



LLANO
 REAL ESTATE GROUP
 CREATE. BUILD. INSPIRE.

Food, LLC
 Amarillo, Texas



EASTPORT INDUSTRIAL TRACTS

Eastport Land



2200 D Avenue, Amarillo, TX 79111



JOSH LANGHAM
 806.392.9912 x1
 jjl@llanoregroup.com

LAND FOR SALE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This property's strategic location in close proximity to air cargo delivery services and Rick Husband Amarillo International Airport positions it as an ideal site for industrial manufacturing and distribution. The property's accessibility to air freight services provides a significant advantage for businesses involved in manufacturing and distribution, allowing for efficient transportation of goods to and from global markets. With its prime location and easy access to essential transportation infrastructure, the property is perfectly suited for industrial manufacturing and distribution facilities. This presents a valuable opportunity for investors and businesses seeking to establish or expand their industrial operations in a well-connected and logistics-friendly environment.

OFFERING SUMMARY

Sale Price:	\$0.84 - \$3.79 / SF
Lot Size:	1.48 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	0	149
Total Population	0	1	519
Average HH Income	\$12,500	\$103,979	\$81,923

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LAND LOTS

OF LOTS 16 | TOTAL LOT SIZE 1.31 - 13.26 ACRES | TOTAL LOT PRICE \$50,000 - \$2,187,900 | BEST USE INDUSTRIAL MANUFACTURING AND DISTRIBUTION

STATUS	LOT #	SIZE	PRICE	DESCRIPTION
Available	Lot 1 of Block 24 - 13.26 AC - Owner will Subdivide	13.26 Acres	\$165,000 / Acre	Adjacent to tracts 20-25 acres of concrete lot available for lease
Available	Avenue B Industrial Tract 1	1.31 Acres	\$95,000	
Available	Avenue B Industrial Tract 2	1.31 Acres	\$95,000	
Available	Avenue B Industrial Tract 3	1.31 Acres	\$95,000	
Available	Avenue B Industrial Tract 4	1.55 Acres	\$95,000	
Available	Avenue B Industrial Tract 5	1.69 Acres	\$95,000	
Sold	Avenue B Industrial Tract 6	1.48 Acres	\$75,000	
Available	Avenue B Industrial Tract 7	1.47 Acres	\$95,000	
Available	Avenue B Industrial Tract 8	5.32 Acres	\$325,000	
Available	Avenue B and N.E. 27th Avenue Industrial Tract - Lot 3 on Survey	7.4 Acres	\$450,000	Includes building size of 6251 square feet and currently leased to a daycare center.
Available	2200 Avenue D Industrial Tract - Remainder of Lot 4 on Survey	3.99 Acres	\$200,000	
Available	N.E. 27th Avenue Industrial Tract	2.51 Acres	\$175,000	
Available	NE 22nd & Avenue D Tract - Modular Office Building	2.51 Acres	\$175,000	Modular Office Building on this tract Sold Separately
Available	Avenue E Industrial Tract 12	1.37 Acres	\$50,000	
Available	Avenue E Industrial Tract 13	1.37 Acres	\$50,000	
Available	Avenue E Industrial Tract 14	1.37 Acres	\$50,000	
Available	Avenue E Industrial Tract 15	1.37 Acres	\$50,000	
Available	Avenue E & N.E. 22nd Industrial Tract	6.6 Acres	\$480,000	Previous AC Gym with office attached. 35,503 square feet under roof
Available	Avenue F & N.E. 20th Industrial Tract	3.96 Acres	\$150,000	
Available	Avenue F & N.E. 19th Industrial Tract	3.96 Acres	\$150,000	

