

# Hillsboro TX Land Located in the Texas Economic Opportunity Zone

24+/- acres IH-35 Frontage, Zoned Commercial

IH-35 Freeway Off-Ramp and Frontage, Will Divide  
5-10-20-3-24 acres Divisible, \$1.75sf Bulk. Make all Offers

Water to Site. Sewer Near Site



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**Land is in an Opportunity Zone**

## Highway: Major artery, major advantages.

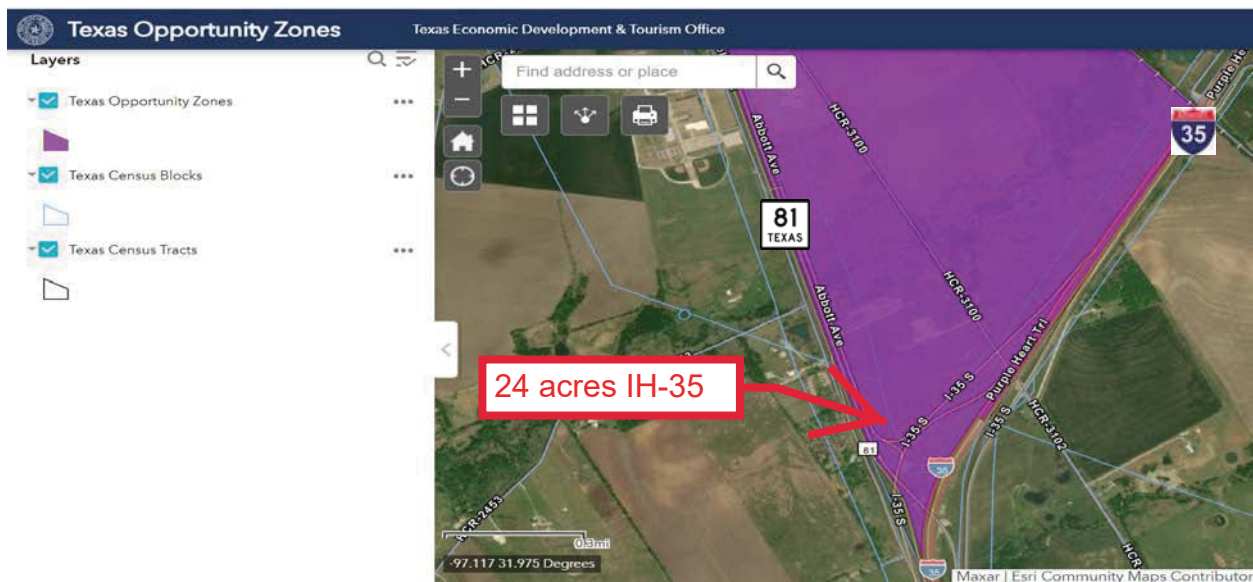
Located at the split of I-35, Hillsboro multiplies the advantages of the nation's leading north-south artery. Enjoy swift and unobstructed Pan-American reach on the NAFTA superhighway, from Canadian to Mexican markets; the split also provides a straight shot to Dallas and Fort Worth to the north and Austin and San Antonio to the south, putting "Everything Within Reach." Four additional roadways—U.S. Highways 77 and 81 and State Highways 22 and 171—mean 180-degree access to domestic interstate and highway routes.

All prices are subject to zoning and change.

- **Subject Property is in the Texas Economic Opportunity Zone**
- 24 +/- acres IH-35, Will Sell Subject to Zoning
- IH-35 Freeway Off-Ramp and Frontage, Will Divide
- 5-10-20-24 acres Divisible. Please Call for Divisible Lot Prices
- Water & Sewer Near Site
- Bulk sale: **\$1.75 sf Bulk Price,**
- Submit All Offers

## Opportunity Zones

The Opportunity Zone Program was created through the Tax Cuts & Jobs Act of 2017, and is a federal initiative administered by the U.S. Department of Treasury. The program is designed to spur economic development and job creation in distressed communities throughout the United States. The program offers incentives, in the form of capital gains tax abatement, for those who invest eligible capital into Qualified Opportunity Zone assets. For more information, visit the [U.S. Treasury Department's website](#)



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**Zoned Commercial**

The information contained herein was obtained from sources deemed reliable; however, seller and/or its agent shall not be held responsible for the errors or omissions. Subject to prior sale or withdrawal. Buyer to independently verify all pertinent information.

