

**FOR SALE**

**\$10.00 / SF or \$550,000 or \$1.26 / SF**

**Hereford Commercial Lot 10 acres**



**FOR SALE****Hereford Commercial Lot 10 acres****Property Overview****Property Type:** Commercial Retail, Office, Office Warehouse**Address:** 3955 E Highway 60, Hereford, TX 79045

**Location:** Located on the edge of Hereford, TX, in the Texas Panhandle. The property is positioned just as you come into Hereford from the Amarillo/Canyon area along Highway 60. Additional paved access is provided by County Rd 7 that runs along the back side of the 10 acres. Surrounding businesses are industrial, agricultural, and commercial.

**Lot Condition:** The lot is considered "Build Ready" for construction, with the previous building completely razed. Electricity is up to the lot with 3-phase electricity. The lot is improved with a domestic well with a submersible pump in good condition.

**Lot Size:** 10 acres or 435,600 SF

**Hereford, TX Population:** The latest estimated population count shows a population of approximately 14,900 residents.

**Location to Amarillo, TX:** Amarillo, TX is only 39 miles from Hereford, TX. Interstate 27 and Canyon, TX, are 30 miles from the property.

**Surrounding Businesses:** Nestle Purina Pet Care, Archer Daniel Midland, AZTX Cattle Co, Panhandle Express Transportation, Winget Pump Co., BJM Equipment, Hereford Trailer Center, Whiteface Customs.

**Price:** \$10.00 / SF or \$550,000 or \$1.26 / SF