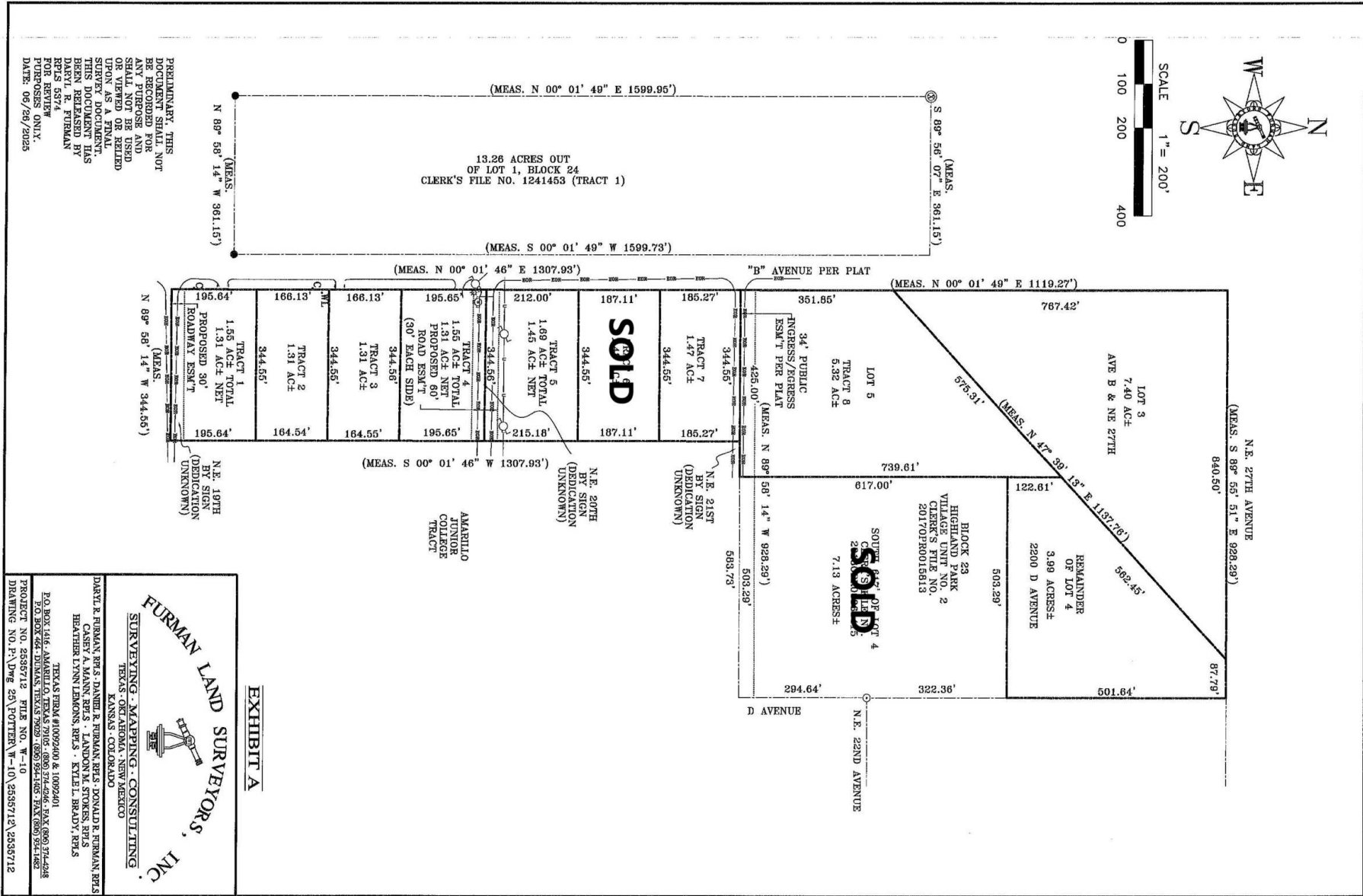
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LAND FOR SALE

SITE PLANS



PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR BELIEVED TO BE A FINAL SURVEY AND THEREFORE THIS DOCUMENT HAS BEEN RELEASED BY DAVID R. FURMAN REFS 5374 FOR REVIEW ONLY. DATE: 06/26/2025

