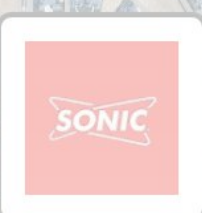


P 335 - 5 Miles North to I-40



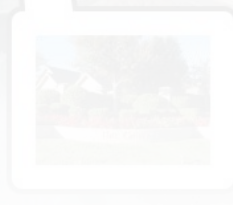
LLANO
REAL ESTATE GROUP
CREATE. BUILD. INSPIRE.



5 - 5 Miles Southeast to I-27

6998 S SONCY RD

Amarillo, TX 79119

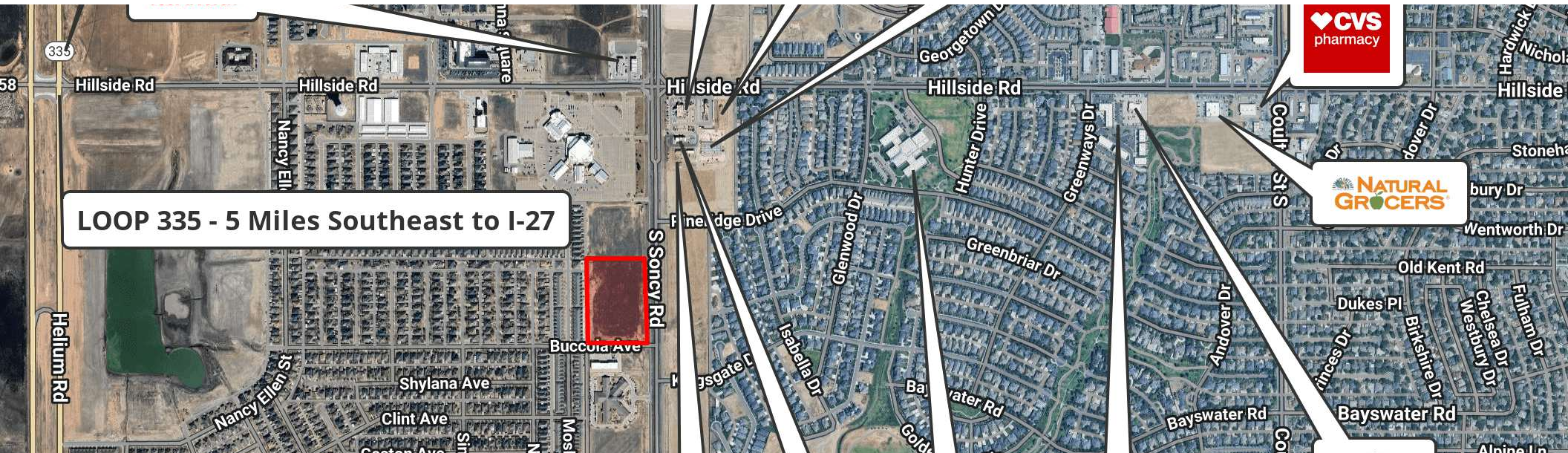


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**LAND
FOR SALE**

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover an exceptional investment opportunity at this prime property, boasting GR zoning in the thriving Amarillo area. With a coveted location on S Soncy Rd, this versatile parcel presents a wealth of potential for retail development. The strategic zoning allows for flexibility and a wide range of retail possibilities, making it an enticing prospect for forward-thinking investors. Embrace the chance to carve out a retail space in an area ripe with opportunity, and position your investment for success in this dynamic and rapidly growing marketplace.

PROPERTY HIGHLIGHTS

- > Zoned GR
- > Prime location on S Soncy Rd
- > Versatile retail development potential
- > Flexible zoning for retail opportunities
- > Strategic investment in a rapidly growing area

OFFERING SUMMARY

Sale Price:	\$1,725,000 - \$3,593,700
Lot Size:	335,412 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	560	1,221	3,466
Total Population	1,319	2,910	8,281
Average HH Income	\$123,991	\$124,162	\$123,119

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LAND FOR SALE

RETAILER MAP



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LAND FOR SALE

LAND LOTS

OF LOTS 2 | TOTAL LOT SIZE 95,832 - 239,580 SF | TOTAL LOT PRICE \$1,725,000 - \$3,593,700 | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	1	6998 S. Soncy	218992	Retail	95,832 SF	\$1,725,000	General Retail
Available	2	6998 S. Soncy	218992	Retail	239,580 SF	\$3,593,700	General Retail



