



384.98 ACRES | PANHANDLE | FOR SALE

# 8640 Interstate 40

Panhandle, Texas 79068



## PROPERTY DESCRIPTION

The 384.98-acre tract in the Texas Panhandle offers exceptional investment potential near Project Matador — Fermi America's flagship HyperGrid™ campus, the world's largest private power and AI development.

### Prime Location & Proximity -

- Situated ~17 miles northeast of Amarillo in Carson County, adjacent to the Pantex nuclear facility and Fermi's massive ~5,800-7,570-acre campus (under construction since 2025).

- Direct exposure to Fermi's explosive growth: ~6GW of power already permitted (natural gas, nuclear AP1000 reactors planned, solar/battery), scaling toward 17GW total private grid capacity for hyperscale AI data centers (up to 18M+ sq ft planned).

### Key Advantages -

- Energy & Tech Boom: Amid Fermi's \$700M+ financing, secured gas/nuclear assets, and 2026 power delivery timeline, the region is becoming a national hub for AI, defense computing, and advanced energy.

- Versatile Development: Ideal for industrial, commercial, logistics, workforce housing, renewable support, or agribusiness in a high-growth corridor with flat terrain, highway access, and resource proximity (e.g., Ogallala Aquifer, pipelines).

- Appreciation Potential: Land values surging with Fermi's progress (first phases complete, major permits secured in 2026), billions in projected impact, and partnerships (Texas Tech, Westinghouse, etc.).

This acreage positions owners at the forefront of America's energy-AI frontier — perfect for hold, development, or speculation in a transformative epicenter.

## SALE PRICE

\$11,550,000 USD

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# Property Description



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## LOCATION OVERVIEW

The property at 8640 I-40, Panhandle, TX is strategically located in the heart of the Texas Panhandle, directly along Interstate 40—one of the region's primary east-west transportation corridors. This prime address offers excellent visibility and easy access for travelers, commuters, and commercial traffic between major hubs like Amarillo (approximately 25-30 miles to the west) and Pampa (about 27 miles to the northeast).

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# Conceptual Site Plan

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## BI-40 BRIDGE AT I-40 NEAR EXIT 85

- **Project Overview:** A \$9.8M–\$10.2M full replacement of the BI-40 bridge at I-40 (Exit 85) is scheduled to begin in August 2025, with completion expected by summer 2026.
- **Support for Regional Development:** This upgrade directly supports the \$500 billion Project Matador AI data center campus by enhancing the infrastructure needed for heavy construction, supply chain logistics, and long-term operations.
- **Improved Freight & Access:** The project increases vertical clearance for the I-40 freight corridor, which is critical for transporting heavy machinery and materials for the 18-million-square-foot data center.
- **Reduced Congestion:** By replacing aging infrastructure and upgrading adjacent intersections, the project will reduce bottlenecks for the thousands of employees and materials destined for the Project Matador site.
- **Future-Ready Infrastructure:** These improvements are part of a larger effort to modernize I-40 to accommodate traffic growth through 2050, enhancing long-term mobility and safety for the region.

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# BI-40 BRIDGE PROJECT

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## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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