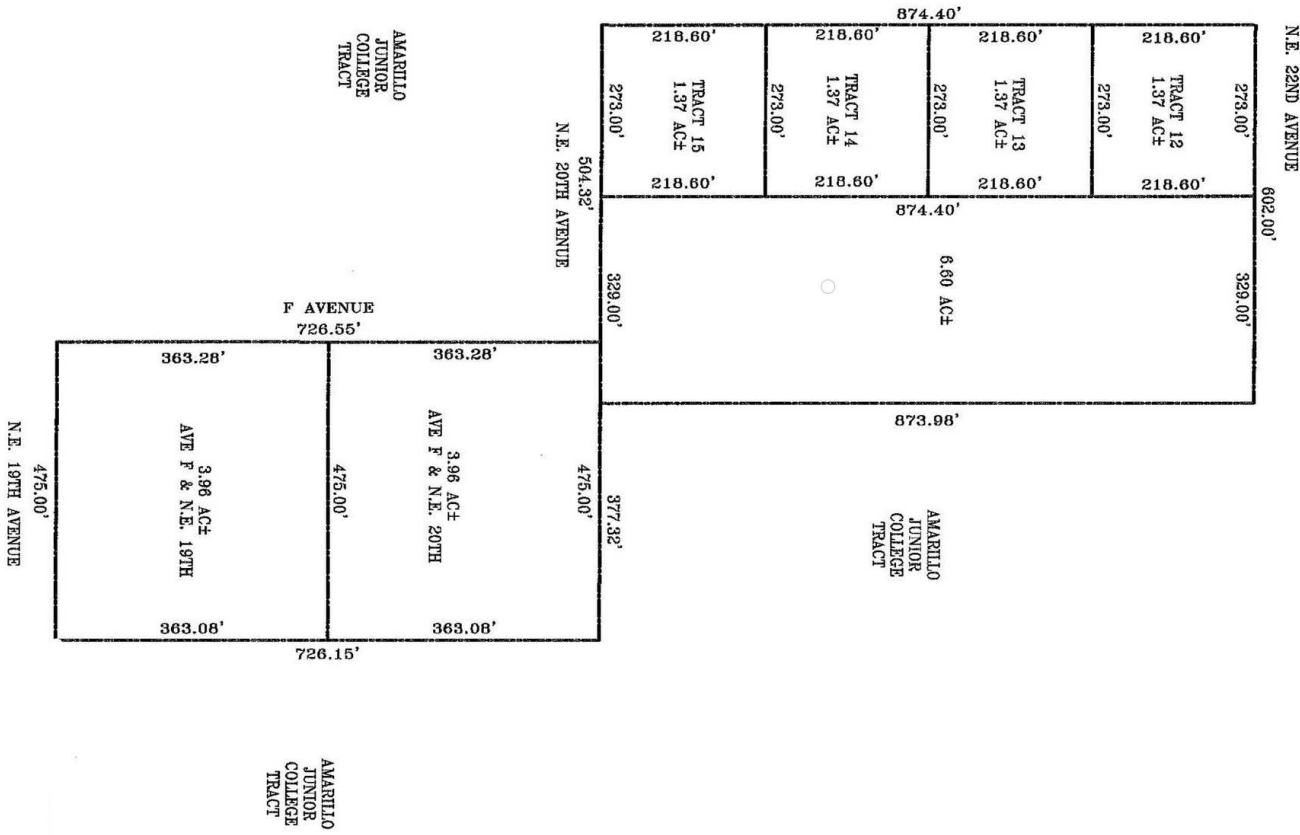
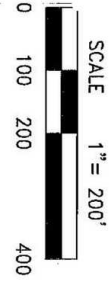
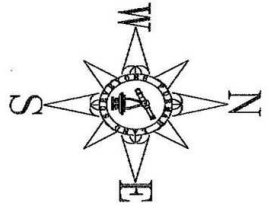
EXHIBIT A

