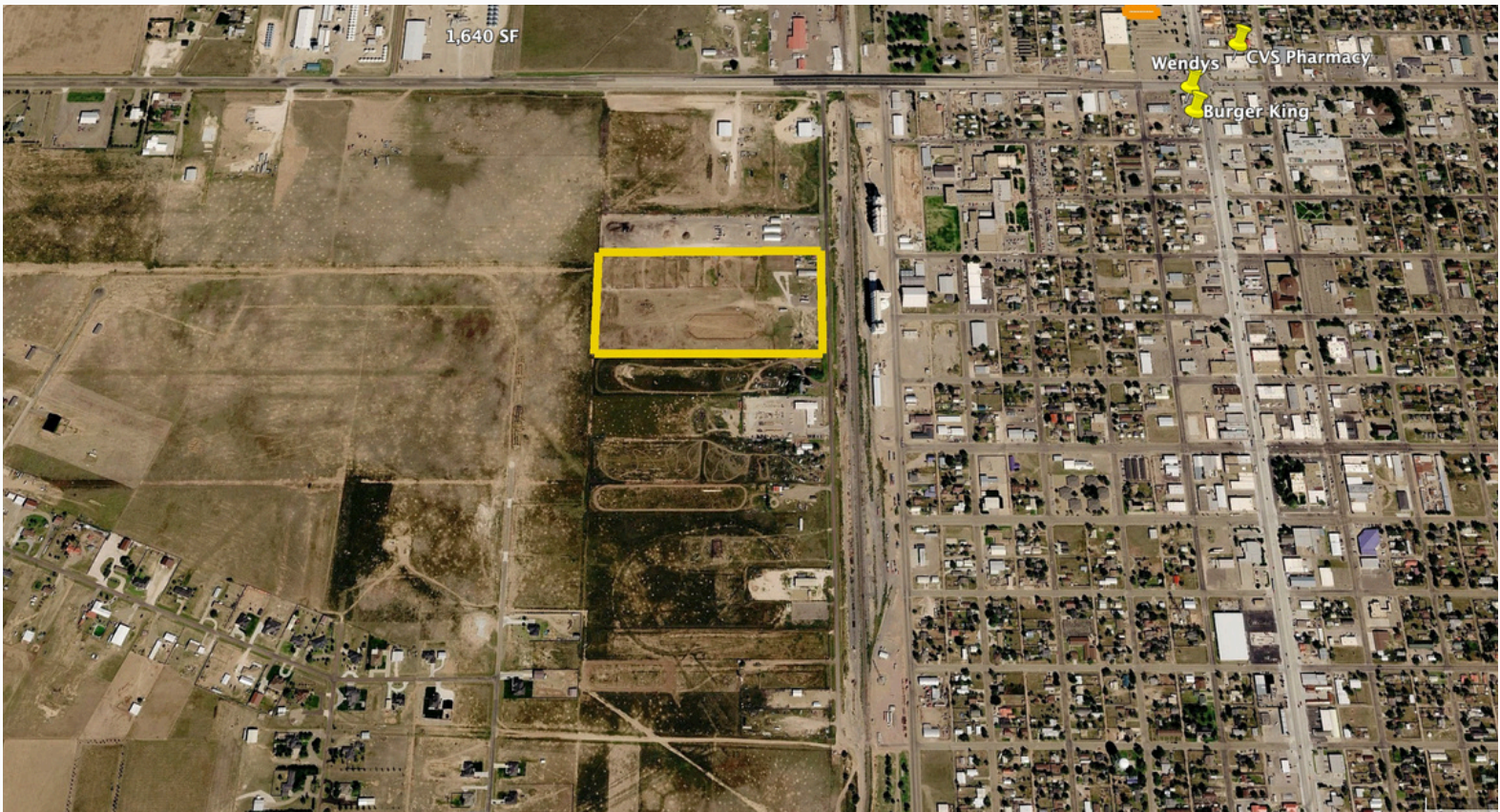
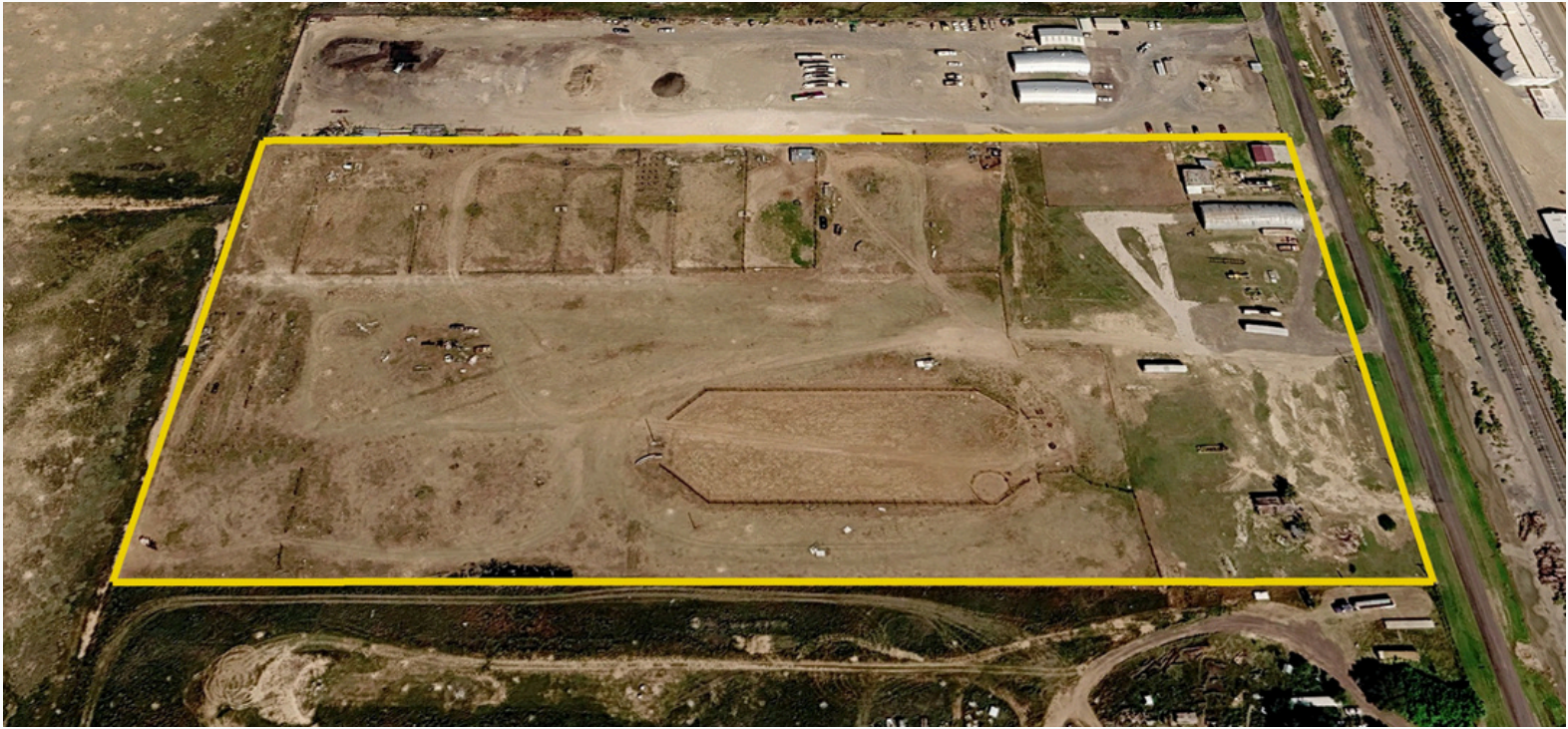


