



**Representative Rendering*

I-40 Retail Power Center

I-40 Frontage between Soncy and Loop 335 | Amarillo, TX

Property Features

This new retail power center development is located at the hard corner of Interstate 40 and Loop 335 in Amarillo, TX, positioned to become the next prominent retail intersection in the market. Situated in the direct path of growth, the site is surrounded by expanding residential and commercial development, including a new Betenbough housing community, driving long-term demand and momentum in the area.

The project is planned to feature a grocery anchor, entertainment user, and a strong mix of national and regional retailers. Opportunities include big box, shop space, and multiple pad sites for freestanding retail and restaurant users, offering flexibility to accommodate a wide range of concepts. With direct access to Interstate 40 and strong regional connectivity, this development presents a prime opportunity to establish a presence in one of Amarillo's most anticipated growth corridors.

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FOR LEASE

The Center



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The development offers a flexible mix of building sizes and layouts designed to accommodate a wide range of users, from big box and junior box to shop space and freestanding pad sites. Please contact broker for additional details and availability. Pre-leasing opportunities are now available for users looking to secure a position in this high-growth corridor.

Retail Opportunities:

GROCERY ANCHOR	±120,000 SF
ENTERTAINMENT ANCHOR	±80,000 SF
RETAIL ANCHOR	±70,000 SF
JUNIOR ANCHORS	±45,000 SF; Can be subdivided
RETAIL SUITES	±1,400 SF - ±14,000 SF
RETAIL PADS	Varying Sizes; Ground Lease & BTS

Restaurant & Retail Opportunities:

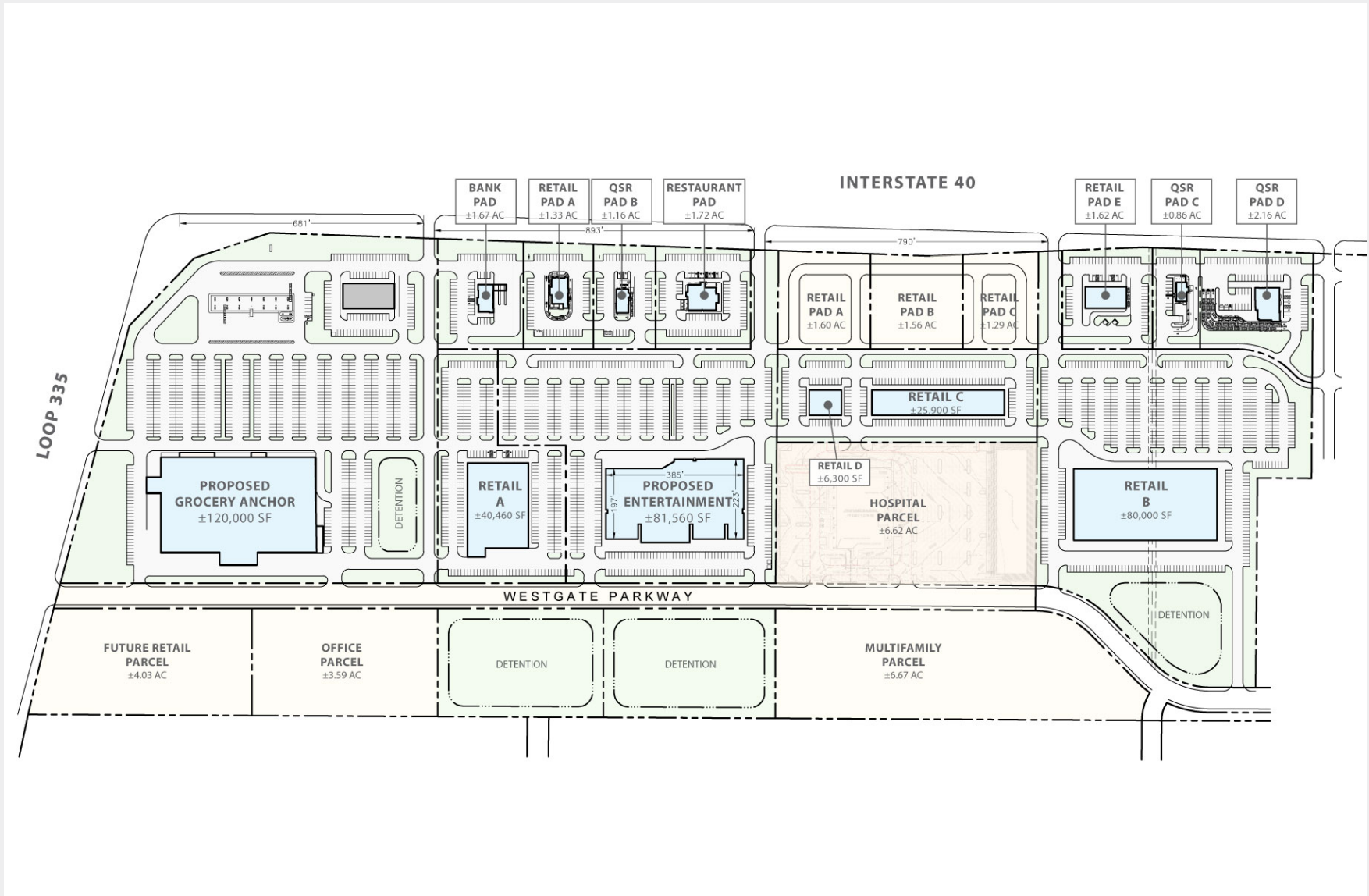
RETAIL PADS A-K	Can be subdivided
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Other Opportunities:

