



0000 FM 309  
[Hillsboro, TX](#)

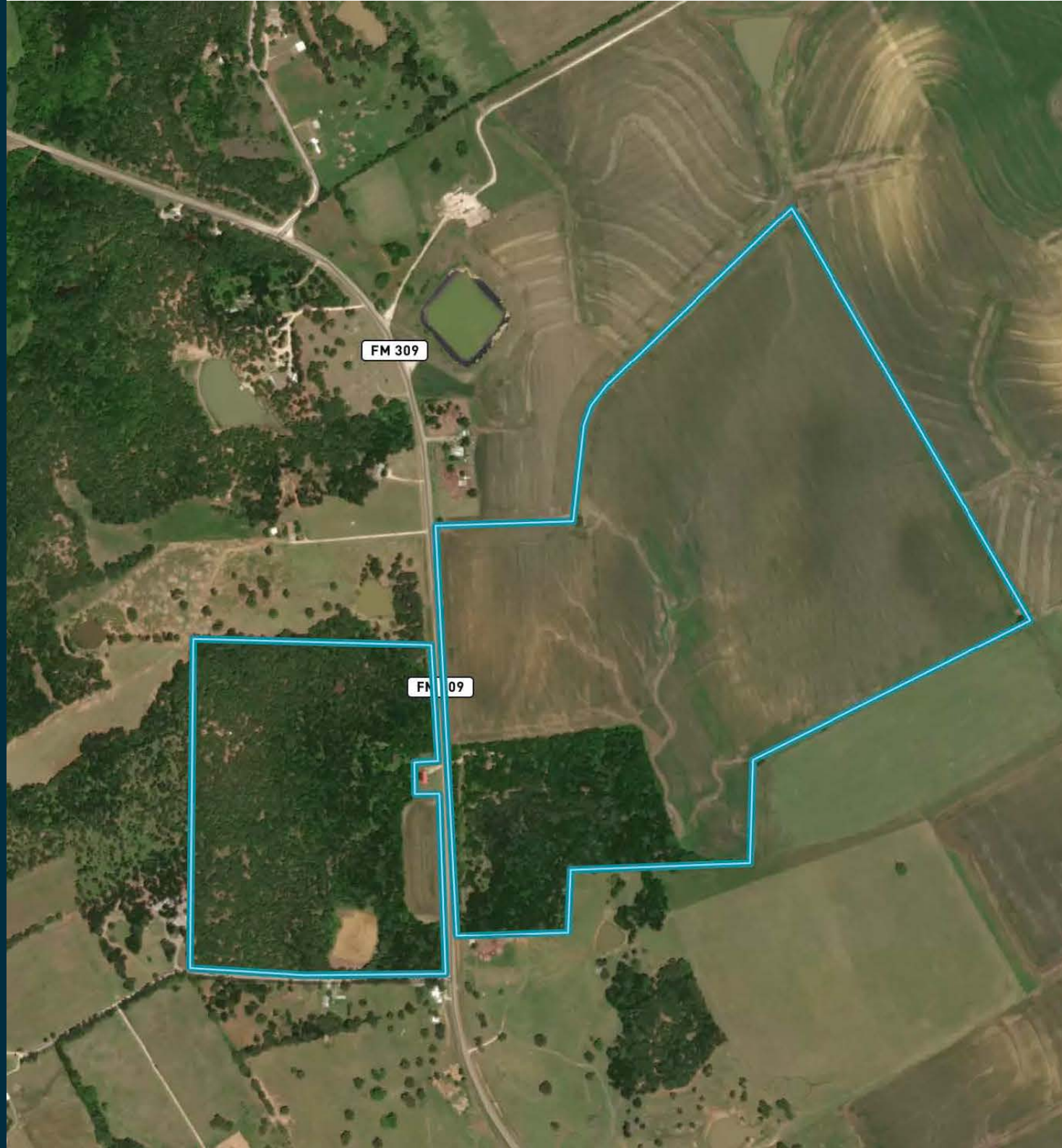


Subject  
**Property**

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173± Acres

- Extensive frontage to FM 309
- Approximately 10 miles from downtown Hillsboro
- No floodplain on property
- Ag-exempt with a current lease in place.
- Various types of terrain
- Ideal for future development of land hold investment



