



TBD I-35
Hillsboro, TX



Subject Property

137± Acres

- Extensive road frontage off of Interstate 35
- The zoning of the property is Commercial situated in the city limits of Hillsboro, TX and the Hill County ETJ
- Property generates income from multiple leases
- Interstate 35 has a traffic count of approximately 71,807/vpd
- Ideal investment property with various opportunities for development
- Hard corner road frontage at I-35 and County Road 4282

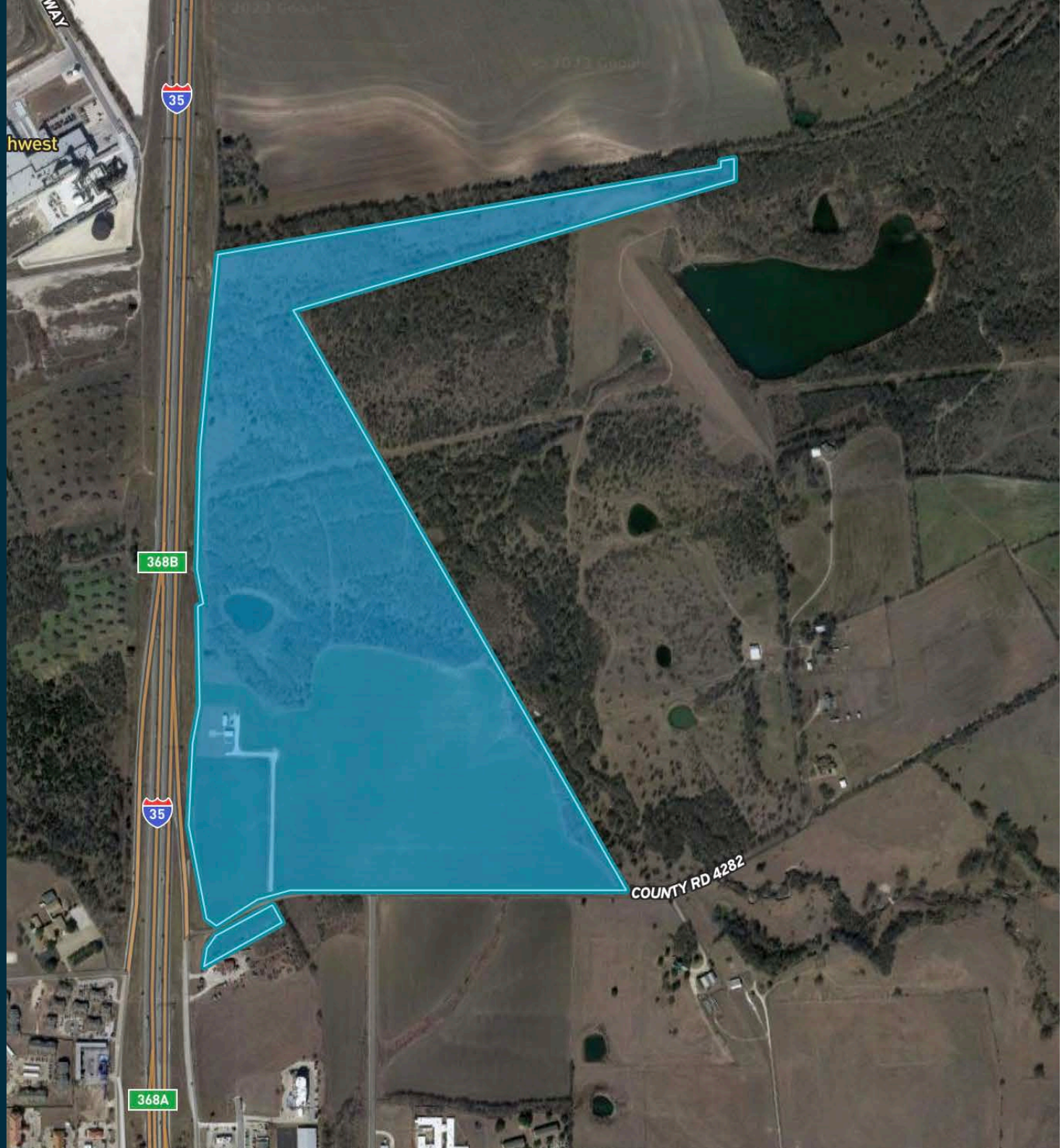


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Property Overview

