

CANYON DEVELOPMENT PROPERTY

RANDALL COUNTY, TEXAS 381.38± ACRES

Very Well Located Development Property Offering Outstanding Views of the Palo Duro Creek

THE CLIFFS AT CANYON
COUNTRY CLUB (DEVELOPMENT)

SUBJECT PROPERTY

Canyon Development Property
Offered For Sale

CANYON COUNTRY CLUB

LONE STAR ESTATES
(DEVELOPMENT)

Excellent Access - Developments Nearby Selling Lots Fast - Canyon ISD



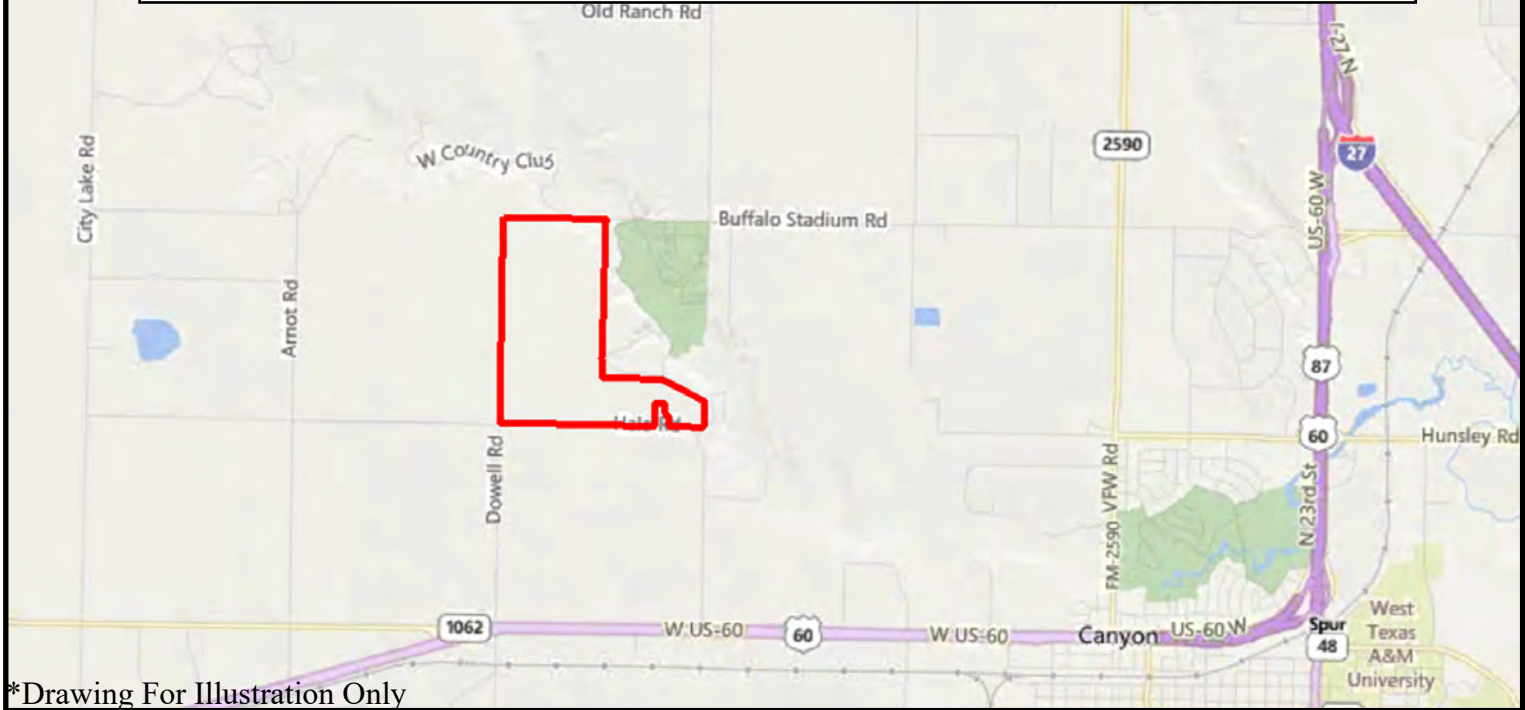
Offered Exclusively By

Chas. S. Middleton and Son

www.chasmiddleton.com (806) 763-5331

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RANDALL COUNTY, TEXAS 381.38± ACRES



*Drawing For Illustration Only

We are pleased to offer the exclusive listing on the Barrett/Ziegler Canyon Development Property.

