

Walmart Outparcel For Sale

Amarillo, TX
Store # 4464
2711 S.W. 58th St.



For more information
about this site, contact:

Ryan Tinch
Hollis Bloom
(214) 265-1555
ryan@hollisbloom.com

Other sites available at
www.walmartrealty.com



Lot 1: ±1.49 acres - **Coming Soon**

Demographic Summary

1 Mile:
Population: 9,900
Median HH Income: \$53,100

2 Mile:
Population: 36,900
Median HH Income: \$50,600

3 Mile:
Population: 69,600
Median HH Income: \$53,600



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

Kimley-Horn

5750 Genesis Court, Suite 200
Frisco, TX 75034

Marianne Moseley

(704) 409-1811

Fax Number

marianne.moseley@kimley-horn.com

Location of Project:	Amarillo, TX		
Store Type:	Neighborhood Market		
Size of the Store:	41	Store #:	4464
Date of this Report:	Thursday, March 26, 2015		

<u>OUTLOT/EXCESS LAND</u>			<u>SETBACKS</u>				<u>ZONING</u>
			Minimum building setbacks for each property				Current zoning
Lot #	Size (in Acres)	Usable Size (in Acres)	Front	Left Side	Right Side	Back	Zoning
Lot 1	1.49 AC	1.49 AC					GR - General Retail

ZONING

1. Is there an Overlay District, PUD, etc. that impacts the development of the outlot/excess land?

No

2. If yes, please describe:

N/a

3. What Jurisdiction is the property in?

City of Amarillo

4. Is a restaurant permitted?

Yes

5. Is patio seating permitted?

Yes

6. Is there a restriction prohibiting a drive thru (restaurant, bank, etc.)?

No

7. Please add any additional information/comments that impact the outlot/excess land regarding zoning:

Outlot Development will have to account for truckroute as there route for Walmart trucks does have a drive through the outlot.

PARKING REQUIREMENTS:

1. Wal-Mart's required parking ratio:

Restaurant	15 / 1,000
Retail	5 / 1,000

2. Is the City or County's parking requirement greater than Wal-Mart's

Yes

If Yes, what is the requirement?

Restaurant	1/45 SF
Retail	1/200 SF

SIGNAGE:

1. What type of signage is allowed for the outlots per local codes and/or ordinances?

Monument

2. If other, please define:

Sign plan will have to be approved

3. What is the maximum height allowed for the signage?

38 feet

4. What is the maximum square footage allowed for the signage?

250 - but this will need to be confirmed with the City since Walmart will have monument sign on the frontage

5. Explain how the square footage is calculated:

The Walmart sign may be going on the outlot so the process for outlot signage is unclear at this time. This will need to be coordinated with the City after the Walmart sign plan is approved (currently in review).

6. If Other or No signage is permitted explain why and give options to change the signage regulations:

All signage will have to be approved by the City through a sign site plan process.

7. Is roof signage permitted?

No

8. What is the maximum size?

9. Are wall logo's and/or signs permitted?

Yes

10. Is Neon signage permitted?

Select Yes/No

11. How long is the variance process for outlot signage and what is required?

Neon signs are not addressed in the Ordinance

12. Describe all reviews, hearings, variances and general requirements known at this time:

PLATTING

1. Is the property (including the outlots/excess land) required to be platted?

Yes

1a. If no please explain:

already platted

1b. If yes, has the plat been recorded?

Yes

1c. What is the book, page or volume?

not yet available

1d. What was the date it was recorded?

1/15/2015

2. If the property has not been platted, please describe the process including who is responsible for the platting and timeframe for completion.

AS per requested legal description below, CEC has requested this.

****Note: If platting is not required, a metes and bounds legal description for each parcel should be forwarded to the respective Wal-Mart Land Development Manager as soon as possible.**

STREET/HIGHWAY ACCESS AND TRAFFIC STUDY:

1. Who has Jurisdiction on this site?

the City of Amarillo

2. Will the Jurisdiction allow direct access and/or curbcuts to the main street or highway?

No

3. If there is a concrete median in front of the property, will the Jurisdiction allow it to be cut?

No

****Note: Wal-Mart does not typically allow purchaser's direct access and/or curbcuts to the main street or highway. Access to the outlot/excess land is granted through the Wal-Mart access drive!**

4. Are there any future highway/street improvements anticipated that would impact the outlot/excess land?

No

4a. If yes, please describe along with the timeframe and location:

5. Are sidewalks required on the outlot/excess land?

No

5a. If yes, what type and size:

will be installed already

6. Was a traffic study performed for the overall project?

No

6a. If yes, was the outlot(s)/excess land included?

