	14,379
2026 Total Households	20	3,013	14,745
2000-2010 Annual Rate	2.92%	0.49%	1.23%
2010-2021 Annual Rate	1.05%	0.52%	0.48%
2021-2026 Annual Rate	2.13%	0.46%	0.50%
2021 Average Household Size	3.17	3.06	3.11

The household count in this area has changed from 13,623 in 2010 to 14,379 in the current year, a change of 0.48% annually. The five-year projection of households is 14,745, a change of 0.50% annually from the current year total. Average household size is currently 3.11, compared to 3.07 in the year 2010. The number of families in the current year is 10,719 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

December 22, 2021



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	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	0.0%	8.7%	9.3%
Median Household Income			
2021 Median Household Income	\$87,447	\$44,370	\$39,370
2026 Median Household Income	\$96,541	\$50,240	\$43,351
2021-2026 Annual Rate	2.00%	2.52%	1.95%
Average Household Income			
2021 Average Household Income	\$99,633	\$56,028	\$50,796
2026 Average Household Income	\$112,244	\$63,720	\$56,936
2021-2026 Annual Rate	2.41%	2.61%	2.31%
Per Capita Income			
2021 Per Capita Income	\$34,575	\$18,579	\$16,527
2026 Per Capita Income	\$39,819	\$21,146	\$18,544
2021-2026 Annual Rate	2.86%	2.62%	2.33%

Households by Income

Current median household income is \$39,370 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$43,351 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$50,796 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$56,936 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$16,527 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$18,544 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	0	224	213
2000 Total Housing Units	16	2,843	13,002
2000 Owner Occupied Housing Units	8	1,927	8,307
2000 Renter Occupied Housing Units	4	717	3,753
2000 Vacant Housing Units	4	199	942
2010 Total Housing Units	20	2,951	14,734
2010 Owner Occupied Housing Units	12	1,999	9,021
2010 Renter Occupied Housing Units	4	778	4,602
2010 Vacant Housing Units	4	174	1,111
2021 Total Housing Units	20	3,131	15,687
2021 Owner Occupied Housing Units	14	2,124	9,396
2021 Renter Occupied Housing Units	4	820	4,983
2021 Vacant Housing Units	2	187	1,308
2026 Total Housing Units	22	3,221	16,204
2026 Owner Occupied Housing Units	16	2,224	9,858
2026 Renter Occupied Housing Units	4	788	4,887
2026 Vacant Housing Units	2	208	1,459

Currently, 59.9% of the 15,687 housing units in the area are owner occupied; 31.8%, renter occupied; and 8.3% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 14,734 housing units in the area - 61.2% owner occupied, 31.2% renter occupied, and 7.5% vacant. The annual rate of change in housing units since 2010 is 2.82%. Median home value in the area is \$87,032, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 11.91% annually to \$152,754.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

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