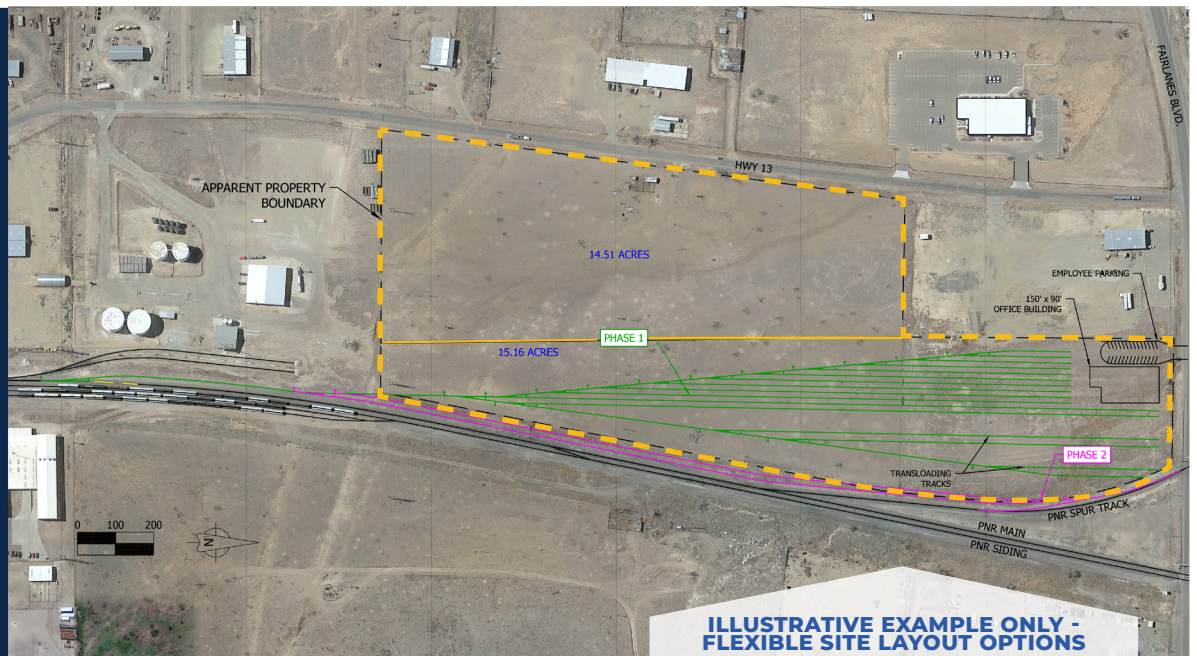




ILLUSTRATIVE EXAMPLE ONLY -
FLEXIBLE SITE LAYOUT OPTIONS

RAIL-READY SITE

HUTCHINSON COUNTY, TEXAS

► HUBER AVENUE

F.M. 1551 & Fairlanes Blvd
Borger, Texas

PROPERTY DETAILS

- Adjacent to Panhandle Northern Railroad – direct rail access.
- Strategic location within Borger's Industrial Corridor.
- Corner site offering excellent site access and visibility.
- Ideal for manufacturing, fabrication, warehousing, distribution, and energy-related operations.
- Publicly owned by Borger Inc. State and Local incentives available – customized based on project need.

PROPERTY HIGHLIGHTS

ACRES

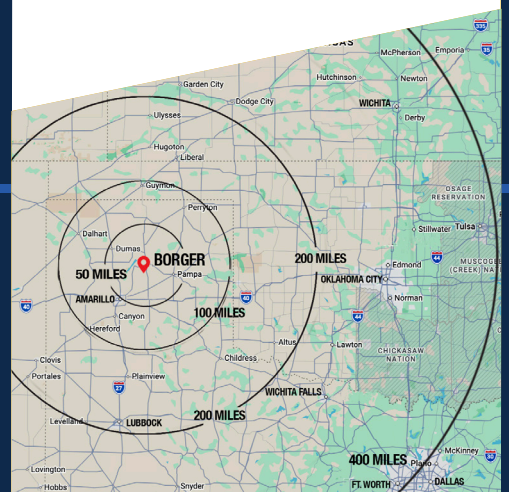
30.71

SITE TYPE

GREENFIELD

ZONING

INDUSTRIAL



HUTCHINSON COUNTY LOCATION DETAILS

Located in the Texas Panhandle, northeast of Amarillo, Hutchinson County offers a strategic location with access to major Southwestern markets. From Borger, the region's hub city, key destinations such as Albuquerque, Oklahoma City, Dallas-Fort Worth, and Colorado Springs can be reached in less than six hours by truck. The area is home to a strong industrial base, including petrochemical refining, specialty chemicals, carbon black manufacturing, fertilizer production, defense, agriculture, and related industrial services, providing businesses with access to a robust network of suppliers, customers, and skilled industry partners.

TRANSPORTATION ACCESS



AIRPORTS

Hutchinson County Airport
Rick Husband Amarillo
International



RAIL CONNECTIONS

PNR, BNSF

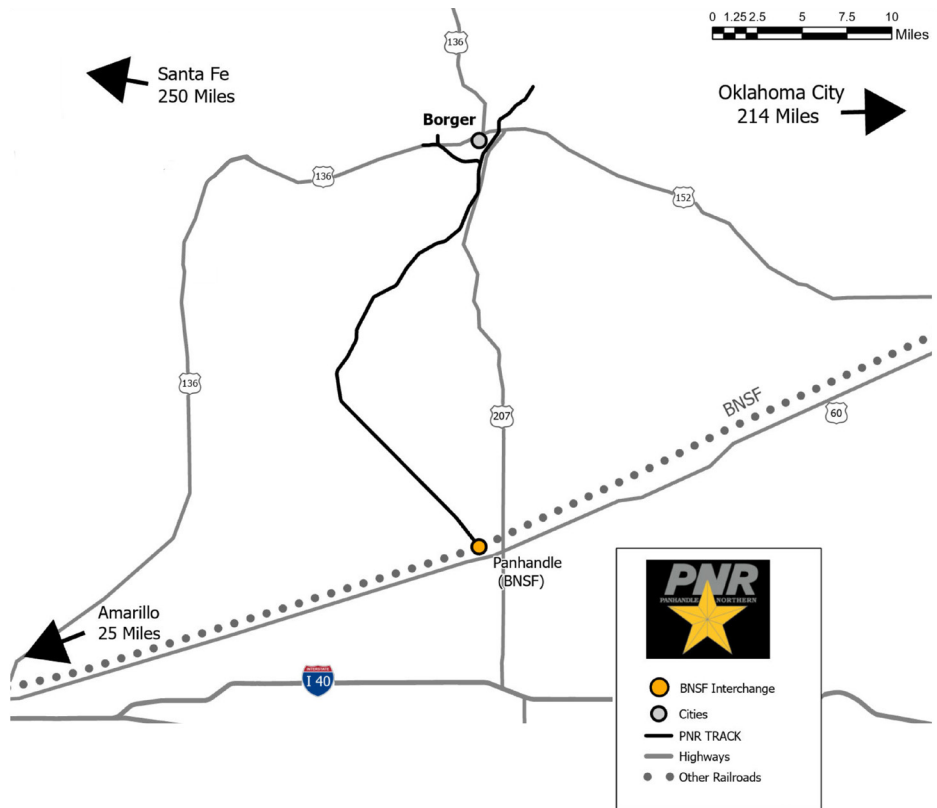


HIGHWAY

I-27, I-40, US 136, US 152,
US 207

PANHANDLE NORTHERN RAILROAD, LLC

BORGER, TEXAS



LET'S TALK CONTACT US



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