Located in the Texas Panhandle near Canyon and Amarillo, Barrett/Ziegler Canyon Development Property is just outside the city of Canyon, and overlooks the rim of Palo Duro Creek and the Canyon Country Club. The property is approached via Country Club Road on the North, and paved Hope Road on the South. It is bordered by Hale road on the South. Dowell road approaches the property from the Southwest. It is located 3.5 miles West of Interstate 27 to Amarillo, and 1 mile North of Highway 60 that leads into Canyon. New housing developments are adjacent to this property, and include The Cliffs at Canyon Country Club, and Lone Star Estates.



**Southeast Corner
Barrett/Ziegler Canyon Development Property**

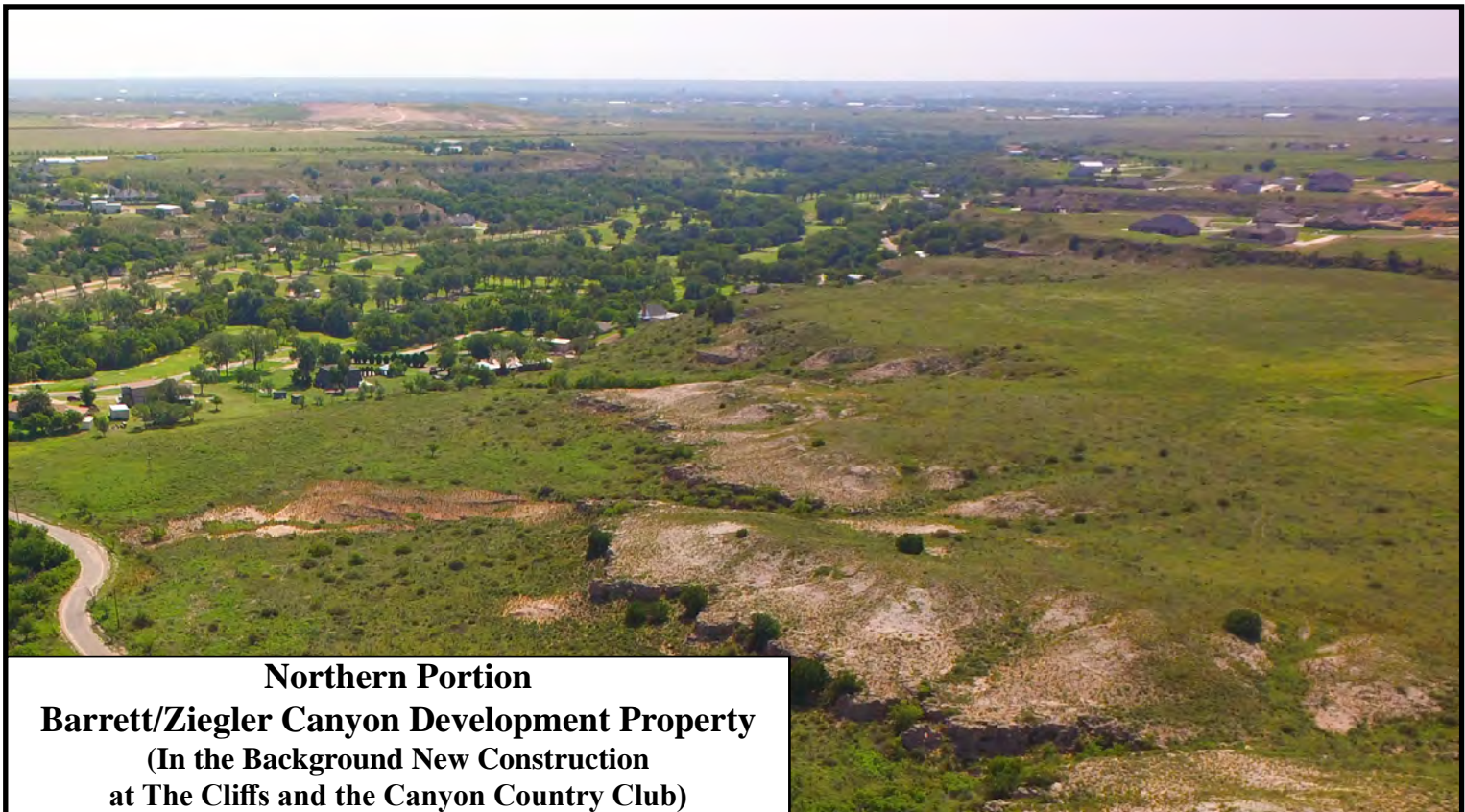
Subject to sale, withdrawal, or error.



