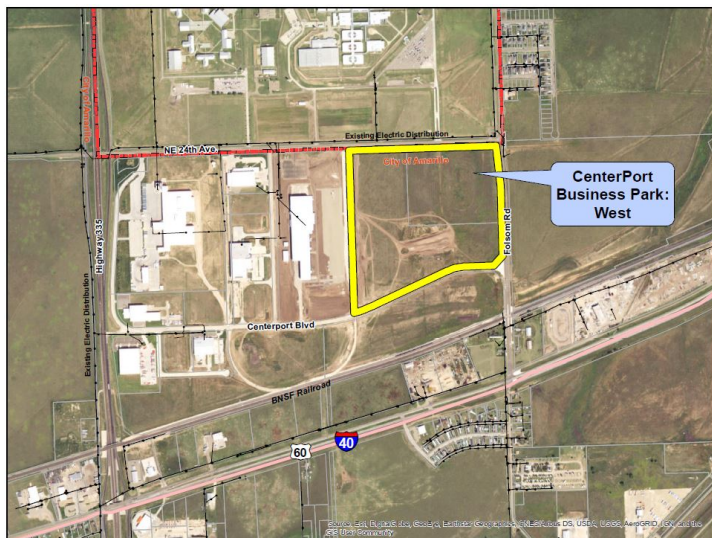


CENTERPORT BUSINESS PARK: WEST AMARILLO, TX

CERTIFIED SITE BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	2300 North Loop 335 East (CenterPort Blvd. and Benchmark Road), Amarillo, TX
Owner	Amarillo Economic Development Corporation, 801 South Fillmore, Suite 205 Amarillo, Texas 79101
Size	74.71 acres in Phase I (WEST)
Zoning	Planned Development: Heavy Industrial, Light Industrial, Heavy Commercial and Light Commercial
Asking Price	\$40,000 / acre
Highway Access	3 miles to I-40, 8 miles to I-27, 8 miles to US Hwy 87, 3 miles to US Hwy 287, 1 mile to US Hwy 60
Air Access	6 miles to Rick Husband Amarillo International Airport
Rail Access	Served by BNSF Railway

UTILITY INFORMATION

Electric Power	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).
Natural Gas	Atmos Energy Corporation. 4" Poly, 50 PSI.
Water	City of Amarillo. 16" water main line.
Sewer	City of Amarillo. 18" sewer main line.
Storm Water	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.
Telecom/Fiber	AT&T. Fiber cable is the primary delivery medium with an effective bandwidth of 5 T-1.

SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<i>Not required</i>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	<input checked="" type="checkbox"/>
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	<input checked="" type="checkbox"/>
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	<input checked="" type="checkbox"/>	Endangered Species Assessment	<i>Not required</i>

GENERAL COMMUNITY INFORMATION

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	<input checked="" type="checkbox"/>
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>

Economic Development Contact:

Name: Michael Kitten
Vice President,
Project Development

Address: Amarillo Economic
Development Corporation
801 Fillmore, Suite 205
Amarillo, TX 79101

Email:
Michael@amarilloedc.com
P: 806.379.6411

Xcel Energy Contact:

Name: Stephanie Henley
Manager, Corporate
Economic Development

Address: Xcel Energy
1800 Larimer Street
Suite 800
Denver, CO 80202

Email:
Stephanie.Henley@xcelenergy.com
P: 303.294.2805

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.

