



Hillsboro Oaks Apartments

208 N Church St - Hillsboro, TX 76645

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GIORDANO
Team

**COMPASS
COMMERCIAL**

Hillsboro Oaks Apartments - Hillsboro, TX

EXCLUSIVELY MARKETED BY



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An aerial photograph of a residential property. The central focus is a long, narrow building complex with a grey roof and light-colored siding, divided into several sections. To the right of the building is a paved parking lot with several cars parked. The surrounding area includes other residential buildings, trees, and a street. The overall scene is captured from a high angle, providing a clear view of the property's layout and its context within a neighborhood.

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Compass Commercial is pleased to present exclusively for sale the 15,250 SF Hillsboro Oaks Apartments located at 208 N Church St in Hillsboro, TX. Acquisition presents value add opportunity, located just two city blocks from Hill County courthouse with easy access to I-35, and a 50 minute drive south of Fort Worth.

Sale Price

\$1,600,000

OFFERING SUMMARY

Price / SF:

\$104.91

BUILDING & LOT INFORMATION

Address: 208 N Church St

City, State, Zip: Hillsboro, TX, 76645

County: Hill County

Building Size: +/- 15,250 SF

Lot Size: +/- 28,445 SF / 0.65 AC



VALUE ADD OPPORTUNITIES



- INTERIOR
 - Kitchen Cabinetry & Granite Countertops
 - Bathroom Fixtures
 - Flooring
 - Modern Light Fixtures
 - Energy efficient windows
- EXTERIOR
 - Fencing & security gate
 - Decking per unit
 - Concrete stairs can be refinished
 - Common area amenities
 - Electronic door locks
 - Landscaping

RECENT CAPITAL IMPROVEMENTS



- INTERIOR
 - New carpet
 - New countertops
 - LVP flooring
 - New appliances
 - New paint
- EXTERIOR
 - New metal roof (2021)
 - Paint
 - New HVAC units (2021)
 - Siding, soffit and fascia replaced
 - Parking lot resurfaced and restriped
 - Rubs system implemented for master water meter



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SECTION 2

PROPERTY INFORMATION

PROPERTY SUMMARY



LOCATION: 208 N CHURCH ST,
HILLSBORO, TX 76645



SALES PRICE: \$1,600,000



PRICE PER UNIT: \$80,000



UNIT SIZE: TOTAL SIZE: +/- 15,250 SF
AVG SIZE: 762.50 SF



NOI: \$124,481.01



CAP RATE: 7.78%



BUILDING: # OF BUILDINGS: 5
OF UNITS: 20 UNITS



RENT: AVERAGE RENT: \$752.50
AVERAGE RENT - PSF: \$0.98



OCCUPANCY: 100% (Up from 50% in 2021)



ZONING: MF-29 (Multi Family Residential)



