

# RD

## ROCKROSEDEVELOPMENT

**BEST PAD SITES IN  
AMARILLO, TX**

---

Matt Griffith, VP

806-680-6288

[matt@rockroseamarillo.com](mailto:matt@rockroseamarillo.com)

**VISIT US ONLINE.**

[ROCKROSECOMMERCIAL.COM](http://ROCKROSECOMMERCIAL.COM)



## Demographics - 2025

- Total Population
- Total Household
- Average Household Income
- Population Growth Since 2020

### 1 Mile

6,213  
2,551  
\$93,972  
2.98%

### 3 Mile

38,671  
15,373  
\$114,660  
6.27%

### 5 Mile

85,427  
34,247  
\$102,946  
5.10%

## Traffic Counts

Coulter & Hollywood - 11,085  
I-27 & Hollywood - 13,661

## Price Range

Retail: \$24/SF - \$28/SF  
Office: \$10/SF - \$14/SF

## Nearby Businesses & Points of Interest

- Walmart Neighborhood Market
- Proffitt's Lawn & Leisure
- West Plains Junior High
- First Methodist Church
- AFD Station #7
- Proposed TPBA Office
- DaVita Kidney Care
- Braum's
- Toot N Totum
- Market Street
- Lonestar Electric Supply
- Life Church Amarillo
- Circle K
- Kids Inc. Proposed Sports Park
- Holiday Inn
- Cinemark
- Tractor Supply
- Texas Tool
- Comfort Suites
- Motel 6
- Starbucks
- Love's
- McDonalds
- Taco Bell
- Whataburger
- Wendy's
- Waffle House
- Randall High School

**Matt Griffith**  
Vice President  
806.680.6288

[matt@rockroseamarillo.com](mailto:matt@rockroseamarillo.com)

# SOUTHGATE RETAIL PAD SITES AVAILABLE

## NOTES:

- All available pad sites can be altered in size.
- Acreages and lot dimensions are approximate and subject to change.
- All available sites are zoned "GR" General Retail.
- All sites are within the "Southgateway" T.I.R.Z.

## District.

- \$24-\$28 SF
- \$10-\$14 SF

## PROJECT VICINITY



LOOP 335 (HOLLYWOOD)

LOOP 335 (HOLLYWOOD)