# Hillsboro



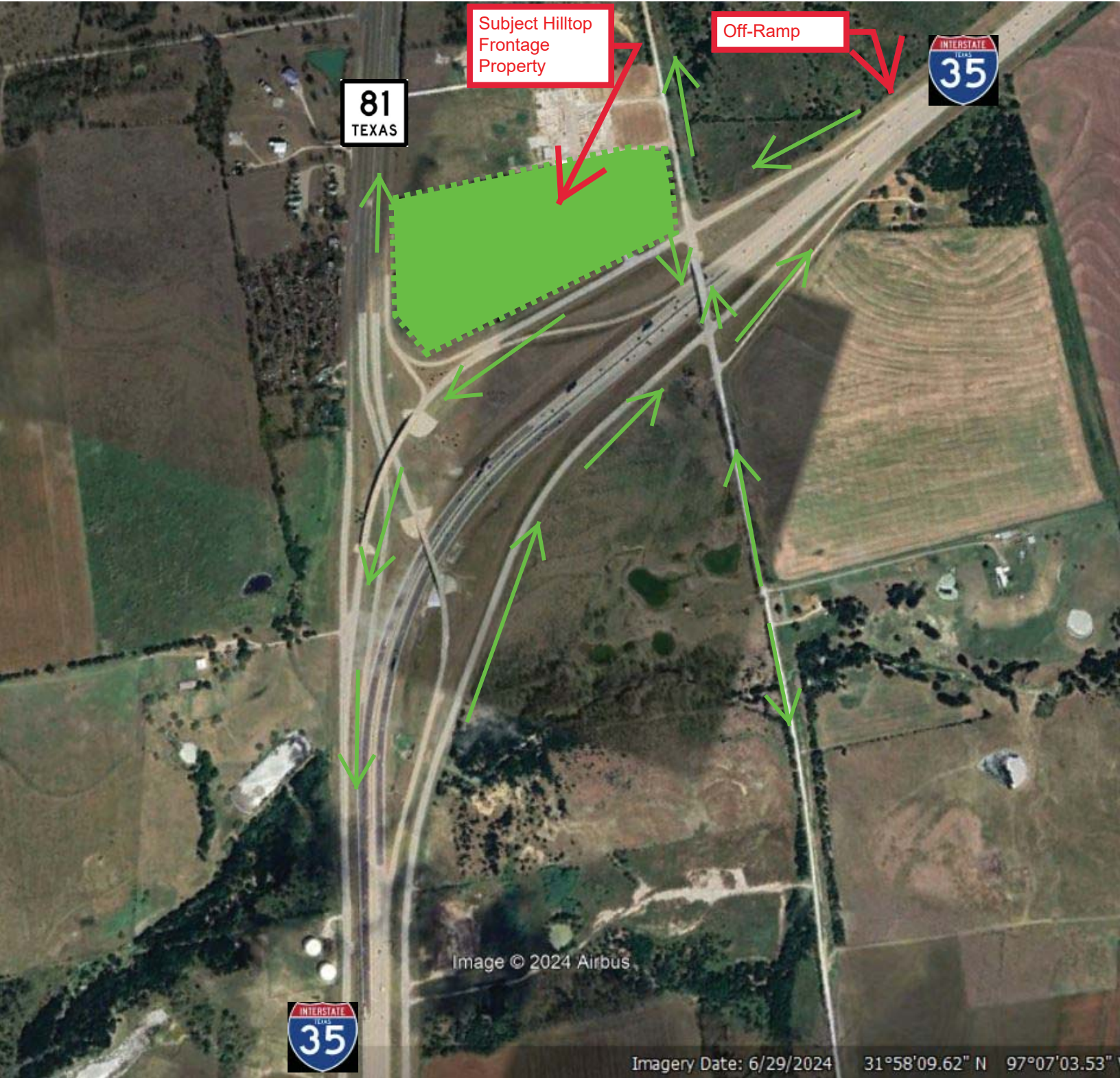
Off-Ramp

Subject Hilltop  
Frontage  
Property



Image © 2024 Airbus