APN: 106908



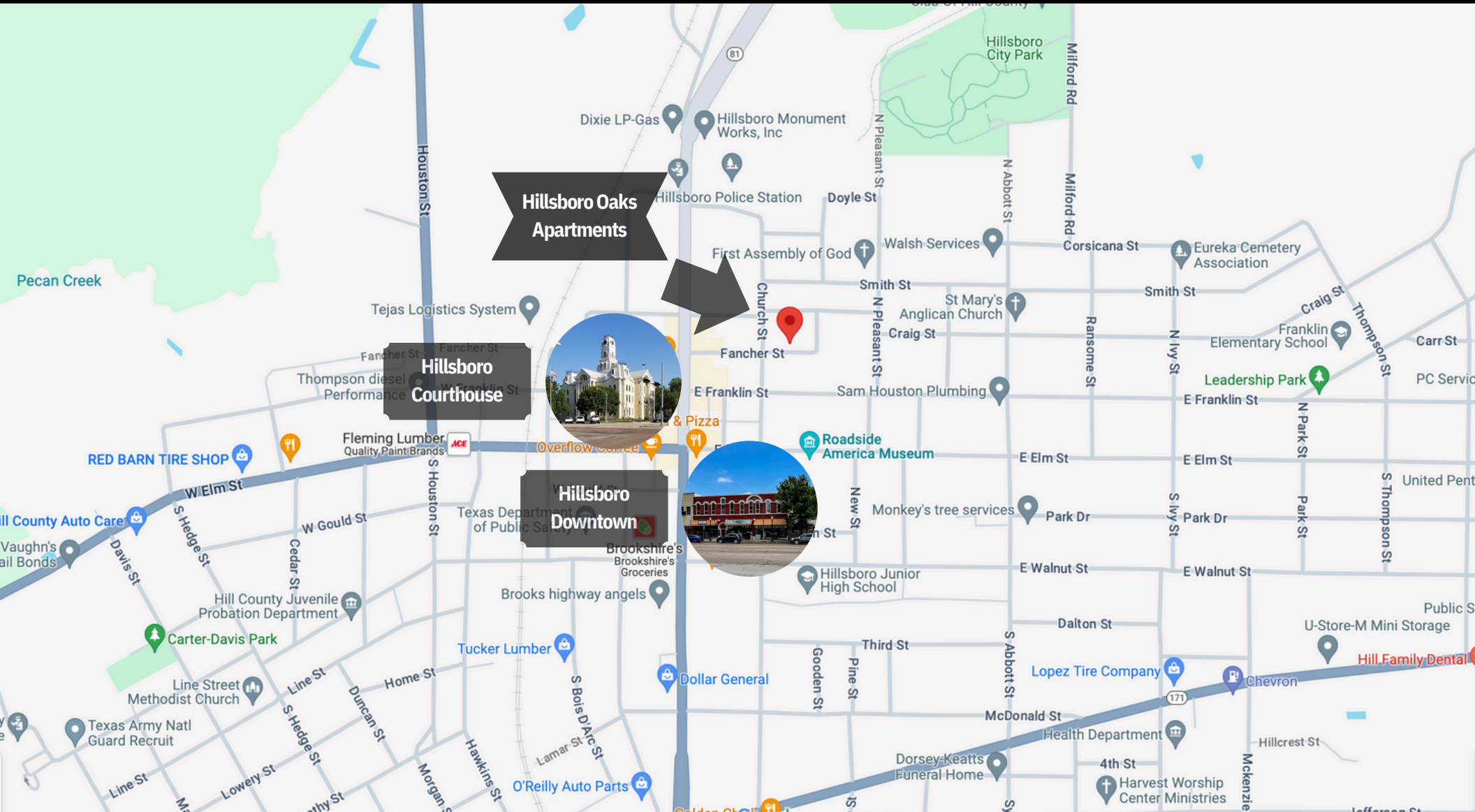
LOT SIZE: +/- 28,445 SF / 0.65 AC



Parking: 1.5 spaces/unit



LOCATION MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	8,640	9,500	14,436
Average Age	35.8	36.2	37.8

