

LAND FOR SALE

1801 SW 58TH DEVELOPMENT LAND

SW 58TH AVENUE & S TRAVIS, AMARILLO, TX 79110



FOR SALE

KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd
Amarillo, Texas 79119



Each Office Independently Owned and Operated

PRESENTED BY:

HOLLY COATS, CPA, CCIM

Commercial Broker Associate

O: (806) 683-1330

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hollycoats@kwcommercial.com

606152, TEXAS

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.

EXECUTIVE SUMMARY

0 SW 58TH AVENUE



OFFERING SUMMARY

PRICE:	\$695,000
LOT SIZE:	3.46 Acres
ZONING:	AG
FRONTAGE:	506 Ft
TRAFFIC COUNT:	10,733 vehicles/day
APN:	219326
INTERSECTION	SW 58th & Travis St

PROPERTY OVERVIEW

This 3.46 acre tract of land is located at the corner of SW 58th Avenue and S Travis Street in Amarillo, Texas. The property offers a wide-open space, providing a prime opportunity for development. The highest and best use of the lot is office, retail or mixed use or church. The terrain is flat and ready to be developed with easy access to city water and sewer. The surrounding neighborhood is developing rapidly with new construction including McDonald's, Chick-fil-a, Starbucks, Joe Taco's and Ovr-eze.



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BUSINESS MAP

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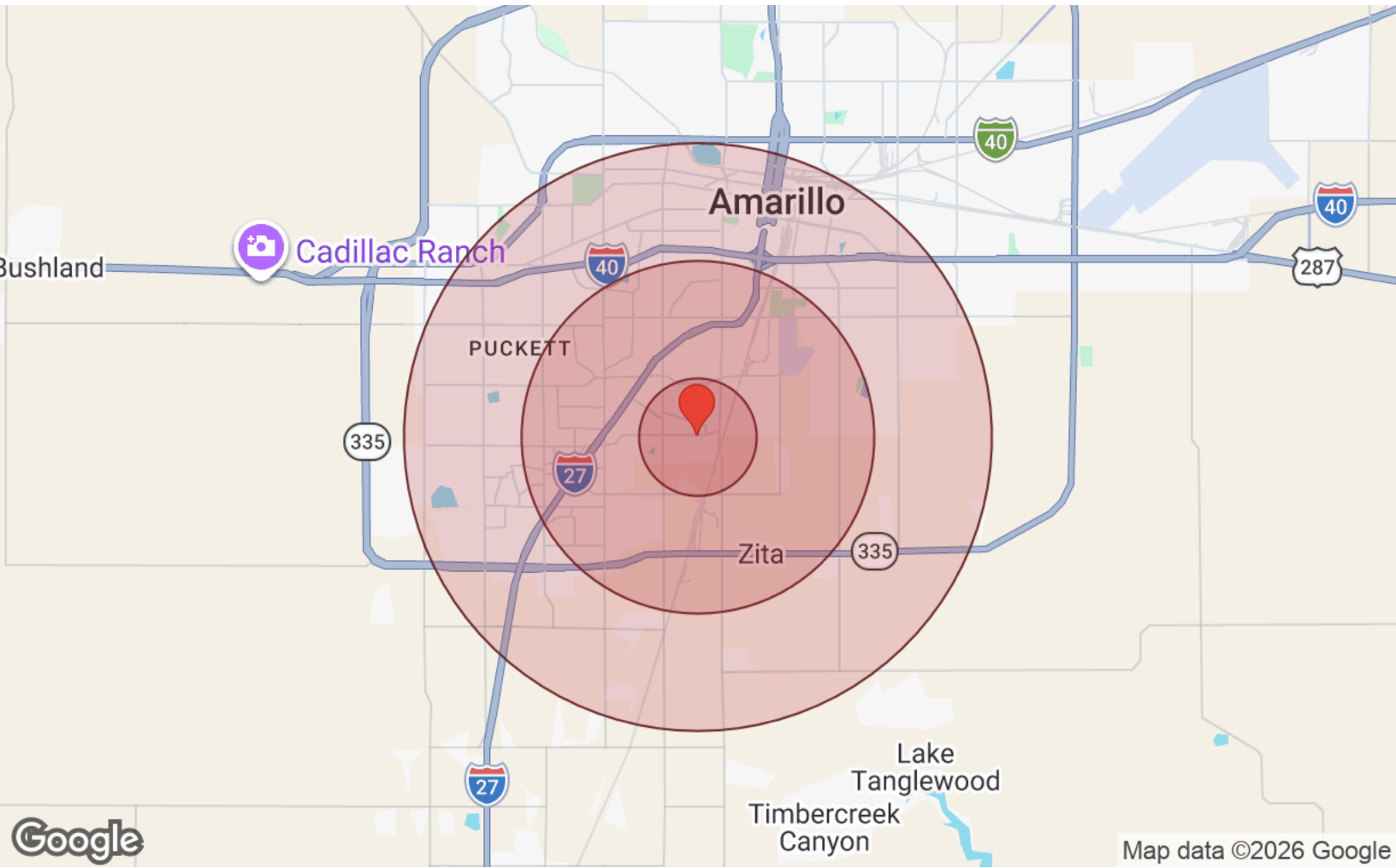
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DEMOGRAPHICS

0 SW 58TH AVENUE



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,884	33,254	73,253
Female	6,138	34,580	74,953
Total Population	12,022	67,834	148,206

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,955	39,988	84,803
Black	702	4,192	9,129
Am In/AK Nat	48	217	474
Hawaiian	N/A	14	15
Hispanic	3,782	20,201	46,507
Asian	320	1,859	4,209
Multiracial	214	1,323	2,934
Other	2	41	119

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,593	13,991	29,883
Ages 15 - 24	1,557	8,767	19,599
Ages 25 - 54	5,431	28,526	58,289
Ages 55 - 64	1,096	6,684	15,443
Ages 65+	1,345	9,863	24,993

Income	1 Mile	3 Miles	5 Miles
Median	\$77,241	\$73,606	\$72,499
Under \$15k	310	1,721	4,879
\$15k - \$25k	122	1,819	4,190
\$25k - \$35k	272	2,442	4,664
\$35k - \$50k	786	3,660	7,255
\$50k - \$75k	853	5,011	10,977
\$75k - \$100k	775	4,433	8,280
\$100k - \$150k	986	5,480	10,897
\$150k - \$200k	369	2,194	4,676
Over \$200k	353	1,978	5,999

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Keller Williams Realty

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Holly Coats

Name of Sales Agent/Associate

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License No.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

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Holly Coats

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