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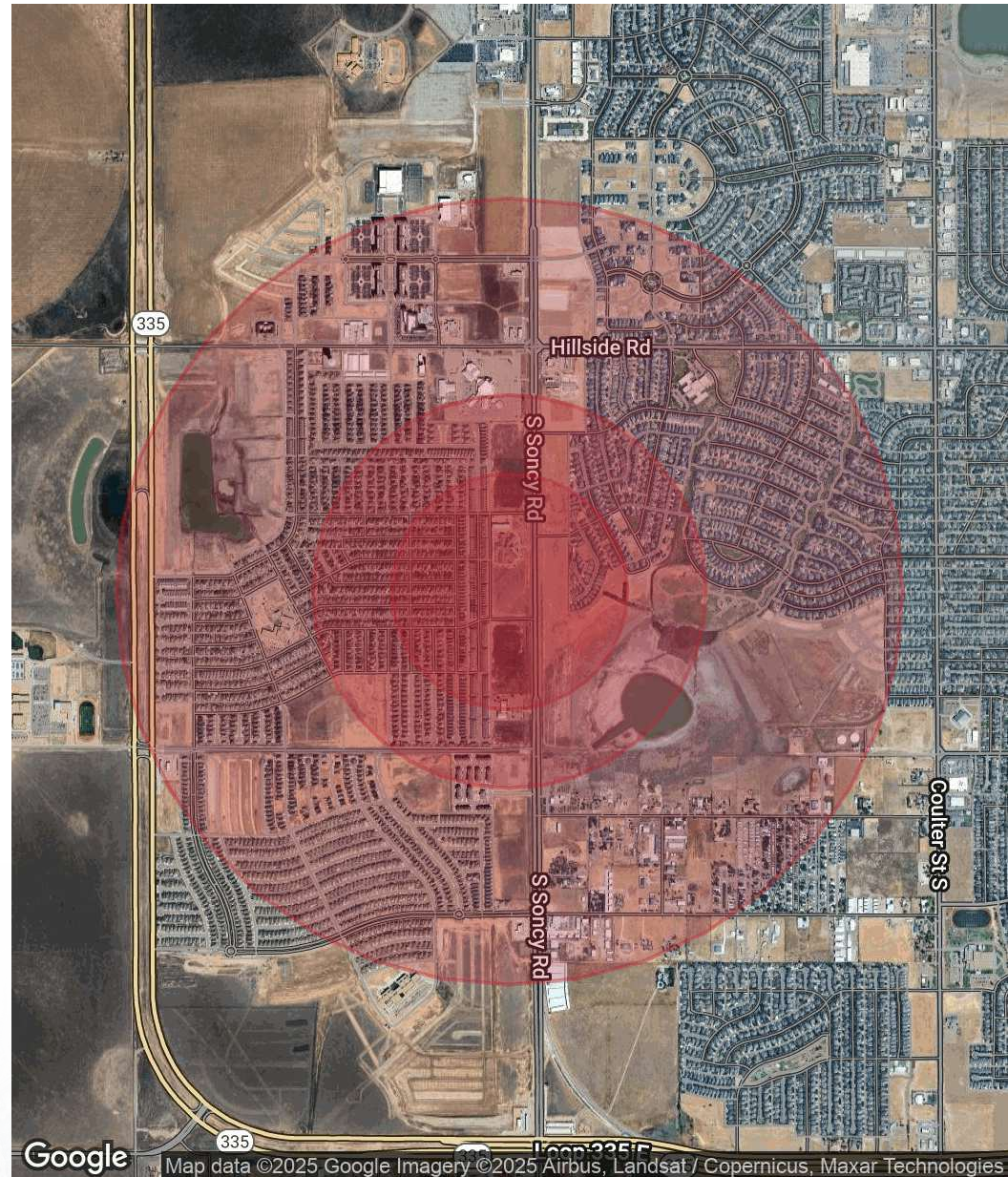
LAND FOR SALE

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,319	2,910	8,281
Average Age	35	37	37
Average Age (Male)	34	35	36
Average Age (Female)	37	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	560	1,221	3,466
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$123,991	\$124,162	\$123,119
Average House Value	\$282,123	\$303,640	\$321,759

Demographics data derived from AlphaMap



LOOP 335 - 5 Miles Southeast to I-27

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LAND FOR SALE