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## Property Overview

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Address: 0000 FM 309 , Hillsboro, TX

County: Hill County

Acres: 173±

Improvements: N/A

Frontage: 3,500± feet on FM 309

Terrain: Pasture, Wooded

Utilities: Close Proximity

Access: FM 309















Property  
**Survey**

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**LEGEND**

IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IRS	IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING"
(C.M.)	CONTROLLING MONUMENT
PP	POWER POLE
-E-	OVERHEAD ELECTRIC LINE
WFP	WOODEN FENCE POST FOUND
SFP	STEEL FENCE POST FOUND
CMP	CORRUGATED METAL PIPE
-X-	WIRE FENCE



CALLED 160 ACRES  
VOLUME 417, PAGE 599  
O.P.R.H.C.T.

CALLED 116 ACRES  
"FIRST TRACT"  
VOLUME 363, PAGE 478  
O.P.R.H.C.T.

W. QUIRK SURVEY  
ABSTRACT NO. 747

125.25 ACRES

CALLED 188.3 ACRES  
"TRACT ONE"  
VOLUME 530, PAGE 1044  
O.P.R.H.C.T.

CALLED 144.77 ACRES  
VOLUME 1642, PAGE 423  
O.P.R.H.C.T.

CALLED 4.11 ACRES  
VOLUME 2163, PAGE 818  
O.P.R.H.C.T.

PLACE OF  
BEGINNING  
1/2" CIRF  
(BROKEN CAP)  
(C.M.)

5/8" IRS  
FROM WHICH A  
DEAD MESQUITE  
TREE FOUND IN A  
SMALL TREE  
THICKET BEARS,  
S 01°12'24" W. 1.24'

COVERED  
AREA

SET STONE  
FOUND  
(C.M.)

VERY OLD  
6" WFP

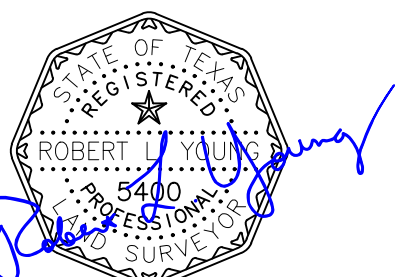
VERY OLD  
4" WFP

**SURVEYOR'S NOTES:**

1. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011).
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
3. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS SURVEY MAP, AND THE ACCOMPANYING PROPERTY DESCRIPTION, WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
4. ( ) DENOTES RECORD DATA.
5. THIS SURVEY MAP WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER THE SUPERVISION OF ROBERT L. YOUNG R.P.L.S. 5400, ON NOVEMBER 19, 2021 AND SHOWS THE SIGNIFICANT VISIBLE IMPROVEMENTS OBSERVED AT THE TIME OF THE SURVEY.

**SURVEY MAP  
SHOWING**

**125.25 ACRES OF LAND LOCATED IN  
THE W. QUIRK SURVEY, ABSTRACT NO. 747  
HILL COUNTY, TEXAS.**



TBPLS NO. 10122700	<b>TRANS TEXAS SURVEYING AND MAPPING</b>		401 N. NOLAN RIVER ROAD CLEBURNE, TEXAS 76033 OFFICE: 817-556-3440 FAX: 817-556-3545 www.transtexasurveying.com	
	Scale: 1"=200'	Date: 11/09/22	DWG: 20210200-SURVEY-002	
Drawn: GWB	Checked: RLY	Job: 20210200		

Local  
Demographics

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FM 309

FM 309 (407 VPD)

WOOD RANCH

Hill County Christian Academy

Wallace Park

Logos for: RINCONITO, TOM'S Automotive Service Center, ROK CAFE II, Branded Burger Co.

