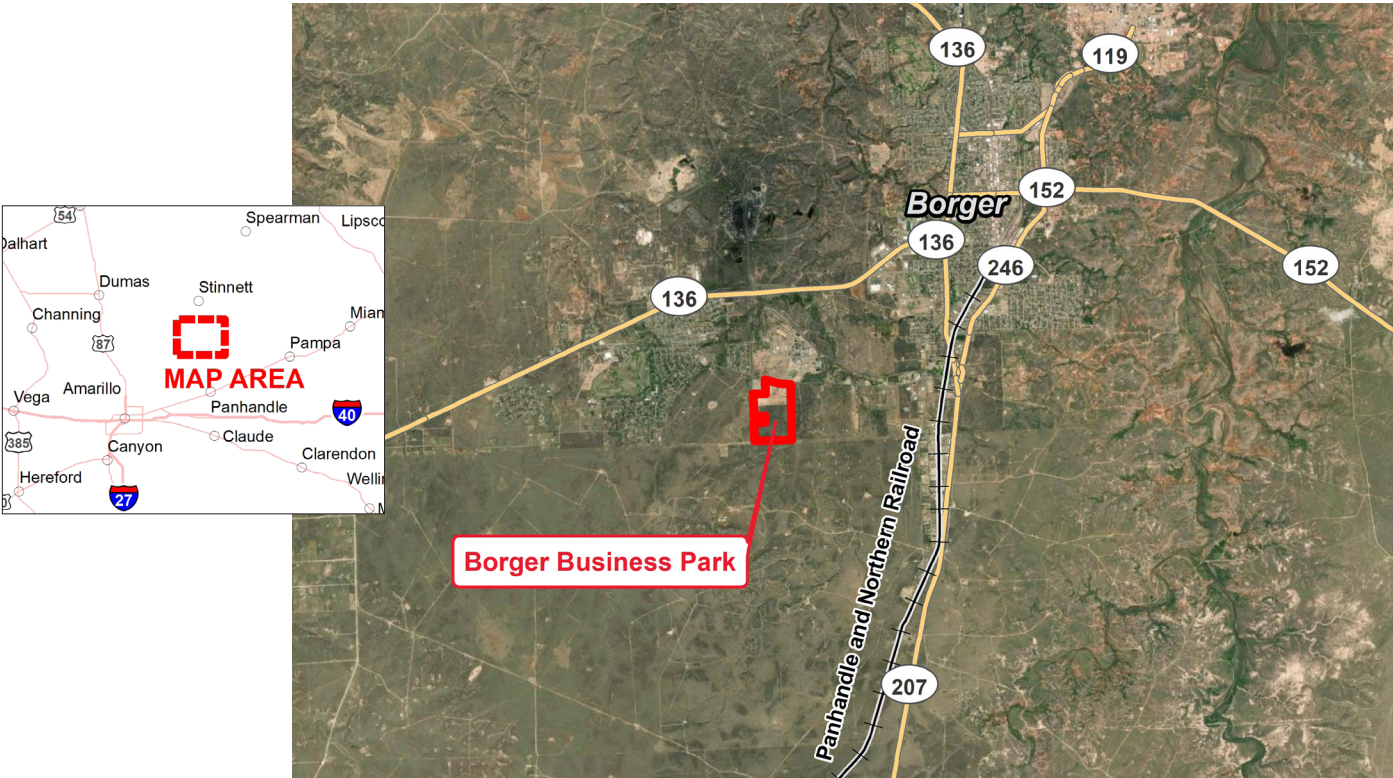


XCEL ENERGY READY SITE
BORGER BUSINESS PARK
BORGER, TEXAS



CERTIFIED SITE DETAILS	
Location	25 BLKY A and B, Borger, Texas
Owner	Borger Economic Development Corporation
Size	39 acres remain of original 119 acres
Zoning	Commercial
Asking price	\$35,000/acre
Highway access	~3 miles to SH 207 ~2 miles to SH 136 ~5 miles to SH 152 36 miles to I-40
Air access	7 miles to Hutchinson County Airport 48 miles to Rick Husband International Airport
Rail access	No rail access

UTILITIES

Electric power	Xcel Energy	3-Phase 13.2 kV Delta circuit
Natural gas	Texas ONE	4" gas line, 30 psig
Water	City of Borger	8" water line, 2 MGD available
Sewer	City of Borger	8" sewer line, 1.7 MGD available
Storm water	City of Borger	2 year event, not on a shared system
Telecom/fiber	Cable One	Up to 10 GB; primarily fiber

SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

Title commitment	✓	Archeological and Historic Use assessments	Not required
Aerial site views and maps	✓	Park covenants and restrictions	
Park master plan	✓	Transportation access maps	✓
Utility service maps	✓	Geotechnical study/soil survey	
Site dimensions and configuration	✓	FEMA Flood Plain Designation with map	✓
Wetlands delineation and map	✓	Air attainment status	✓
Phase 1 environmental assessment	✓	Endangered species assessment	Not required
Community profile and demographics	✓	Letters of support	✓
State and local incentives overview	✓	Business and industrial support services and amenities profile	✓

XCEL ENERGY CONTACT

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ECONOMIC DEVELOPMENT ORGANIZATION

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