# GROCERY - 5 MILE RADIUS

**United**  
supermarkets



**Walmart**



**Walmart**



**United**  
supermarkets

**United**  
supermarkets

**Walmart**  
Neighborhood Market

**NATURAL**  
**GROCCERS**

**Walmart**  
Neighborhood Market

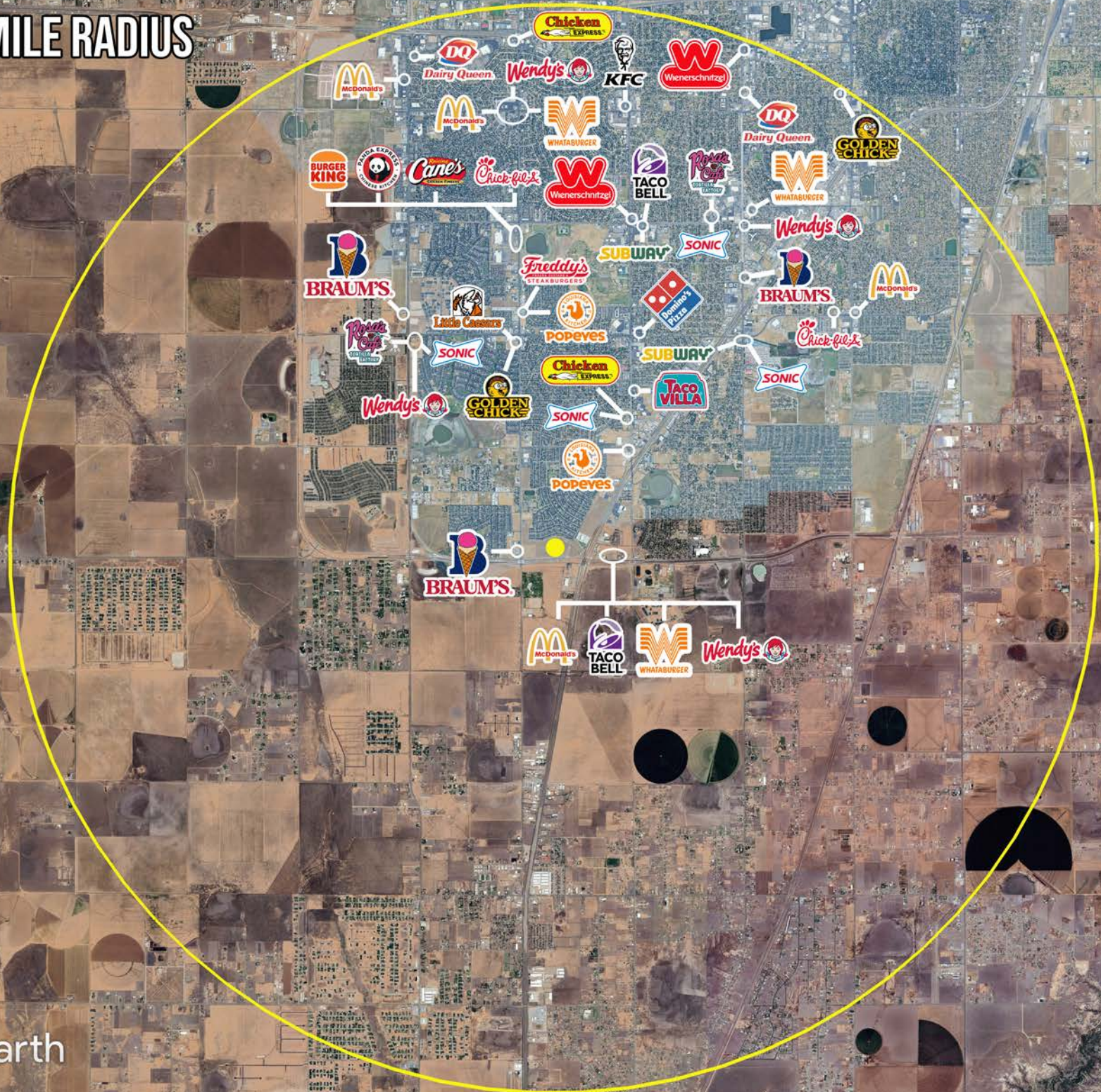
**Market**  
STREET



Google Earth

Image © 2025 Airbus

# QSR - 5 MILE RADIUS



# RD ROCKROSE DEVELOPMENT

est. 1993



Future Home of TPBA Offices

**0.57 Acres**  
\$10 /sq. ft.

**0.58 Acres**  
\$10 /sq. ft.

**0.58 Acres**  
\$10 /sq. ft.

**1.74 Acres**  
\$10 /sq. ft.

Oxford



Ron Conally



Coulter

Hollywood (Loop 335)

## OFFICE PAD SITES AVAILABLE

All lots can be adjusted up or down to  
meet your needs.

## FOR MORE INFO CONTACT

806-680-6288



## Demographics - 2025

- Total Population
- Total Household
- Average Household Income
- Population Growth Since 2020

| 1 Mile    | 3 Mile    | 5 Mile   |
|-----------|-----------|----------|
| 9,269     | 46,450    | 93,295   |
| 4,075     | 19,231    | 38,439   |
| \$142,500 | \$111,903 | \$98,289 |
| 4.96%     | 5.40%     | 3.95%    |

## Traffic Counts

Soncy & Hillside - 37,898

## Price Range

Retail: \$24/SF - \$28/SF

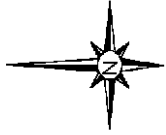
## Nearby Businesses & Points of Interest

- Academy
- Cinergy
- Toot N
- Braum's
- KIA
- Walmart
- Lowes
- Chili's
- Rib Crib
- Blue Sky
- Teddy Jack's
- Happy State Bank
- Starbucks
- Sonic
- Rosa's
- Wendy's
- Amarillo National Bank
- CareXpress Urgent Care

