



# INTERSTATE 40 PAD SITE

PROMINENT PAD FOR GROUND LEASE

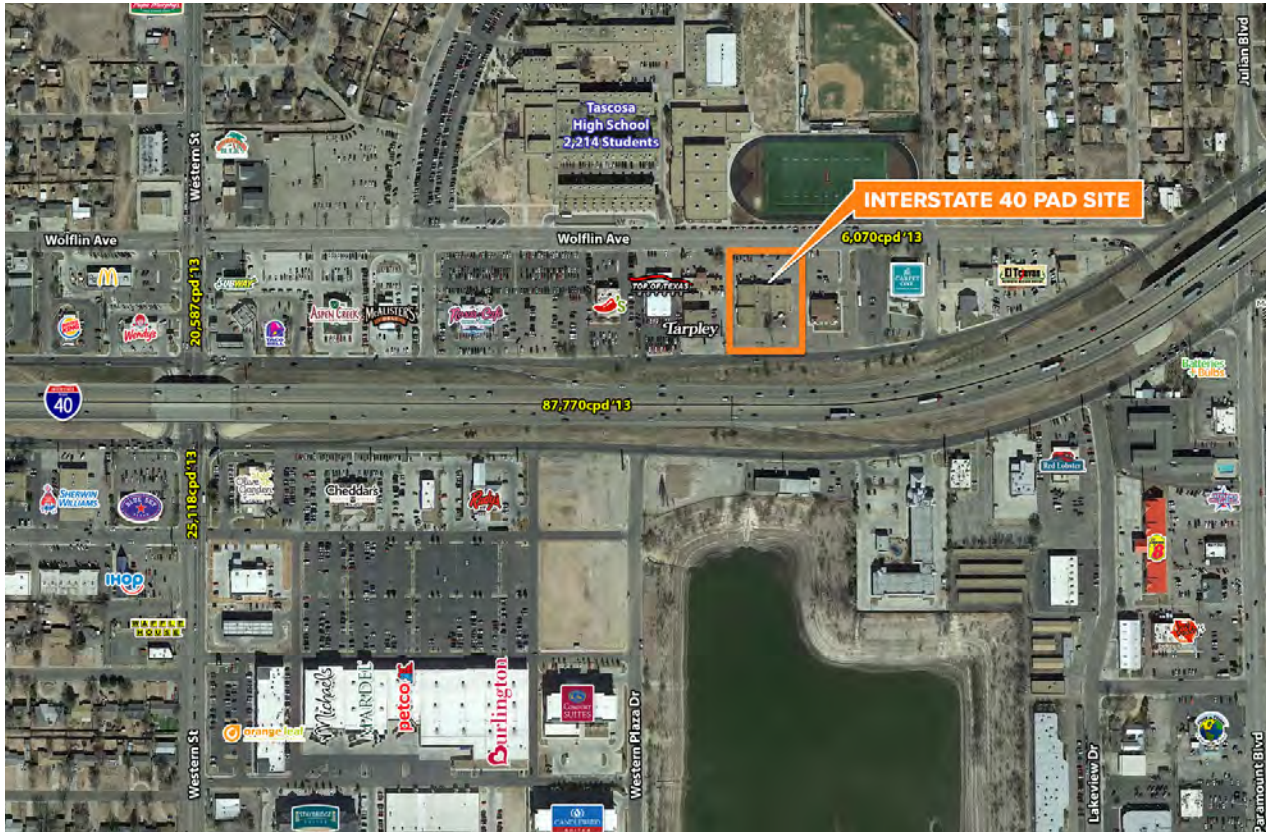
NEQ INTERSTATE 40 & WESTERN STREET  
AMARILLO, TEXAS

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# PROPERTY INFORMATION



## LOCATION

**3707 WOLFLIN AVENUE  
AMARILLO, TEXAS 79102**

## SIZE

**1.62 AC (± 70,567 SF)**

## RATE

**PLEASE CALL FOR PRICING**

## TRAFFIC COUNTS

Interstate 40

**87,770 CPD**

Western Street

**20,587 CPD**

## 2016 DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
<b>TOTAL POPULATION</b>	11,982	92,987	166,682
<b>DAYTIME POPULATION</b>	13,550	95,113	135,817
<b>AVG HH INCOME</b>	\$53,499	\$61,547	\$68,247

