



# **BORGER BUSINESS PARK**

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**PHASE I: OFFERING BUILD-TO-SUIT OR  
LOTS FOR DEVELOPMENT**





## **33 MINUTES:**

Driving time to Interstate 40.

## **6 MILES:**

Distance to Hutchinson County  
Municipal Airport.

## **48 MILES:**

Distance to Rick Husband  
International Airport.

## **13 LOTS:**

13 Lots, ranging in size from 2.1-  
4.7 Acres can be subdivided or  
combined to fit your needs.

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**Borger Inc., the economic development corporation for Borger, Texas, is proud to present the Borger Business Park.**

120 + Acres of contiguous, developable property is now available for lease, build-to-suit, or outright sale.

Based on the limited availability of land in Borger, Borger Inc. made the strategic decision to assemble 120+ Acres for commercial development. In 2018, Borger Inc. completed the installation of 8" water and 8" sewer on the first phase of the Borger Business Park, containing 40 Acres.



**UTILITIES IN PLACE:**  
**8" WATER**  
**8" SEWER**

**UTILITIES AT BUILD OUT:**  
**WATER: 2 MGD TO THIS SITE**  
**GAS BY ONE GAS**  
**ELECTRIC BY XCEL**  
**FIBER OPTIC**



# ADVANTAGES & INCENTIVES

## Borger's Advantages are Your Advantages:

- Tax abatements available through 380 Agreements.
- Freeport Exemption for goods in transit.
- Central location between East and West Coasts.
- No personal state income tax.
- Proximity to other global companies means existing infrastructure and resources - like rail, workforce training, and adequate supply to utilities and natural resources.
- Workforce attraction - Borger has a long track record of attracting plant operators, engineers, CDL drivers, welders, mechanics, and many other high-demand professions.



**As a Type A Texas economic development corporation, Borger Inc. is able to offer cash incentives directly to businesses.**

Borger Inc. can pay cash incentives for locating to Borger, expanding your company into Borger, adding new jobs in Borger, or for making a major capital investment in Borger. Call (806) 521-0027 to speak with Katie Lingor, Executive Director of Borger Inc. and learn more about available incentives.

## INVESTMENTS BY THE NUMBERS:

**\$6MM:**

Incentives paid directly to businesses by Borger Inc. in the most recent 10 Years.

**\$34MM:**

Northwest Well Field project completed by City of Borger to expand available water supply for new and existing industry.



# THRIVING INDUSTRY



Borger, Texas is home to operations for several major global corporations. Our strong industrial & manufacturing base gives you access to a network of suppliers and industrial service companies to support your operations and ensure access to quality talent.

Borger is not just home to major manufacturing, it's been chosen for expansions on multiple occasions:

Chevron Phillips Chemical Company chose Borger for its Ryton® plant in 2007 out of 12+ sites. Greg Garland, senior vice president of planning and specialty products, stated "This project solidifies Borger, Texas as the worldwide hub for Chevron Phillips Chemical's PPS polymer business".

In 2014, when Agrium (now Nutrien) chose Borger for its urea plant expansion, the City of Borger, Borger EDC, and Hutchinson County invested alongside Agrium in new water infrastructure, tax abatements, and cash incentives to ensure the project would be adequately supported. Borger beat out 4 other sites to win this expansion.



**YOUR NEW NEIGHBOR:  
NUTRIEN COMPLETED AN  
OVER \$720MM PLANT  
EXPANSION IN 2017.**



# WORKFORCE AVAILABILITY

U.S. Bureau of Labor Statistics surveys covering the radius of Borger, Dumas, Amarillo, and Pampa put available workforce at over 150,000. However, Borger has more than an available labor pool; instead we have an activated workforce—the American Community Survey 5-Year Estimates show that nearly 25% of Borger’s workforce are commuters, with almost 10% of workers driving in from another county to join Borger teams that not only do global business, but also have global reputations for quality. In short, we have built a better jobs environment and workers are happy to come.



**Our location quotient for the goods producing super-sector (Manufacturing, Construction, Mining and Natural Resources) is 2.63 (BLS, Q2 2018).**

# WORKFORCE TRAINING

Borger's supply of labor is only matched by the exceptional workforce training opportunities through our partners at Frank Phillips College. Through its relationship with Existing Industry, FPC has tailored a Career & Technical Education program that is second to none. From extensive safety training to certificate programs for welding and process technology, FPC is dedicated to serving the needs of industry and other local businesses so that a pipeline of talent is sustained for our employers



**51.8% of our population age 25+ has completed some college.**

**23.7% have an Associate's degree or higher. (USCB, ACS 5-Year 2012-2017).**



**4.6% county-wide unemployment, the highest in the Texas Panhandle.**

**As of Q4 2018, 400 previously employed workers were actively seeking employment.**



# BORGER BUSINESS PARK

LET US BE YOUR GLOBAL  
GROWTH ENGINE.



borger, inc. Build it in Borger.