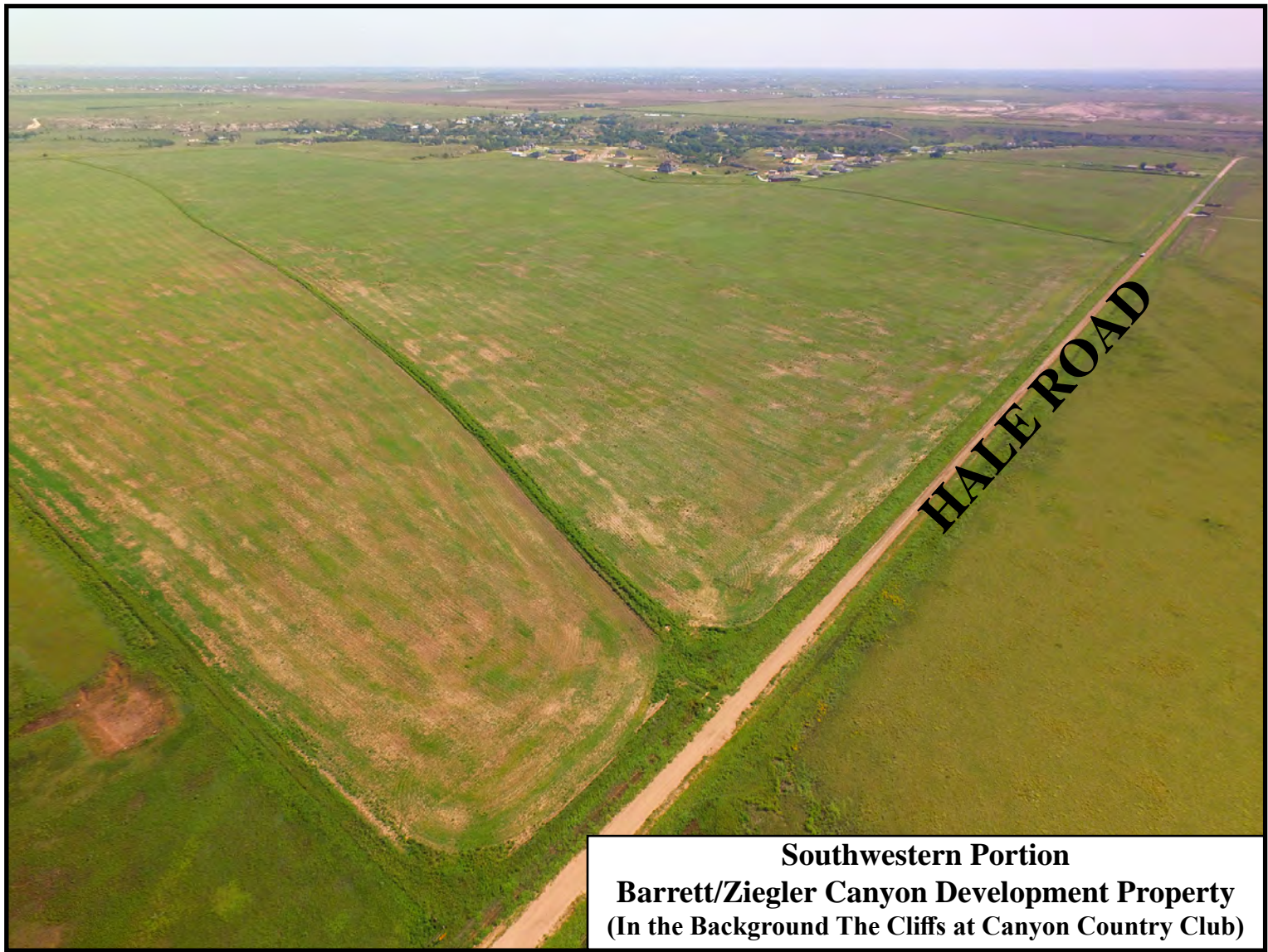
Southern Portion
Barrett/Ziegler Canyon Development Property
 (In the Background New Construction
 at The Cliffs at Canyon Country Club)