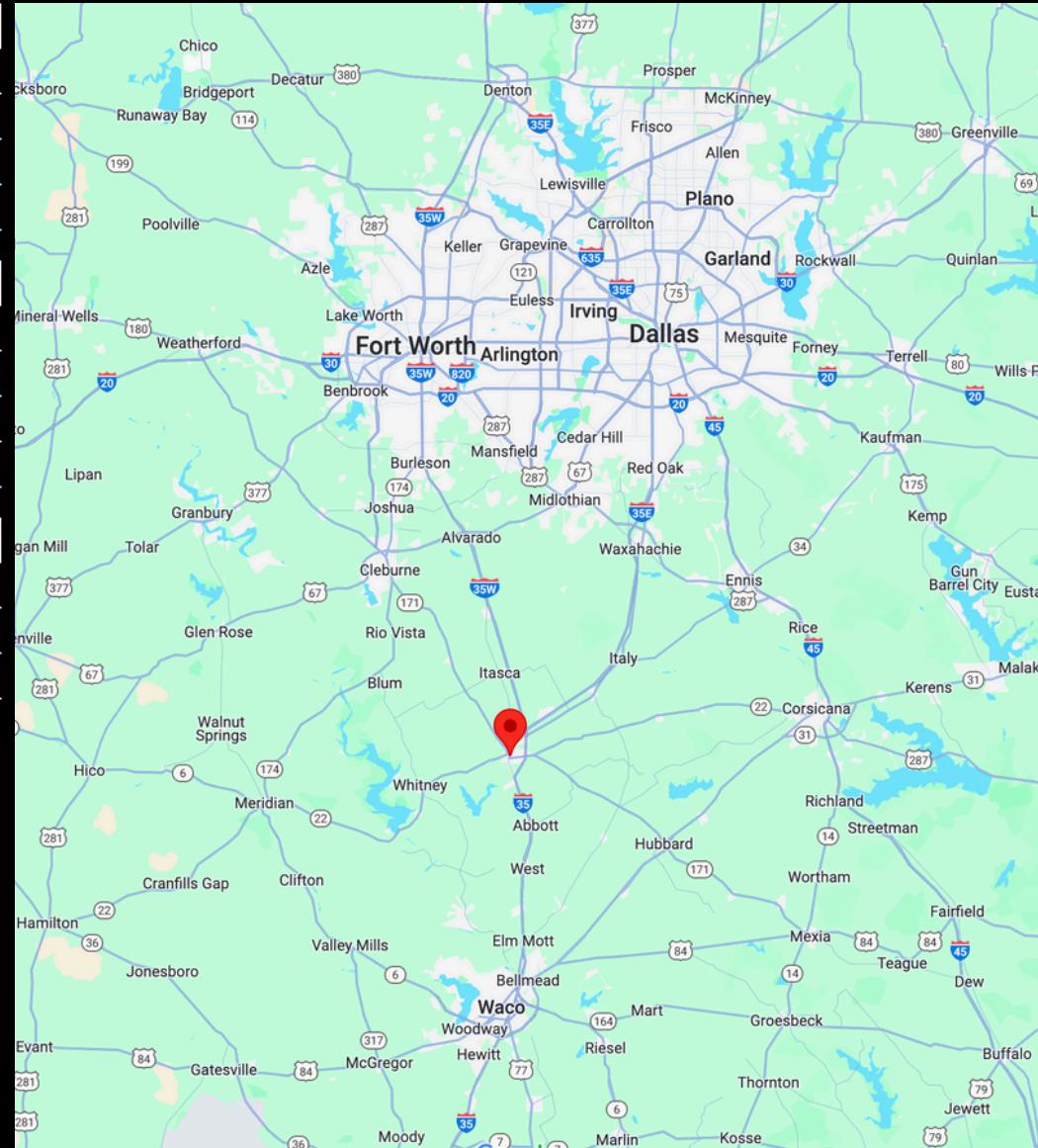
The population density in Hillsboro is 583% higher than Texas.

Hillsboro crime rates are 27% lower than the Texas average.

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,050	3,372	5,207
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$68,329	\$69,244	\$72,096
Average House Value	\$92,361	\$96,952	\$113,693

TRAFFIC COUNTS			
S Waco St			8,479 VPD
W Elm St			7,869 VPD
N Waco St			6,774 VPD

Sourced from CoStar and AreaVibes.com



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SECTION 3

AREA OVERVIEW

CITY OVERVIEW



Hillsboro Courthouse



Hillsboro Downtown

Hillsboro, TX

Hillsboro, a hidden gem in the Lone Star State, is a picturesque and inviting city that perfectly encapsulates the essence of Texas charm. Its strategic location, comfortably nestled midway between the bustling cities of Dallas and Waco, offers an ideal balance of serene small-town living and convenient access to urban amenities. This unique positioning makes Hillsboro not just a place to live, but a hub for experiencing the rich diversity of Texas landscapes and lifestyles. With its easy accessibility to major highways and a friendly community atmosphere, Hillsboro stands out as a prime location for homeowners seeking both peace and connectivity.