Address: TBD I-35/County Road 4282, Hillsboro, TX

County: Hill County

Acres: 137±

Improvements: Air Vac Life Team Metal Building, Mobile Office Unit,
Helipad

Frontage: ±3,886 feet on I-35, ±2,772 feet on County Road 4282

Terrain: Level, Some trees, floodplain

Utilities: On-site

Access: I-35 and County Road 4282









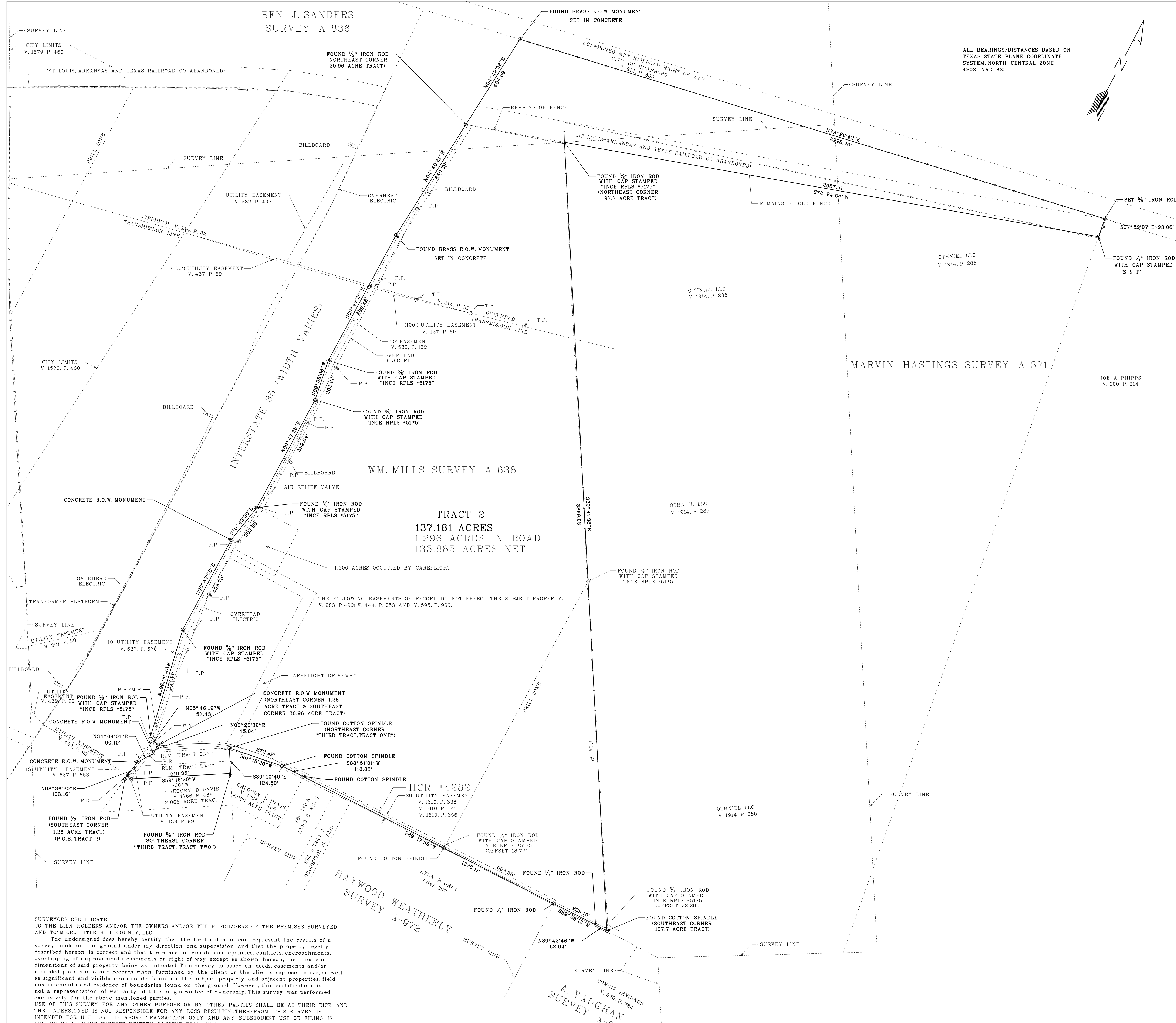
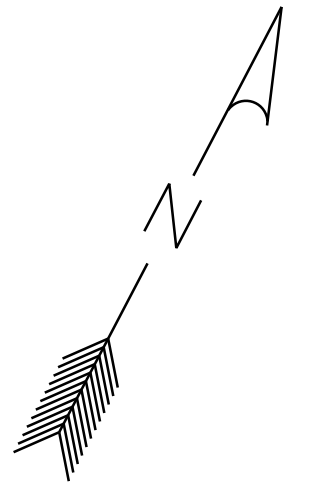


Property
Survey



BEN J. SANDERS
SURVEY A-836

ALL BEARINGS/DISTANCES BASED ON
TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE
4202 (NAD 83).



