

# 301 S. Grand Street at 3<sup>rd</sup> Avenue SE, Amarillo, Texas

## PROPERTY DETAILS

Address(es)	301 S Grand St at 3 <sup>rd</sup> Ave SE
Total Acreage	21.49
Tax Parcels	3
Current Zoning	I-2 Heavy Industrial
Recent Use	Former refinery property



## LOCATION

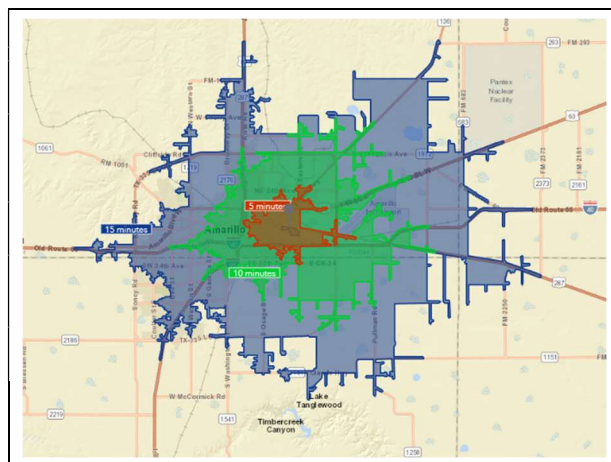


Region	Amarillo, TX Metro Area
Population	265,947
Neighborhood	Mixed use area
Amenities	Significant road frontage
Incentives	Adjacent to but not within the East Gateway Tax Increment Reinvestment Zone

## ACCESS

Site Access	Close proximity to I-40
AADT Counts <sup>1</sup>	3,500 at S. Grand and 3 <sup>rd</sup> SE
Rail Service	Close proximity to BNSF main line
Airport	Rick Husband Amarillo Int'l Airport: 5 mi

Located within 5 minute drive time of the Amarillo central business district and within 15 minutes of Amarillo city limits.



<sup>1</sup> Texas DOT Statewide Traffic Analysis and Reporting System (STARS II), September 1, 2020

For more information: Call 888.508.6710 or Email [info@RE-Portfolio.com](mailto:info@RE-Portfolio.com)

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### OPPORTUNITY

Vacant former industrial property located in the heart of Amarillo, Texas market. Located across from the Tri-State Exposition Fair Grounds and less than five miles from the Amarillo International Airport, this property has tremendous potential.

### PROPERTY INFRASTRUCTURE

Electric	Service available on 3 <sup>rd</sup> Street
Natural Gas	Distribution lines nearby
Water	Municipal service available
Sewer	Municipal service available
Stormwater	Municipal service available



### ENVIRONMENTAL STATUS

Investigations and corrective action have been conducted on the property. All storage tanks, equipment, and structures have been removed. Groundwater extraction and treatment has been conducted on the property to address groundwater impacts on the site. Benzene, toluene, and ethylbenzene are the primary chemicals of concern in groundwater. An air sparging pilot test has been conducted over the past year to evaluate its effectiveness as an alternative remedial action to accelerate closure. The remedial action plan has been expanded to include implementation of air sparging. Construction of the expanded air sparging system is anticipated in the near future. Institution controls limiting future land use to commercial/industrial activities and restrictions on groundwater use are in place.

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