FURMAN LAND SURVEYORS, INC.
SURVEYING · MAPPING · CONSULTING
TEXAS · KANSAS · COLORADO
MEXICO

DAVID R. FURMAN REFS 5374 & FURMAN REFS DONALD R. FURMAN REFS CASBY LANNAN REFS 5375
HEATHER LYNN LEMONS, REFS KYLE L. BRADY, REFS
TEXAS FIRMS #10092400 & 10092401
P.O. BOX 146, AMARILLO, TEXAS 79105 (806) 774-2966 FAX (806) 774-2928
2200 D AVENUE, SUITE 200, AMARILLO, TEXAS 79102 (806) 524-1657 FAX (806) 524-1652
PROJECT NO. 2535712 FILE NO. "A-10"
DRAWING NO. "DWG 20" OTHER "W-10" 2535712/2535712



SITE PLANS



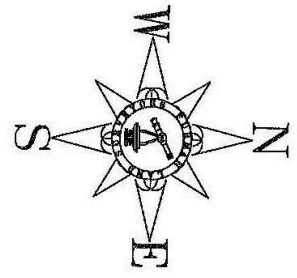
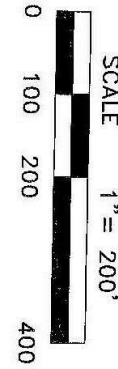
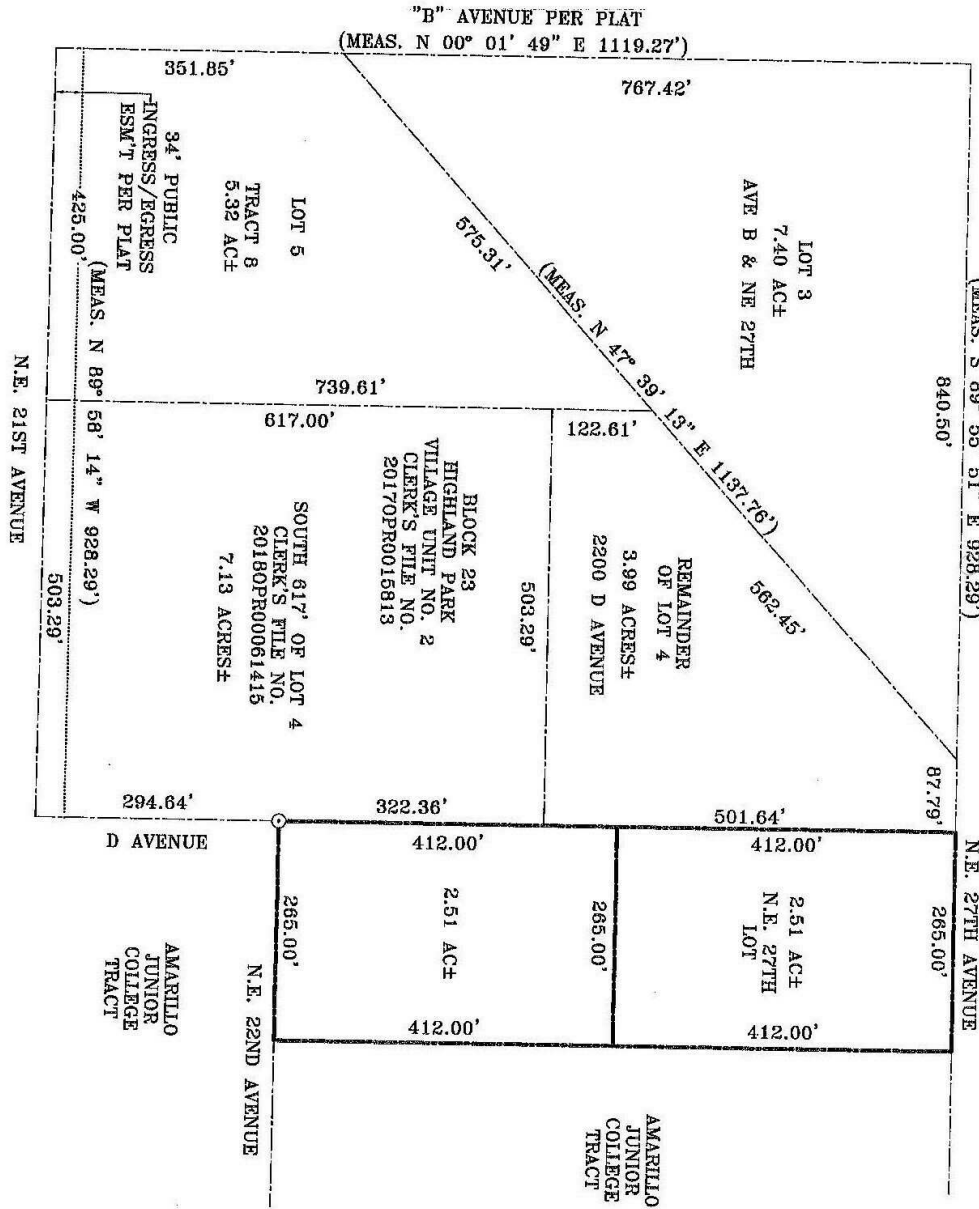
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LAND FOR SALE