**Matt Griffith**  
Vice President  
806.680.6288

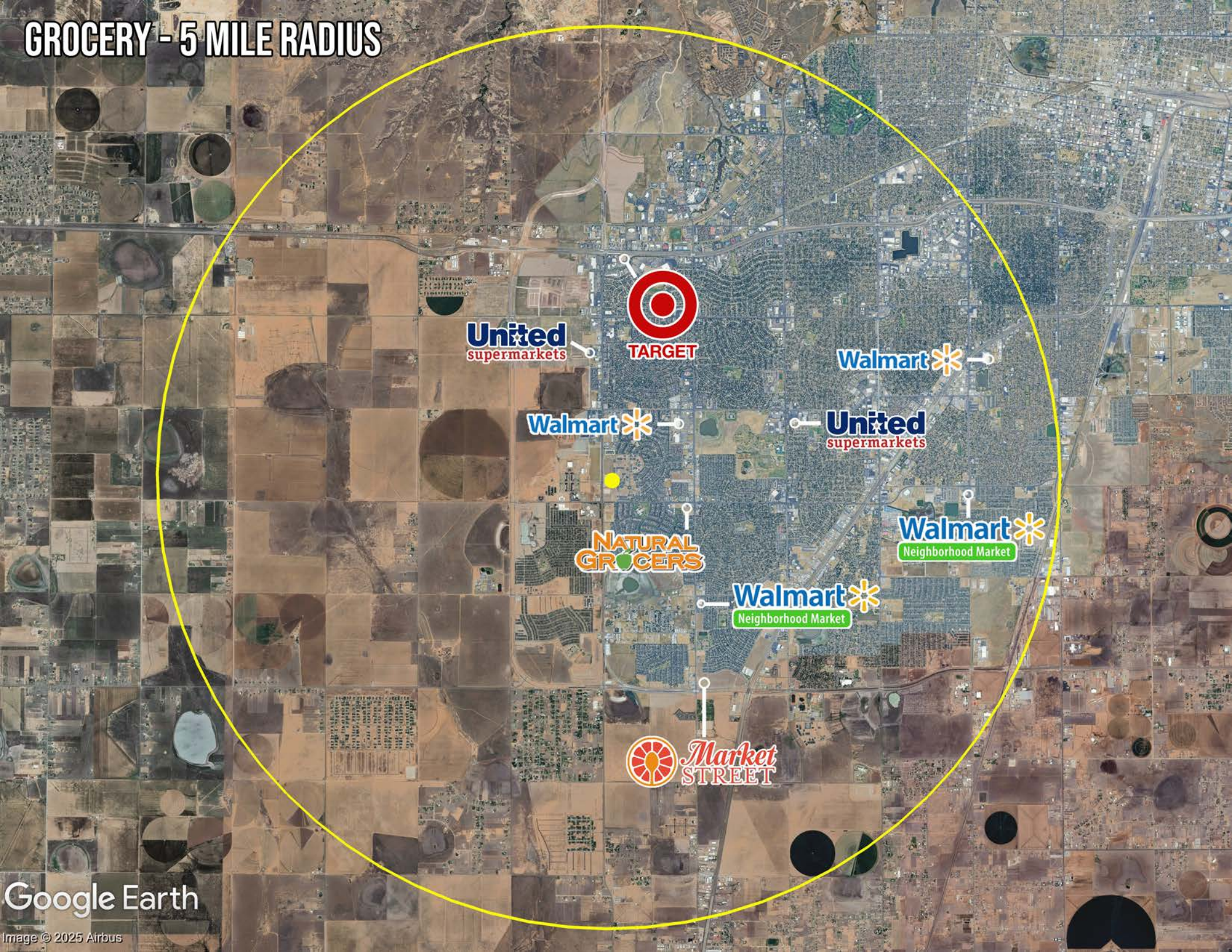
[matt@rockroseamarillo.com](mailto:matt@rockroseamarillo.com)



[illegible]

- All available paid sites can be altered in size.
- Acreages and lot dimensions are approximate and subject to change.
- Access drive locations are for illustration only and subject to change.
- All available sites are zoned "G-1" General Retail.
- Individual Retail Paid Sites ranging from \$22-\$30 per sq. ft. depending on size/location.
- Rack office pads with no Soney or Hillside frontage range from \$12 to \$14.
- All sites are subject to Caltrans MOA dues and restrictions.
- All sites are subject to PID assessments.

