



# COULTER SOUTH OF HILLSIDE LOT 2

Amarillo, TX 79119

SALE



## OFFERING SUMMARY

Sale Price: \$25.00 / SF

Lot Size: +/- 36,612 SF

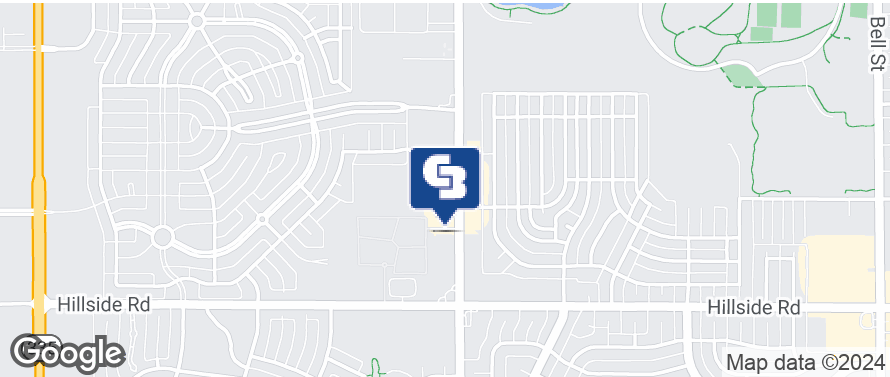
Zoning: GR

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

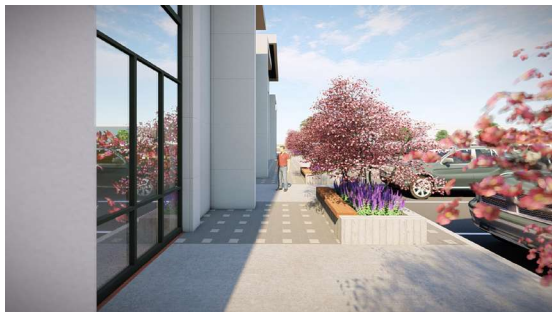
**AVAILABLE**

### 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



5-43 ACRES



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

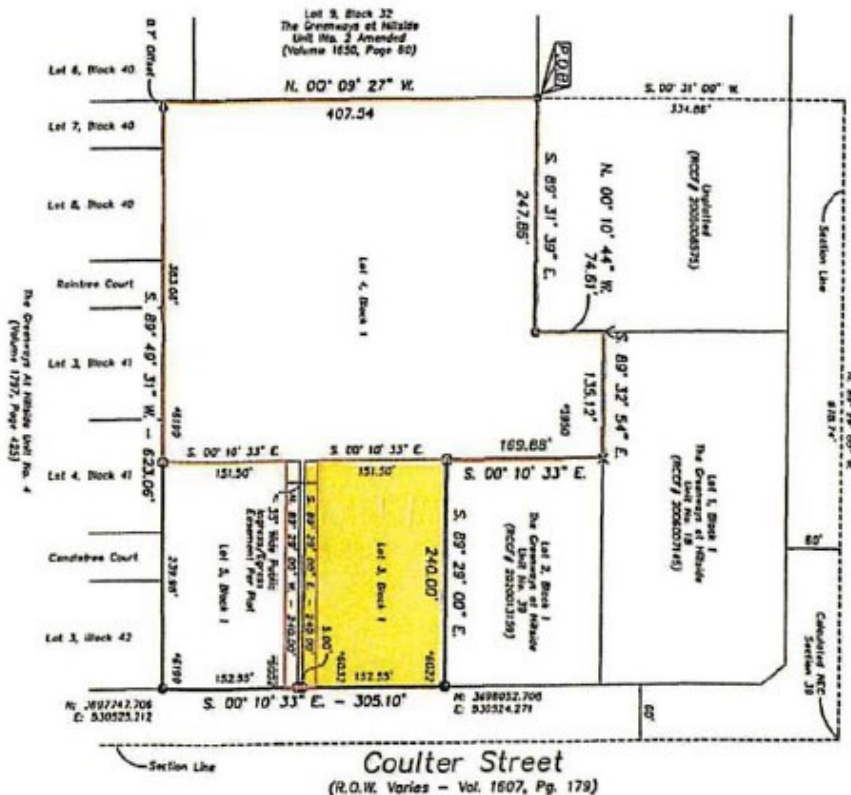
STATE OF TEXAS X  
COUNTY OF HARRIS X

KNOW ALL MEN BY THESE PRESENTS

INVESTIGATIVE REPORT, BY, MARSHALL OF THE GROUP, LLC, WHICH SERVES AS THE GENERAL PARTNER OF WEST ALABAMA, LTD., BEING THE DIRECTOR OF THE LAND SHOW AND DISCLOSED ON THIS PLAT THAT ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND REDEVELOPED AS THE GREENWAYS AT MARSHALL, ALA. ARE ALREADY IN THE CITY OF MARSHALL, MARSHALL COUNTY, TEXAS, AND DO NOT BELONG TO THE STATE OF ALABAMA. THE LANDS SHOWN HEREON SAID PLAT ARE NOT ENCUMBERED AND HAVE NEVER BEEN USED FOR THE POLICE PURPOSE TO BE USED AS GREENWAYS UNLESS OTHERWISE NOTED.

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

EDWARD R. SCOTT, JR., MANAGER  
EWS GROUP, LLC, GENERAL PARTNER OF  
NCSF AMARILLO, LTD  
P.O. BOX 51075  
AMARILLO, TEXAS 79150  
(806) 467-1000



STATE OF TEXAS  
COUNTY OF MARSHALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDWARD R. SCOTT JR., KNOWING TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF AUTHORITY

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC STATE OF \_\_\_\_\_  
Comm. Expires \_\_\_\_\_

1. THIS PLAN DOES NOT BE WHEN THE E.L.U. OF THE CITY OF AMSTERDAM

