

For Sale

201 Cercon Drive (Skeeter Way)
Hillsboro, TX

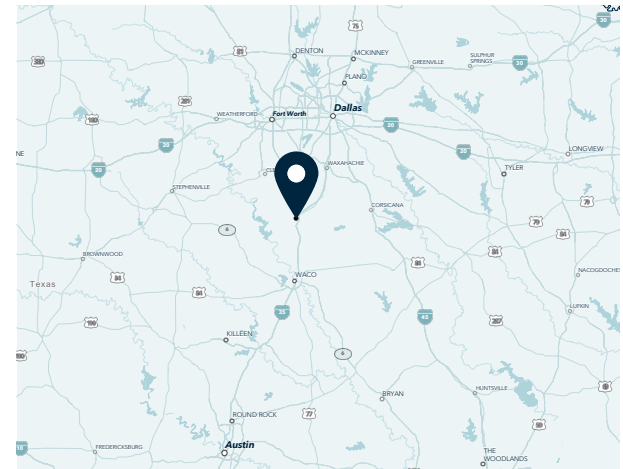
Property Specifications

PARCEL SIZE AC	10.0 AC
ON SITE	Concrete Foundation
UTILITIES	To Site
ACCESS	Drives in Place
TOPOGRAPHY	Level
ZONING	Heavy Industrial



About the Property

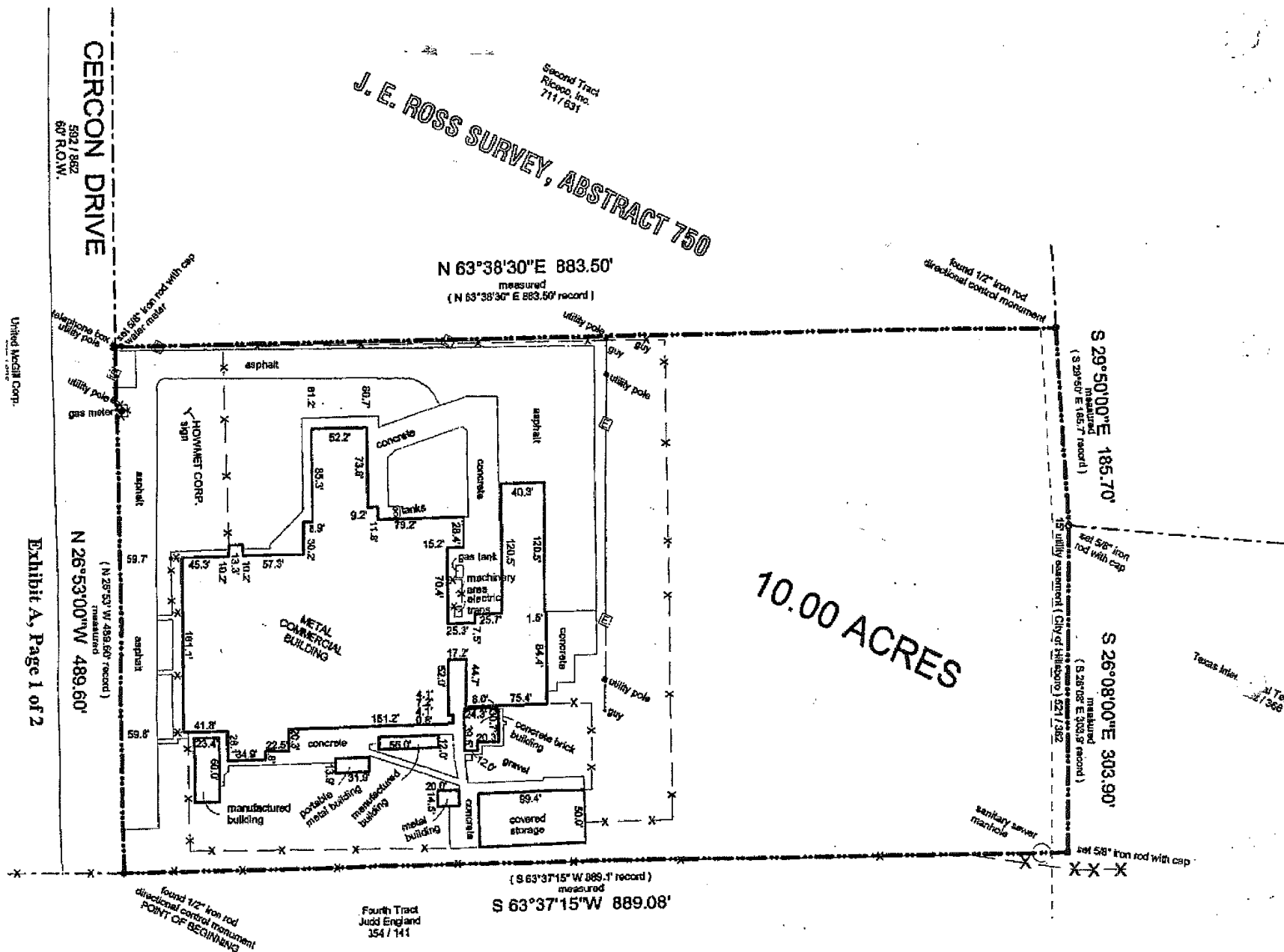
- ±10.0-acre heavy industrial-zoned development site.
- Previously developed manufacturing site with existing utility infrastructure available.
- Level topography supporting efficient site development.
- Located approximately 1 mile south of I-35 and Industrial Loop Road.
- Surrounded by established industrial users including manufacturing, fabrication, distribution, and service companies.
- Strategic Central Texas location providing regional access to Dallas-Fort Worth, Waco, and Austin markets.



