

SALE

4530 CANYON DRIVE

Amarillo, TX 79109



PROPERTY DESCRIPTION

Position your business for success at 4530 Canyon Dr, ideally situated just off I-27 in one of Amarillo's highest-traffic corridors, with convenient access to downtown. This 12,153 SF commercial property offers exceptional visibility and easy access, ensuring maximum exposure to daily commuters and strong customer traffic.

The building features a versatile layout with expansive rooms and multiple office spaces, making it well-suited for a wide range of uses. Formerly a restaurant, the property is equipped with ample parking and infrastructure that can easily support retail, office, or service-based operations.

In addition to its current functionality, the site presents compelling redevelopment potential, offering investors and users the opportunity to reimagine or reposition the property to meet evolving market demands.

With its strategic location, proximity to downtown, generous square footage, adaptability, and future upside, this property represents a prime opportunity for businesses or investors seeking a high-impact presence in a thriving commercial area.

LOCATION DESCRIPTION

Located just off I-27, 4530 Canyon Dr in Amarillo offers outstanding visibility with exposure to high traffic counts from one of the city's busiest corridors.

OFFERING SUMMARY

Sale Price:	\$1,950,000
Lot Size:	1.86 Acres
Building Size:	12,153 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,003	37,847	63,478
Total Population	14,035	92,241	156,098
Average HH Income	\$69,214	\$90,244	\$92,113

Justin Kite, CCIM, SIOR
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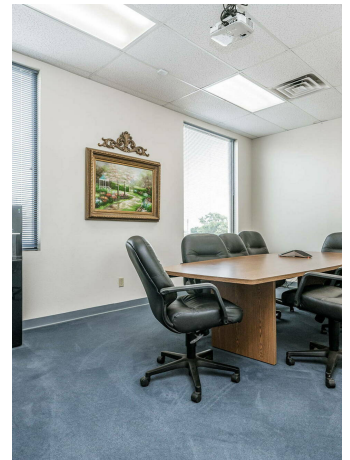
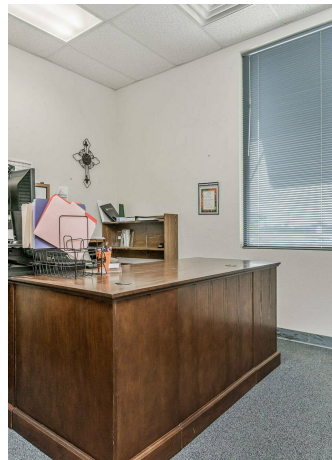
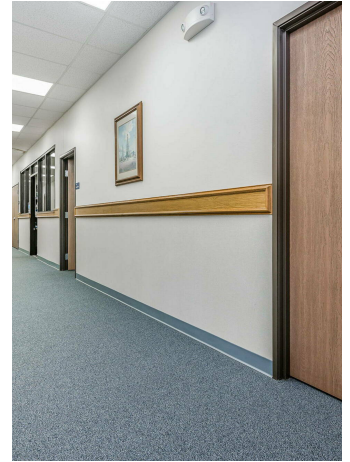
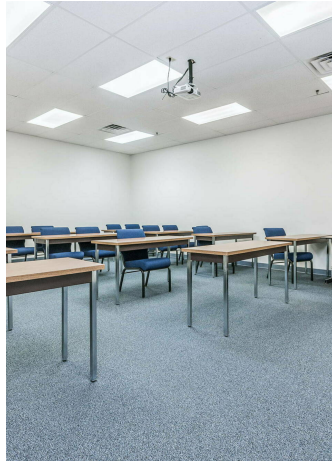
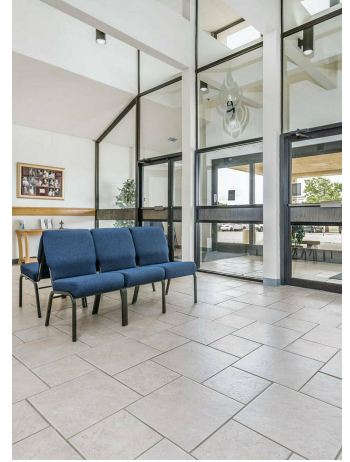
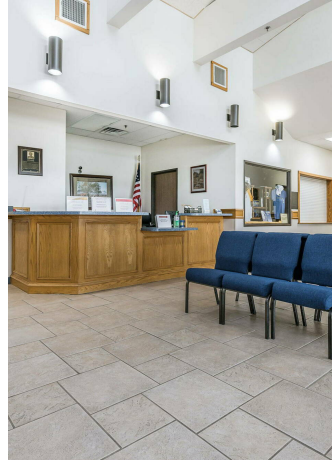
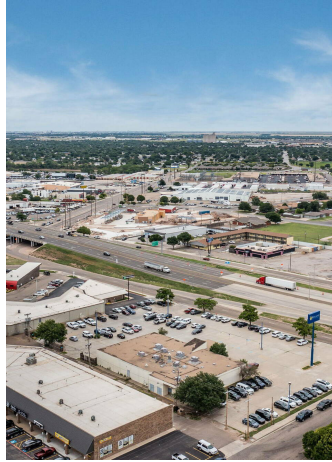


