



COULTER SOUTH OF HILLSIDE LOT 1

Amarillo, TX 79119

SALE



OFFERING SUMMARY

Sale Price: \$25.00 / SF

Lot Size: +/- 36,612 SF

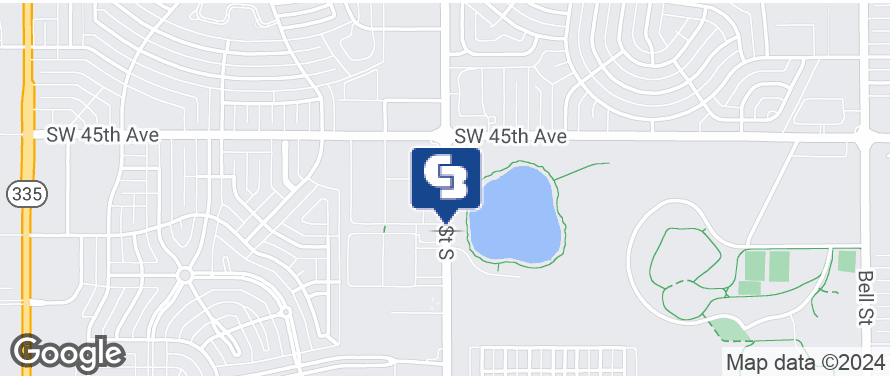
Zoning: GR

Market: Amarillo

Traffic Count: 44,572

PROPERTY OVERVIEW

- Ready for development
- High visibility 44,572 cars per day
- Close to Hillside and Coulter lighted intersection
- Frontage on Coulter
- Includes half of the drive 240'x 17.5' (4,200 SF)



CBCAMARILLO.COM

Robert E. Garrett, SIOR
806 356 4066
bob@garrett77.com

Justin Kite, CCIM
806 468 4897
justin@cbcamarillo.com

This information has been provided by sources deemed reliable and has not been verified nor is guaranteed by Coldwell Banker Commercial First Equity or its agents. All prospective purchasers or tenants should verify the accuracy of this information prior to entering an agreement to purchase or lease the property.

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MARKET UPDATE

Hillside & Coulter

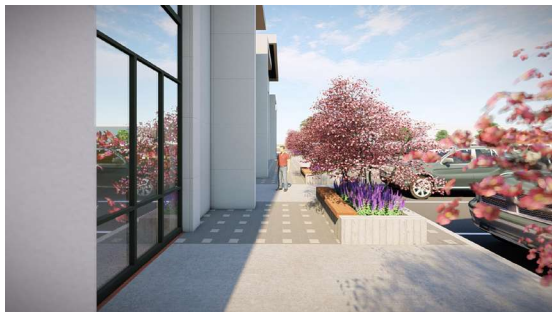
AVAILABLE

Hillside West of Coulter

2.62 Acres. \$25/SF
Bob Garrett, SIOR
Justin Kite, CCIM
806.468.4800
cbcamarillo.com

Coulter South of Hillside

Lot 1 – 36,612. \$25/SF
Lot 2 – 36,612. \$25/SF
Bob Garrett, SIOR
Justin Kite, CCIM
806.468.4800
cbcamarillo.com



COMING SOON

GV Greenways Village by



LLANO
REAL ESTATE GROUP



COLDWELL BANKER
COMMERCIAL
FIRST EQUITY



Vicinity Map (see no. 4-15)



LEGEND

- * = 1/2" IRON ROD W/ CAP FOLDED
 O = 1/2" IRON ROD W/ CAP SET
 V = CROWS FOOT IN CONCRETE FOLDED
 X = X IN CONCRETE FOLDED
 Q = FURMAN CAP FOLDED
 * = ADDRESS ASSIGNED BY THE CITY OF ALBUQUERQUE
 (SUBJECT TO CHANGE WITHOUT NOTICE)
 P.O.B. = POINT OF BEGINNING