## AREA RETAILERS

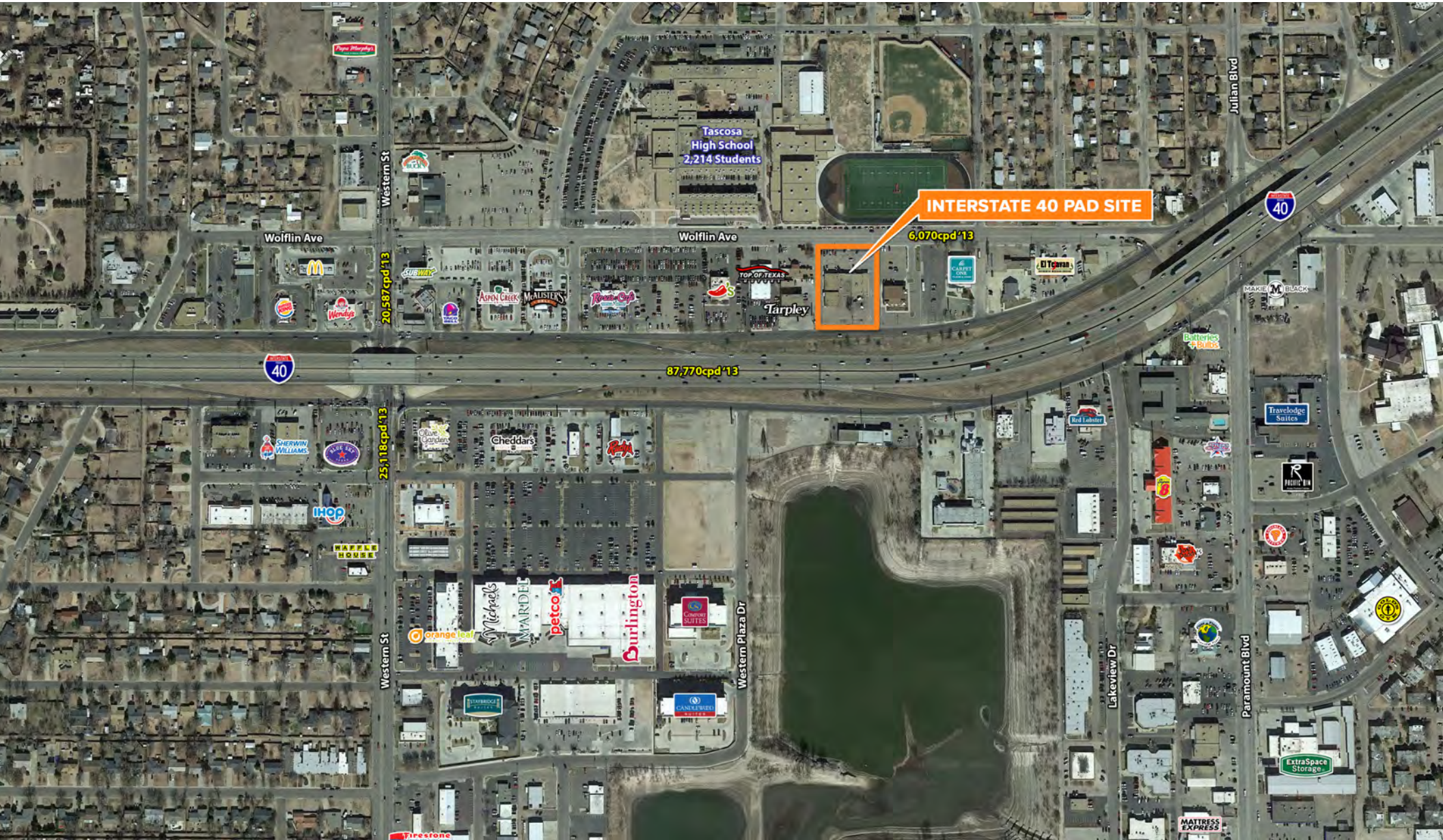
ASPEN CREEK GRILL + BURLINGTON  
 + CHEDDAR'S CASUAL CAFE +  
 CHILI'S + GOLD'S GYM + IHOP  
 + MCALISTER'S DELI + MARDEL  
 CHRISTIAN & EDUCATION +  
 MICHAELS + OLIVE GARDEN +  
 PETCO + ROSA'S CAFE