Subject Hilltop  
Frontage  
Property

Off-Ramp

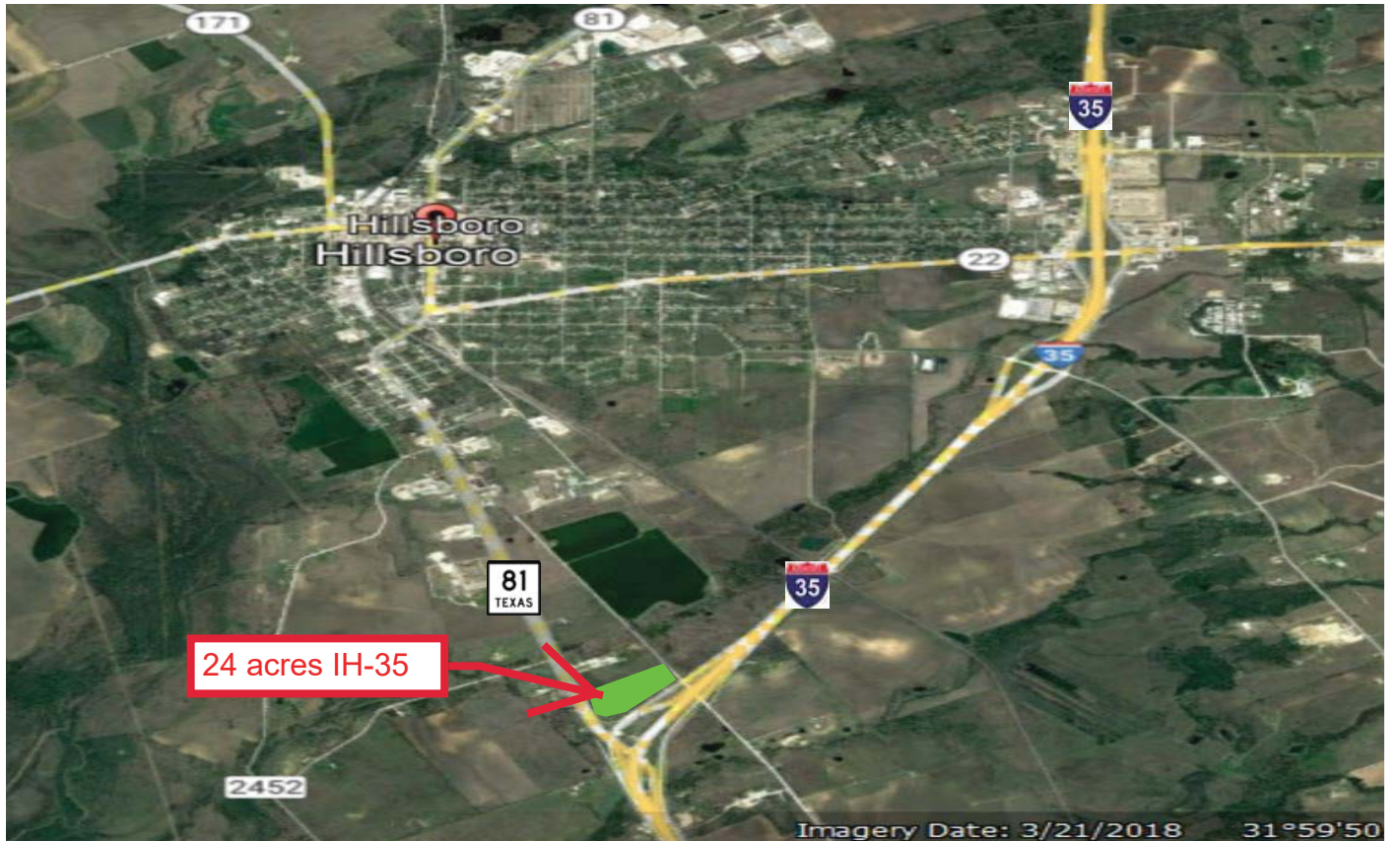
81  
TEXAS

INTERSTATE  
TEXAS  
35