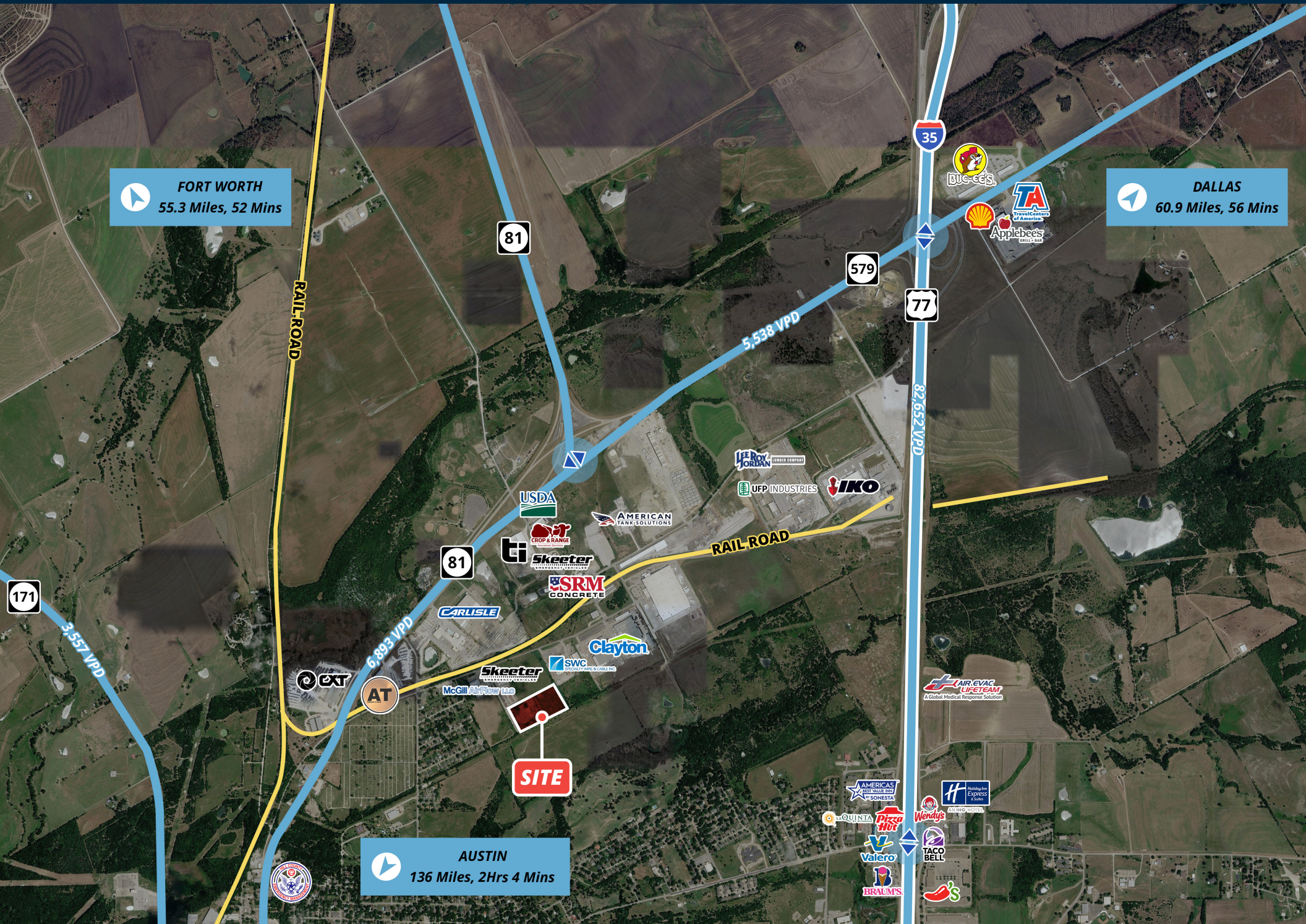


972-702-0276

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FORT WORTH
55.3 Miles, 52 Mins

DALLAS
60.9 Miles, 56 Mins

AUSTIN
136 Miles, 2Hrs 4 Mins

SITE

RAIL ROAD

RAIL ROAD

5,538 VPD

82,652 VPD

3,557 VPD

6,893 VPD

81

579

77

81

171

USDA

CROP & RANGE

Skeeter

SRM CONCRETE

CARLISLE

AMERICAN TANK SOLUTIONS

LEE ROY JORDAN

UFP INDUSTRIES

IKO

Clayton

SWC SPECIALTY WIRE & CABLE INC.

