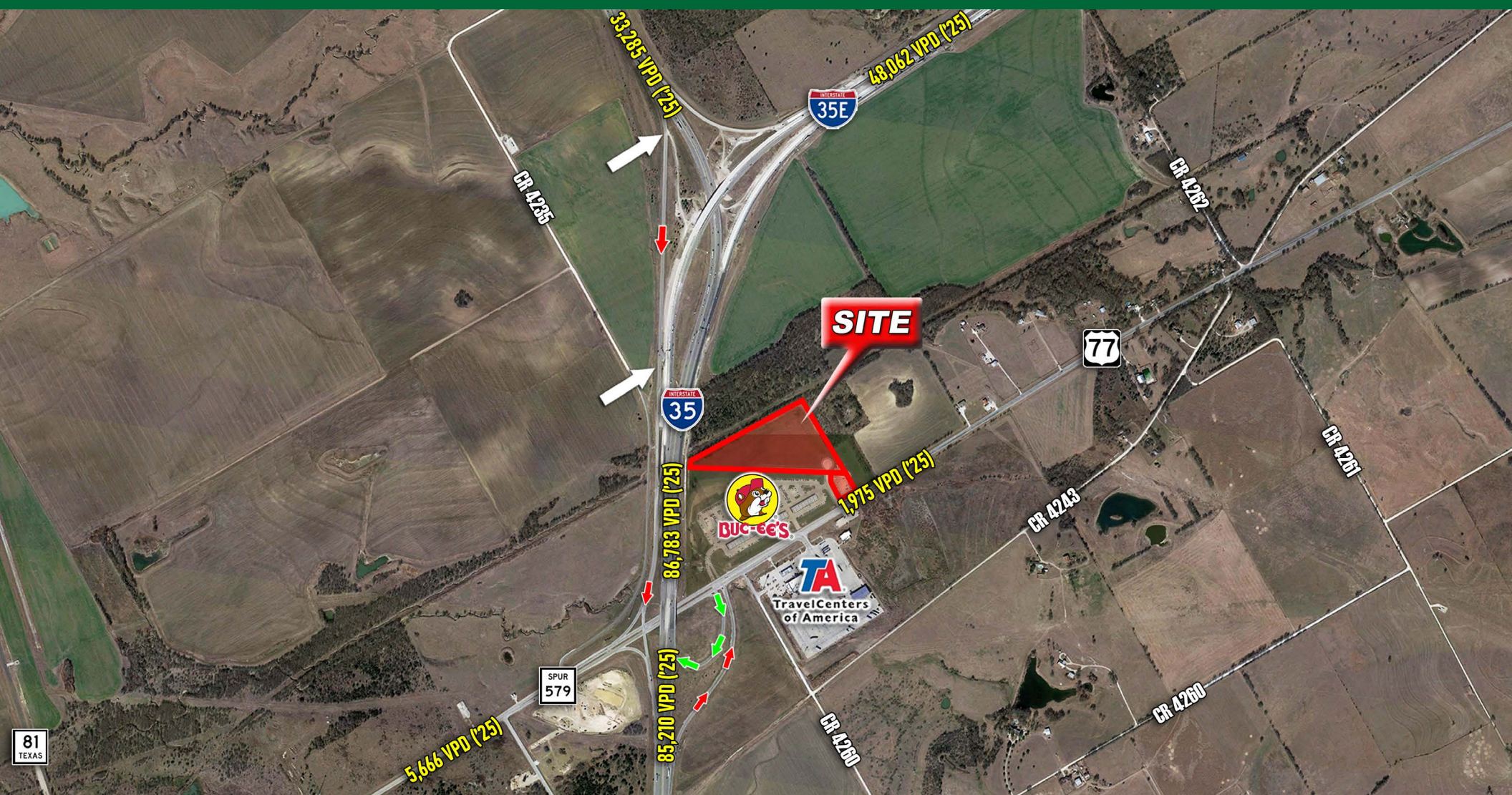


FOR SALE

BUC-EE'S EXCESS LAND

NEC OF I-35 & US-77 | HILLSBORO, TEXAS 76645



PERREN GASC
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214.720.0004

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OVERVIEW



AVAILABILITY

±13.85 Acres Total
±1.25 Acres Fronting US-77
±12.6 Acres Fronting I-35



PROPERTY HIGHLIGHTS

- Highly visible development tract (divisible) located next to new Buc-ee's fuel center
- Conveniently located off Interstate 35



TRAFFIC COUNTS

I-35: 86,783 VPD
(TxDot 2025)