## PROPERTY INFORMATION

- + Frontage on Interstate 40
- + Three existing curb cuts onto Interstate 40 frontage
- + Well-configured for restaurant use
- + Daytime population increase creates demand
- + Close proximity to three area health systems (1,095 beds and 6,485 employees total)

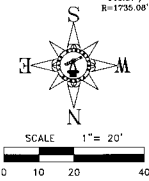
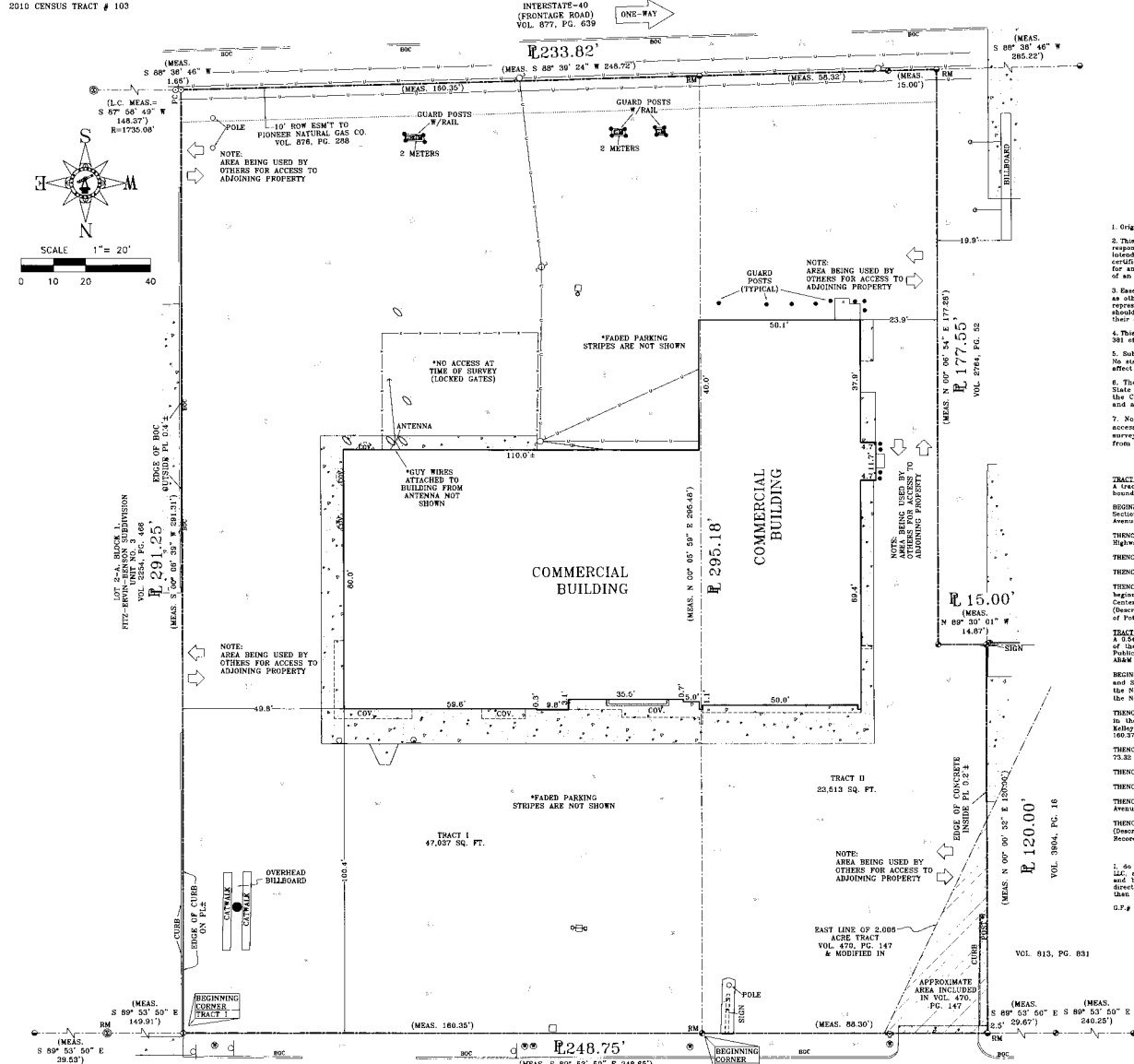






