



OFFICE BUILDING FOR SALE/LEASE

300 W 6TH ST, BORGER TX 79007

9320 LAKESIDE BLVD | STE 250 | THE WOODLANDS, TX 77381 | 281-367-2220 | JBEARDCOMPANY.COM

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- The approximate 115,000 square foot four-story office building is currently vacant and the owner is willing to sell fee simple interest in property or build to suit for new tenant.
- The Property is less than three blocks from the Hutchinson County Library and the Hutchinson County Museum. It only takes a few minutes to drive to North Cedar Street and the Hutchinson County Airport.
- The Property is centrally located with easy access to the city's main thoroughfares.
- High Visibility Near North Cedar Street
- Opportunity to Occupy or Hold For Future Repurpose
- Building Height: 4 Stories
- ±28,920 SF Floor Plates
- Parking: 190 Surface Parking Spaces Available



OFFERING SUMMARY

ADDRESS	300 W 6th St. Borger, TX 79007
SALE PRICE	\$2.9 Million
LEASE RATE	\$4.50 + NNN
BUILDING SIZE	115,680 SF
LOT SIZE	3.342 AC
PROPERTY TYPE	Office
YEAR BUILT	1984
CONSTRUCTION TYPE	Concrete/Masonry
Zoning	Commercial
CURRENT STATUS	Vacant

