

# SALE

## 1600 W WILSON

Borger, TX 79007



### PROPERTY OVERVIEW

The property located at 1600 W. Wilson in Borger, Texas spans approximately 69 acres. This site allows for a variety of uses, making the land a versatile option for a range of developments, such as retail, food service, flex industrial, and even multifamily residential projects.

Given the large size of the parcel, there is potential to subdivide the property into multiple pad sites, offering flexibility for mixed-use developments or separate ventures tailored to commercial and residential needs. The City of Borger prides itself on being highly developer-friendly, with a proactive and collaborative approach to supporting growth. City officials are dedicated to working hand-in-hand with developers to ensure smooth project execution, providing guidance, and reducing friction along the way.

#### • Zoning/Annexation:

- The 200 feet closest to Hwy 136/W Wilson is already annexed into the city limits and zoned commercial, which is great for businesses looking to set up shop right off a major highway.
- The rest of the acreage is not yet zoned but can be annexed in with paperwork. Depending on what you plan for the land, you could either request more commercial zoning, or possibly mix in residential or industrial zoning (if allowed by local codes).

#### • Proximity to Key Locations:

- The land stretches north to the fence line, and east behind the shopping center and up to Scooter's Coffee. This gives you a variety of nearby services and businesses, which could be advantageous for commercial development or customer traffic.
- The 2.5 acres on the west side of Tractor Supply also offers an opportunity for expansion or a complementary development that could cater to retail, service industries, or logistics (depending on zoning).

#### • Upcoming Developments:

- The Roosevelt Street extension and the traffic light intersection under construction is a significant factor. A new street and traffic light mean better accessibility to the property, increasing its value and the flow of potential customers or tenants.

**SALES PRICE: SUBJECT TO OFFER**

**LOT SIZE: ±69 ACRES**

**Dustin Weatherly**  
(817) 343-9240

**Justin Kite, CCIM**  
(806) 468-4897



**COLDWELL BANKER**  
**COMMERCIAL**  
FIRST EQUITY

This information has been provided by sources deemed reliable and has not been verified nor is guaranteed by Coldwell Banker Commercial First Equity or its agents. All prospective purchasers or tenants should verify the accuracy of this information prior to entering an agreement to purchase or lease the property.

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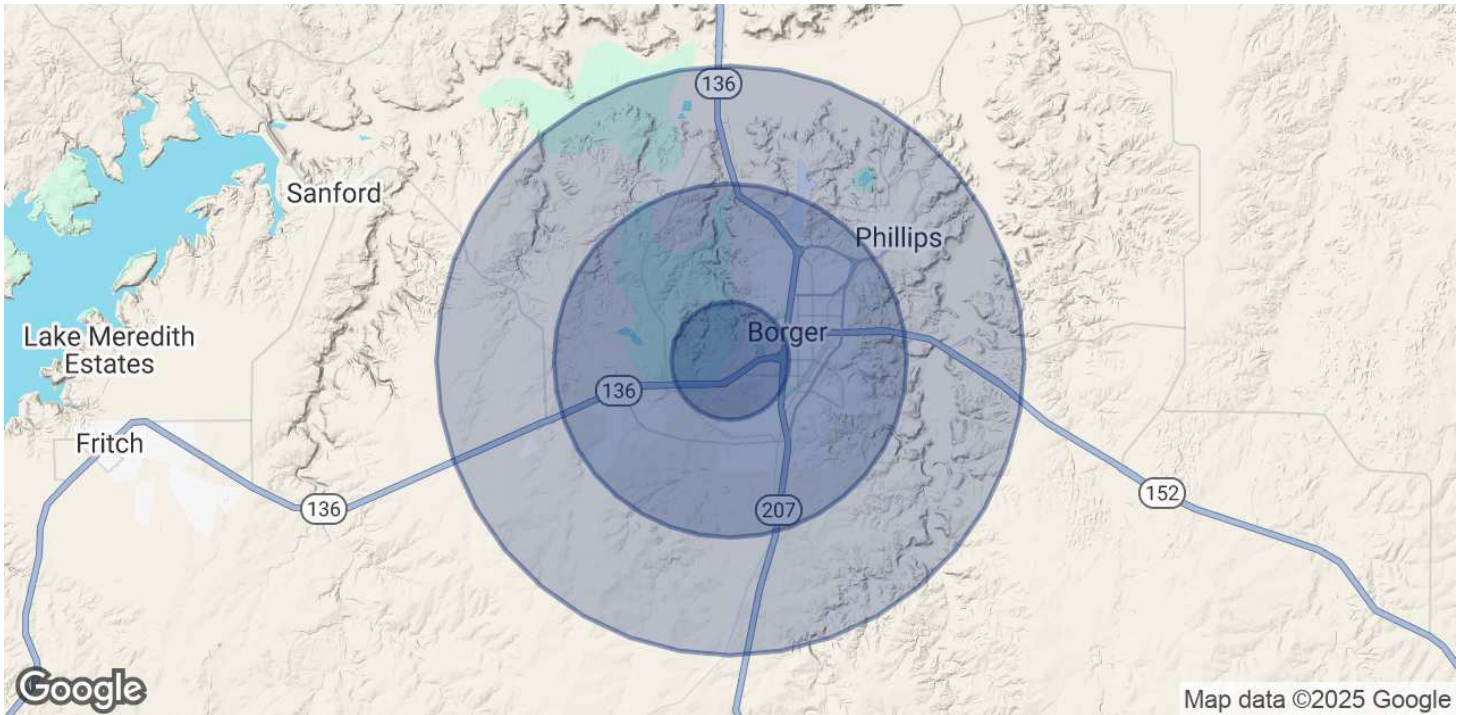
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## 1600 W WILSON

1600 Wilson W Borger, TX 79007



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 914    | 12,613  | 13,396  |
| Average Age          | 41     | 38      | 38      |
| Average Age (Male)   | 40     | 37      | 38      |
| Average Age (Female) | 43     | 39      | 39      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 300       | 4,846     | 5,143     |
| # of Persons per HH | 3         | 2.6       | 2.6       |
| Average HH Income   | \$70,263  | \$84,239  | \$86,178  |
| Average House Value | \$219,209 | \$141,618 | \$146,826 |

Demographics data derived from AlphaMap

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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.*

2-10-2025



## 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.

### Coldwell Banker Commercial

#### First Equity

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

**9007722**

License No.

**rachel@cbcamarillo.com**

Email

**(806) 354-3500**

Phone

#### Rachel R Shreffler

Designated Broker of Firm

**610574**

License No.

**rachel@cbcamarillo.com**

Email

**(806) 354-3500**

Phone

#### Rachel R Shreffler

Licensed Supervisor of Sales Agent/  
Associate

**610574**

License No.

**rachel@cbcamarillo.com**

Email

**(806) 354-3500**

Phone

#### Dustin Weatherly

Sales Agent/Associate's Name

**808604**

License No.

**dustin@cbcamarillo.com**

Email

**(817) 343-9240**

Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date