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AERIAL

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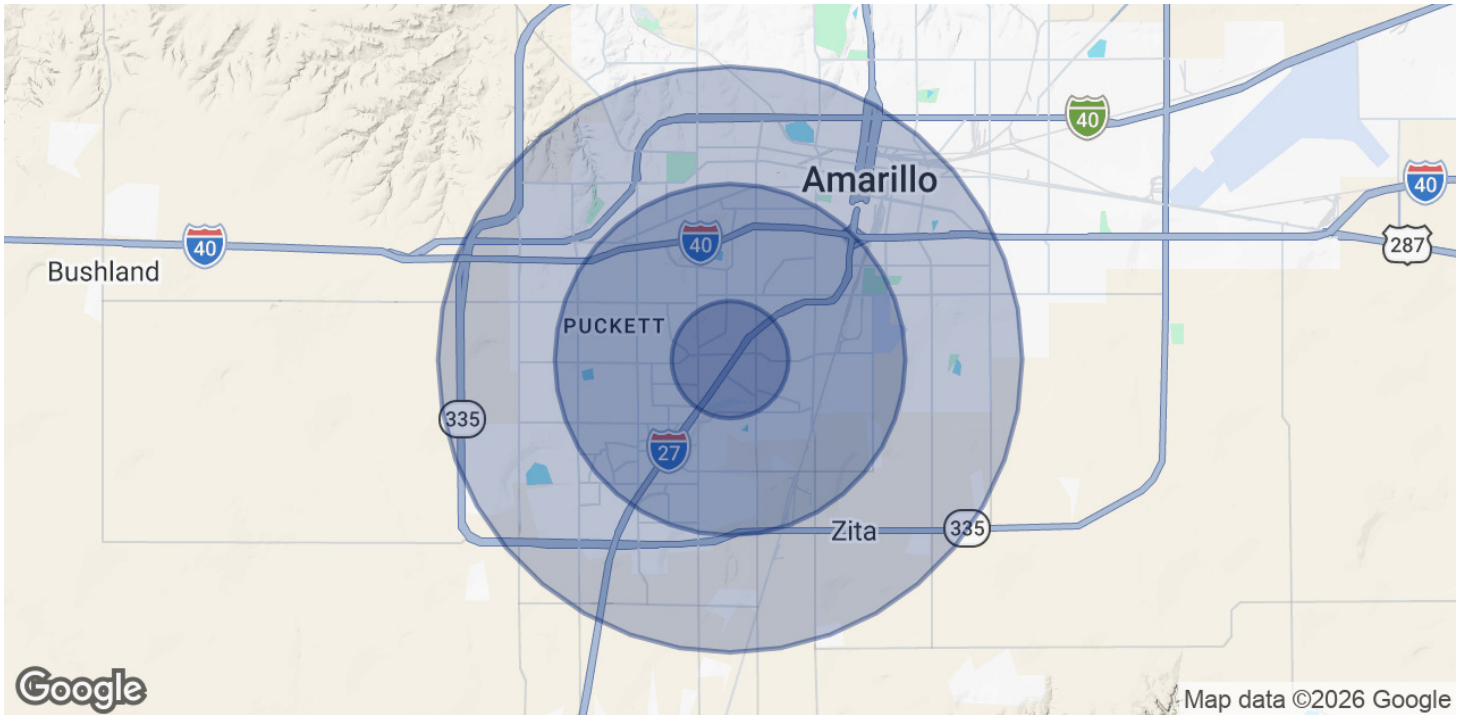


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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,035	92,241	156,098
Average Age	37.4	37.1	36.7
Average Age (Male)	35.2	35.7	35.7
Average Age (Female)	38	38.5	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,003	37,847	63,478
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$69,214	\$90,244	\$92,113
Average House Value	\$183,451	\$224,422	\$223,056

2023 American Community Survey (ACS)

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Coldwell Banker Commercial First Equity

Coldwell Banker Commercial First Equity Name of Sponsoring Broker (Licensed Individual or Business Entity)	9007722 License No.	rachel@cbcamarillo.com Email	(806) 354-3500 Phone
Rachel R Shreffler Name of Designated Broker of Licensed Business Entity, if applicable	610574 License No.	rachel@cbcamarillo.com Email	(806) 354-3500 Phone
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Justin Kite Name of Sales Agent/Associate	478313 License No.	justin@cbcamarillo.com Email	(806) 468-4897 Phone

Buyer/Tenant/Seller/Landlord Initials

Date