

Soncy & Hillside Land

AMARILLO, TX 79119

BRAD ANDREWS
REALTY



PROPERTY DESCRIPTION

Prime development land at corner of Hillside and Soncy in Amarillo.

PROPERTY HIGHLIGHTS

- Strongest growth area of the City of Amarillo
- Located on major traffic corridors (Soncy & Hillside)
- Lots can be subdivided
- Excellent visibility and access.
- Tract 1: 1.5 acres
- Tract 2: 4 acres
- Tract 3: 6.62 acres

OFFERING SUMMARY

Sale Price:	\$12 psf
Total Acreage Available:	12.12 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,052	35,408	74,539
Total Population	2,603	84,283	190,748
Average HH Income	\$127,299	\$74,171	\$63,941



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Although the information contained herein has been obtained from sources believed to be reliable, Brad Andrews Realty, LLC and its managers, officers, members, agents, and representatives do not guarantee, warrant, or make any representations as to the accuracy, reliability or completeness of the information. Brad Andrews Realty, LLC assumes no responsibility and shall be held harmless for and against any damages caused by use of the information contained herein. Pricing and availability are subject to withdrawal without notice.

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Executive Summary

Hillside Rd & Soncy Rd, Amarillo, Texas, 79119
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.14685
Longitude: -101.93813

	1 mile	3 miles	5 miles
Population			
2000 Population	519	35,931	80,579
2010 Population	3,511	41,097	89,930
2020 Population	6,048	47,740	101,953
2025 Population	6,988	50,569	106,989
2000-2010 Annual Rate	21.07%	1.35%	1.10%
2010-2020 Annual Rate	5.45%	1.47%	1.23%
2020-2025 Annual Rate	2.93%	1.16%	0.97%
2020 Male Population	48.7%	48.1%	47.9%
2020 Female Population	51.3%	51.9%	52.1%
2020 Median Age	38.6	42.0	38.4

In the identified area, the current year population is 101,953. In 2010, the Census count in the area was 89,930. The rate of change since 2010 was 1.23% annually. The five-year projection for the population in the area is 106,989 representing a change of 0.97% annually from 2020 to 2025. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 38.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	82.7%	86.7%	84.1%
2020 Black Alone	2.8%	2.7%	4.2%
2020 American Indian/Alaska Native Alone	1.4%	0.8%	0.8%
2020 Asian Alone	5.6%	2.6%	2.4%
2020 Pacific Islander Alone	0.1%	0.0%	0.0%
2020 Other Race	4.9%	4.4%	5.2%
2020 Two or More Races	2.4%	2.7%	3.3%
2020 Hispanic Origin (Any Race)	18.0%	16.8%	21.0%

Persons of Hispanic origin represent 21.0% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 52.6 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	147	130	97
2000 Households	182	14,384	33,636
2010 Households	1,489	17,136	37,921
2020 Total Households	2,587	19,910	42,539
2025 Total Households	2,991	21,110	44,506
2000-2010 Annual Rate	23.39%	1.77%	1.21%
2010-2020 Annual Rate	5.54%	1.47%	1.13%
2020-2025 Annual Rate	2.94%	1.18%	0.91%
2020 Average Household Size	2.34	2.39	2.37

The household count in this area has changed from 37,921 in 2010 to 42,539 in the current year, a change of 1.13% annually. The five-year projection of households is 44,506, a change of 0.91% annually from the current year total. Average household size is currently 2.37, compared to 2.34 in the year 2010. The number of families in the current year is 27,352 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

October 22, 2020



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Mortgage Income			
2020 Percent of Income for Mortgage	12.2%	10.4%	11.5%
Median Household Income			
2020 Median Household Income	\$98,925	\$79,893	\$64,373
2025 Median Household Income	\$102,513	\$84,059	\$67,855
2020-2025 Annual Rate	0.72%	1.02%	1.06%
Average Household Income			
2020 Average Household Income	\$125,658	\$102,122	\$85,183
2025 Average Household Income	\$135,699	\$111,150	\$92,505
2020-2025 Annual Rate	1.55%	1.71%	1.66%
Per Capita Income			
2020 Per Capita Income	\$53,994	\$42,724	\$35,612
2025 Per Capita Income	\$58,455	\$46,546	\$38,547
2020-2025 Annual Rate	1.60%	1.73%	1.60%

Households by Income

Current median household income is \$64,373 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$67,855 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$85,183 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$92,505 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$35,612 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$38,547 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	156	187	173
2000 Total Housing Units	208	14,906	35,246
2000 Owner Occupied Housing Units	177	10,814	21,979
2000 Renter Occupied Housing Units	5	3,570	11,657
2000 Vacant Housing Units	26	522	1,610
2010 Total Housing Units	1,626	18,245	40,716
2010 Owner Occupied Housing Units	983	12,719	24,950
2010 Renter Occupied Housing Units	506	4,417	12,971
2010 Vacant Housing Units	137	1,109	2,795
2020 Total Housing Units	2,672	20,746	45,122
2020 Owner Occupied Housing Units	1,448	14,696	28,110
2020 Renter Occupied Housing Units	1,139	5,215	14,429
2020 Vacant Housing Units	85	836	2,583
2025 Total Housing Units	3,079	21,939	47,286
2025 Owner Occupied Housing Units	1,693	15,515	29,495
2025 Renter Occupied Housing Units	1,298	5,596	15,012
2025 Vacant Housing Units	88	829	2,780

Currently, 62.3% of the 45,122 housing units in the area are owner occupied; 32.0%, renter occupied; and 5.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 40,716 housing units in the area - 61.3% owner occupied, 31.9% renter occupied, and 6.9% vacant. The annual rate of change in housing units since 2010 is 4.67%. Median home value in the area is \$176,888, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.27% annually to \$188,431.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

October 22, 2020



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Brad Andrews Realty, LLC	453663	info@bradandrewsrealty.com	(806)368-6554
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
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Brice Kelly	643555	brice@bradandrewsrealty.com	(806) 368- 6554
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date