Select Yes/No

6b. What was the estimated traffic count, peak hour trips, total trips, proposed use, etc. for each parcel?

6c. Will an additional traffic study be required for each purchaser?

No

6d. If yes, please explain why and any requirements including applicable timeframes:

I do not believe so.

6e. Does the traffic study, trips, etc. have an expiration date?

Select Yes/No

6f. If yes, please provide the expiration date and any other important information:

UTILITIES:

Water

1. Is water stubbed to the outlot(s)?

Yes

1a. If not, where is it located?

2. Is water stubbed to the excess land?

No

2a. If not, where is it located?

3. Who has Jurisdiction of the water line?

Walmart

4. What is the size of the water main?

30"

5. What is the normal pressure?

6. Is there a Tap Fee?

yes

7. Is there a Meter Fee?

yes

8. Can the hose bibs & irrigation be on a separate meter?

Yes

9. What is the size of the line required?

3" and 8" stubs provided

10. Are backflow preventer valves required for fire sprinkler lines?

Yes

11. Is the water line located in an existing easement?

No

12. Is there a current moratorium or a chance for one in the future?

No

13. Please add any additional information/comments regarding water:

No future moratorium to CECs knowledge, fees are being paid by Walmart, finite amounts not yet set, Walmart could get reimbursed from purchaser of outlot

Sanitary Sewer

1. Is sanitary sewer stubbed to the outlot(s)?

Yes

1a. If not, where is it located?

2. Is sanitary sewer stubbed to the excess land?

No

2a. If not, where is it located?

3. What is the size of the sewer line?

4"

4. Who has the Jurisdiction of the sanitary sewer line?

City

5. Nearest manhole:

Lot 1	Rim El.	3628.51	Inv.El.Out	3623
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- | | |
|--|------------------|
| 6. Is a grease trap required for a restaurant? | Yes |
| 7. Is there a Tap Fee? | No |
| 8. Are tap fees based on water useage? | No |
| 9. Is the tap to be made by the city or a local plumber? | no tap necessary |
| 10. Are there any special assessments? | No |
| 11. Is there a current moratorium or a chance for one in the future? | No |
| 12. Is the sanitary sewer line located in an existing easement? | Yes |
| 13. If sanitary sewer is not available, can a septic system be used? | N/A |

13a. What type?

Public portion of sewer is in easement, stubbed lateral is not

13b. Additional Comments:

N/A

14. Can the septic field be paved over?

N/A

15. Has a percolation test been performed?

No

15a. When?

N/A

15b. What were the results? (1' in 30 minutes is required for a restaurant)

N/A

15c. If the test did not meet the above requirements, what are the alternative solutions?

N/A

****Note: Purchaser is responsible to perform their own percolation test on the outlot/excess land if a septic system is required.**

16. Please add any additional information/comments regarding sanitary sewer:

Storm Sewer:

1. Is storm sewer stubbed to the outlot?

No

2. Is storm sewer stubbed to the excess land?

No

3. If not, please explain how the storm sewer drainage will be addressed for each outlot/excess land:

Storm can be overland flow or be connected to Walmart's onsite system as necessary

4. Has Wal-Mart's detention facility been sized to accept the drainage?	No
5. Is the Wal-Mart detention pond encroaching on or included within the outlot/excess land property line?	No
6. Who has the Jurisdiction of the storm sewer?	Walmart
7. What is the size of the storm sewer?	varies
8. What is the depth?	varies
9. What is the tap fee?	n/a
10. Are catch basins required?	No
11. Is the storm sewer located in an existing easement?	Yes

12. Please add any additional information/comments regarding storm sewer:
Walmart's onsite storm sewer outfalls to the street to two 60" culverts, no detention is required.

****Note: Purchaser will have to comply fully with any federal, state or local laws, regulations, ordinances, permits or other authorizations or approvals or other requirements relating to storm water discharges or the control or erosion or sediment discharges from construction projects, including but not limited to the Clean Water Act, 33 U.S.C.-1251 et seq., and the Storm Water General Permit for Discharges associated with Construction Activities (collectively the "Storm Water Requirements") including without limitation preparing a Storm Water Pollution Prevention Plan (if applicable) to avoid negatively impacting any erosion or sediment controls during earth-disturbing activities, if any.**

Electric

1. Is electric stubbed to the outlot?	Yes
1a. If not, where is it located?	
2. Is electric stubbed to the excess land?	No
2a. If not, where is it located?	
3. Is it overhead or underground?	Underground
4. What is the voltage?	
5. What is the phase?	Single
6. What is the wire?	
7. Who has Jurisdiction of the electricity?	XCEL Energy
8. Is underground service required?	Yes
8a. If yes, will the power company bring conduit and wire to the transformer and/or building?	Yes

