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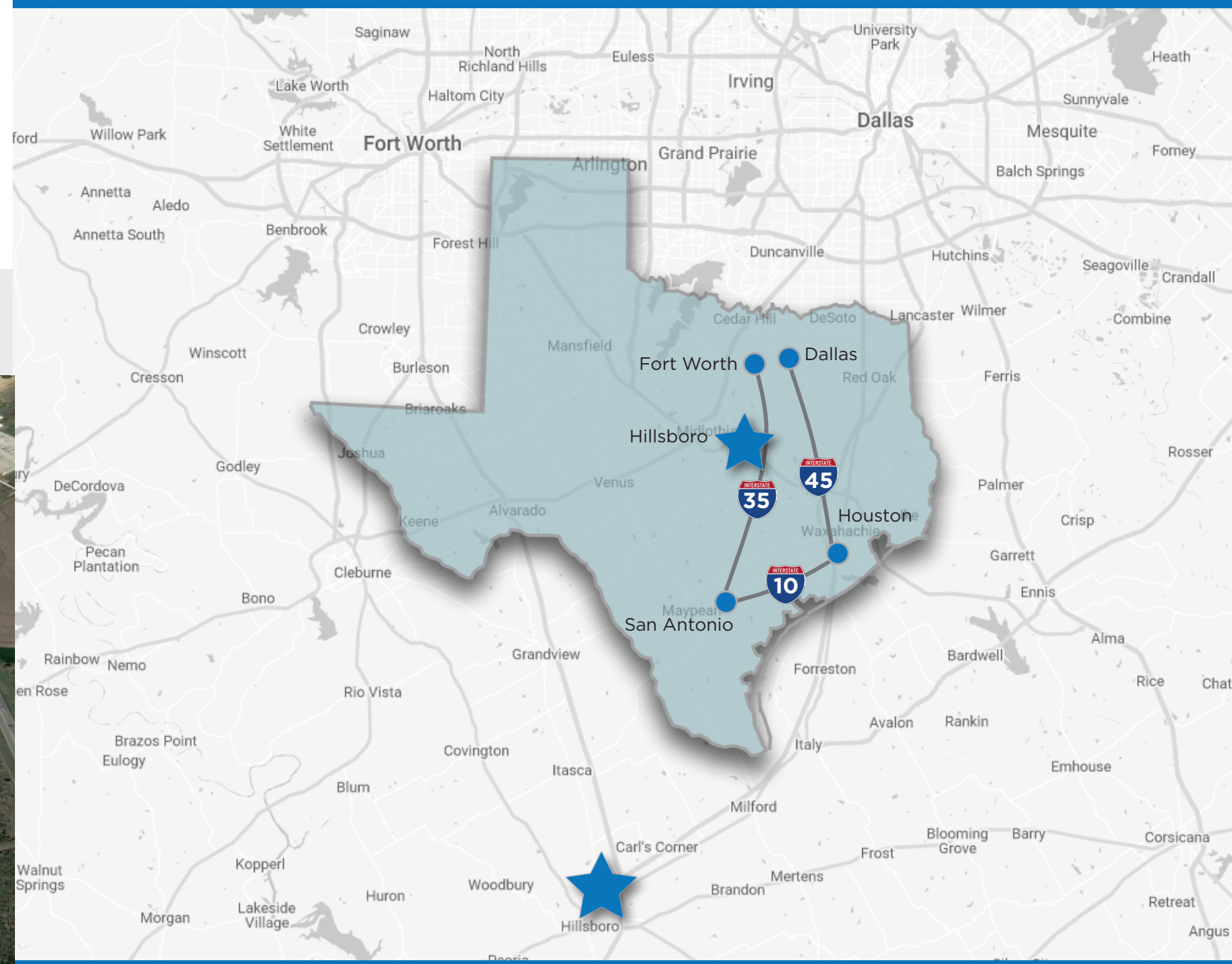


NOW AVAILABLE

Hillsboro Industrial Park

Sites on 79 acres in Hillsboro, Texas

Easy, direct access to Dallas or Houston; pre-qualified for New Markets Tax Credits project funding



Presented and Represented by Hughes Commercial Real Estate and Development, LLC



Access from every perspective.

Hillsboro Industrial Park is part of the fastest growing region in the country, poised to benefit further from the recent expansion of the Panama Canal, and ready to absorb more inland shipping volume from the Port of Houston currently nearing capacity.

Drive time:

Convenient to population and market centers, without the cost and congestion of urban locations. Situated in the “Golden Triangle” of DFW, Houston and Austin/San Antonio, home to 25 million people.

- Dallas: 64 minutes | 63 miles
- Fort Worth: 52 minutes | 56 miles
- Houston: 3:07 | 213 miles
- Austin: 1:57 | 134 miles
- San Antonio: 3:06 | 212 miles
- Oklahoma City: 3:37 | 355 miles

New Markets Tax Credits eligible tract:

Pre-qualified for project savings.

- The full 79-acre park meets the socio-economic requirements for NMTC incentives.
- This program provides an up-front cash incentive equal to 20% of the total investment including land, building, equipment and certain start up capital and is treated as a forgivable loan after seven years.
- One additional 18.54 area site available that can accommodate an approximately 275,000 SF rail served facility with extra outside storage or heavy trailer / car parking.

Experienced Development, Construction and Design Team:

- As a consultant with multiple skill sets, Hughes Commercial can facilitate and accelerate the NMTC process for clients, drawing on its enviable record of successful closings.
- Hughes Commercial has assembled an all-star team who are currently designing and constructing two adjacent rail served build-to-suit facilities for Fortune 1000 manufacturing companies, a 418,548 SF expandable to 634,870 SF and an approximately 400,000 SF expandable to 580,000 SF rail served facilities.