The North and Northeastern portions of the property overlook and break into Palo Duro Creek and the country club below. These areas offer desirable views of the canyon and are highly sought after for development. The remainder of the property is mostly level terrain that is well suited for home sites due to its location and proximity to new home development.

The soils of the property not located along the canyon breaks are Pullman and Estacado clay loam, and are productive soils well suited for farming during the transition from agriculture to development.



Northern Portion
Barrett/Ziegler Canyon Development Property
 (In the Background New Construction
 at The Cliffs and the Canyon Country Club)



The farmhouse and approximately 4 acres is not included in the sale. The owner will consider offers for this property which will be surveyed prior to the sale. The majority of the property is open, unimproved land.

The Barrett/Ziegler Canyon Development Property is an outstanding development opportunity, and is offered as a 381.38 +/- acre tract of land. This property is ideally located in a quite country setting, but is within minutes of Canyon and Amarillo. Commuters from Amarillo, Canyon and also Hereford will find the location of this property to be just right to build their dream home. It has the look and feel of being in the country, but is only 5 minutes from the city of Canyon and short drive to the retail trade center of Amarillo. The nearby Canyon Country Club offers amenities including golf, a restaurant and member's bar, and an outdoor pool, all within a golf cart drive from your home.

Canyon is a growing and thriving community, with Randall County reporting 40 new developments in progress at this time.

The Fourth Economy Index in 2012 ranked Randall County among the top 10 counties in the nation with populations of 100,000 to 150,000 that are ideally positioned to attract modern investment and managed economic growth. "The FEC index considers several county-level measures within five areas: 1) Investment, 2) Talent, 3) Sustainability, 4) Place, and 5) Diversity. These five areas serve as a foundation for future economic success to include wage and employment growth, education levels, drive times, home values, minority business ownership, agricultural capacity and population density. The measures are weighted based on the level of influence they have on both internal and external investment decisions". (Source: Fourth Economy Index, <http://fourtheconomy.com/national-fourth-economy-community-index-lists-top-10-small-sized-counties-for-2012/>)





Eastern Portion

Barrett/Ziegler Canyon Development Property

**(Looking West Towards Canyon Country
Club Development)**



Eastern Portion

Barrett/Ziegler Canyon Development Property

**(Looking West Towards Canyon Country
Club Development)**

Northeastern Portion
Barrett/Ziegler Canyon Development Property
(Photo Shows Adjoining Canyon Country Club)

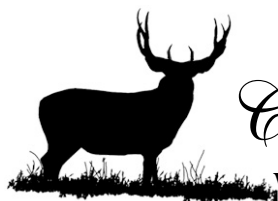




The Barrett/Ziegler Canyon Development Property is a rare opportunity for real estate developers to obtain a large block of land in a great location at a realistic price.