Electric stubbed during Walmart construction, Voltage is unknown

8b. Is there a standard cost per LF for the installation?	
8c. Transformer location:	TBD by owner
8d. Can the outlot/excess land be serviced with either a pole mounted or pad mounted transformer	Pad Mounted
9. Is the primary service connected to the existing transformer?	No
9a. Are there any service charges or connection fees?	N/A
9b. What is the cost?	N/a

10. Is the electric located in an existing easement?

No

11. Please add any additional information/comments regarding electric:

Service to be stubbed during Walmart construction

Gas

1. Is gas stubbed to the outlot?

Yes

1a. If not, where is it located?

2. Is gas stubbed to the excess land?

No

2a. If not, where is it located?

3. What is the maximum amount available?

Unknown

4. Who has Jurisdiction of the gas line?

Atmos Energy

5. What type of commitment will the gas company give?

Unknown

6. Will the gas company bring the line to the building?

No

6a. What is the estimated cost to do so?

6b. What is the size of the gas line?

6c. What is the pressure of the gas line?

6d. What is the BTU/CF rating?

6e. What is the specific gravity?

6f. Is a meter fee required?

Select Yes/No

7. Is the gas located in an existing easement?

Select Yes/No

8. Please add any additional information/comments regarding gas:

Gas easement is in the works, at this time size and pressure are unknown

Telephone

1. Is telephone stubbed to the outlot?

Yes

1a. If not, where is it located?

2. Is telephone stubbed to the excess land?

No

2a. If not, where is it located?

3. Is under ground service required?

Yes

4. Who is responsible for bringing telephone lines to the building?

Developer

5. Is the telephone located in an existing easement?

No

6. Please add any additional information/comments regarding telephone:

Easement is in the works

FEES:

1. Are there any unusually expensive fees or assessments relating to the future development of this property?

No

2. If yes, please describe in detail and attach a schedule if available:

<i>No fees are known at this time</i>

BUILDING CODES:

1. What are the building codes by which the architectural plans must comply with on the outlot/excess land?

<i>2012 IBC/2006 IBC</i>

1a. What is the date they were adopted:

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2. What is the building permit fee schedule?

<i>\$ Value × 0.0030 = Permit Fee, Rounded to whole dollars.</i>
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3. Is the outlot/excess land located in a fire zone or district?

No

4. Are there any special fire department requirements in addition to standard plans?

No

SITE / LANDSCAPING:

1. Is there a landscaping ordinance in place?

Yes

2. Is there any special lighting requirements?

No

2a. If yes, please describe:

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3. What type of solid waste disposal is permitted?

3a. Compaction:

Yes

3b. Bulk pick up:

Select Yes/No

3c. Front loader:

Yes

3d. Side loader:

Yes

3e. Rear loader:

Yes

3f. Who has the Jurisdiction of solid waste:

<i>the City</i>

3g. Is this adequate for Jurisdiction?

Yes

3h. Is a drain required in the trash area?

Select Yes/No

3i. Are hot and cold water hose bibs required in the trash area?

Select Yes/No

****Note: Wal-Mart requires a masonry trash enclosure for compactor, dumpster.**

SOILS / ENVIRONMENTAL:

- 1. Was the outlot(s) rough graded?
- 2. Was it compacted to Wal-Mart standard specifications?
- 3. Was the excess land rough graded, if applicable?
- 4. Was it compacted to Wal-Mart's specs?
- 5. Did the Phase 1 Environmental report indicate contamination?

Yes

Yes

Select One

Select Yes/No

No

3a. Report prepared by:

Modern Geosciences

3b. Dated:

12/1/2014

3c. If yes, was the contamination located in close proximity to or within the outlot/excess land?

No

3d. If yes, was the contamination remediated as part of the overall project?

No

3e. Please provide any additional information/comments regarding the contamination:

Existing fill found in the due diligence process is t be removed

6. Is any portion of the outlot/excess land located in a flood plan and/or wetland area?

No

6a. If yes, please describe:

TRAFFIC:

1. Average Daily Traffic:

58th Street

16,062

v.p.d.

(year)

Civil Consultant: Please add any information and/or comments that you can think impact the development and/or title of the outlot/excess land:

The land is platted, utilities will be stubbed during construction of the Walmart store, Walamrt truck access d

The purpose of this "Fact Sheet" is to provide general information regarding the subject property. It is the prospective purchaser's obligation to perform the necessary due diligence to insure that the property is capable of meeting the intended use.

CONTACTS:

The last page should be all local contacts (from your cover sheet)