Skeeter

McGill Airflow LLC

EXT

AT

AIR EVAC LIFETeam

A Global Medical Response Solution

AMERICA'S BEST WAREHOUSE

PIZZA HUT

Valero

BRAUM'S

Hilton Garden Inn

Wendy's

TACO BELL

Chili's



Area Snapshot

DEMOGRAPHICS | 20 MILES

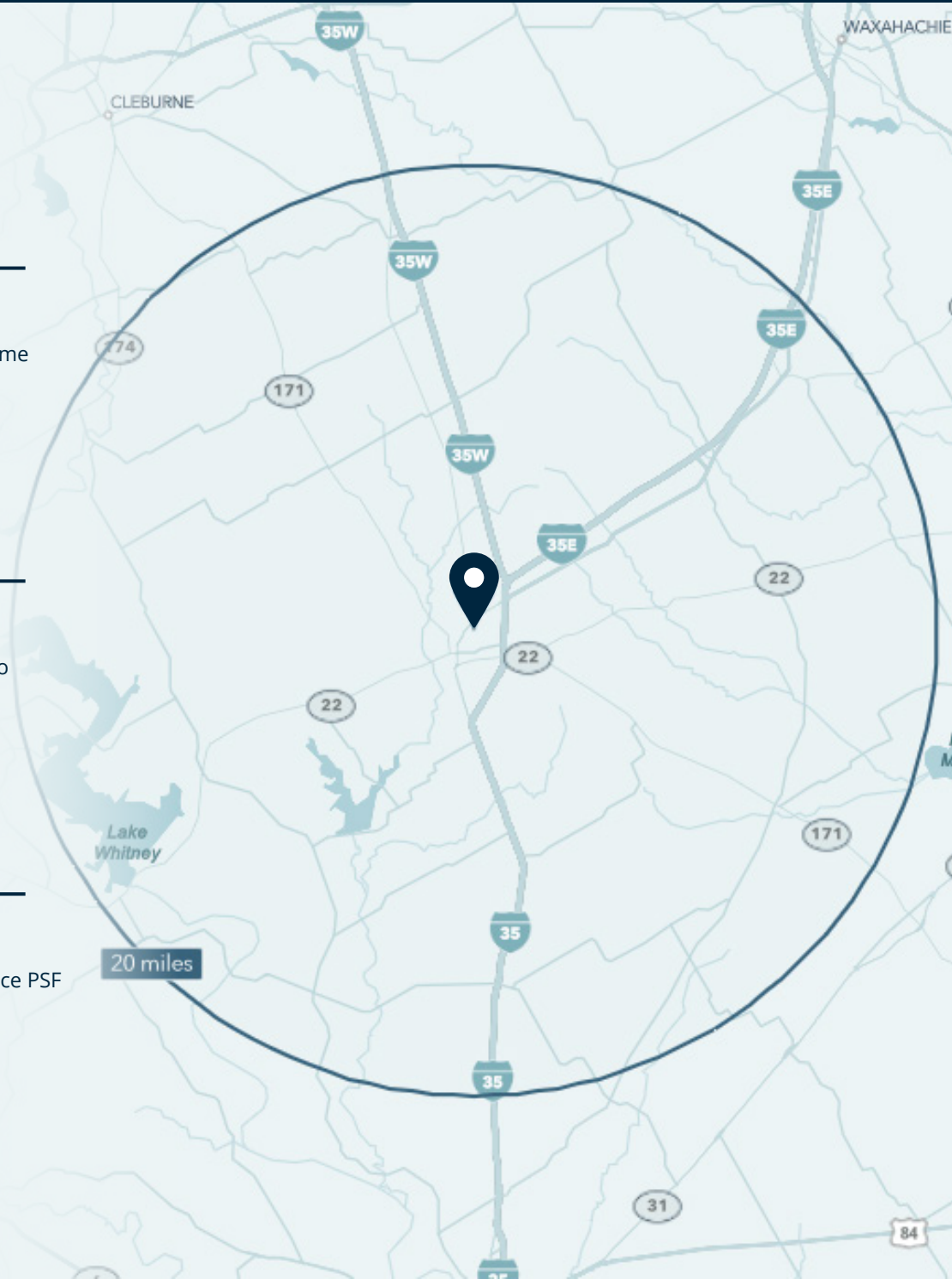
55,500 Population	26,700 Labor Force	9,200 Blue Coller Employment	\$89,692 Average HH Income
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TRAFFIC COUNTS / DRIVING DISTANCE

136,900 I-35 Traffic Counts	63 Miles Distance To Dallas	134 Miles Distance To Austin	33 Miles Distance To Waco
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MARKET STATISTICS | 20 MILES

2,977,900 Industrial Base	2.3% Vacancy Rate	\$5.72 Average Rent PSF	\$1.08 Average Land Price PSF
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Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



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 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.

SRS Industrial Partners, LLC 9012124 214.560.3200

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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 Initials Tenant Initials Seller Initials Landlord Initials Date



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