

SOUTH GATEWAY TIRZ #3

Amarillo, TX



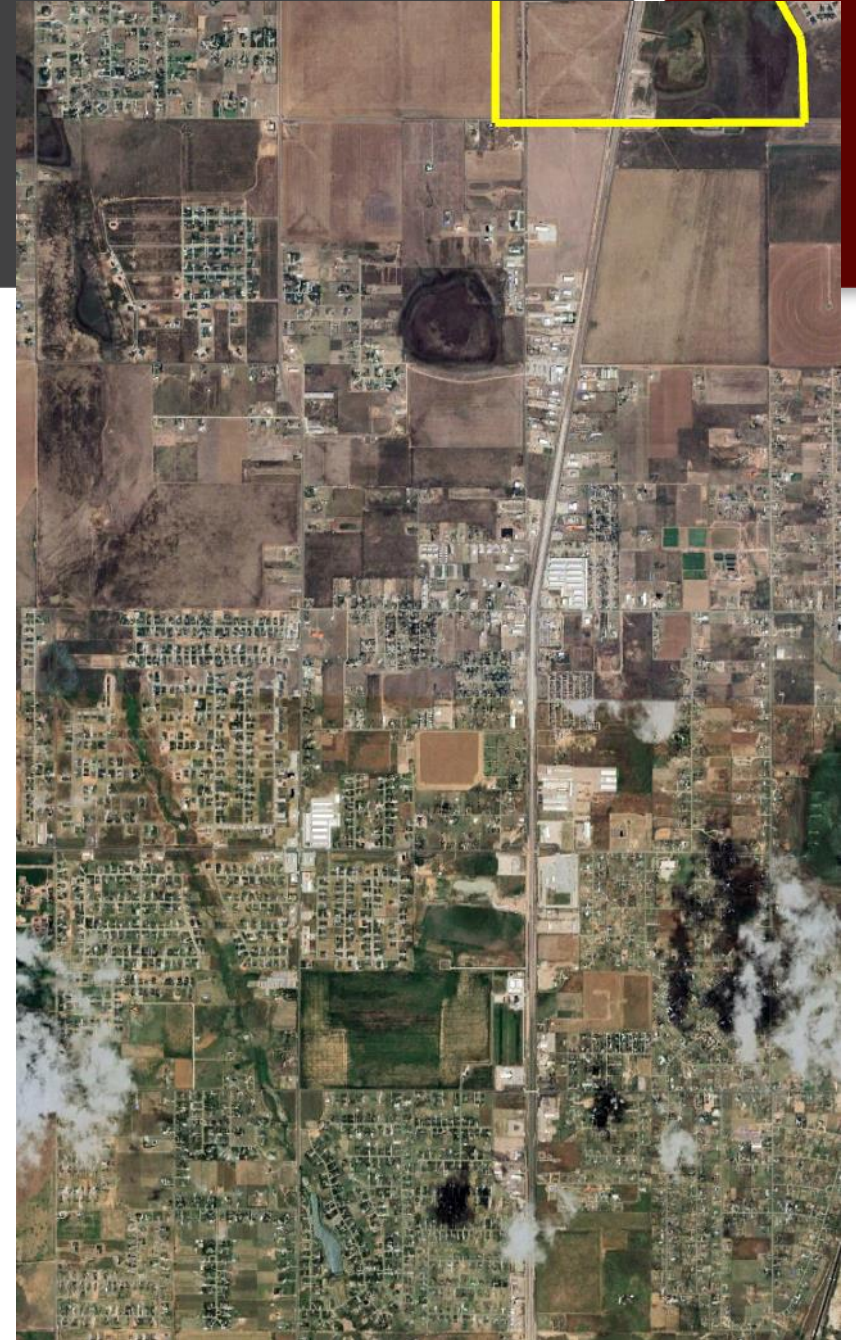
Rockrose Development History

- The Colonies
- City View
- Westover Village
- Westover Park



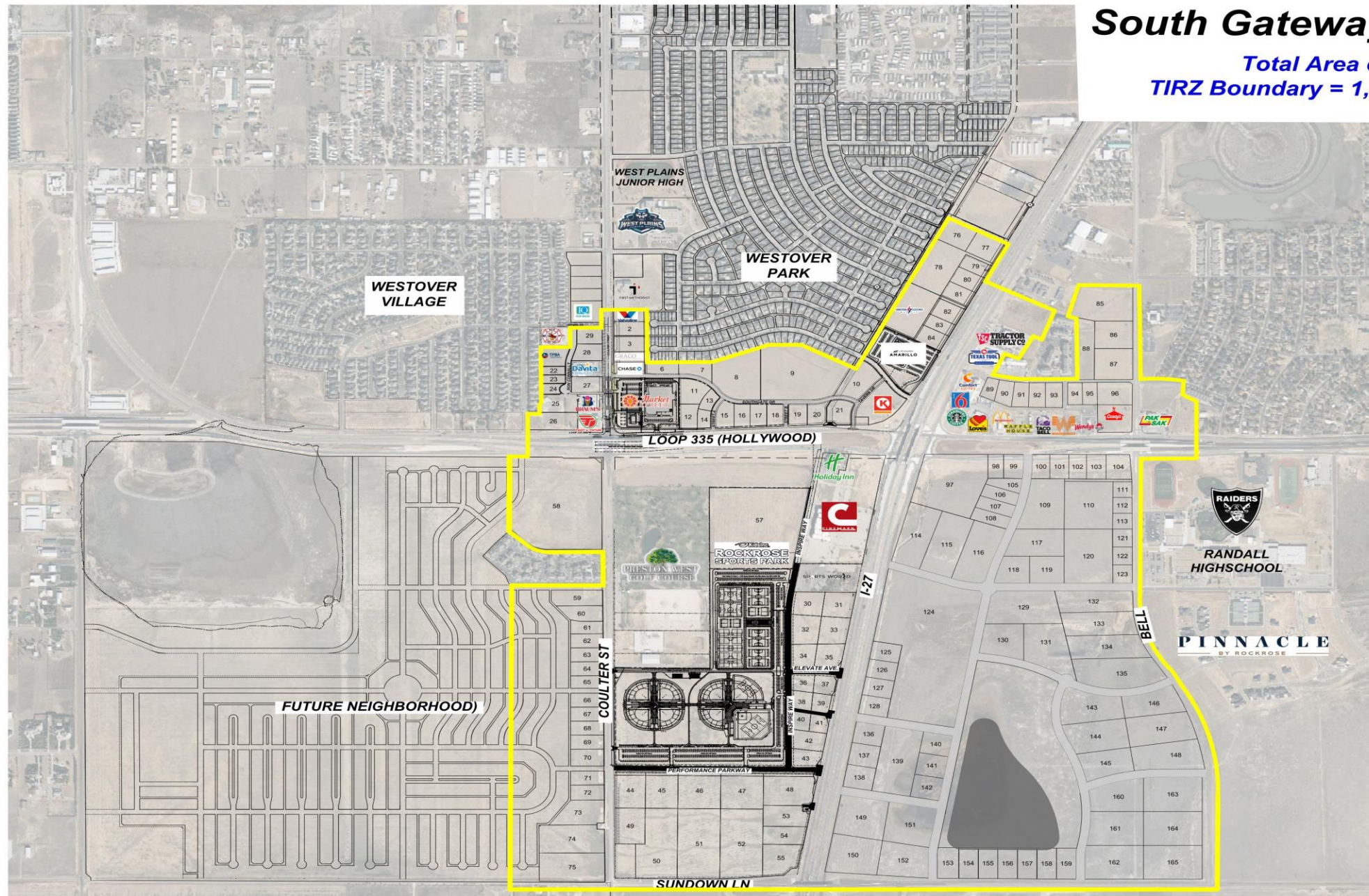


Growth in SW
Amarillo towards
Canyon
2016 vs. 2026



South Gateway TIRZ #3

Total Area of
TIRZ Boundary = 1,046 Acres



****NOTE:** This development plan and lot layout are based on current demands and assumptions in 2024 and are subject to change as the commercial development trends evolve.