IKO

35

I 35 W (30,362 VPD)

Logos for: Starbucks, LONE STAR CAFE, SUBWAY, IHOP, RODEWAY INN

Hillsboro Junior High School

Logos for: Days Inn, McDonald's, ELEVEN

STATE HWY 22 (6,700 VPD)

Hillcrest Garden Of Memory Inc

Logos for: DOLLAR GENERAL, GOLDEN CHICKS, O'Reilly AUTO PARTS, Tucker Lumber, Brookshire's, OVERFLOW, Auto Zone

Hillsboro High School

35

Logos for: TSC, TRACTOR SUPPLY CO, Chicken Express, SONIC, redbox, Walmart, WHATASINGER

# DEMOGRAPHIC SUMMARY

2061 FM 309, Hillsboro, Texas, 76645

Ring of 5 miles

## KEY FACTS

1,808

Population



641

Households

46.3

Median Age

\$54,064

Median Disposable Income

## EDUCATION

12%

No High School Diploma



39%

High School Graduate



35%

Some College



14%

Bachelor's/Grad/Prof Degree

## INCOME



\$62,414

Median Household Income



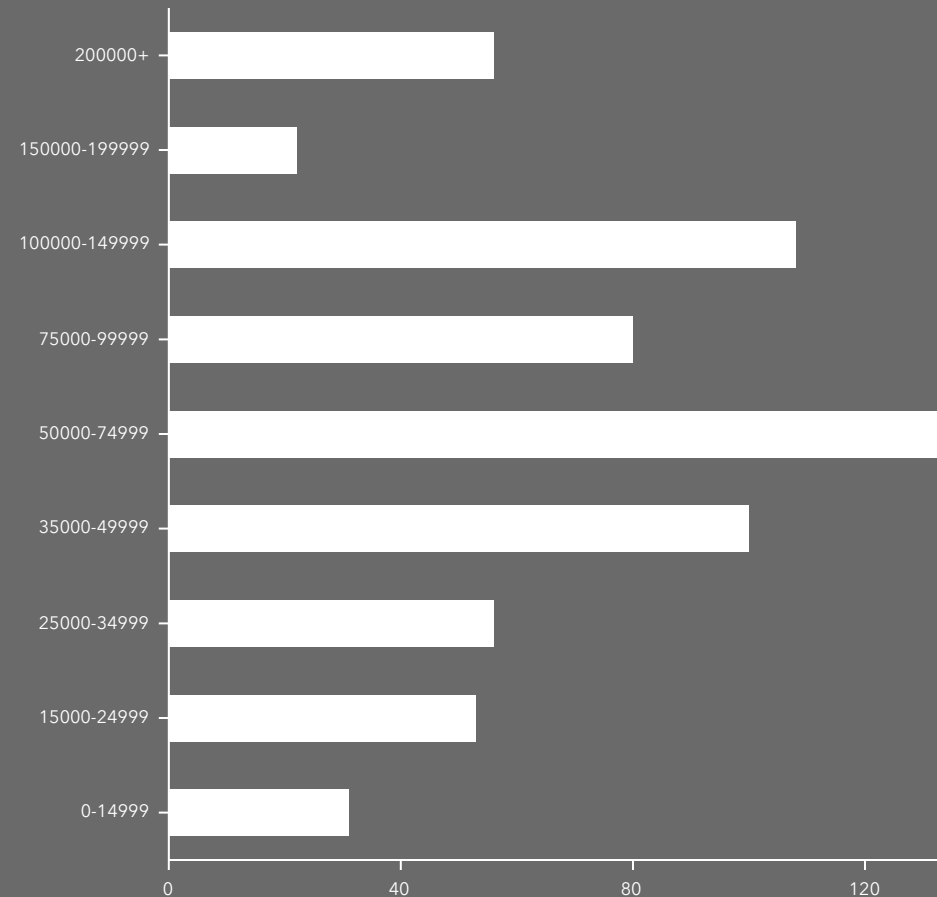
\$35,379

Per Capita Income



\$230,402

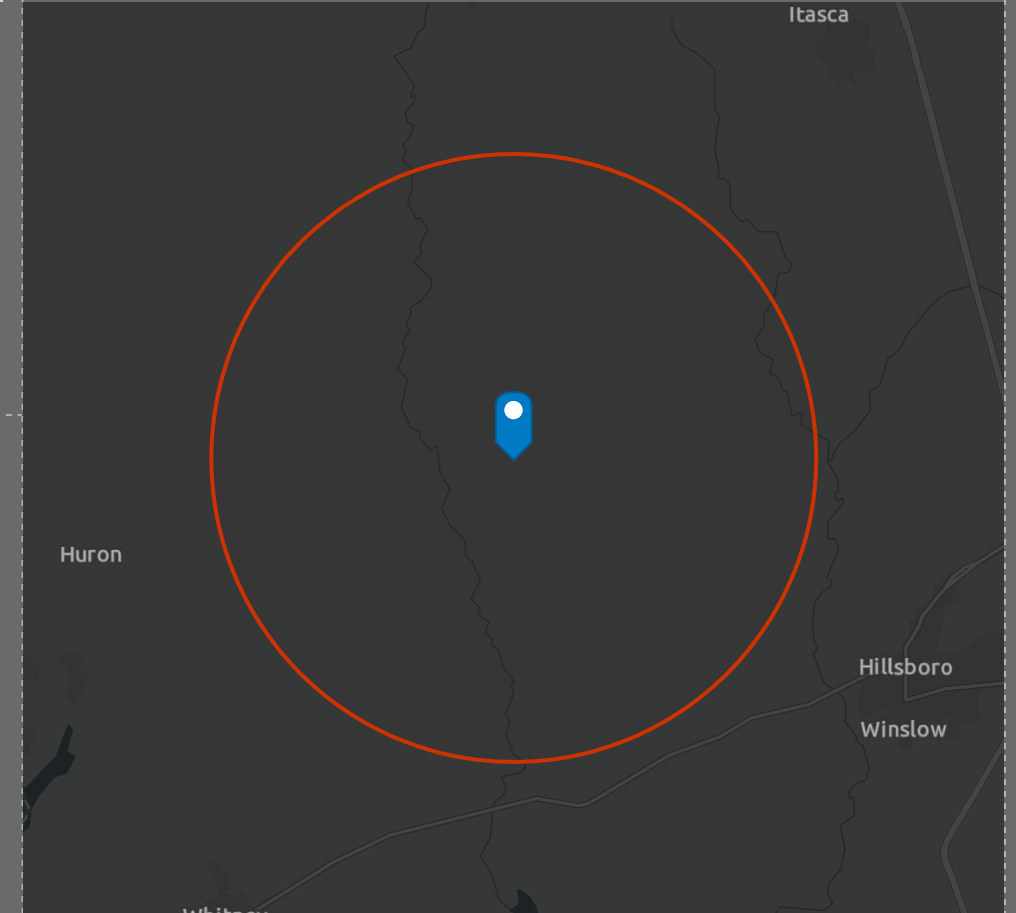
Median Net Worth



HOUSEHOLD INCOME



Itasca



## EMPLOYMENT



55%

White Collar



34%

Blue Collar



14%

Services

4.6%

Unemployment Rate

# DEMOGRAPHIC SUMMARY

2061 FM 309, Hillsboro, Texas, 76645

Ring of 10 miles