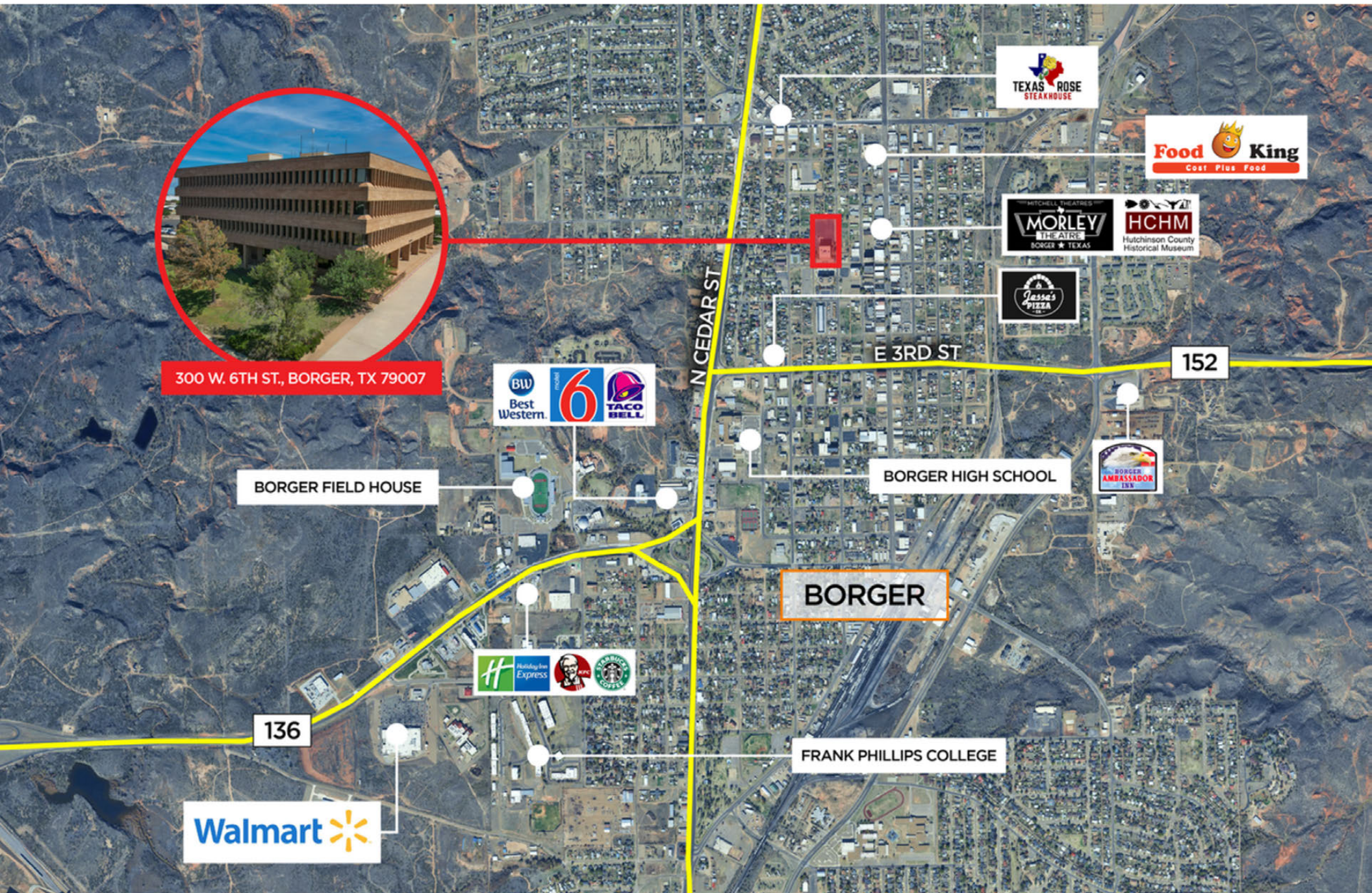
PROPERTY PHOTOS



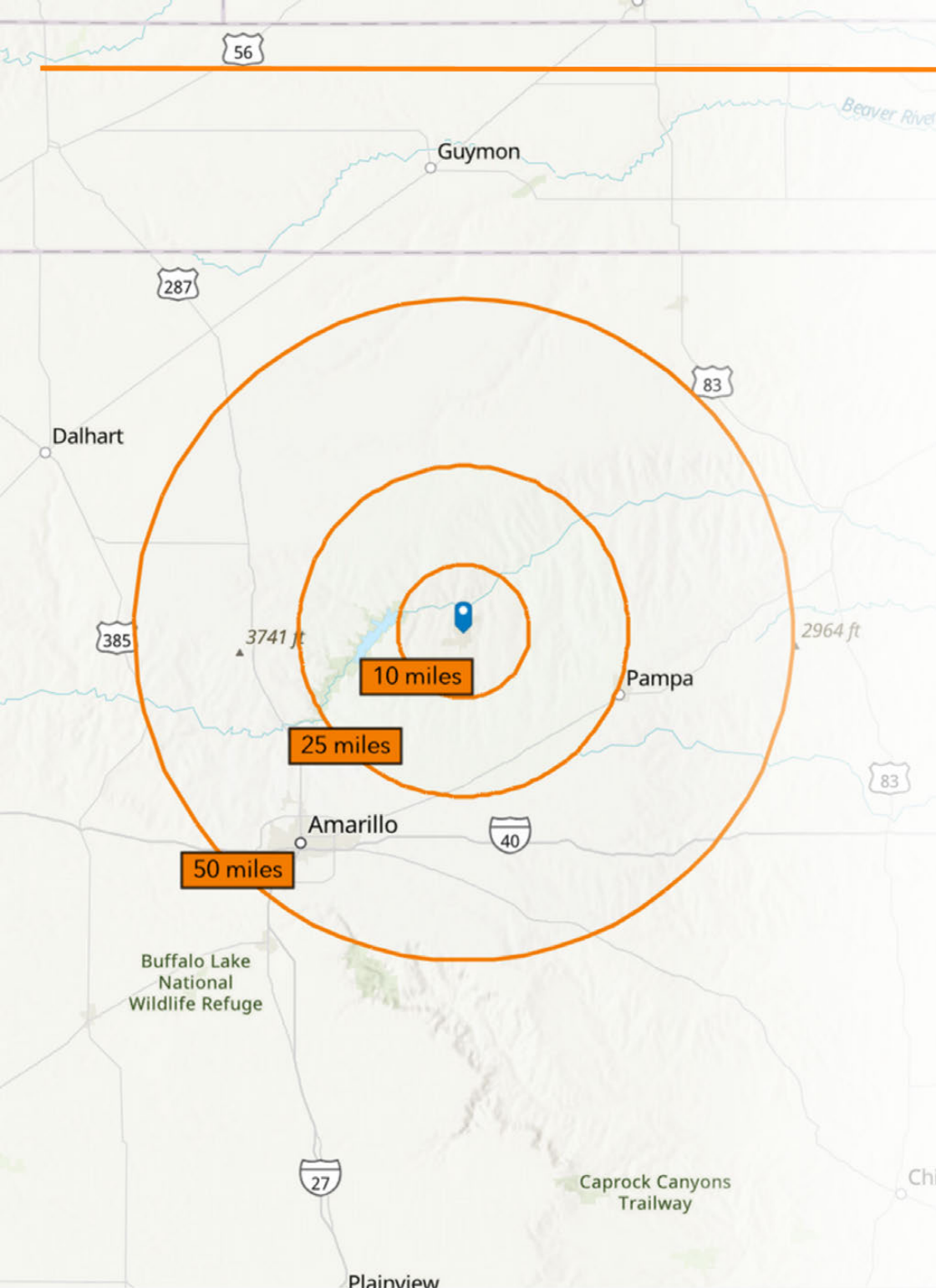
PROPERTY PHOTOS



SURROUNDING AMENITIES



DEMOGRAPHICS



METRIC	10 MILES	25 MILES	50 MILES
Population Summary			
2025 Total Population	14,163	28,919	301,714
2025 Total Daytime Population	16,477	31,129	304,299
Workers	8,657	15,538	155,902
Residents	7,820	15,591	148,397
Household Summary			
2025 Average Household Size	2.51	2.43	2.47
2030 Average Household Size	2.49	2.41	2.43
2025 - 2030 Annual Rate	-0.59%	-0.45%	0.67%
Housing Unit Summary			
2025 Housing Units	7,079	14,479	134,219
Owner Occupied Housing Units	74.1%	76.5%	66.1%
Renter Occupied Housing Units	25.9%	23.5%	33.9%
Income			
2025 Household Income Base	5,555	11,752	118,068
Average Household Income	\$95,770	\$93,284	\$91,937
Median Household Income			
2025	\$67,581	\$72,263	\$201,217
2030	\$77,351	\$80,513	\$273,390
Per Capita Income			
2025	\$37,376	\$37,939	\$36,150
2030	\$40,969	\$41,579	\$40,550

BORGER, TEXAS - MARKET OVERVIEW

Located in the Texas Panhandle, Borger is the largest city in Hutchinson County and serves as the region's economic hub. With access to Highways 136, 152, and 207, the city offers strong connectivity to Amarillo and surrounding markets. Established in 1926 as an oil boomtown, Borger remains anchored by its industrial and petrochemical base while pursuing diversification through community investment and economic development initiatives.

