

SOUTH GATEWAY TIRZ #3

AMARILLO, TEXAS



INCREASED COMMERCIAL ACTIVITY

10 New Businesses Completed or Breaking Ground Since the Inception of the TIRZ District

Rockrose Sports Complex

United Market Street

Graco Real Estate

Forrest Tire

Chase Bank

Casey's C-store

IQ Car Wash

Valvoline

Lonestar Electric

Circle K

Currently in negotiations with two major retail businesses in the TIRZ district.

COMMUNITY INVESTMENT

Amarillo EDC Investment

\$5 Million

The Amarillo Economic Development Corporation has approved \$5MM in infrastructure investment -- currently under construction -- directly supporting 21 future business sites (Tracts 30-43, 44-48 & 53).

REGIONAL TRAFFIC DRIVER

Kids Inc Rockrose Sports Complex

Expected completion date Spring 2027. When completed this complex will be a major regional destination attracting families from a 300-mile radius for soccer and baseball tournaments. Kids Inc currently serves 28,000 children from Amarillo and surrounding areas. This complex will drive consistent traffic directly to TIRZ #3.

GROWTH

Residential Development Patterns

- 2,100 acres of active & planned residential development along Loop 335 / I-27.
- Canyon Independent School District (CISD) is Amarillo's fastest growing district.
- 90% of Amarillo/Randall County housing is being developed within CISD boundaries.
- CISD covers 732 square miles across the southwest growth corridor.

AVAILABLE SITES

Pad Sites to Fit Your Footprint

0.50
MIN
ACRES

11.50
MAX
ACRES

21
SITES
AVAILABLE

All sites zoned GR (General Retail). Acreages are approximate and configurable to tenant requirements.

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