DEDICATION

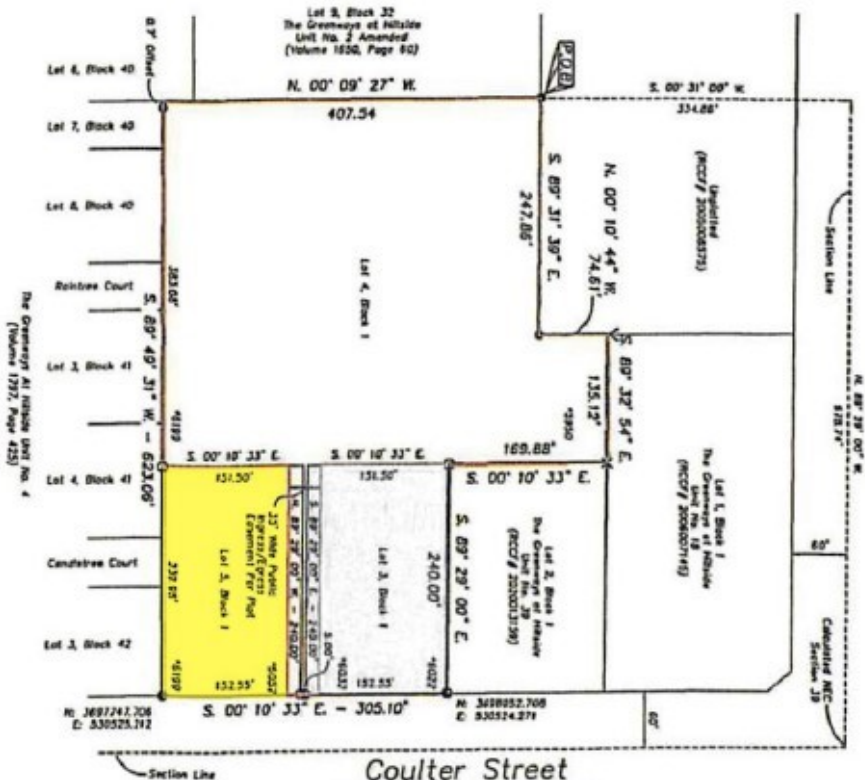
STATE OF TEXAS X
COUNTY OF RANDALL X

KNOW ALL MEN BY THESE PRESENTS

THAT EVIDENT MOTIVATION, AN ALIBI OR DIS GROUND, ETC. SERVES AS THE GENERAL PATTERN OF MOST ASSAULTS, INCLUDING THE OWNER OF THE LAND SHOWN AND DISCLOSED ON THIS PLAT MAP CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBMITTED AND DISCLOSED AS THE CREEDENTS AT BELLEVUE, LAI FOR AN ADDITION TO THE CITY OF ATLANTA, MARSHALL COUNTY, TEXAS, AND DO DISCLOSE THAT ALL EVIDENTS SHOWN UPON SAID PLAT AND MAP ARE DISCLOSED AND SAID ARE HIGHLY DISCLOSED TO THE PUBLIC PERSON TO BE USED AS EVIDENTS UNLESS OTHERWISE NOTED

RECORDED THIS _____ DAY OF _____ 2000.

EDWARD R. SCOTT, JR., MANAGER
EIS GROUP, LLC, GENERAL PARTNER OF
WEST AMARILLO, LTD
P.O. BOX 51075
AMARILLO, TEXAS 79159
(806) 467-1000



Coulter Street

(R.O.W. Varies - Vol. 1607, Pg. 179)

