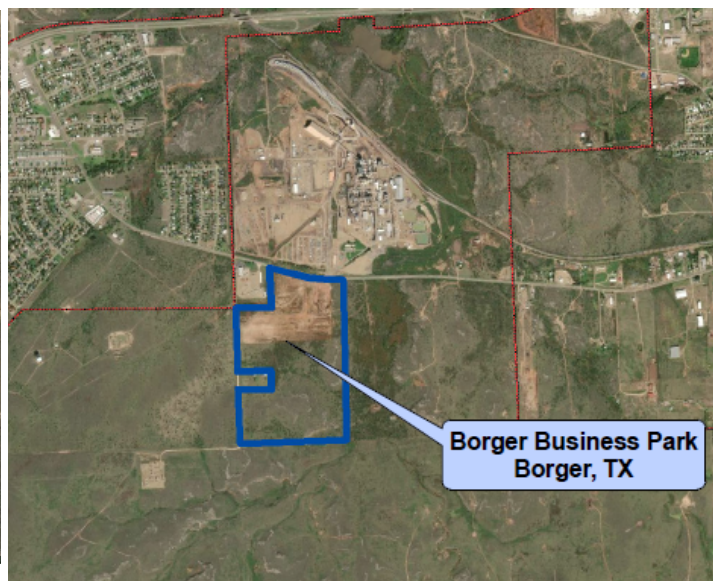


# BORGER BUSINESS PARK

## BORGER, TX

READY SITE BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



### GENERAL SITE INFORMATION

Location	25 BLK Y A and B, Borger, TX
Owner/Developer	Borger Economic Development Corporation
Size	119.7 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, 52 miles to I-27.
Air Access	~7 miles to Hutchinson County Airport, ~48 miles to Rick Husband International Airport
Rail Access	No rail access.

### UTILITY INFORMATION

Electric Power	Xcel Energy. 3-phase, 13.2 kv Delta circuit.
Natural Gas	Texas ONE Gas. 4" gas line, 30 psig.
Water	City of Borger. 8" water line, 2 MGD available for this site.
Sewer	City of Borger. 8" sewer line, 1.7 MGD available for this site.
Storm Water	City of Borger. 2 year event, not on a shared system.
Telecom/Fiber	Cable One. Up to 10G. Primarily fiber, however there will be a coax overlay that can be put on for cable modems.

### SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment		Endangered Species Assessment	

### GENERAL COMMUNITY INFORMATION

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	<input checked="" type="checkbox"/>
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>

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