ZONED
Commercial

DEMOGRAPHICS

3 MILE

Population **4,330**
Daytime Pop. **5,043**
Avg HHI **\$86K**

5 MILE

Population **9,841**
Daytime Pop. **11,715**
Avg HHI **\$80K**

10 MILE

Population **15,425**
Daytime Pop. **16,374**
Avg HHI **\$84K**



CONCEPTUAL SITE PLAN

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AERIAL IMAGE

NEC OF I-35 & US-77 | HILLSBORO, TEXAS 76645



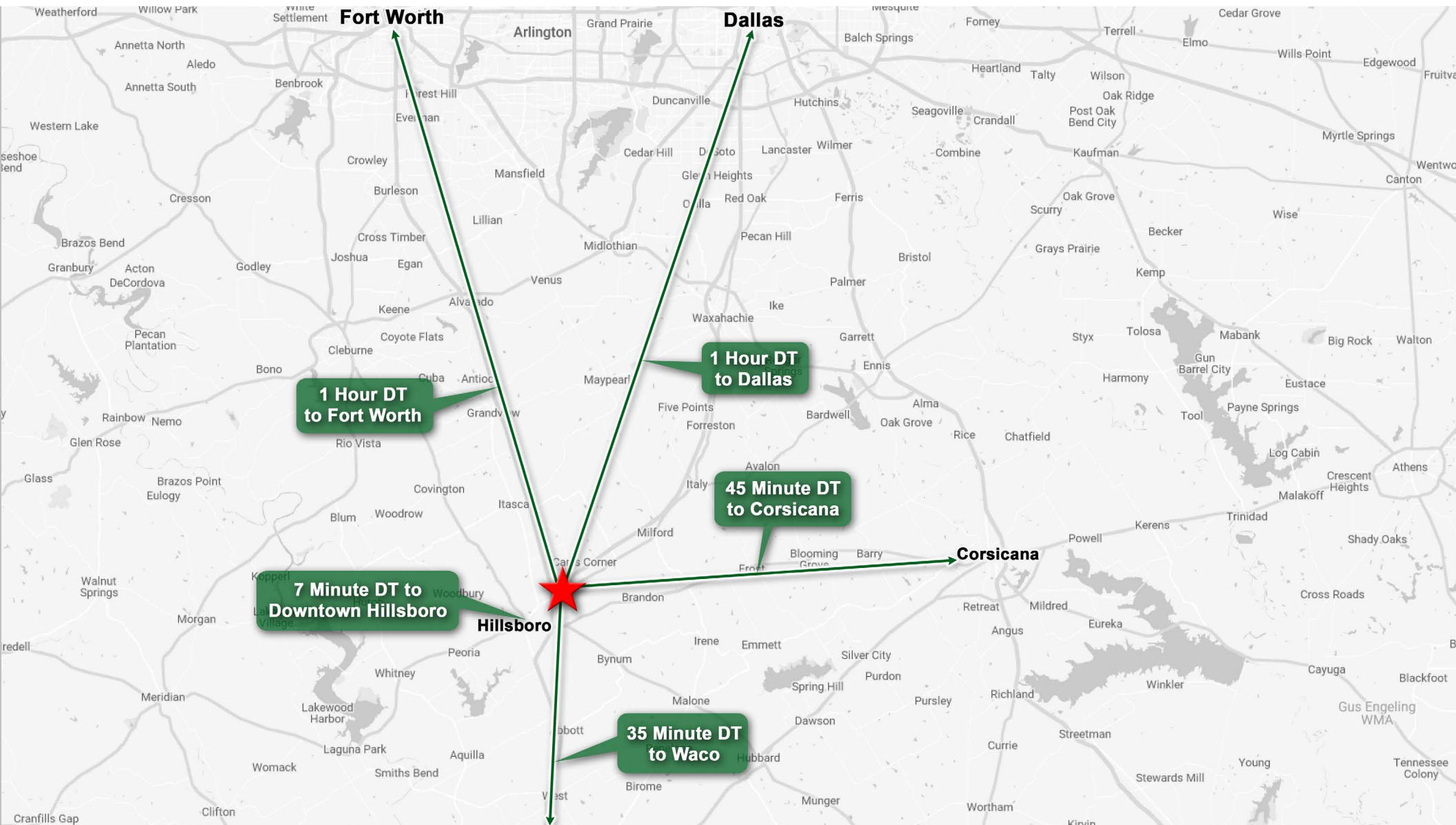
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LOCATOR/DISTANCE MAP

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INFORMATION ABOUT BROKERAGE SERVICES

Texas Real Estate Commission — Required Disclosure

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. 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. 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; and, with the parties' written consent, may appoint a different license holder associated with the broker to each party to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

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.





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