ECONOMY & MAJOR EMPLOYERS

Borger's economy centers on petrochemical, energy, and manufacturing industries, supported by major employers such as Phillips 66, Chevron Phillips Chemical, and regional service providers. The Borger EDC actively promotes business attraction, workforce development, and industrial expansion. A proposed \$100 million sports and recreation complex underscores the city's commitment to quality-of-life and economic diversification.

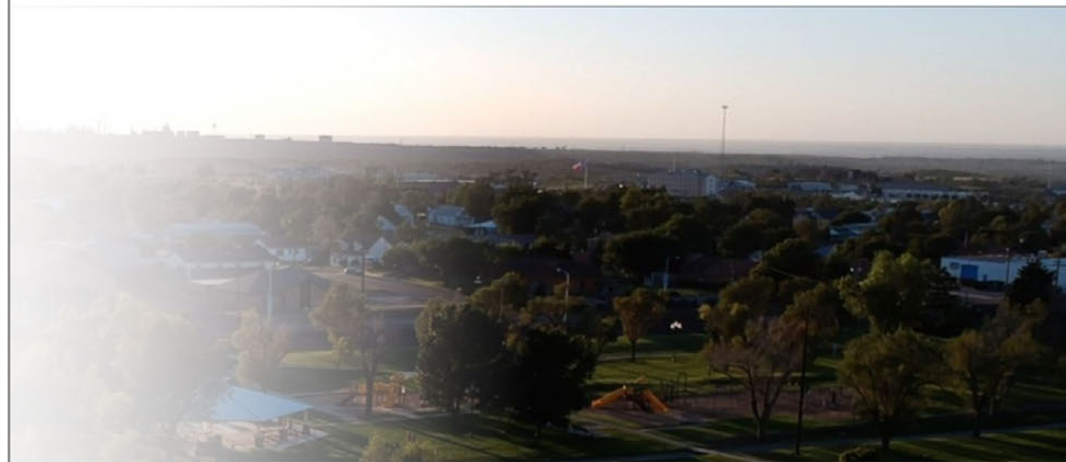
RETAIL & DEVELOPMENT HIGHLIGHTS

Borger's retail market serves a large regional trade area, with recent emphasis on revitalization, recreation, and small-business growth. Affordable real estate and city incentives create opportunities for value-driven retail, service, and hospitality expansion.

ACCESSIBILITY & REGIONAL CONTEXT

Strategically positioned in the High Plains region, Borger offers efficient access to Amarillo (45 mi SW), Dumas, and Pampa. The area benefits from a strong transportation network, skilled industrial workforce, and low cost of doing business.