## KEY FACTS

21,484

Population



8,106

Households

41.7

Median Age

\$48,754

Median Disposable Income

## EDUCATION

15%

No High School Diploma



36%

High School Graduate



30%

Some College



19%

Bachelor's/Grad/Prof Degree

## INCOME



\$55,902

Median Household Income



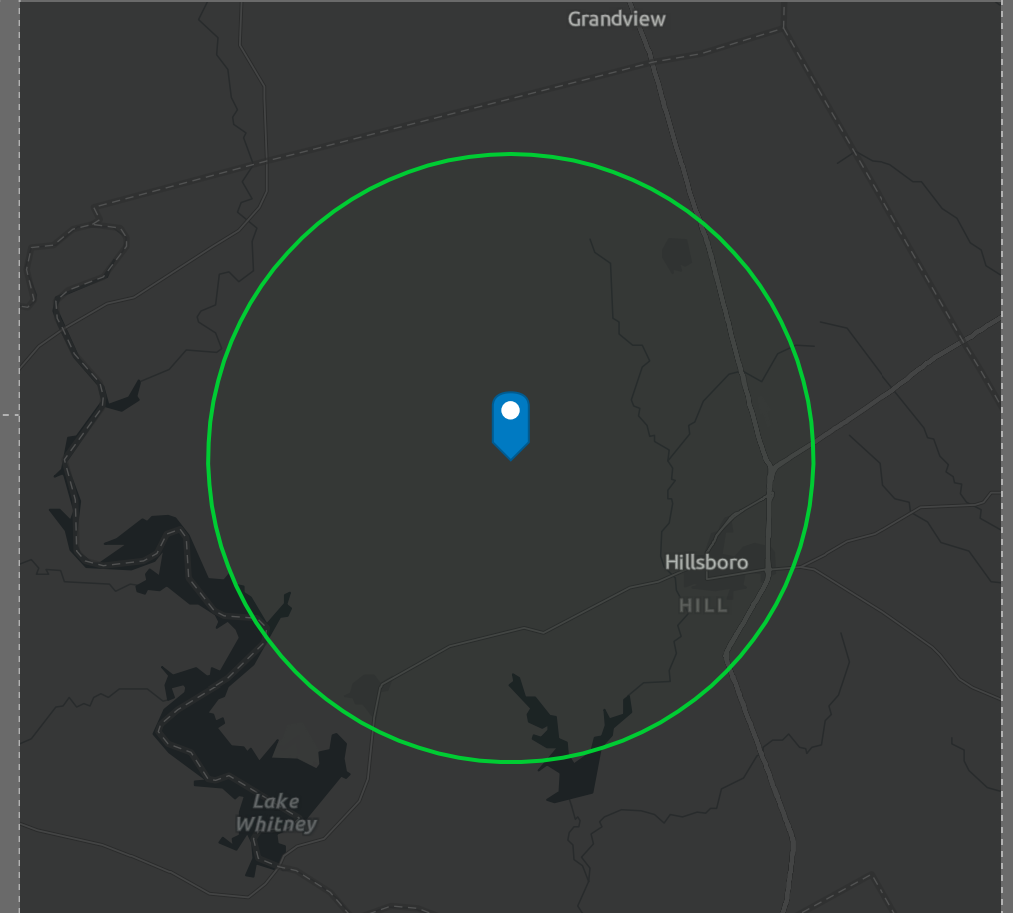
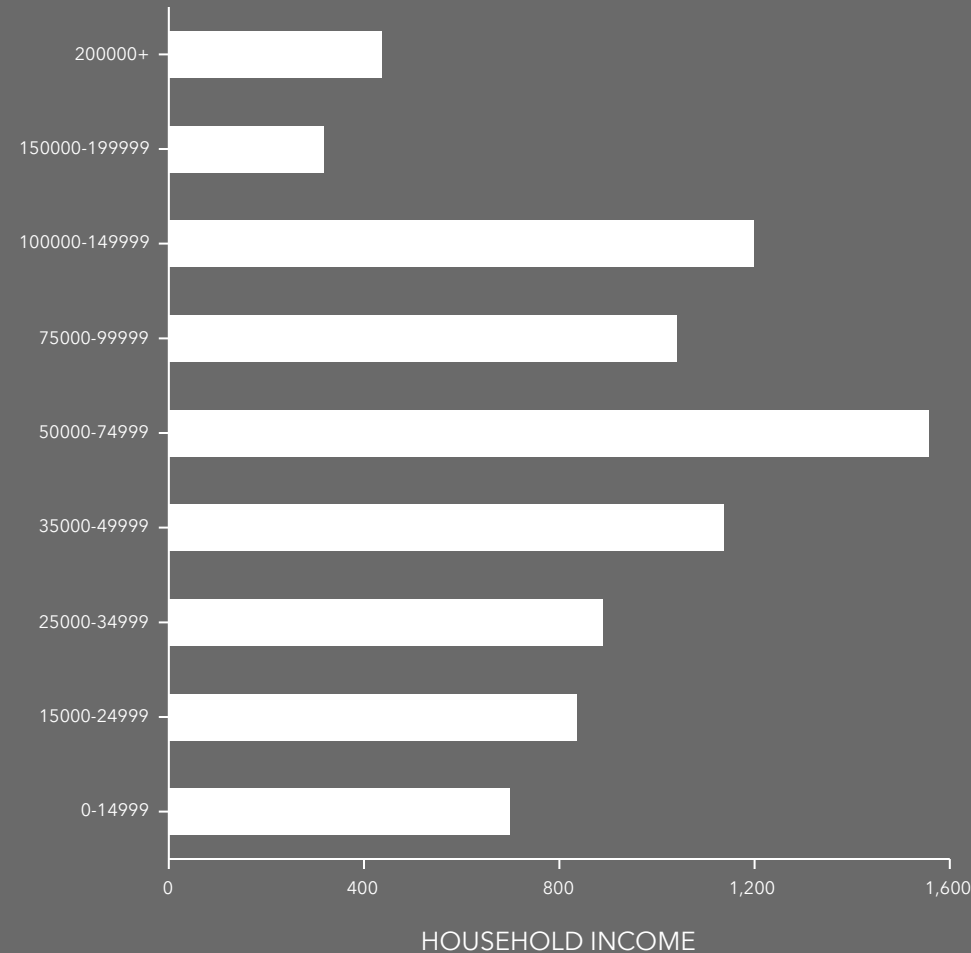
\$30,892