- RECEIVING DURING A 2002, AND ANY PROPERTY NOT SO APPLIED, IS TO BE LOCATED BY A SPECIAL AGENT OF THE NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, AND ANY SUCH PROPERTY ALSO BELONGING TO THE ESTATE OF THE DECEDENT, SHALL BE TRANSFERRED TO THE ESTATE OF THE DECEDENT FOR THE BENEFIT OF THE ESTATE OF THE DECEDENT, AND SUCH TRANSFER SHALL BE EFFECTED BY THE COURT OF CHANCERY OF THE STATE OF NEW YORK.
1. BEHAVIOR BASED ON U.S. STATE POLICE OF 1983 - TEXAS MORMON ZONE
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES, ONE TO GROUND SCALE FACTOR: 1.0003
3. COORDINATES SHOWN ARE GROUND COORDINATES.
4. THE LEFT LEG IS THE DISTANCE FROM THE CENTER OF THE PUBLIC MONUMENTAL DISTRICT AND IS GEOMETRIC AS A CLASS C 101.
5. THE WORK PUBLIC MONUMENTAL DISTRICT IS 4.400 SQUARE FEET

FIELD NOTES for a 5.48 acre tract of land out of Section 38, T4S, R. 5E & F, Sargent, Platte County, Texas, and more particularly described as follows:

[illegible]

LE MOINE & JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY HIM FROM A MONUMENT SURVEY AND STATED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THE DAY OF MONTH



HOWARD E. JOHNSON  
ATTORNEY AT LAW  
LAW OFFICES OF HOWARD E. JOHNSON

FILED OF RECORDED

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF  
AUSTIN, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

AUSTIN  
COUNTY  
CLERK

DESIGNATED CITY OFFICIAL, DEVELOPMENT SERVICES

FROM THE EDITOR

THE GREENWAYS AT HILLSIDE UNIT NO. 4C

### An Addition to the City of Amarillo

|                  |                   |
|------------------|-------------------|
| SCALE: 1" = 100' | FILE NO. 10090300 |
| DATE: 11/09/20   |                   |

|           |   |
|-----------|---|
| ENDING BY | 7 |
| FILE NAME |   |

**OLD Engineering, L.P.**  
Consulting Engineers & Scientists

805-447-2500  
P.O. BOX 54  
COLLETON, TX 75825





# COULTER SOUTH OF HILLSIDE LOT 2

Amarillo, TX 79119

SALE



Vicinity Map  
(AP No. 1-16)

Scale: 1" = 100'