# SITE PLAN

2010 CENSUS TRACT # 103



**LEGEND:**

—	OVERHEAD UTILITY LINES	●	1/2" IRON ROD W/CAP FND
○	UTILITY POLE	●	1/2" IRON ROD FND
○	FENCE	○	1/2" IRON PIPE FND
—	GAS METER	○	"X" IN CONCRETE FND
—	GAS RISER	○	3/8" IRON ROD FND
○	WATER METER	○	MAG NAIL FND
○	CONCRETE	○	"X" IN CONCRETE SET
—	ASPHALT	○	BACK OF CURB
—	BRICK	○	AREA LIGHT/LIGHT POLE
○	SIGN	○	SATELLITE DISS
—	RECORD MONUMENT	○	PIPE HYDRANT
		○	GUY DOWN WIRE

- NOTES**
1. Original seal and signature of the surveyor must be present on each page for survey to be valid.
  2. This plat is the property of Furman Land Surveyors Inc. Furman Land Surveyors Inc. accepts no responsibility for the use of this plat for any purpose other than its original intended use. The intended use being the communication of the original transaction between the parties hereto to the certificate hereon and issuance of title insurance for the property surveyed. Reproduction of this plat for any purpose other than the original intended use is strictly forbidden without the written consent of an authorized agent of Furman Land Surveyors Inc. Copyright 2018.
  3. Easements reviewed as part of this survey were taken from a Commitment For Title Insurance and/or as otherwise provided to this surveyor. Please be advised that reviewing the notations and/or graphical representations of the easements or any other documents that are shown or referenced on this survey, should not take the place of reviewing the actual documents. Please review the recorded documents in their entirety for the details on how they affect this property.
  4. This Property may be subject to restrictions recorded in Volume 470, Page 147 and Volume 613, Page 381 of the Public Records of Potter County, Texas. Please see documents for details.
  5. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground conditions and/or facilities which may affect the use or development of this tract.
  6. The tracts of land surveyed and shown hereon are not platted. They may be subject to the State of Texas and City of Amarillo platting rules and regulations. This surveyor suggests that the City of Amarillo Planning and Zoning Department be consulted about these rules, regulations and any requirements that this property may be subject to.
  7. No attempt was made by this surveyor to contact the Texas Highway Department regarding access to Interstate Highway No. 40 (frontage road) from the subject tract. It is unknown by this surveyor if a drive permit will be issued or if ingress/egress will be allowed to the subject tract from Interstate Highway No. 40 (frontage road).