FOR SALE Dumas Commercial
Development Property

\$320,000



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\$320,000



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PROPERTY OVERVIEW

Property Type: Commercial Industrial, Office, Multi-Family

Address: 400 Wilson Ave Dumas, TX 79029

Location: Located on the edge of Dumas, TX in the Texas Panhandle. The property is outside of the city limit but sits on the city limit line. Property is .2 miles from US HWY 87 that runs to Hartley, Dalhart and New Mexico and .45 miles from Dumas Ave which is Business HWY 287.

Lot Condition: The lot is flat requiring minimal dirt work for construction. The property has livestock pens with wire fencing that can be relatively easy to remove.

Lot Size: 19.74 acres

Utilities: Property is supplied with city water. Three- phase electricity is to the property. No city sewer or septic tank.

Improvements: 1- 5,040 SF Quonset Barn with dimensions of 125' long and 40' wide. Barn is in good condition with concrete floor. Electricity is to the barn. Barn has plumbing for water inside and outside of the barn.

Dumas, TX Population: The latest estimated population count shows a population of approximately 14,935 residents.

Location to Amarillo, TX: Amarillo, TX is only 42 miles from Dumas, TX. Rick Husband International Airport is only a 1 hour drive from Dumas, TX.

Surrounding Business: Monsanto, Dumas COOP, Moore Co, Dumas High School, Jack Oldham Oil.

Price: \$320,000.00