



# East Village Development

## Seeking LOI's \$14 - \$18/sf + NNN



Amarillo is ideally located for nationwide interstate commerce; it has a highly diversified economy, some of the finest schools, restaurants, medical facilities and cultural centers, and the state's best year-round climate. Therefore, our city is a perfect location for growth and success for various businesses and industries.

- Located in the largest city along Interstate 40 in Texas
- 641 linear feet of Interstate 40 frontage (**Route 66**)
- 0.75 mile to rodeo/fair grounds
- 1.5 miles to Downtown Amarillo (**undergoing major redevelopment**)
- 5 miles to Amarillo International Airport (**recently renovated**)
- 120 unit luxury hotel with rooftop dining
- 15,000 sf financial/office facility (**built-to-suit option available**)
- 6,000 sf indoor with optional 1,000 sf outdoor dining restaurant
- 31,000 sf retail complex (**patio seating & drive-thru available**)

Vic Ragha, Principal  
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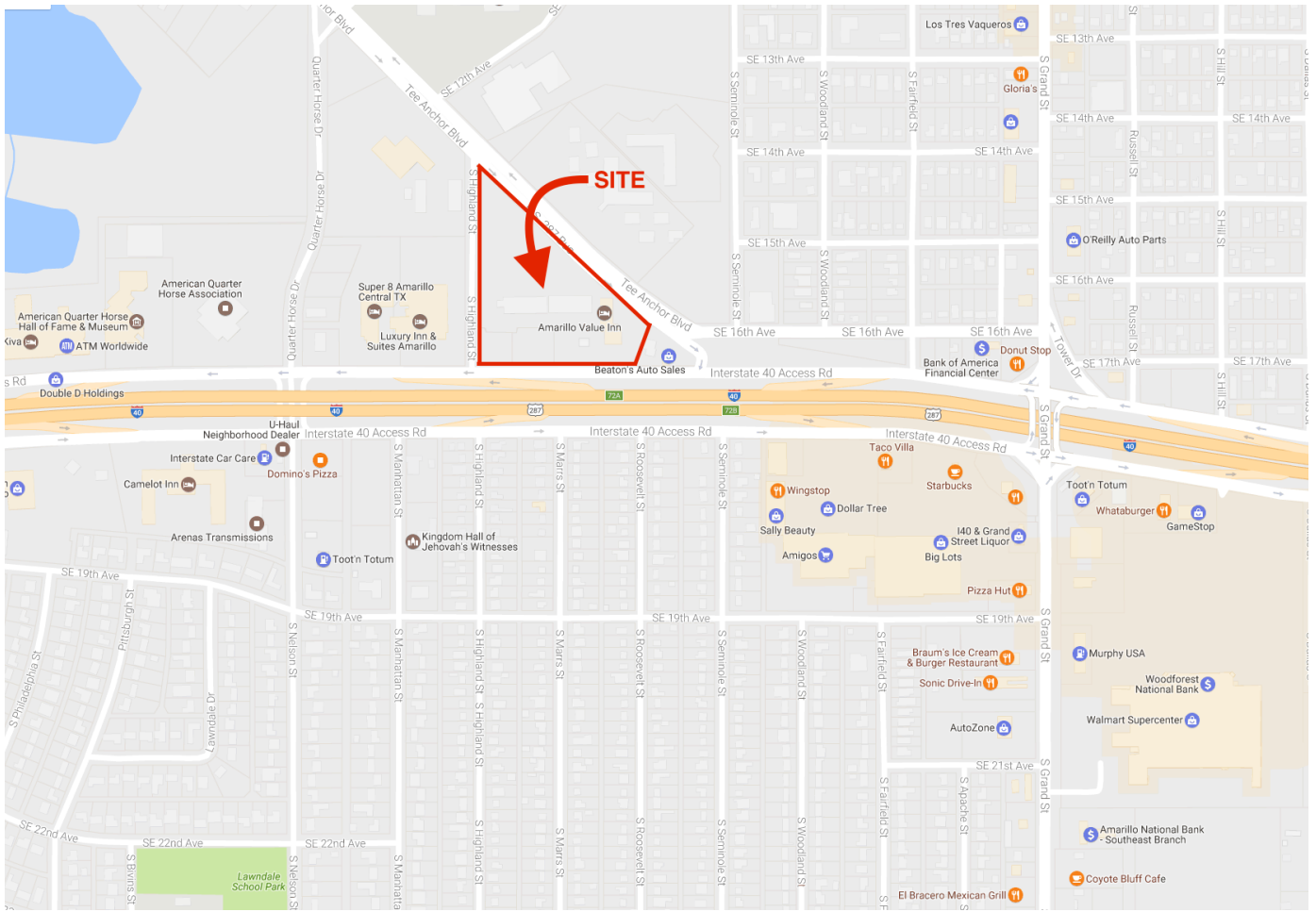
East Village Site:  
3205 E Interstate 40  
Amarillo, TX 79104

#### Traffic Counts:

Nearest Intersection @ Grand St. & I-40: 35,674 per day

Interstate 40 East and West: 450,000 per day estimated

Source: City of Amarillo



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PLAN • DEVELOP • MANAGE

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Over 31,000 sf retail center with open air walkways, patios and drive-thru



15,000 sf Financial/Office complex and 7,000 sf restaurant