PRELIMINARY - SUBJECT TO CHANGE

Amarillo's SW Quadrant

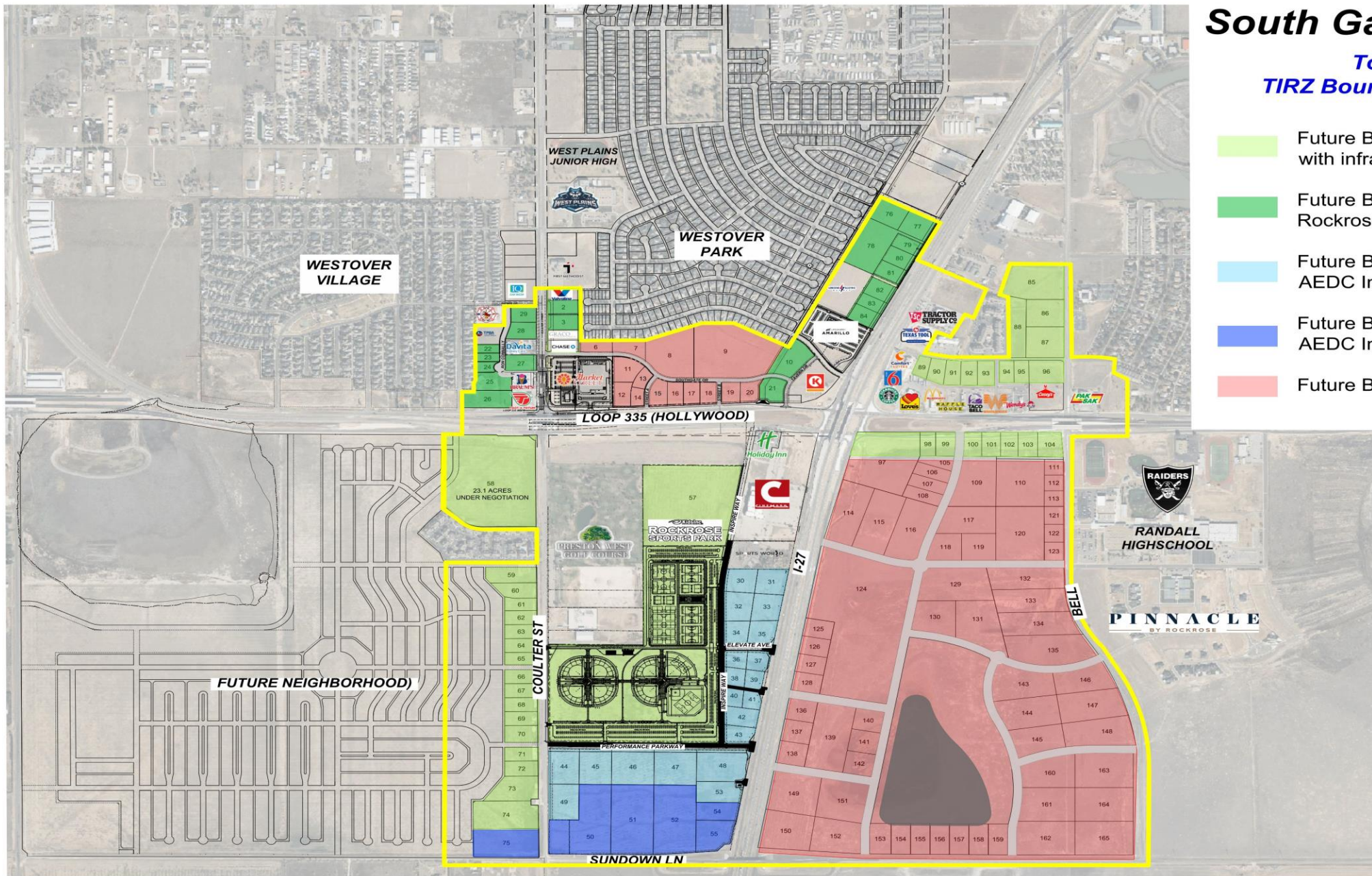
- Commercial/Retail Transactions
 - Since 2022, thirteen new businesses have been completed or broken ground within the South Gateway TIRZ #3 area.
- Rockrose Sports Complex
- Circle K
- Braum's
- United Market Street
- Chase Bank
- Valvoline
- IQ Car Wash
- Graco Pad Site
- Casey's C-Store
- Taco Bell
- Lonestar Electric
- LifeChurch
- Forrest Tire

Amarillo EDC Investment

- Our Amarillo Economic Development Corporation has approved \$5M in infrastructure development, currently underway, which underscores the confidence of this much needed retail growth.
- Investment directly impacts 21 future businesses (Tracts 30-43 & 44-48 & 53)

South Gateway TIRZ #3

Total Area of
TIRZ Boundary = 1,046 Acres



- Future Business sites already served with infrastructure
- Future Business sites to be served with Rockrose Development Investment
- Future Business sites to be served with AEDC Investment (Phase 1)
- Future Business sites to be served with AEDC Investment (Phase 2)
- Future Business sites to be served

