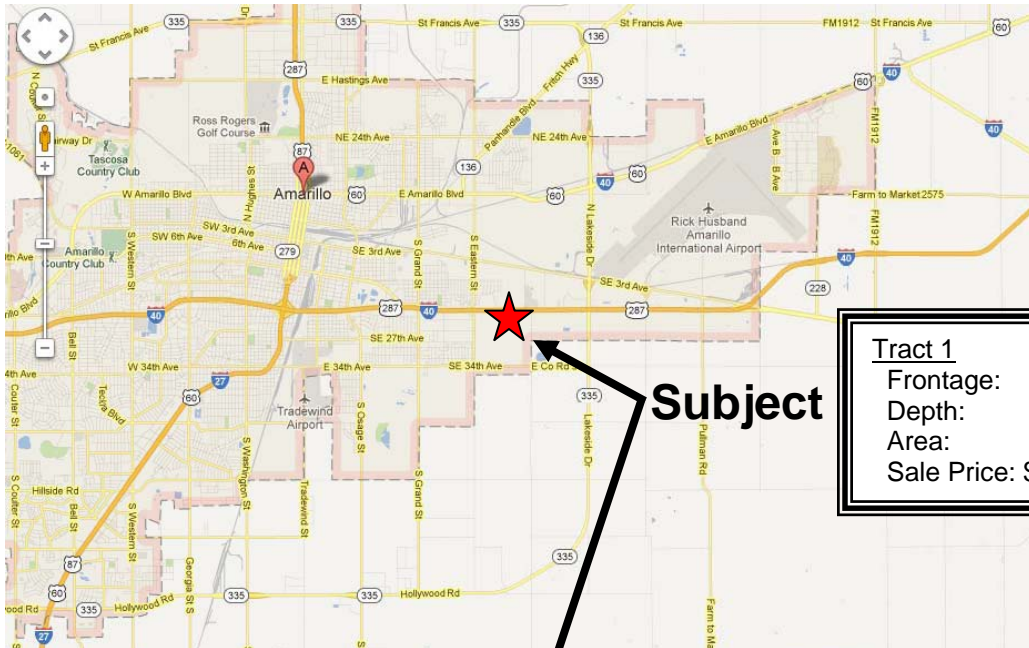


FOR SALE

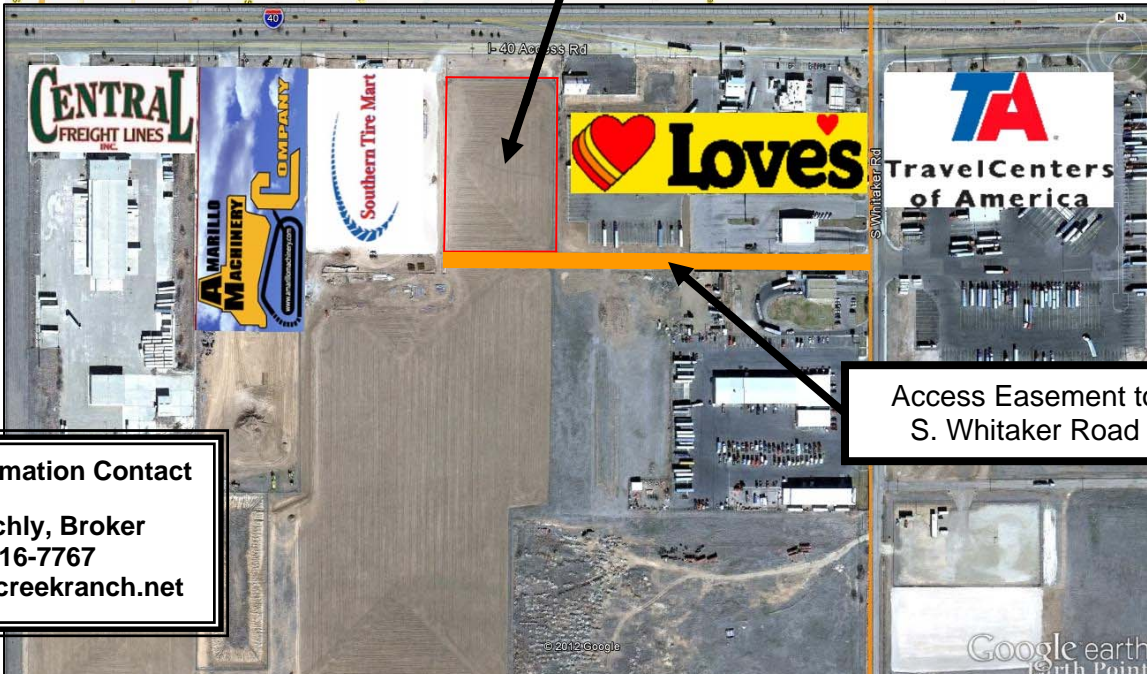
4.93 Acres with Frontage on IH-40
Amarillo, TX



Tract 1

Frontage: 358.14 Ft.
Depth: 600.00 Ft.
Area: 4.93 Acres +/-
Sale Price: \$429,768 (\$2.00/SF)

Subject



For More Information Contact

Dan K. Buchly, Broker
(806) 316-7767
dbuchly@bigcreek ranch.net

Access Easement to
S. Whitaker Road

Available for sale is an unimproved tract of land with frontage on the south side of Interstate 40 and between South Eastern Street and South Whitaker Road in Amarillo, TX. This tract is zoned Heavy Commercial and has access to S. Whitaker, which has *on* and *off* ramps allowing easy east-west access to IH-40. The following utilities are located in public easements located on the south side of IH-40:

- 20" Water Main
- 10" Sanitary Sewer Main
- Natural Gas
- Electricity
- AT&T

The dimensions for the width and depth of Tract 1 were provided by the owner and will be confirmed when surveyed. The final sales price will be based upon the actual area conveyed. The owner will pay a three percent (3%) brokerage commission to the purchaser's broker at closing.