

# LAND FOR SALE

6324 Ventura Dr, Amarillo, TX 79110



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$396,000
<b>LOT SIZE:</b>	0.77 Acres
<b>ZONING:</b>	LC (light commercial)
<b>PRICE / SF:</b>	\$11.81

[CLICK HERE TO VIEW VIDEO](#)

## PROPERTY OVERVIEW

Prime development tract on north bound I-27 frontage road. Access available from I-27 or Ventura Dr. Light commercial zoning allows multiple uses. City water and sewer to site. This area is quickly developing with several new business in the area including Texas Tool & Equipment, Starbucks and Taco Bell. Traffic count at I-27 & Loop 335 intersection which is one block to South is 31,782 cars per day as of 2018. Randall High, Pinnacle Intermediate and Sundown Lane Elementary Schools are all within a mile of this site. Pinnacle, a master planned community, is under construction as well.

## PROPERTY HIGHLIGHTS

- Easy access from I-27 & Loop 335
- 117' frontage on I-27 x 285' deep
- Utilities to site
- Zoned LC (light commercial)
- Prime development tract in high growth area

**KW COMMERCIAL**  
3955 S. Soney Rd.  
Amarillo, TX 79119

**HOLLY COATS, CPA, CCIM**  
Commercial Broker Associate  
O: 806.457.2222  
C: 806.683.1330  
hollycoats@kwcommercial.com  
TX #606152



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.

Each Office Independently Owned and Operated [kwcommercialamarillo.com/](http://kwcommercialamarillo.com/)

# LAND FOR SALE

6324 Ventura Dr, Amarillo, TX 79110



**KW COMMERCIAL**  
3955 S. Soncy Rd.  
Amarillo, TX 79119

**HOLLY COATS, CPA, CCIM**  
Commercial Broker Associate  
O: 806.457.2222  
C: 806.683.1330  
hollycoats@kwcommercial.com  
TX #606152

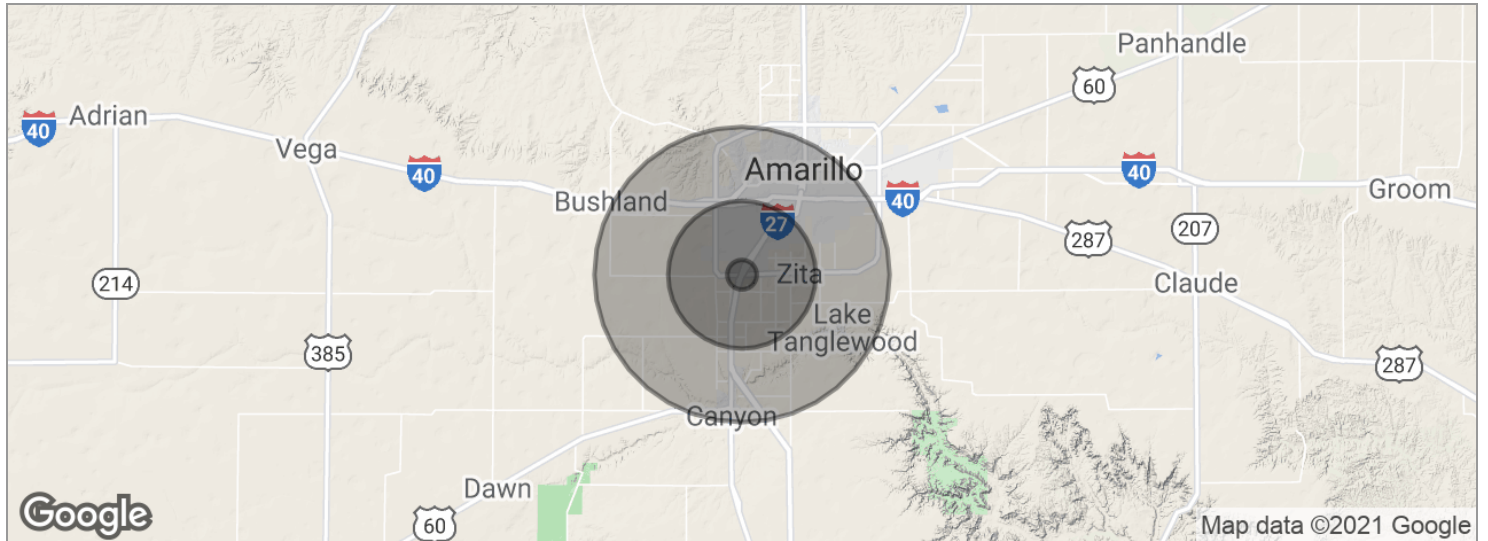


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated [kwcommercialamarillo.com/](http://kwcommercialamarillo.com/)

# LAND FOR SALE

6324 Ventura Dr, Amarillo, TX 79110



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	2,757	94,802	206,555
Median age	38.9	37.9	35.0
Median age (male)	38.1	36.2	33.8
Median age (Female)	39.7	39.8	36.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,045	38,790	79,458
# of persons per HH	2.6	2.4	2.6
Average HH income	\$87,085	\$73,540	\$62,470
Average house value	\$259,350	\$180,220	\$146,551

\* Demographic data derived from 2010 US Census

**KW COMMERCIAL**  
3955 S. Soncy Rd.  
Amarillo, TX 79119

**HOLLY COATS, CPA, CCIM**  
Commercial Broker Associate  
O: 806.457.2222  
C: 806.683.1330  
hollycoats@kwcommercial.com  
TX #606152



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.

Each Office Independently Owned and Operated [kwcommercialamarillo.com/](http://kwcommercialamarillo.com/)