# GROCERY - 5 MILE RADIUS



United  
supermarkets



Walmart

Walmart

United  
supermarkets

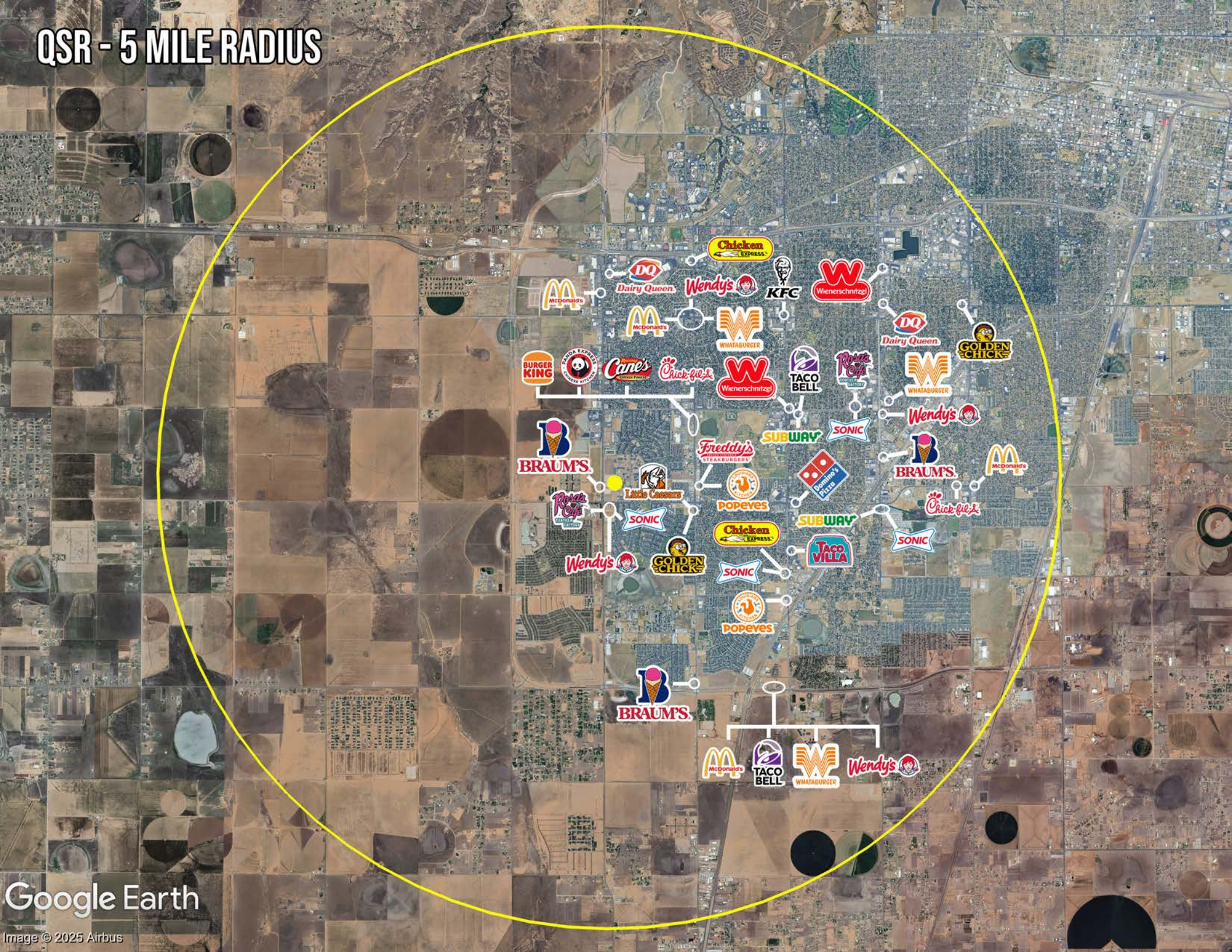
NATURAL  
GROCERS

Walmart  
Neighborhood Market

Walmart  
Neighborhood Market



# QSR - 5 MILE RADIUS





**LOWE'S**

**Walmart**

**Chick-fil-A**  
**PANDA EXPRESS**  
**Cane's**

**BLUE SKY**  
TEXAS

**RibCrib**

**Teddy Jack's**

**HAPPY STATE BANK**  
EST. 1908  
DIVISION OF CENTENNIAL BANK

**INTERSTATE BANK**

**SHERWIN WILLIAMS**

**O'Reilly**  
AUTO PARTS

**PlainsCapital Bank**

**VERITAS**  
LEGACY WEALTH

212.03'

301.26'

**1.37 ACRES**

300.92'

**COULTER**  
189.59'

**PENNSYLVANIA**

**Mariner**  
WEALTH ADVISORS

**STARBUCKS**  
COFFEE





**BUFFALO  
WILD  
WINGS**



**POPEYES**



**Freddy's  
FROZEN CUSTARD  
STEAKBURGERS**



**SALAD BARN**

**GOWDY  
FLOORING**  
wood • carpet • stone • tile • laminate



**Mariner  
WEALTH ADVISORS**



**Firestone  
COMPLETE AUTO CARE**

**PENNSYLVANIA**

**COULTER**  
189.59'

300.92'

**1.37 ACRES**

212.03'

301.26'



**N**