

FOR SALE

1116-1134 EAST LOOP 335 SOUTH DESTINY'S GARDEN EXECUTIVE SUMMARY

GAUT·WHITTENBURG·EMERSON
Commercial Real Estate
CCIM S10R



OFFERING SUMMARY

Sale Price: \$2,200,000

Building Size: 13,900 SF

Lot Size: 6 Acres

Zoning: OCL - Outside City Limits

LOCATION OVERVIEW

Located in South Amarillo along Loop 335 within the I-27 corridor, this property offers outstanding accessibility for both local and out-of-town guests. Positioned along a well-traveled route ensures easy navigation for events while maintaining a sense of privacy and seclusion.

Just minutes from Amarillo's hotels, restaurants, and retail centers, the location provides added convenience for guests and vendors alike—making it ideal for hosting weddings, private events, and corporate gatherings.

Set against the backdrop of the West Texas landscape, the property delivers the highly sought-after combination of countryside charm and city proximity. With continued population growth across the Texas Panhandle and strong demand for event venues, this location is well-positioned to support consistent bookings and long-term success.

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1116-1134 EAST LOOP 335 SOUTH DESTINY'S GARDEN PROPERTY SUMMARY

PROPERTY DESCRIPTION

This established wedding and event venue is thoughtfully designed to support both residential living and full-scale event operations. The property includes a reception venue, two homes, a private bridal suite, and a variety of outdoor amenities, creating a seamless and functional experience for guests and operators alike.

Event Venue – 7,600 SF Total

(7,200 SF Reception Hall + 400 SF Additional Space)

The centerpiece of the property is a fully insulated, spray foam event venue designed for large-scale weddings and events. The space includes a built-in bar, buffet serving area, DJ station, and ample room for dining and dance floor layouts. Additional features include a back kitchen with service entrance, commercial ice machine, decorating den, and mop closet. Well-appointed restrooms include multiple stalls, sinks, and lounge areas for guest comfort.

Main Residence – 3,500 SF

The primary home offers 3 bedrooms and 2.5 bathrooms with an oversized two-car garage. The layout has been adapted to support venue operations, featuring a large entry and living/dining areas currently utilized as a guest entrance. Additional highlights include direct access to the main garden, a sprinkler system, and a functional layout with mudroom access to the master suite, along with a utility room and in-suite laundry.

Guest House – 2,000 SF

This secondary residence features 3 bedrooms and 2 bathrooms, plus an additional exterior-access bathroom serving the pool area. The open-concept floor plan, one-car garage, and separate mechanical systems (HVAC, septic, and water heater) provide flexibility for guest accommodations or rental use.

Bridal Suite – 800 SF

Located above the main garage, the private bridal suite offers a dedicated preparation space complete with a full bathroom, mini-split HVAC system, storage room, and private stair access.

Outdoor & Supporting Amenities:

The property is enhanced by well-maintained grounds and event-ready outdoor features, including a main garden with patio furnishings, a 140-year-old gazebo, fire pits, and a solar-heated pool with outdoor kitchen and dedicated restroom. Additional improvements include greenhouses, storage buildings, and ample parking to support large gatherings.

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ADDITIONAL PHOTOS

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1116-1134 EAST LOOP 335 SOUTH
DESTINY'S GARDEN
RETAILER MAP

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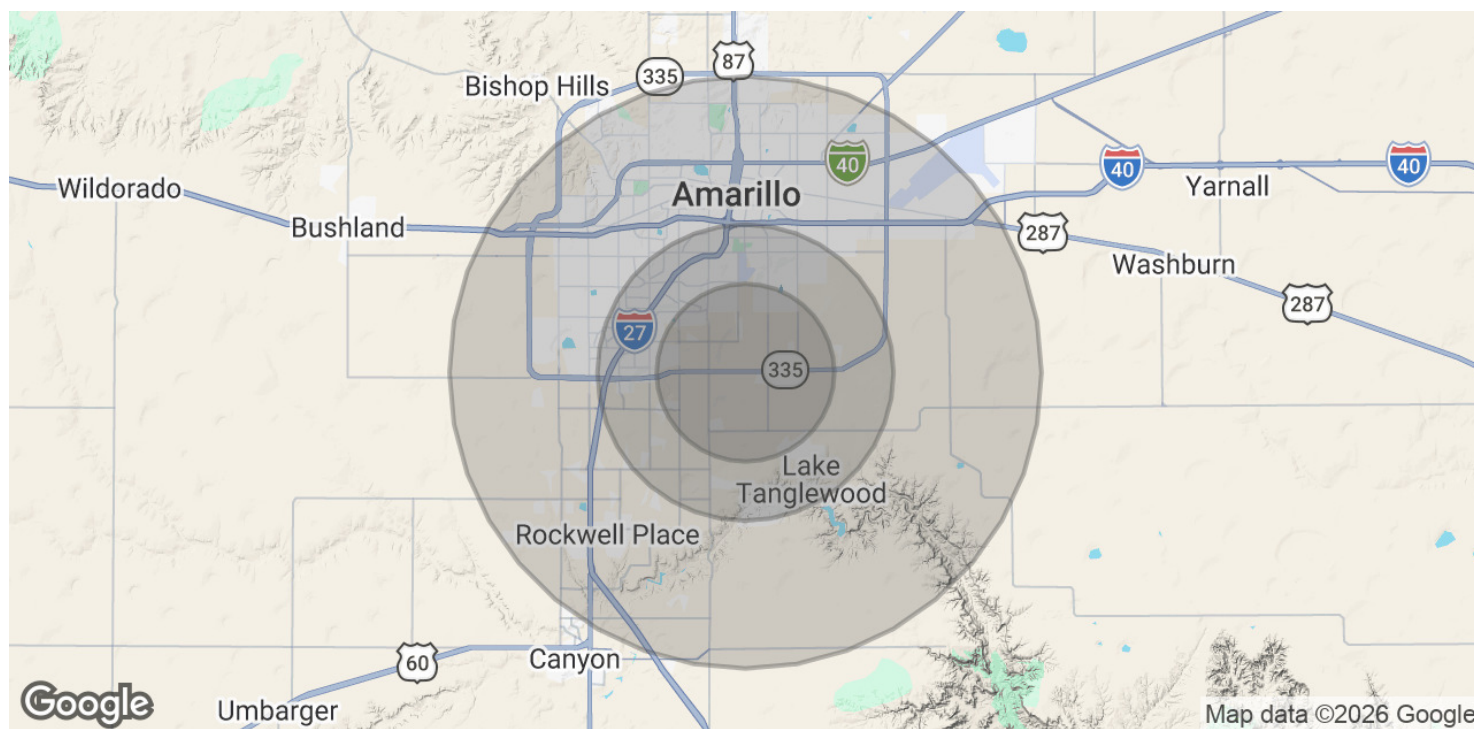
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DEMOGRAPHICS MAP & REPORT

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	11,593	75,069	218,942
Average Age	36.3	35.6	36.3
Average Age (Male)	35.5	34.1	35.2
Average Age (Female)	37.9	37.2	37.9

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,364	28,549	84,723
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$100,615	\$88,750	\$88,878
Average House Value	\$222,587	\$216,579	\$216,899

2023 American Community Survey (ACS)

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Information About Brokerage Services

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

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date