Image © 2024 Airbus

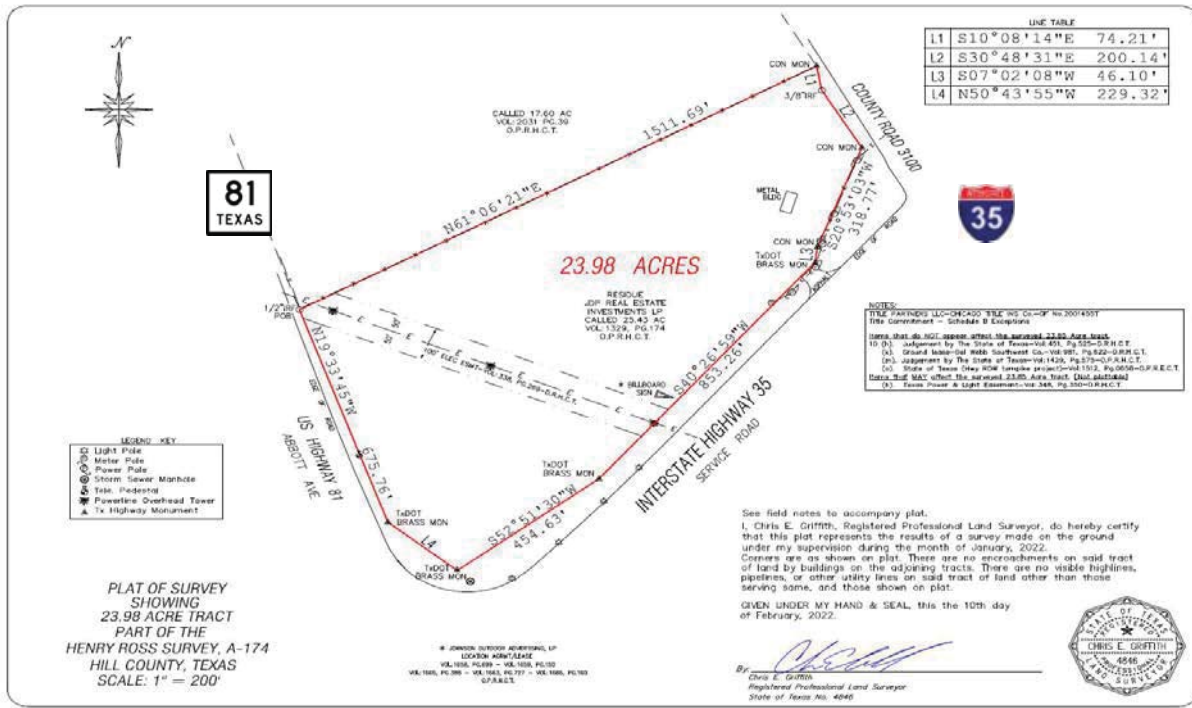
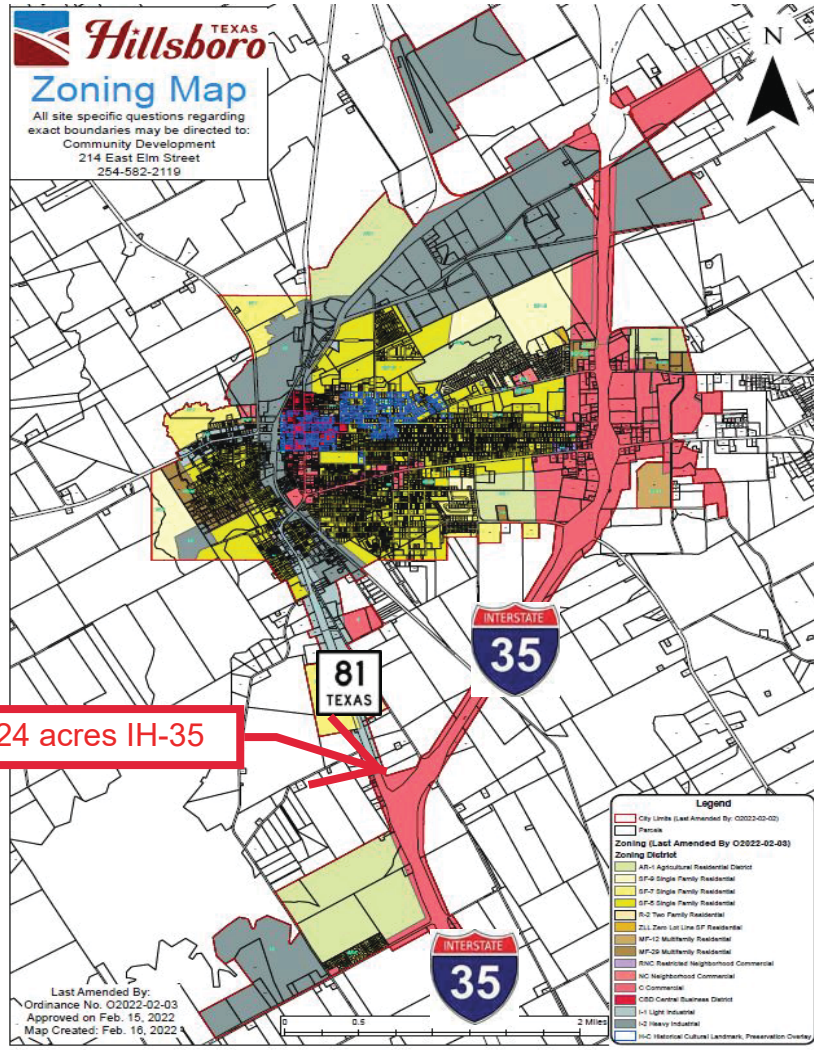
INTERSTATE  
TEXAS  
35