New Businesses as a result of TIRZ Infrastructure:

- United Market Street
- Lonestar Electric
- Circle K
- Valvoline
- Chase Bank
- Casey's

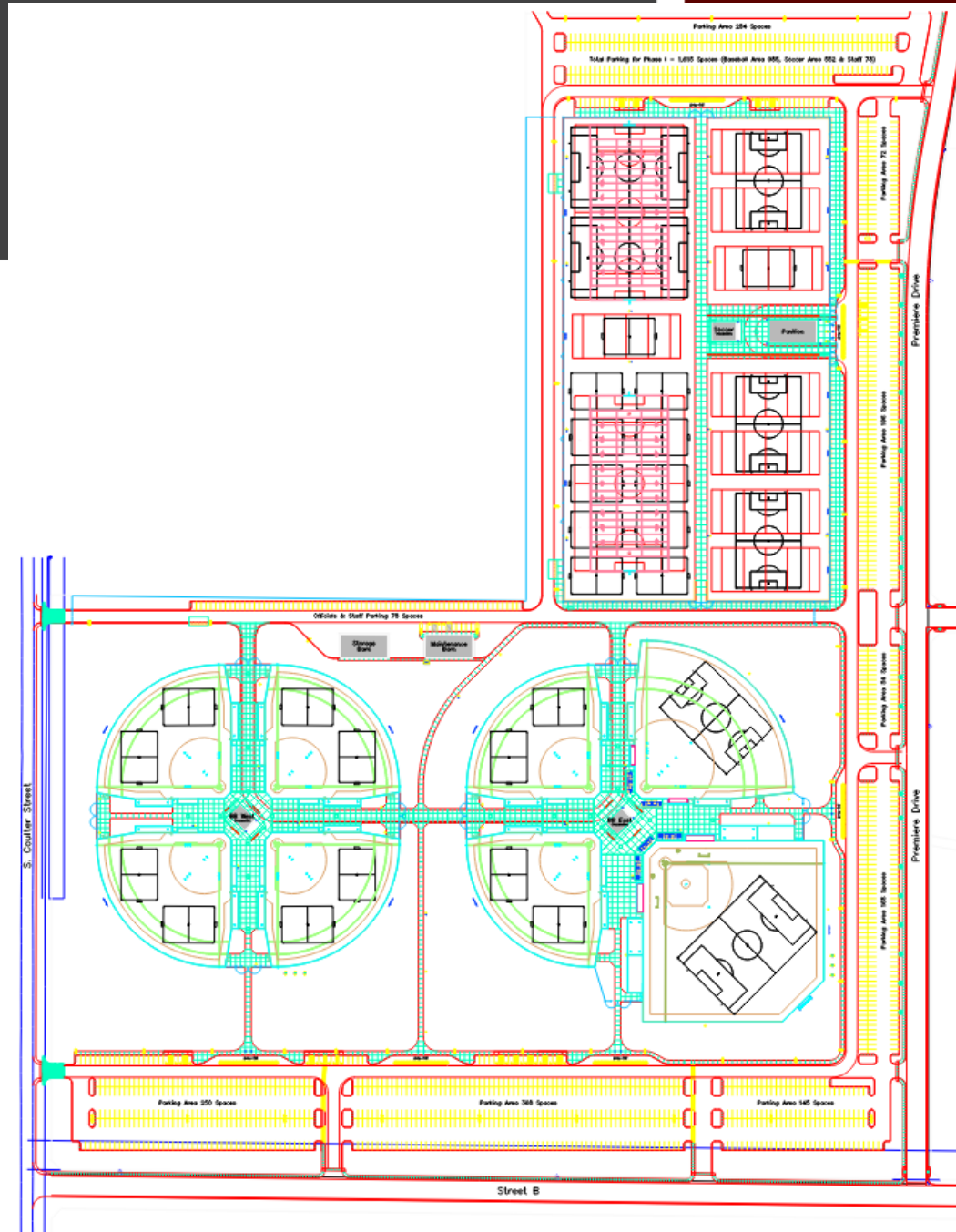
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Kids Inc Rockrose Sports Complex

- The Kids Inc Rockrose Sports Complex is destined to be a major regional draw, attracting families from a 300-mile radius for soccer and baseball tournaments. Kids Inc currently serves 28,000 kids from Amarillo and the surrounding areas.