Per Capita Income



\$143,393

Median Net Worth



## EMPLOYMENT



51%

White Collar



35%

Blue Collar



20%

Services

5.1%

Unemployment Rate

# DEMOGRAPHIC SUMMARY

2061 FM 309, Hillsboro, Texas, 76645

Ring of 15 miles

## KEY FACTS

36,067

Population



13,665

Households

43.4

Median Age

\$51,958

Median Disposable Income

## EDUCATION

13%

No High School Diploma



37%

High School Graduate



30%

Some College



19%

Bachelor's/Grad/Prof Degree

## INCOME



\$59,845

Median Household Income



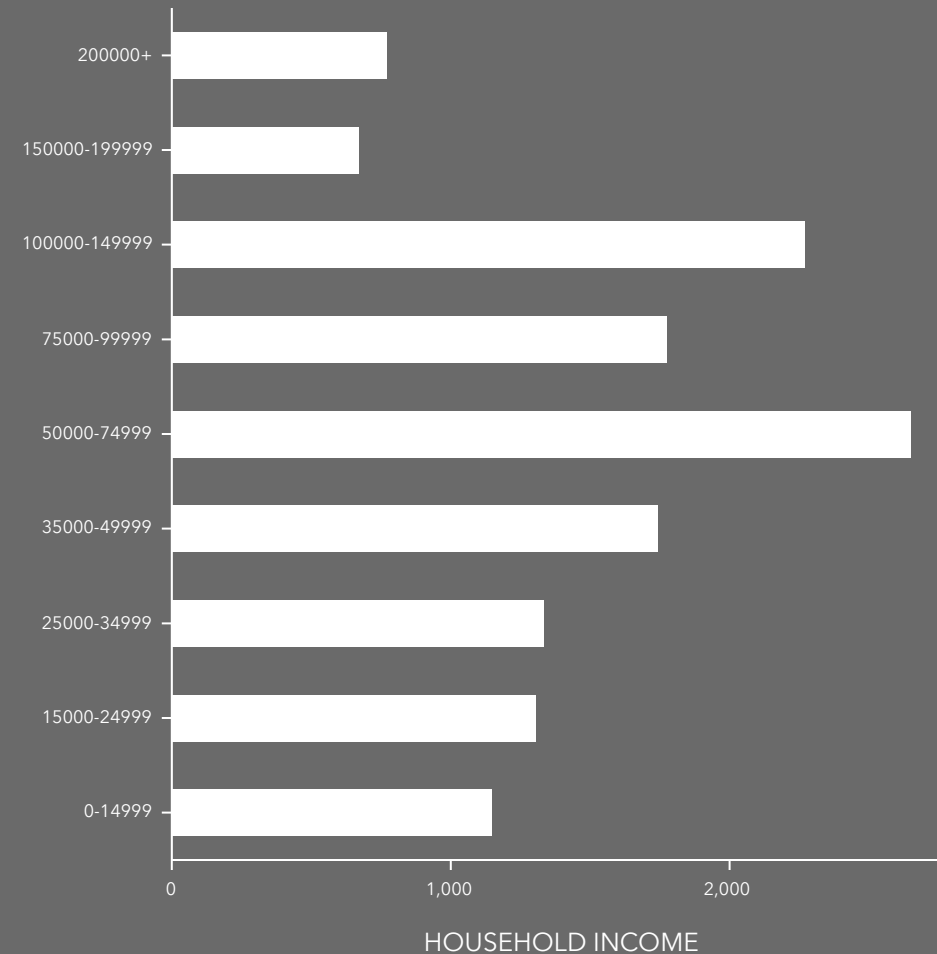
\$32,525

Per Capita Income

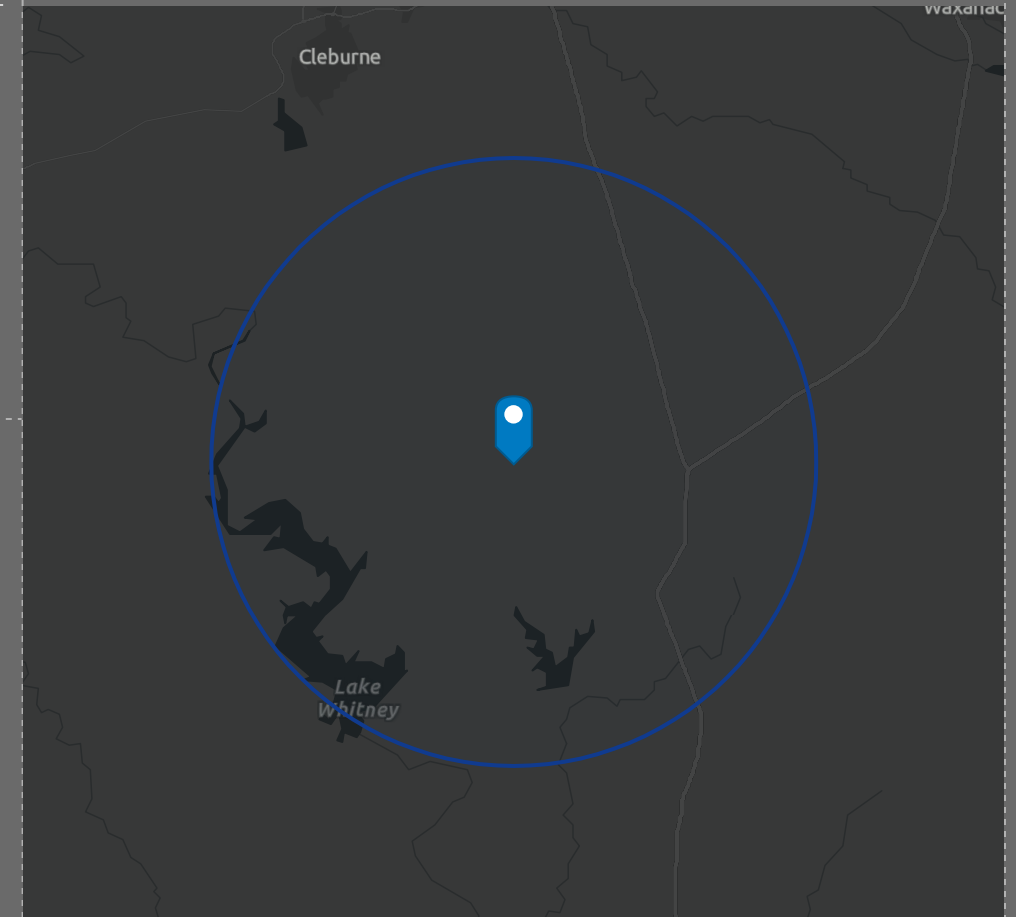


\$160,123

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



52%

White Collar



35%

Blue Collar



18%

Services

4.8%

Unemployment Rate



[Learn More](#)

## Why SRC Local Markets?

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SRC Local Markets, LLC was started by two real estate veterans with the following goal in mind "To give our clients the highest level of customer service and to treat every client like they were our only client". Thousands of transactions later we are still guided by that one goal. We make sure that each and every one of our clients gets the same high level of customer services, access to decades of real estate expertise and a team of dedicated individuals that are committed to making sure that our clients real estate goals are achieved with every transaction. In addition, we have access to all of the top real estate research tools to use on our clients behalf, relationships with the top real estate marketing websites and even our own in-house real estate attorney that is available to our clients. Currently, SRCLM is marketing in excess of \$100M in property for our clients nationwide.

Land

# Disposition Group

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## About Us