Imagery Date: 6/29/2024 31°58'09.62" N 97°07'03.53"



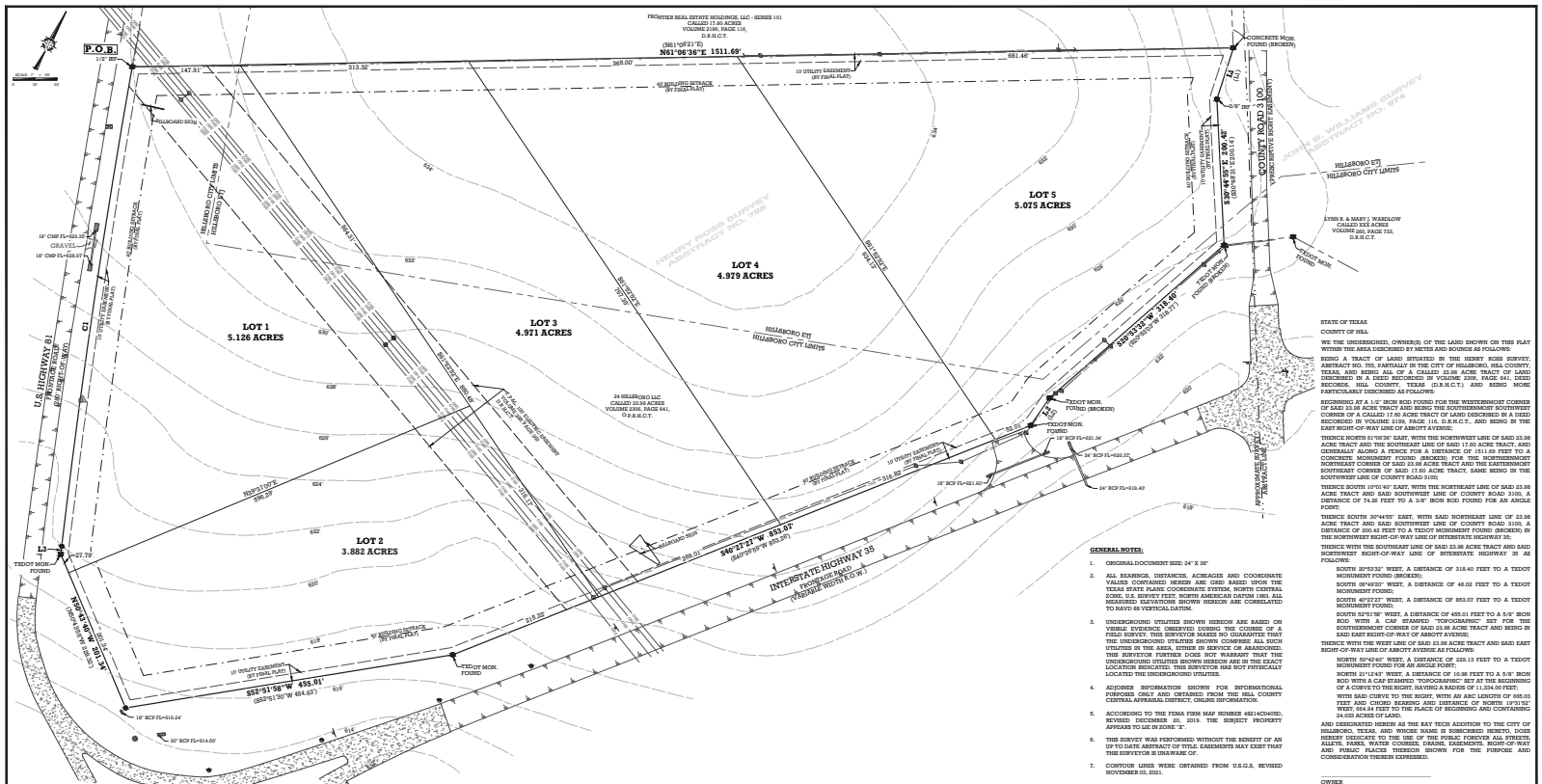
Land is in an Opportunity Zone

# Land is in an Opportunity Zone



SURVEY PREPARED FOR:  
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**GENERAL NOTES:**