<https://kidsinc.org/rockrose-sports-park-new/>



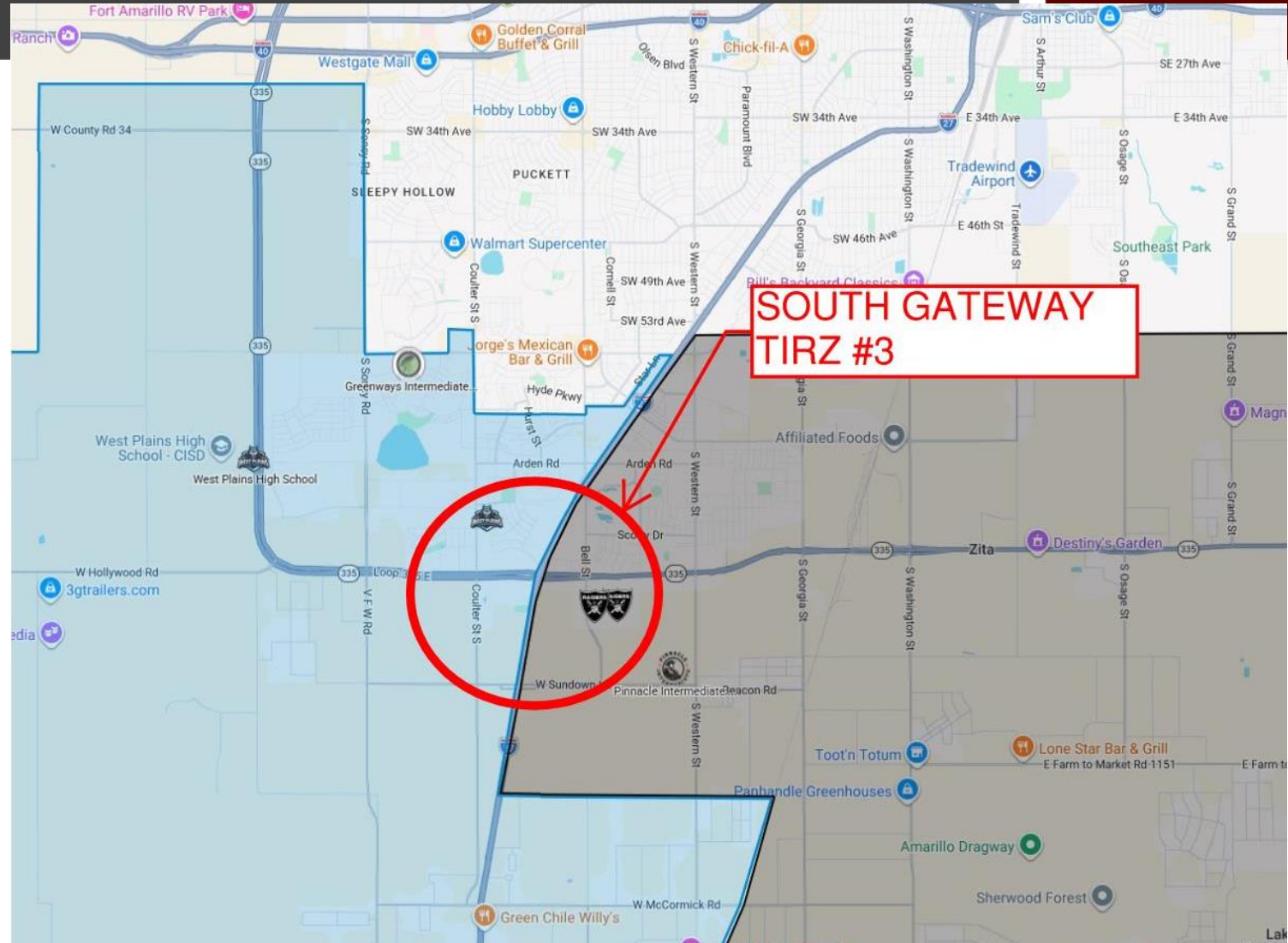
Future Housing Growth for SW Amarillo

- 2100 acres of active and planned developments in the Hollywood Rd (Loop 335) and I-27 corridor.



Residential Development Trend

- Blue and gray shows CISD boundary in SW Amarillo.
 - CISD is the fastest growing school district of the five school districts that make up Amarillo.
 - 90% of Amarillo/Randall County housing is being developed in CISD.
 - CISD covers 732 square miles in the area.



QUESTIONS?

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