

RETAIL / OFFICE TRACTS FOR SALE ADJACENT TO NETPLEX

3760 Southwest 58th Avenue, Amarillo, TX 79110

Lot One

Lot Two



LLANO
REAL ESTATE GROUP

CREATE. BUILD. INSPIRE.



JOSH LANGHAM

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LAND
FOR SALE

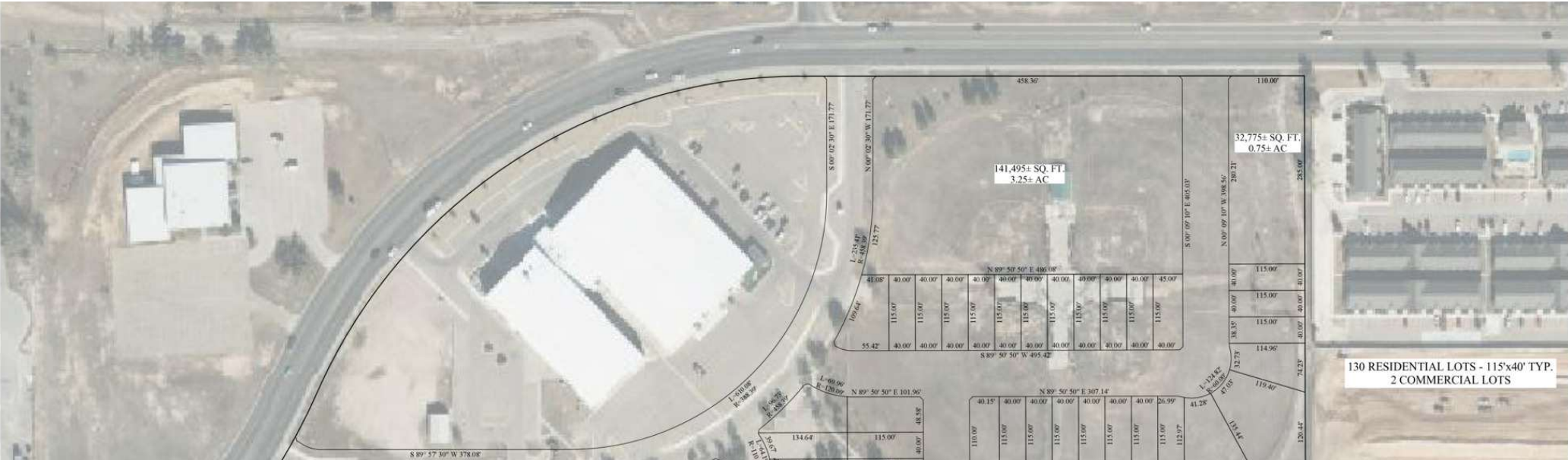
RETAILER MAP



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover a remarkable investment opportunity in the Amarillo area with this exceptional property. Boasting a prime location, this property offers unmatched potential for land or office development. With strategic positioning in a rapidly expanding area, this property presents an ideal canvas for creating a distinctive and lucrative enterprise. Situated amidst the dynamic energy of the Amarillo area, this property offers unparalleled visibility and accessibility for prospective investors. Whether considering commercial development or office space, this prime location holds promise for a range of profitable ventures. Don't miss out on the chance to make your mark in one of Amarillo's most promising locales with this remarkable property.

PROPERTY HIGHLIGHTS

- > - Prime location in the expanding Amarillo area
- > - Ideal for land or office development
- > - Unmatched potential for a distinctive enterprise
- > - Excellent visibility and accessibility for investors

OFFERING SUMMARY

Sale Price:	\$395,000 - \$1,695,000
Lot Size:	5.93 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	47	671	4,697
Total Population	117	1,496	10,383
Average HH Income	\$84,859	\$76,530	\$79,859

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LAND LOTS

OF LOTS 3 | TOTAL LOT SIZE 0.75 - 3.25 ACRES | TOTAL LOT PRICE \$395,000 - \$1,695,000 | BEST USE

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	One			Office	3.25 Acres	\$1,695,000	
Available	Two			Retail	0.75 Acres	\$395,000	
Available	Three			Retail	1.93 Acres	\$995,000	