**DESCRIPTIONS**

**TRACT I (TRACT BEING PURCHASED BY PAYOR/BUYER)**  
A tract of land out of Section 227, Block 2, AB&W Survey, Potter County, Texas, described by metes and bounds as follows:  
BEGINNING at a point that is 40 feet South and 3,469.00 feet West of the Northeast corner of said Section 227 for the Northeast and beginning corner of this tract being on the South line of Wolflin Avenue;  
THENCE South 00° 00' 10" West, 221.25 feet to a point on the Northern Right of Way line of Interstate Highway No. 40;  
THENCE South 88° 25' 31" West, along said Right of Way line, 160.50 feet to a point;  
THENCE North 00° 00' 10" East, 285.18 feet to a point on the South line of Wolflin Avenue;  
THENCE South 89° 35' 50" East along the South line of Wolflin Avenue, 160.45 feet to the point of beginning and containing 2,126 square feet area; said property being commonly referred to as "Tracess Center."  
(Description as provided in instrument recorded in Volume 2357, Page 740 of the Official Public Records of Potter County, Texas.)

**TRACT II (TRACT ALREADY OWNED BY PAYOR/BUYER)**  
A 3,540 acre tract of land being all of the 13,201 square feet tract described in Volume 1216, Page 330 of the Potter County Deed Records plus the tract described in Volume 2794, Page 80 of the Official Public Records of Potter County, Texas; said tract is in the Northwest Quarter of Section 227, Block 2, AB&W Survey, Potter County, Texas, and further described by metes and bounds as follows:  
BEGINNING at 1/2 inch rebar found in the South line of Wolflin Avenue, that is 42.00 feet South and S. 89°35'50" W. (Base Bearing from record plat of Fitz-Brown-Beaman Subdivision) 302.8 feet from the Northeast corner of said Section 227; whence an "X" found in the South line of Wolflin Avenue, for the Northeast corner of Lot 1, Block 1, Fitz-Brown-Beaman Plat bears N. 89°50'0" E., 385.57 feet;  
THENCE S. 89°05'16" E., 295.56 feet to a 1/2 inch rebar set with cap stamped "3 REPS 2891" (CI Cap) in the North right-of-way line of Interstate Highway No. 40, whence a 1/2 inch rebar found with Kelly cap for the Southeast corner of Lot 2-A, Fitz-Brown-Beaman Subdivision bears N. 89°21'11" E., 160.37 feet;  
THENCE S. 89°21'11" W., at 55.32 feet pass a 1/2 inch rebar found with Keys Cap, a total distance of 73.38 feet to a 1/2 inch rebar set with CI Cap;  
THENCE N. 89°05'16" W., 172.55 feet to a 1/2 inch rebar set with CI Cap;  
THENCE S. 89°43'50" W., 15.00 feet to a 1/2 inch rebar set with CI Cap;  
THENCE N. 02°05'19" W., 120.03 feet to a 1/2 inch rebar set with CI Cap in the South line of Wolflin Avenue;  
THENCE N. 89°35'50" E., 88.30 feet to the PLACE OF BEGINNING.  
(Description as provided in instrument recorded under Clerk's File No. 128906 of the Official Public Records of Potter County, Texas.)

**CERTIFICATE**

I, do hereby certify to Circle A Title Company, Citicorp Bank Amarillo Branch and Parkbank Family, Ltd. Texas Limited Liability Company that this plan is true and correct to the best of my knowledge and belief; that it was prepared from a survey made on the ground by me or by others under my direct supervision on this 11th day of April, 2018; and that no show ground encroachment exist other than those shown.

D.P.# 925-12B

3639 & 3707 WOLFLIN AVENUE  
AMARILLO, TEXAS

**FURMAN LAND SURVEYORS, INC.**  
SURVEYING, MAPPING, CONSULTING  
TEXAS OKLAHOMA NEW MEXICO  
KANSAS COLORADO

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Darvey R. Furman  
RPLS 3374

PROJECT NO. 1618468 FILE NO. L-13  
DRAWING NO. P-136-16/POTTER-151818468/1618468

## Approved by the Texas Real Estate Commission for Voluntary Use

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

### INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

#### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

#### If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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EDGE Realty Partners LLC

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info@edge-re.com

214.545.6900

**BROKER FIRM NAME**

**LICENSE NO.**

**EMAIL**

**PHONE**

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**BUYER, SELLER, LANDLORD OR TENANT**

**DATE**

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

Last Updated on July 18, 2016.