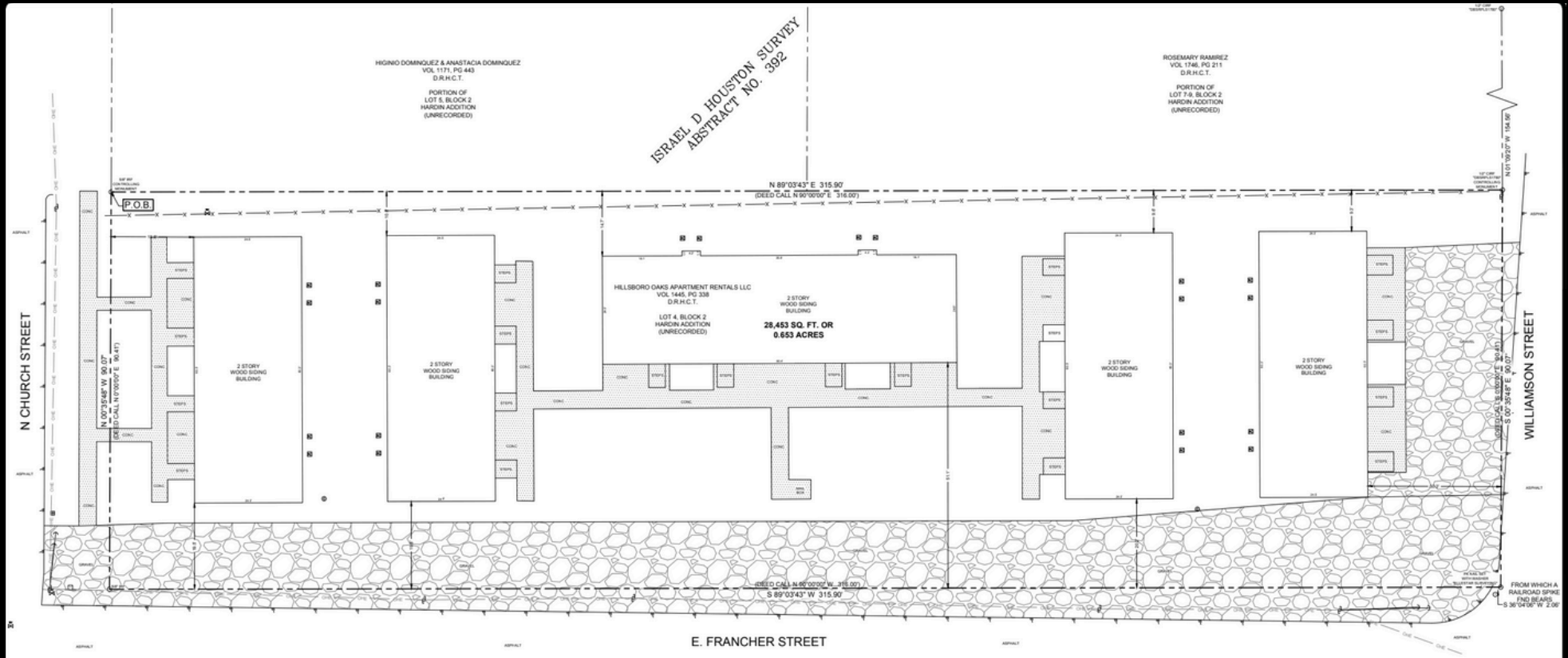
The heart of Hillsboro beats with a rhythm of rich history and vibrant culture. The city is a treasure trove of historical landmarks, with the Hill County Courthouse being a crown jewel of architectural heritage. This courthouse, along with other historic buildings, narrates the story of a bygone era, bringing a unique character to the city. Hillsboro's cultural calendar is dotted with events like the renowned Cotton Pickin' Fair, which not only showcases the local agricultural legacy but also brings together artisans, musicians, and food vendors, creating a festive atmosphere that residents eagerly anticipate each year. The Historic Downtown District, with its quaint shops and vintage aesthetics, offers a nostalgic stroll down memory lanes, creating a sense of connection to Hillsboro's storied past.

The lifestyle in Hillsboro is a harmonious blend of community spirit and individual well-being. The city is characterized by its friendly neighborhoods, where community bonds are strong and a sense of belonging is pervasive. Residents enjoy a variety of local amenities, from charming boutiques and cafes to well-maintained parks and recreational facilities. The proximity to Lake Whitney is a significant draw, offering a picturesque escape for outdoor enthusiasts. Here, activities such as fishing, boating, and hiking are not just pastimes but a way of life. The scenic beauty of the lake, coupled with Hillsboro's vibrant community events, craft a living experience that is both fulfilling and enriching.