SITE PLANS



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LAND FOR SALE

SITE PLANS

For Sale or Lease

60' x 196'

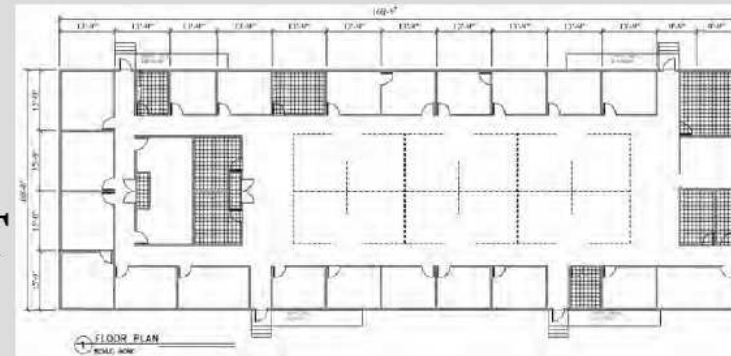
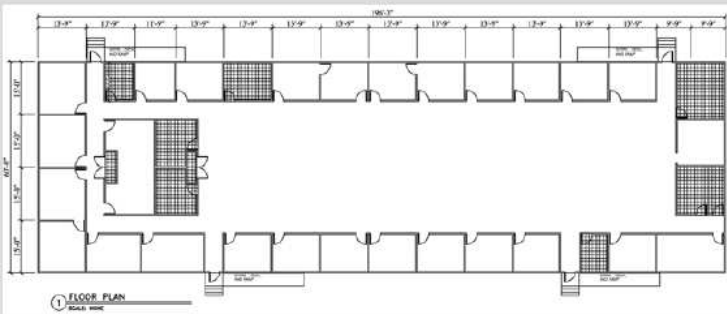
11,760 SQFT

30 Rooms 60' x 169'

10,140 SQFT

26 Rooms

Cubicles Optional



For Sale or Lease



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CITY INFORMATION AMARILLO



LOCATION DESCRIPTION

Situated in close proximity to Rick Husband Amarillo International Airport, the location is strategically positioned for industrial development in Amarillo. With easy access to major transportation routes and a strong connection to global markets, this area is one of the prime locations for industrial development in Amarillo. The airport's proximity offers logistical advantages for businesses, making it an ideal hub for industrial operations. Additionally, the area's strong industrial infrastructure and supportive business environment further enhance its appeal for investors seeking to capitalize on industrial development opportunities in Amarillo.

INDUSTRIES

Logistics & Distribution: As the largest City between Dallas and Denver, the central position and access to a multitude of transportation services make Amarillo ideal for distribution operations

Aviation & Aerospace: Amarillo is a solid base of operations for companies developing the latest advancements in aviation, as well as those supporting it. Amarillo is home to the leader in vertical flight, Bell Helicopter, as well an important service hub for maintenance specialist TacAir. With these well-established enterprises, Amarillo has the existing supply lines and specialized talent pool to support additional aviation and aerospace enterprises.

Advanced Manufacturing: Amarillo exports a number of advanced products that are used to keep machines running smoothly to ensure clean rooms remain sterile and support our growing demands for renewable energy. Not only does the industry require highly specialized talent abundant in Amarillo, but it also benefits from our access to domestic and international markets.



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