Price:
\$3,500 per acre

381.38 +/- acres. Final acres will be determined by survey.



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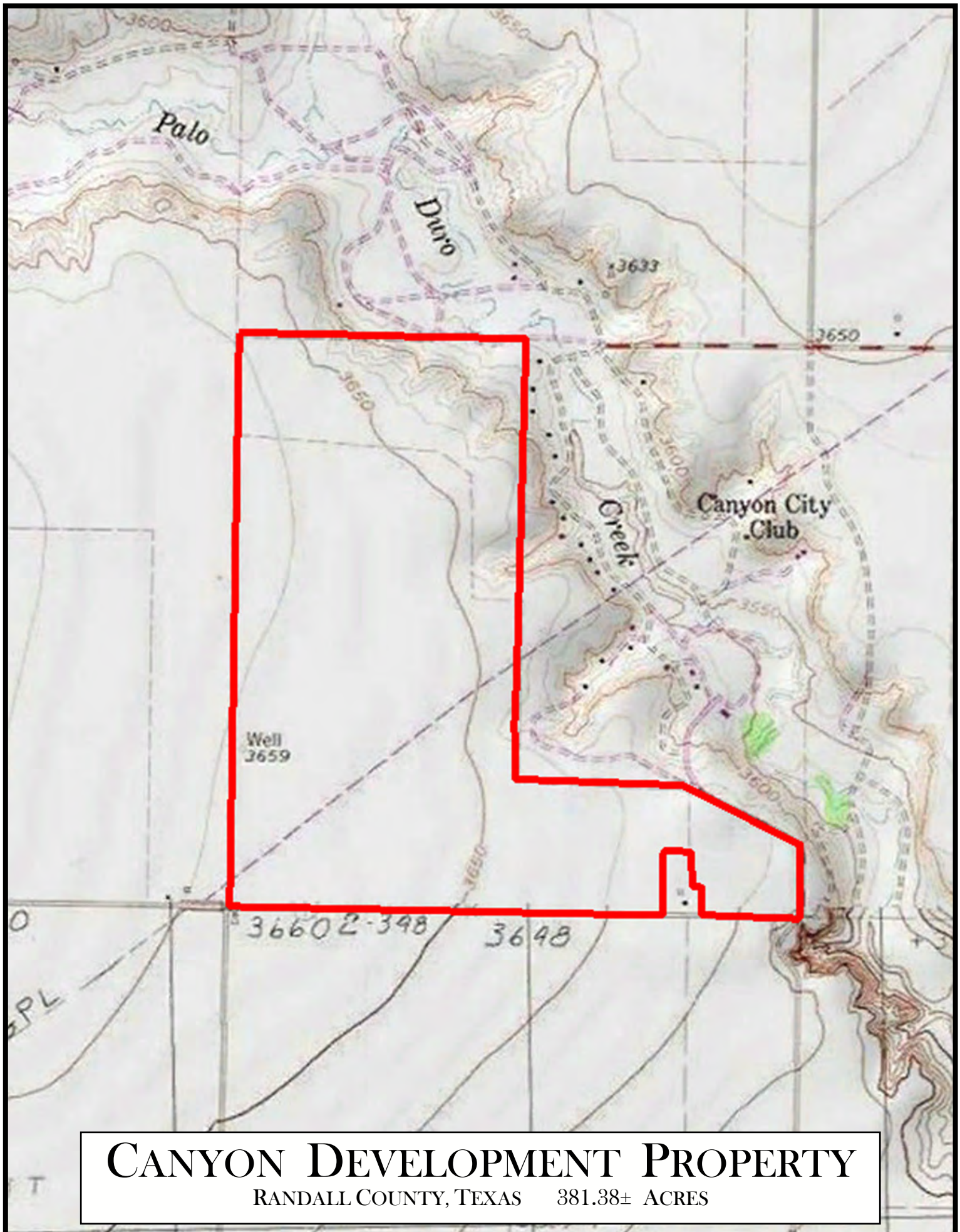
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