Hillsboro is not just a place of historical significance and community spirit; it's also a hub of economic activity and growth. The city has been experiencing a steady economic upturn, marked by the arrival of diverse businesses and industries. This economic diversity provides residents with a wide range of job opportunities, from retail and hospitality to manufacturing and healthcare. Major employers in the area include Hill Regional Hospital and the Outlets at Hillsboro, a large shopping center that not only serves as a shopping destination but also as a significant employment provider. Additionally, Hillsboro's proximity to larger cities like Dallas and Waco expands the job market considerably, offering residents the flexibility to pursue careers in various sectors. The city's commitment to economic development is evident in its support for local businesses and initiatives to attract new investments, making Hillsboro an increasingly attractive place for both career-oriented individuals and families looking for stability and growth.

Hillsboro Oaks Apartments - Hillsboro, TX

Survey



HIGINO DOMINGUEZ & ANASTACIA DOMINGUEZ
VOL. 1171, PG. 443
D.R.H.C.T.
PORTION OF
LOT 5, BLOCK 2
HARDIN ADDITION
(UNRECORDED)

ISRAEL D HOUSTON SURVEY
ABSTRACT NO. 392

ROSEMARY RAMIREZ
VOL. 1746, PG. 211
D.R.H.C.T.
PORTION OF
LOT 7 & BLOCK 2
HARDIN ADDITION
(UNRECORDED)

N 89°03'43" E 315.90'
(DEED CALL N 90°00'00" E 316.00')

S 89°03'43" W 315.90'
(DEED CALL N 89°03'43" W 315.90')

E. FRANCHER STREET

PROPERTY DESCRIPTION

BEING 0.653 acre tract of land situated in the ISRAEL D HOUSTON SURVEY, ABSTRACT NUMBER 392, in the City of Hillsboro, Hill County, Texas, being Lot 4, Block 2, Hardin Addition, an unrecorded subdivision, being that certain tract of land described in a deed to Hillsboro Oaks Apartments Rentals, LLC, recorded in Volume 1445, Page 338, Deed Records, Hill County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the common corner of said Lot 4, Block 2, and Lot 5, Block 2, of said Hardin Addition, being that same tract of land described in a deed to Higinio Dominguez and Anastacia Dominguez, recorded in Volume 1171, Page 443, Deed Records, Hill County, Texas, said point being in the east right-of-way line of N. Church Street;

THENCE N 89°03'43" E, along the common line of said Hillsboro Oaks Apartments Rentals, LLC tract, and said Dominguez tract, passing the common corner of said Dominguez tract, and a tract of land described in a deed to Rosemary Ramirez, recorded in Volume 1746, Page 211, Deed Records, Johnson County, Texas, and continuing a total distance of 315.90 feet to a 1/2 inch iron rod with cap stamped "D&S RPLS 1780" found for the common corner of said to Hillsboro Oaks Apartments Rentals, LLC tract, AND SAID Ramirez tract, and being in the west right-of-way line of Williamson Street;

THENCE S 00°35'48" E, along the east line of said Hillsboro Oaks Apartments Rentals, LLC tract, and along the west right-of-way line of said Williamson tract, a distance of 90.07 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for the southeast corner of said Hillsboro Oaks Apartments Rentals, LLC tract, and being the northwest intersection of said Williamson Street, and E. Francher Street;

THENCE S 89°03'43" W, along the south line of said Hillsboro Oaks Apartments Rentals, LLC tract, and along the north right-of-way line of said E. Francher Street, a distance of 315.90 feet to a 5/8 inch iron rod found for the southwest corner of said Hillsboro Oaks Apartments Rentals, LLC tract, and being the northeast intersection of said E. Francher Street, and said N. Church Street;

THENCE N 00°35'48" W, along the west line of said Hillsboro Oaks Apartments Rentals, LLC tract, and along the east right-of-way line of said N. Church Street, a distance of 90.07 feet to the **POINT OF BEGINNING** and containing 28,453 square feet or 0.653 acres of land more or less.