## LEGEND

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

## DEDICATION

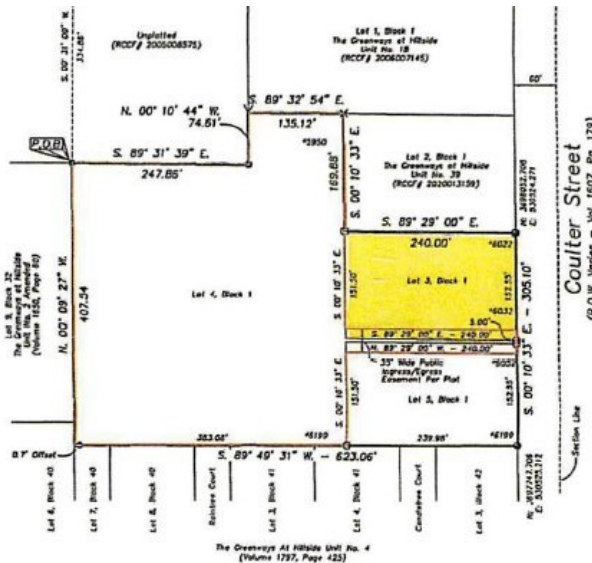
STATE OF TEXAS X  
COUNTY OF RANDALL X

KNOW ALL MEN BY THESE PRESENTS

THAT EDWARD A. SCOTT, JR., MANAGER OF ERS GROUP, LLC, WHICH SERVES AS THE GENERAL PARTNER

## ATTEST

STATE OF TEXAS  
COUNTY OF RANDALL



1. UNIMPROVED LOT 2, 2.62 ACRES, BEING A PORTION OF THE GREENWAYS AT HILLSIDE UNIT NO. 4 (PLAT 1795, PAGE 423) AND IS IDENTIFIED AS A CLASS C LOT.

## LEGAL DESCRIPTION

FIELD NOTES for a S.W. 1/4 of Section 36, Block 9, B. S. & F. Survey, Randall County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap inscribed "RPLS 4263" (such iron cap and rod hereafter referred to as an O.D. Cap) found which bears N. 89° 29' 00" E. a distance of 478.74 feet and S. 00° 31' 00" W. a distance of 334.86 feet from the calculated northeast corner of said Section 36 for the most westerly northeast corner of this tract.

THENCE S. 89° 31' 39" E. a distance of 247.85 feet to an O.D. Cap found for an all corner of this tract.

THENCE 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.

THENCE S. 89° 22' 54" E. a distance of 135.12 feet to an X in concrete found for the most northerly northeast corner of this tract.

THENCE S. 00° 10' 33" E. a distance of 109.88 feet to an O.D. Cap set for an all corner of this tract.

THENCE S. 89° 28' 00" E. a distance of 340.00 feet to a Furman Cap found on the west right-of-way line of Coulter Street for the most westerly northeast corner of this tract.

THENCE S. 00° 10' 33" E. along said west right-of-way line, a distance of 305.10 feet to a Furman Cap found on said west right-of-way line for the southeast corner of this tract.

THENCE S. 89° 45' 31" W. at 823.58 feet pass on O.D. Cap found, a total distance of 823.08 feet for the southwest corner of this tract.

THENCE N. 00° 09' 29" W. a distance of 407.54 feet to the place of BEGINNING and containing 5.49 acres (238,014 square feet) of land.

## CERTIFICATION

I, ROBERT E. GARRETT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY ME FROM A RECONSTRUCTED SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS DAY OF 2020



ROBERT E. GARRETT  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4263

## APPROVAL

APPROVED BY THE DESIGNATED OFFICIAL, FOR THE CITY OF

FILED OF RECORD

CBCAMARILLO.COM

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

Justin Kite, CCIM  
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BANKER  
COMMERCIAL

FIRST EQUITY



## 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.

|   |                |                            |                      |
|---|----------------|----------------------------|----------------------|
| <b>Coldwell Banker Commercial Amarillo</b>                            | <b>9007722</b> | <b>mail@cbamarillo.com</b> | <b>(806)354-3500</b> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.    | Email                      | Phone                |
| <b>Randall C Jeffers</b>  | <b>173909</b>  | <b>mail@cbamarillo.com</b> | <b>(806)356-4066</b> |
| Designated Broker of Firm   | License No.    | Email                      | Phone                |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.    | Email                      | Phone                |
| <b>Robert E Garrett</b>   | <b>091898</b>  | <b>bob@cbcamarillo.com</b> | <b>806 468 4830</b>  |
| 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](http://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/<br>Associate                      | License No.    | Email                         | Phone                |
| <b>Justin Kite</b>  | <b>478313</b>  | <b>justin@cbcamarillo.com</b> | <b>(806)468-4897</b> |
| Sales Agent/Associate's Name  | License No.    | Email                         | Phone                |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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TXR-2501

Coldwell Banker First Equity, 5701 Time Square Blvd., Suite 190 Amarillo TX 79119  
Justin Kite

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date

Phone: 806 468 4897

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Todd Roberts

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