

XCEL ENERGY CERTIFIED SITE
SOUTH GEORGIA
AMARILLO, TEXAS



| CERTIFIED SITE DETAILS | |
|------------------------|--|
| Location | North: Farmer’s Avenue; South: South Loop 335; West: South Georgia Street Amarillo, Texas |
| Owner | Amarillo Economic Development Corporation |
| Size | 110 acres available of 193 acres originally certified |
| Zoning | Planned Development |
| Asking price | \$55,000/acre |
| Highway access | Adjacent to south Loop 335 < 3 miles to I-27 < 7 miles to I-40 |
| Air access | 15 miles to Rick Husband Amarillo International Airport |
| Rail access | BNSF Railway adjacent to site |

UTILITIES

| | | |
|-----------------------|--------------------------------|--|
| Electric power | Xcel Energy | 13.2 kV phase overhead line. In process of installing Preston West substation will allow for additional capacity in 2022 |
| Natural gas | Atmos Energy | West side: 4" poly line North side: 12" steel line, 25,000 CFH, 55 PSI |
| Water | City of Amarillo | 12" and 30" water main lines |
| Sewer | City of Amarillo | 21" sewer main along west side and 42" sewer main along the south side |
| Storm water | City of Amarillo | No storm water plans on site; Amarillo EDC has storm water improvement plans |
| Telecom/fiber | AT&T, ViaSat, Zayo Group | Fiber, including Cloud and Dark Fiber; up to 100G |

SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

| | | | |
|--|---|---|--------------|
| Title commitment | ✓ | Archeological and Historic Use assessments | Not Required |
| Aerial site views and maps | ✓ | Park covenants and restrictions | ✓ |
| Park master plan | ✓ | Transportation access maps | ✓ |
| Utility service maps | ✓ | Geotechnical study/soil survey | ✓ |
| Site dimensions and configuration | ✓ | FEMA Flood Plain Designation with map | ✓ |
| Wetlands delineation and map | ✓ | Air attainment status | ✓ |
| Phase 1 environmental assessment | ✓ | Endangered species assessment | Not Required |
| Community profile and demographics | ✓ | Letters of support | ✓ |
| State and local incentives overview | ✓ | Business and industrial support services and amenities profile | ✓ |

XCEL ENERGY CONTACT

Stephanie Henley

Manager, Corporate Economic Development
stephanie.henley@xcelenergy.com
303-588-4801

ECONOMIC DEVELOPMENT ORGANIZATION

Kevin Carter

President
Amarillo Economic Development Corporation
kevin@amarilloedc.com
806-379-6411

Xcel Energy makes no warranty or representation as to the accuracy, quality, availability, completeness, or suitability of any information contained herein. All information must be independently verified. The user shall not rely on any of the information contained herein and shall assume all risk and responsibility arising from its use.