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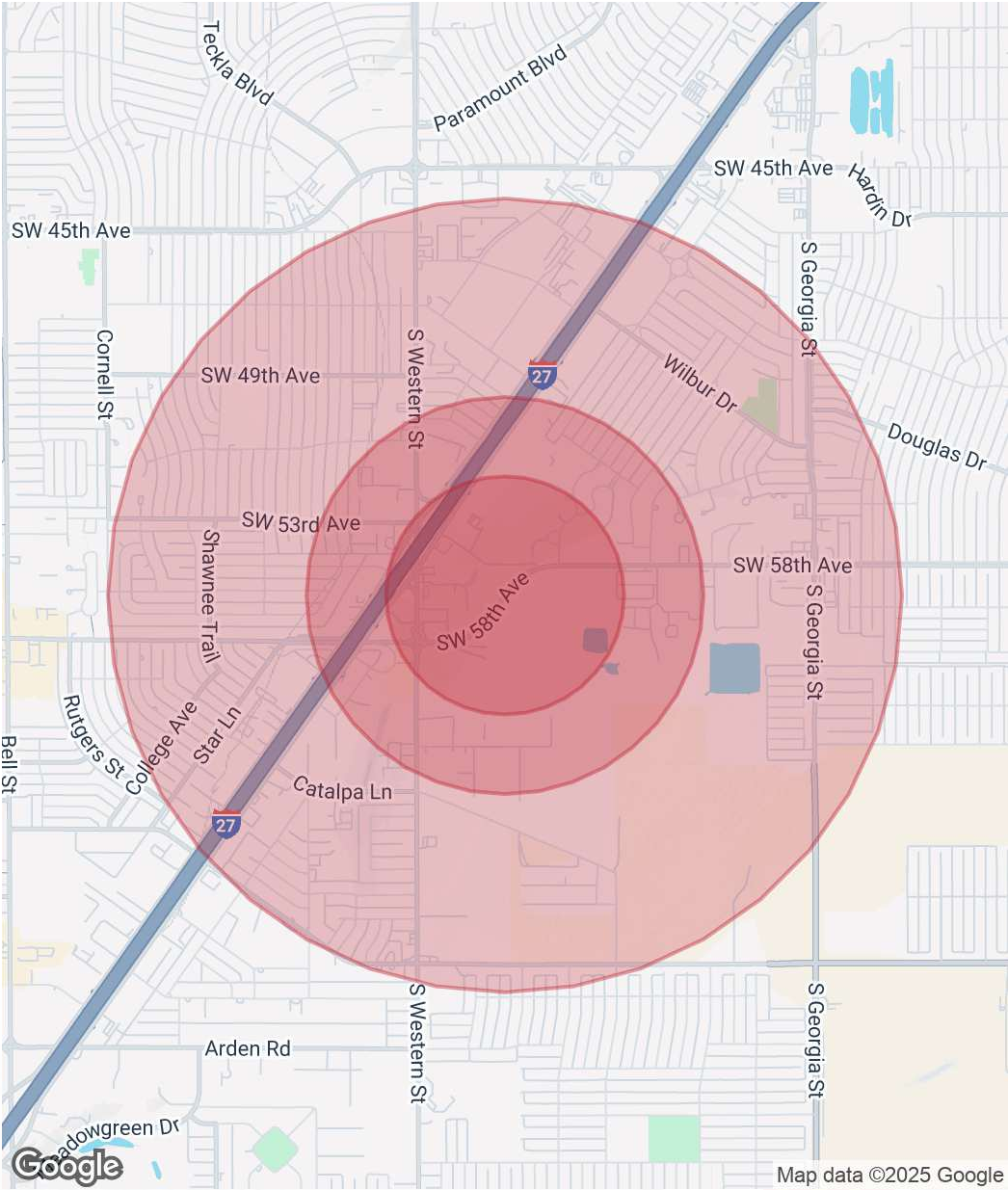
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	117	1,496	10,383
Average Age	38	38	39
Average Age (Male)	36	37	38
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	47	671	4,697
# of Persons per HH	2.5	2.2	2.2
Average HH Income	\$84,859	\$76,530	\$79,859
Average House Value	\$157,698	\$160,337	\$173,783

Demographics data derived from AlphaMap



Map data ©2025 Google

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