- LEGEND**
- ⊙ BOLLARD
 - ⊠ CABLE PEDESTAL
 - CLEAN OUT
 - ⊠ DRAIN INLET
 - ⊠ ELECTRIC BOX
 - ⊠ ELECTRIC MAN HOLE
 - ⊠ ELECTRIC VAULT
 - ⊠ FENCE COLUMN
 - ⊠ FIBER OPTIC MARKER
 - ⊠ FIRE HYDRANT
 - ⊠ FUEL PORT
 - ⊠ GAS MAN HOLE
 - ⊠ GAS METER
 - ⊠ GAS VALVE
 - ⊠ GRATE INLET
 - ⊠ GREASE TRAP
 - ⊠ GUY WIRE
 - ⊠ IRRIGATION CONTROL VALVE
 - ⊠ LIGHT POLE
 - ⊠ MAIL BOX
 - ⊠ MAN HOLE
 - ⊠ MONITORING WELL
 - ⊠ PIPELINE MARKER
 - ⊠ POWER POLE
 - ⊠ SEPTIC TANK
 - ⊠ SANITARY SEWER MAN HOLE
 - ⊠ SIGN
 - ⊠ STORM DRAIN MAN HOLE
 - ⊠ TELEPHONE MAN HOLE
 - ⊠ TELEPHONE PEDESTAL
 - ⊠ TELEPHONE VAULT
 - ⊠ TRAFFIC SIGNAL BOY
 - ⊠ TRAFFIC SIGNAL POLE
 - ⊠ TRANSFORMER PAD
 - ⊠ WATER METER
 - ⊠ WATER VALVE
 - ⊠ WATER VAULT
 - ⊠ WAULT
 - ⊠ 1/2" IRON ROD FOUND
 - ⊠ 5/8" IRON ROD FOUND
 - ⊠ ONE OVERHEAD ELECTRIC LINE
 - ⊠ CHS 1/2" IRON ROD SET



NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND OTHER MATTERS OF RECORD MAY AFFECT THIS PROPERTY.
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, COVENANTS, CONDITIONS, RESERVATIONS, RIGHTS AND OBLIGATIONS THAT MAY BE APPLICABLE TO SAID PROPERTY AND ANY PART THEREOF.
NO EFFORT WAS MADE TO LOCATE BURIED OR UNDERGROUND UTILITY STRUCTURES DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND OR BURIED UTILITIES CALL 811.

SURVEYORS CERTIFICATION
I, Roy Rodriguez, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat hereon represents the actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge and as found during the time of this survey. June 4, 2021.
Roy Rodriguez
Roy Rodriguez, P.L.S. No. 5390



Copyright © 2021 by Bluestar Surveying, LLC. All rights reserved.
This plat is the property of Bluestar Surveying, LLC. It is to be used only for the purpose for which it was prepared and no other use without the express written consent of Bluestar Surveying, LLC. The purchaser of this plat assumes responsibility for the accuracy of the survey and the correctness of the information shown hereon.
Bluestar Surveying, LLC
10149300
117-659-9326
WWW.BLUESTARSURVEYING.COM

208 N. CHURCH STREET
LAND TITLE SURVEY
LOT 4, BLOCK 2
HARDIN ADDITION
SITUATED IN THE
ISRAEL D HOUSTON SURVEY, ABSTRACT NO. 392
CITY OF HILLSBORO, HILL COUNTY, TEXAS

IN 21-168 OF 8 OF 8 DATE: 6/4/21

INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should

not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an inter- mediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly

and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the

right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

COMPASS RE TEXAS, LLC

LICENSED BROKER / BROKER FIRM NAME

9006927

LICENSE NO.

JRENE.WALKER@COMPASS.COM

EMAIL

512-575-3644

PHONE

J. RENE WALKER

DESIGNATED BROKER OF FIRM

493420

LICENSE NO.

JRENE.WALKER@COMPASS.COM

EMAIL

512-575-3644

PHONE

ANDREW NEUMANN

SALES AGENT/ASSOCIATES NAME

795125

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ANDREW.NEUMANN@COMPASS.COM

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