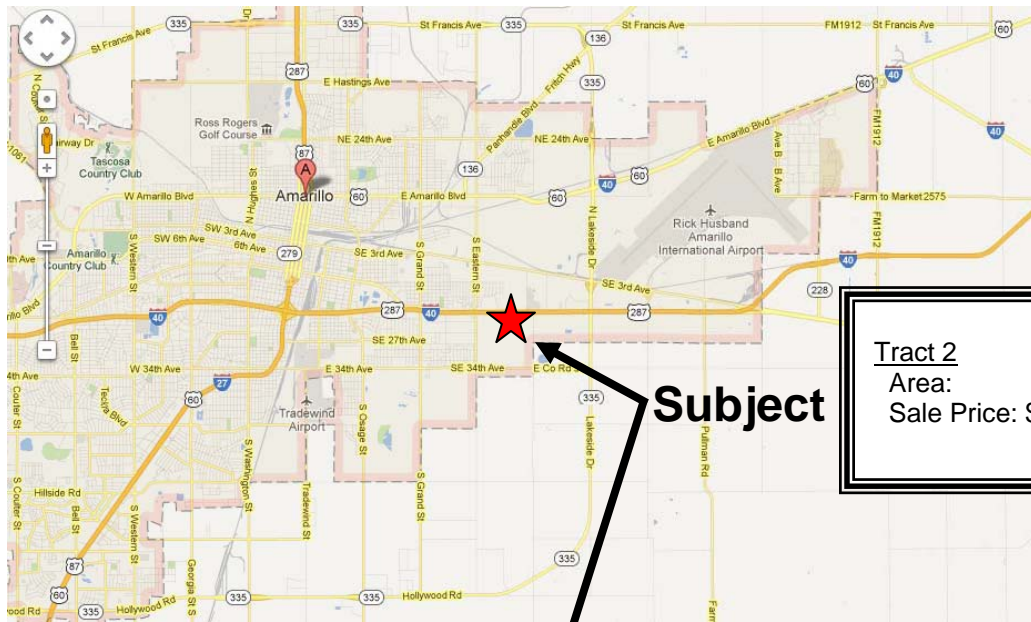


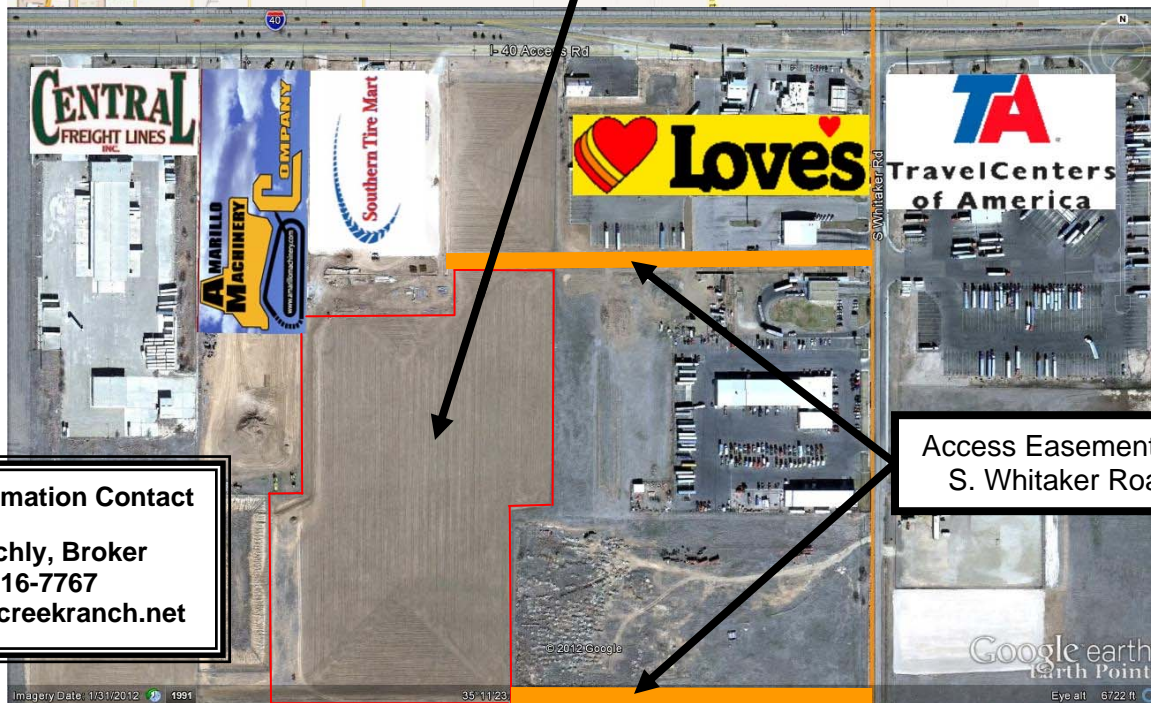
# FOR SALE

27.16 Acres Zoned Heavy Commercial  
Amarillo, TX



**Subject**

**Tract 2**  
Area: 27.16 Acres +/-  
Sale Price: \$407,400 (\$15,000/Ac)



Access Easements to  
S. Whitaker Road

**For More Information Contact**  
**Dan K. Buchly, Broker**  
**(806) 316-7767**  
**dbuchly@bigcreek ranch.net**

Available for sale is an unimproved tract of land situated south 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 area was 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.