

**XCEL ENERGY CERTIFIED SITE  
CENTERPORT BUSINESS PARK WEST  
AMARILLO, TEXAS**



CERTIFIED SITE DETAILS	
Location	2300 North Loop 335 East (CenterPort Blvd. and Benchmark Rd.), Amarillo, Texas
Owner	Amarillo Economic Development Corporation
Size	74 acres in Phase I (West)
Zoning	Planned Development: Heavy Industrial, Light Industrial, Heavy Commercial and Light Commercial
Asking price	\$40,000/acre
Highway access	1 mile to US 60 3 miles to I-40 3 miles to US 287 8 miles to I-27 8 miles to US 87
Air access	6 miles to Rick Husband Amarillo International Airport
Rail access	Served by BNSF Railway

## UTILITIES

<b>Electric power</b>	Xcel Energy	115.13.2 kV substation, all lines are located underground Multiple voltages and types of service are offered, including secondary voltages (277/480 wye) or primary voltages (7620/13200V wye)
<b>Natural gas</b>	Atmos Energy Corporation	4" poly, 50 PSI
<b>Water</b>	City of Amarillo	16" water main line
<b>Sewer</b>	City of Amarillo	18" sewer main line
<b>Storm water</b>	City of Amarillo	CenterPort is subject to a Master Drainage Study filed with the City of Amarillo and has been designed to collect storm water in city-owned and maintained storm sewer
<b>Telecom/fiber</b>	AT&T	Fiber cable is the primary delivery medium with an effective bandwidth of 5 T-1

## SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

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

## XCEL ENERGY CONTACT

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## ECONOMIC DEVELOPMENT ORGANIZATION

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