OFFICE PARCEL	±3.59 AC
MULTIFAMILY PARCEL	±6.67 AC

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The Plan

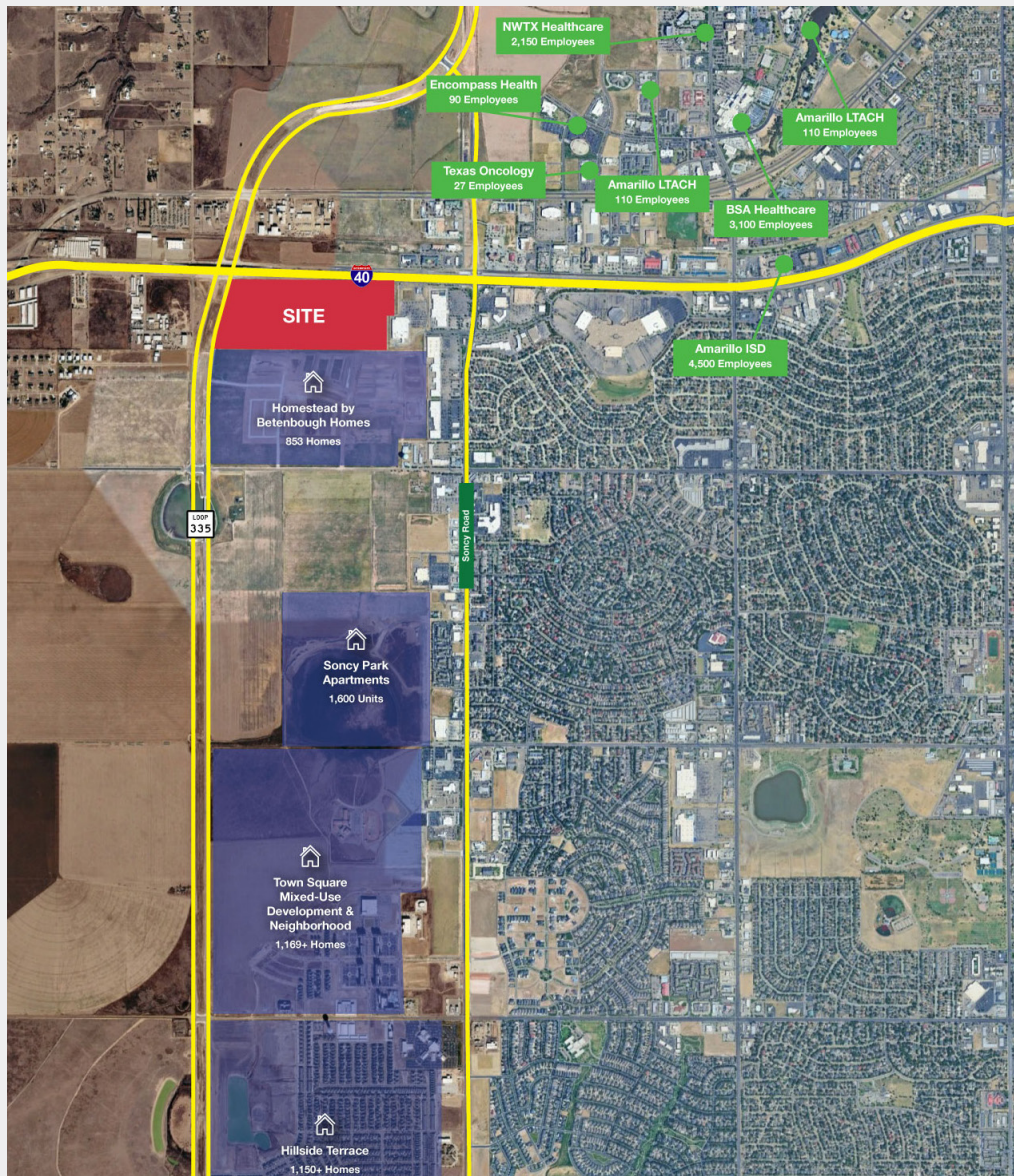


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The Area



West Amarillo Housing Growth & Workforce



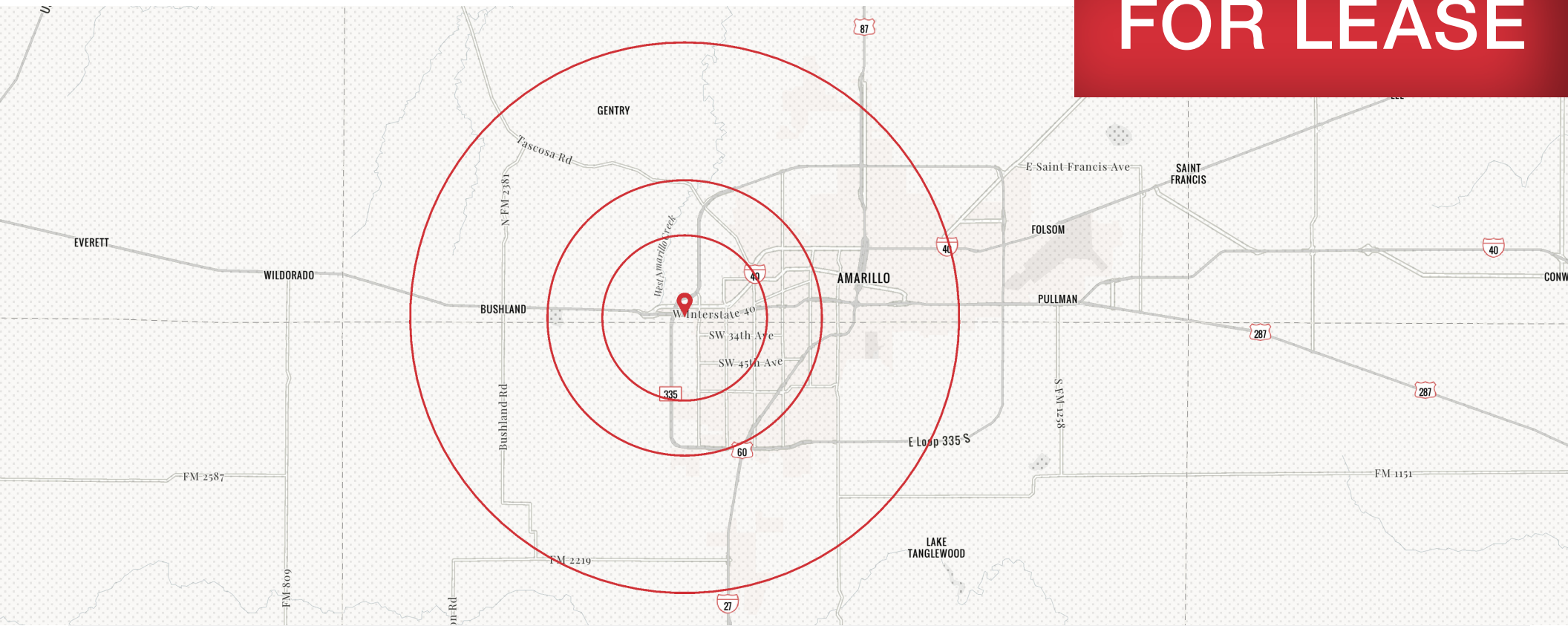
West Amarillo continues to experience significant residential and commercial growth, with development momentum pushing west along the Interstate 40 corridor and Loop 335. Driven by expanding infrastructure, strong regional connectivity, and new housing communities, the area has become one of Amarillo's primary growth corridors.

Major residential developments, including new Betenbough communities within Canyon ISD, are bringing substantial new rooftops to the market and supporting increasing demand for retail, restaurant, and entertainment uses. With direct access to Interstate 40 and the expanding Loop 335 corridor, this area is positioned to become Amarillo's next major retail and commercial hub.

Major Developments:

HOMESTEAD BY BETENBOUGH	853 Homes Planned
SONCY PARK APARTMENTS	1,600 Units Planned
TOWNSQUARE	Mixed-Use Development featuring 1,169+ new homes & lots available
HILLSIDE TERRACE	1,150+ homes complete or under construction

FOR LEASE



Demographic Summary

	3 MILES	5 MILES	10 MILES
POPULATION	31,862	100,895	214,712
AVG HH INCOME	\$117,294	\$106,176	\$94,401
MEDIAN AGE	40.9	39.7	37.5
TOTAL HOUSEHOLDS	14,141	43,815	86,973

Location Advantages

- Future Dominant Intersection: Located at I-40 & Loop 335, positioned to become Amarillo's next major retail node as growth continues to expand west.
- Exceptional Regional Access: Direct frontage along Interstate 40 with strong connectivity via Loop 335, providing seamless access across Amarillo and the surrounding region.
- High-Growth Trade Area: Surrounded by new residential development, including a Betenbough community, along with expanding retail, driving long-term demand and consumer traffic.