GLOBAL LEADERS IN BORGER



MARKET OVERVIEW

TOP EMPLOYERS

Nutrien US LLC-Nutrien

Cpch LLC-Golden Plains Community Hosp

D E Rice Construction Co Inc

Hutchinson County Hospital Dst

U S Weatherford L P

Borger Junior College District-Frank Phillips College

Borger Independent School Dst

Conner Machine and Welding Inc-Conner Industries

Scout Energy Management LLC

Tokai Carbon CB Ltd

United Supermarkets LLC-United Supermarkets 539

Rs12 Hotels LLC-Holiday Inn

Braums Inc-Braums Ice Cream & Dairy 189

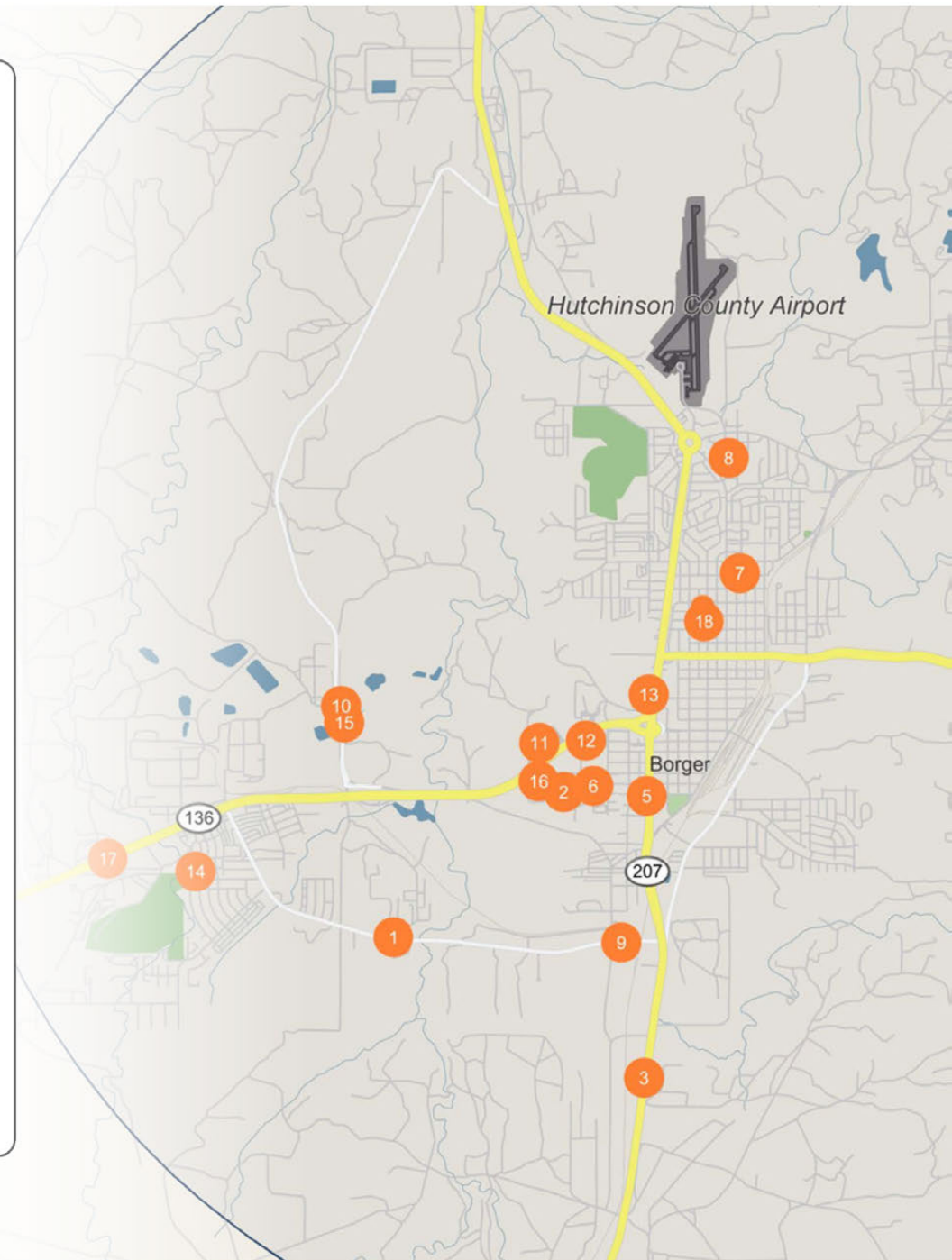
Pagosa Corporation-J TS

Orion Engineered Carbons LLC-Advanced Fillers & Pigments

Walmart Inc-Walmart

JM Huber Corporation

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FOR MORE INFORMATION:

AUSTIN BRODEUR

Senior Advisor
210-535-9809
austin.brodeur@svn.com

JEFF BEARD, CCIM

Managing Director
281-367-2220
jeff.beard@svn.com



281.367.2220

JBEARDCOMPANY.COM

9320 LAKESIDE BLVD | STE. 250
THE WOODLANDS, TX 77381

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SVN J. Beard Real Estate - Greater Houston	0519836	jeff.beard@svn.com	281-367-2220
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Jeffrey Beard	0400693	jeff.beard@svn.com	281-367-2220
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date