- ORIGINAL DOCUMENT SIZE: 24" X 36"
- ALL BEARINGS, DISTANCES, ACRES, AND COORDINATE VALUES CONTAINED HEREIN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, AS REVISED BY THE NORTH AMERICAN DATUM 83. ALL BEARINGS AND DISTANCES ARE CORRECTED TO NAVD 83 VERTICAL DATUM.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VERMILY EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE ALL SUCH UTILITIES IN THE AREA, WITHIN THE SERVICE OF A MANHOLES. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON OR THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PERSONALLY LOCATED THE UNDERGROUND UTILITIES.
- ADJACENT INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE HILL COUNTY CENTRAL APPRAISAL DISTRICT, ORANGE INFORMATION.
- ACCORDING TO THE FEMA FIRM MAP NUMBER 48040C068, REVISED DECEMBER 20, 2018, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X".
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EXEMPTS MAY EXIST THAT THIS SURVEYOR IS UNWARE OF.
- CONTOUR LINES WERE OBTAINED FROM U.S.G.S. REVISED NOVEMBER 01, 2011.

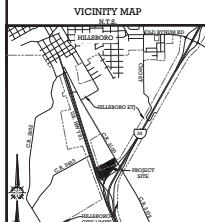
**CERTIFICATION:**

THAT I, SURE DUMAS, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 4511, HEREBY CERTIFY THAT THIS DOCUMENT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION OR OTHERWISE IN 2024.

**PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

S. SURE DUMAS, P.L.L.C. NO. 0271

LINE TABLE (MEASURED)				LINE TABLE (RECORDED)			
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING
M1	S10°00'N42"E	74.89	D1	S10°04'N42"E	74.81		
M2	S80°48'20"W	46.62	S40	S10°08'20"W	46.10		
M3	S10°12'30"W	19.88					



THE PLANNING AND ZONING COMMISSION OF THE CITY OF HILLSBORO OR THE CITY COUNCIL OF HILLSBORO ON APPROVAL OF THIS PLAN, SUBJECT TO THE CONDITIONS DICTATED BY THE MINUTES OF THIS DATE.

BY: CHAIRMAN

ATTN: SECRETARY

**LEGEND**

—	EXISTING PROPERTY LINE	●	MONUMENT FOUND (AS MOVED)
—	ADJACENT LINE	○	5/8" BORN BOD SET WITH CAP STAMPED "TOPOGRAPHIC"
—	EXISTING FENCE LINE	○	STONED BORN BOD MONUMENT
—	EXISTING SURVEY LINE	○	WOOD POLE
—	OVERLAP ELECTRIC	○	UTILITY POLE
—	APPROXIMATE PAYMENT	○	OFF MESS
—	BARRIED FIRE EVIDENCE	○	TELEPHONE REINFORCEMENT
—	COURTLINE	○	UNDERGROUND CABLE MARKER
—	CONDUIT	○	WELL
—	1/2" x 2/2" x 1/2"	○	SCALE BAR

ABBREVIATIONS	SURVEYOR	OWNER	PRELIMINARY PLAT
O.P.B.H.C.T. = OFFICIAL PUBLIC RECORDS, HILL COUNTY, TEXAS D.B.H.C.T. = DEED RECORDS, HILL COUNTY, TEXAS P.L.L.C. = PLAT RECORDS, HILL COUNTY, TEXAS G.S.A. = GREAT SALLA P.O.B. = PLACE OF BEGINNING C.B.P. = CALLED BORN BOD FOUND B.F. = BORN BOD FOUND		24 HILLSBORO, L.L.C. 628 E. SOUTHWEST AVE. D 100174 MESA, ARIZONA 85206	<b>LOTS 1-5, BLOCK 1 RAY TECH ADDITION AN ADDITION TO THE CITY OF HILLSBORO, HILL COUNTY, TEXAS</b>  FILE: PP_24_HILLSBORO_20241001 DRAFT: BWM DATE: 10/01/2024



# Information About Brokerage Services

*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 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.

**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.

**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.

<b>Bob Ikel</b>	<b>393991</b>	<b>bob@ic3.biz</b>	<b>214-557-5252</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Bob Ikel</b>	<b>393991</b>	<b>bob@ic3.biz</b>	<b>214-557-5252</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Bob Ikel</b>	<b>393991</b>	<b>bob@ic3.biz</b>	<b>214-557-5252</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date