NOTES

1. THE PLAT IS NOT IN FULL MEET WITH THE CITY OF AUSTIN.
2. ACCORDING TO THE T.E.A.A. FLOOD INSURANCE RATE MAP CATEGORY "P" AREA, THE .48% ANNUAL FLOOD RISK ZONE, WHICH INCLUDES THE ENTIRE PROJECT AREA, IS LOCATED BY A SPECIAL FLOOD INSURANCE RATE MAP AND THEREFORE DOES NOT APPLY TO ANY PROPERTY OR EASEMENT FOR THE ACQUISITION OF THE PLATA AND OTHER WORK THIS COMMON IS BEHOLD.
3. RECORDS BASED ON U.S. STATE PLANS OF 1963 - TEXAS NORTH ZONE
4. ALL DISTANCES SHOWN ARE GROUND DISTANCES. DUE TO GROUND SCALE FACTOR, 1:6003
5. COORDINATES SHOWN ARE GROUND COORDINATES.
6. THE LOT LIES BETWEEN THE CONTIGUOUS AT BELLEVUE PUBLIC MARCHMONT DISTRICT AND IS ACQUIRED AS A LOT 6 OF 101.
7. 35' WIDE PUBLIC HIGHWAY/CEMETERY EASEMENT IS 6,400 SQUARE FEET

LEGAL DESCRIPTION

FIELD NOTES: A S-48 west level of land east of Section 36, Range N. B. S., Twp. 9 North, R. 20 West, contains more particularly described as follows:

SECTION 36, a 1/2^d acre and only a paper map described "79x3 421x" (each figure cup and end measurements) was found on an OLD CSM. It showed nothing more. E 37° 37' 03" W. a distance of 153.74 feet from the east boundary corner of said section 36 to the east-southeast corner of the tract.

REMARKS: E 37° 37' 03" W. a distance of 2172.85 feet to an OLD CSM found for an old corner of this tract.

REMARKS: N. 00° 10' 44" W. a distance of 74.61 feet to a cross's foot found for the most northerly northwest corner of this tract.

REMARKS: E 37° 37' 03" W. a distance of 153.12 feet to an X in concrete found for the most northerly northeast corner of this tract.

REMARKS: E 37° 37' 03" W. a distance of 1058.85 feet to an OLD CSM set for an old corner of this tract.

REMARKS: E 37° 37' 03" W. a distance of 340.05 feet to a former CSM found on the east right-of-way line of Cedar Street for the most southeasterly corner of this tract.

REMARKS: E 00° 10' 43" W. along road west right-of-way line, a distance of 222.12 feet to a former CSM found on the west right-of-way line for the northwest corner of this tract.

REMARKS: E 37° 45' 31" W. at 823.54 feet pass an OLD CSM found, a total distance of 831.08 feet for the southeast corner of this tract.

REMARKS: N. 00° 00' 37" W. a distance of 407.54 feet to the place of BEGINNING and enclosing S-48 acres (240.91 acres less 1/2 of tract).

CERTIFICATION

1. MOVING L. HANSEN, A RESIDENT PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, HAS BEEN ADVISED BY THE ALASKA DEPARTMENT OF REVENUE THAT HE HAS A PROBABLE LIABILITY AND FINES ON THE CHARGE BY ME OR BY OTHERS UNDER MY DIRECT SURVEYING.



ROBERT E. JOHNSON
ATTORNEY AT LAW
LAND SURVEYOR NO. 4281

APPROVAL

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF
MARIETTA, TEXAS, THIS _____ DAY OF _____, 201

DESIGNATED CITY OFFICIAL, DEVELOPMENT SERVICES

FILED OF RECORD
DATE _____ MAR 21 1964
COUNTY _____
CLERK'S FILE NO. _____

THE GREENWAYS AT HILLSIDE UNIT NO. 40
An Addition to the City of Amarillo

OJD Engineering, L.P.
Consulting Engineers & Surveyors

808-447-2902
P.O. BOX 54
WILSONVILLE, TN 37058



Information About Brokerage Services

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

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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Coldwell Banker Commercial Amarillo	9007722	mail@cbamarillo.com	(806)354-3500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Randall C Jeffers	173909	mail@cbamarillo.com	(806)356-4066
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert E Garrett	091898	bob@cbcamarillo.com	806 468 4830
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Coldwell Banker First Equity, 5701 Time Square Blvd., Suite 190 Amarillo TX 79119
Bob Garrett

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 806 468 4830

Fax: 806 356 4077

Remling

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Justin Kite	478313	justin@cbcamarillo.com	(806)468-4897
Sales Agent/Associate's Name	License No.	Email	Phone

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