SRCLM's Land Disposition Group serves individual, corporate, public, and private clients in acquiring and disposing of real property investments and developments. We pride ourselves on the 40 years of combined market knowledge our team has accrued in national and international commercial real estate markets. With this knowledge and foresight, we strive to strategically position our clients to achieve their real estate objectives. We offer extensive market analysis to our clients in order to provide them with the most up-to-date information regarding their property's value.

## Our Objective

Our objective is to provide each client with the utmost care and service. This is done through our personal and hands-on approach to real estate transactions. Each real estate professional assigned to your account is accessible 24/7 by e-mail or phone to assist with any questions or concerns.

## Our Approach

[Are you looking to invest or dispose of real estate assets?](#) SRCLM has the knowledge and resources to analyze and assist you with your real estate needs. We'll assess your real estate portfolio and suggest solutions, including disposition of property, farm and ranch land and help with real estate investments.

When you choose SRCLM, a dedicated team of real estate professionals will serve as your partners, getting to know your specific needs and priorities. We place a premium on accurate, real-time data, and will closely analyze the market to identify and predict long-term trends. Empowered by this valuable data, we'll sit down with you to determine the best course of action for you. From optimizing your real estate portfolio to negotiating contracts, SRCLM provides the expertise you need to keep your real estate investments [on point](#).

Get In Touch

# Contact Information

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# Disclaimer

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The following information is from sources believed to be reliable. SRC Local Markets, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes or conditions, including price or rental, or with-drawal without notice. Any projections, assumptions, or estimates are for illustrative purposes only. Recipients should conduct their own due diligence.



# 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.

11-2-2015



## 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date