

# Port to Plains - Prime Commercial Development Opportunity Hartley, TX

**STRATEGICALLY LOCATED ALONG HIGHWAY 87 |  
OVER 140 ACRES | IDEAL FOR TRAVEL CENTERS,  
INDUSTRIAL & ENERGY DEVELOPMENT**

## PROPERTY OVERVIEW

- Tract 1: 85.48 acres
- Tract 2: 37.80 acres
- Tract 3: 20.00 acres



**Total Acreage: 143.28**

**Agent / Representative:**

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## KEY HIGHLIGHTS

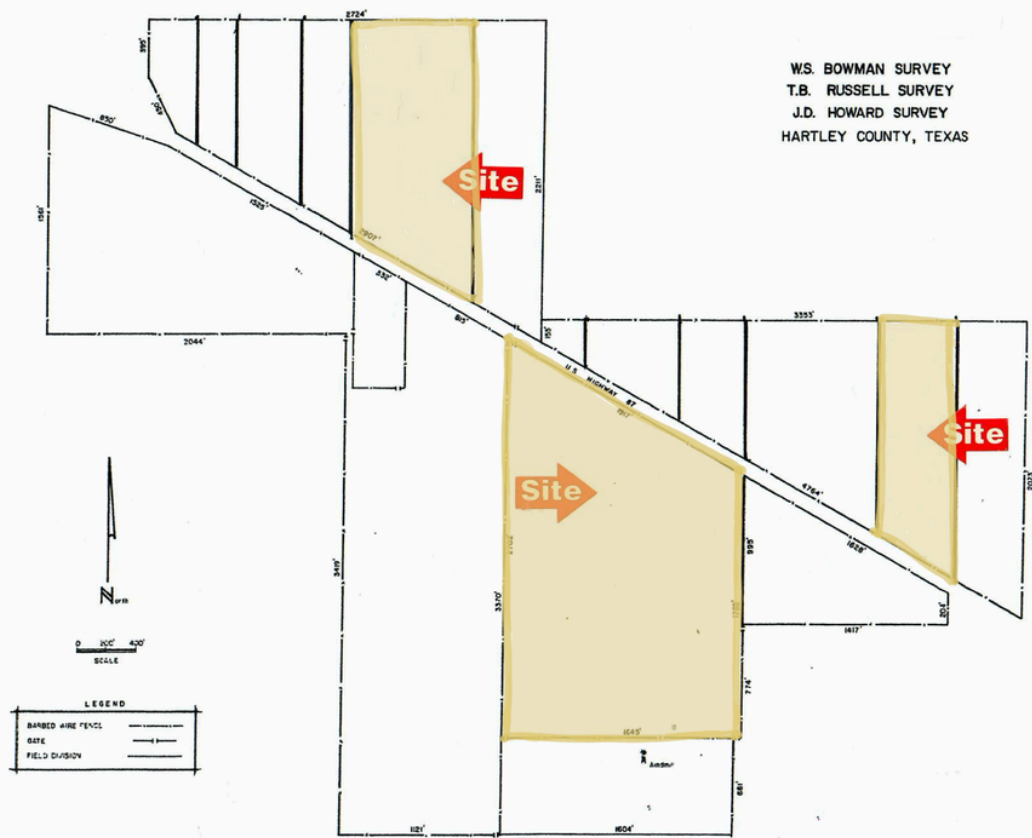
- **6,500+ ft of frontage on Highway 87** — direct visibility on a major North-South trucking route
- Located on the **Port-to-Plains Corridor**, with **\$1.46B+ in infrastructure** investment for a 4-lane expansion (completion projected 2027–2028)
- **21,000+ vehicles per day (VPD)** — consistent traffic between Dalhart and Dumas
- **Flat, unzoned, build-ready land** with utilities available at the road
- **Privately owned** — flexible parcel options with no zoning restrictions
- **Only 1 fuel stop in a 40-mile stretch** = prime first-mover opportunity

## BUILT-IN INDUSTRY TRAFFIC

**THIS PROPERTY IS SURROUNDED BY HIGH-VOLUME, DAILY ACTIVITY FROM:**

- **Cattle & Beef Operations:** Home to the largest feedlots and processing facilities in the U.S., feeding over 2 million cattle annually
- **Dairy Industry:** One of the fastest-growing dairy regions in the country, with a full ecosystem attracting national investment
- **Oil & Gas:** Active energy fields nearby = steady traffic from field crews, contractors, and supply teams
- **Wind Energy:** Proximity to four major wind farms and Class 4+ wind speeds = strong renewable development potential
- **Farming Operations:** Surrounded by high-yield farmland, driving traffic from ag equipment, labor, and service providers

## DEVELOPMENT-READY LAND



**THIS LAND SITS IN THE PATH OF EXPANSION.  
WHOEVER BUILDS HERE FIRST SETS THE STANDARD.**

**IDEAL FOR**

- ✓ **Fuel & Travel Centers**
- ✓ **Distribution + Trucking Hubs**
- ✓ **Energy Staging & Support (Oil, Gas, Wind)**
- ✓ **Agricultural Service Centers**
- ✓ **Manufacturing + Industrial Parks**
- ✓ **Large-Scale Retail or Franchise Centers**