WM. MILLS SURVEY A-638

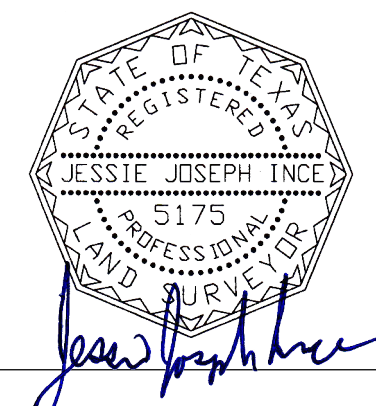
TRACT 2
137.181 ACRES
1.296 ACRES IN ROAD
135.885 ACRES NET

THE FOLLOWING EASEMENTS OF RECORD DO NOT EFFECT THE SUBJECT PROPERTY:
V. 283, P. 499; V. 444, P. 253; AND V. 595, P. 969.

SURVEYORS CERTIFICATE
TO THE LIEN HOLDERS AND/OR THE OWNERS AND/OR THE PURCHASERS OF THE PREMISES SURVEYED
AND TO MICRO TITLE HILL COUNTY, LLC.
The undersigned does hereby certify that the field notes hereon represent the results of a
survey made on the ground under my direction and supervision and that the property legally
described hereon is correct and that there are no visible discrepancies, conflicts, encroachments,
overlapping of improvements, easements or right-of-way except as shown hereon, the lines and
dimensions of said property being as indicated. This survey is based on deeds, easements and/or
recorded plats and other records when furnished by the client or the clients representative, as well
as significant and visible monuments found on the subject property and adjacent properties, field
measurements and evidence of boundaries found on the ground. However, this certification is
not a representation of warranty of title or guarantee of ownership. This survey was performed
exclusively for the above mentioned parties.
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND
THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY IS
INTENDED FOR USE FOR THE ABOVE TRANSACTION ONLY AND ANY SUBSEQUENT USE OR FILING IS
PROHIBITED WITHOUT EXPRESS WRITTEN CONSENT FROM INCE SURVEYING & ENGINEERING.

PLAT SHOWING THE SURVEY OF 137.181 ACRES OF LAND BEING 10.335 ACRES OUT OF THE BENJAMIN SANDERS SURVEY A-836,
121.487 ACRES OUT OF THE WM. MILLS SURVEY A-638, AND 5.359 ACRES OUT OF THE MARVIN HASTINGS SURVEY A-371 IN
HILL COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 197.7 ACRE "FIRST TRACT", A PART OF THAT CERTAIN 17.73 ACRE
"SECOND TRACT", AND A PART OF THAT CERTAIN "THIRD TRACT, TRACTS ONE AND TWO" DESCRIBED IN A DEED FROM JANET
C. CHRISTIE TO DONALD B. CHRISTIE RECORDED IN VOLUME 1562, PAGE 17 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY
AND A PART OF THAT CERTAIN 239.658 ACRE TRACT DESCRIBED IN A DEED FROM JOHN A. STANDEFER ET UX, ELEANOR
STANDEFER TO ALLEN I. JONES INVESTMENTS, INC. RECORDED IN VOLUME 538, PAGE 127 OF THE DEED RECORDS OF HILL
COUNTY. SAID LAND IS ALL THAT CERTAIN 117.409 ACRE TRACT DESCRIBED IN A DEED FROM RICHARD LOMBARDI, ET AL TO
LAURA MCDANIEL RECORDED IN VOLUME 1626, PAGE 373 AND ALL THAT CERTAIN CALLED 20.261 ACRE TRACT DESCRIBED IN
A DEED FROM WILLIAM ROBERT BEAVERS TO SCOTT MCDANIEL RECORDED IN VOLUME 1626, PAGE 361 OF THE OFFICIAL PUBLIC
RECORDS OF HILL COUNTY.

FIELD NOTES OF EVEN DATE ACCOMPANY THIS PLAT.



REGISTERED PROFESSIONAL LAND SURVEYOR
JESSIE JOSEPH INCE, R.P.L.S. #5175

SCALE 1"=200' SN201123J 11/23/20

SCOTT DANIELS
SURVEYED BY
INCE SURVEYING & ENGINEERING
FIRM #10068000
184 THOUSAND OAKS DRIVE
WHITNEY, TEXAS 76692
PHONE: 254-694-7708
FAX: 254-694-7230

Local

Demographics



DEMOGRAPHIC SUMMARY

76645, Hillsboro, Texas

Ring of 1 mile



KEY FACTS

1,973

Population



749

Households

39.9

Median Age

\$38,125

Median Disposable Income

EDUCATION

18%

No High School Diploma



27%

High School Graduate



34%

Some College



22%

Bachelor's/Grad/Prof Degree

INCOME



\$44,286

Median Household Income



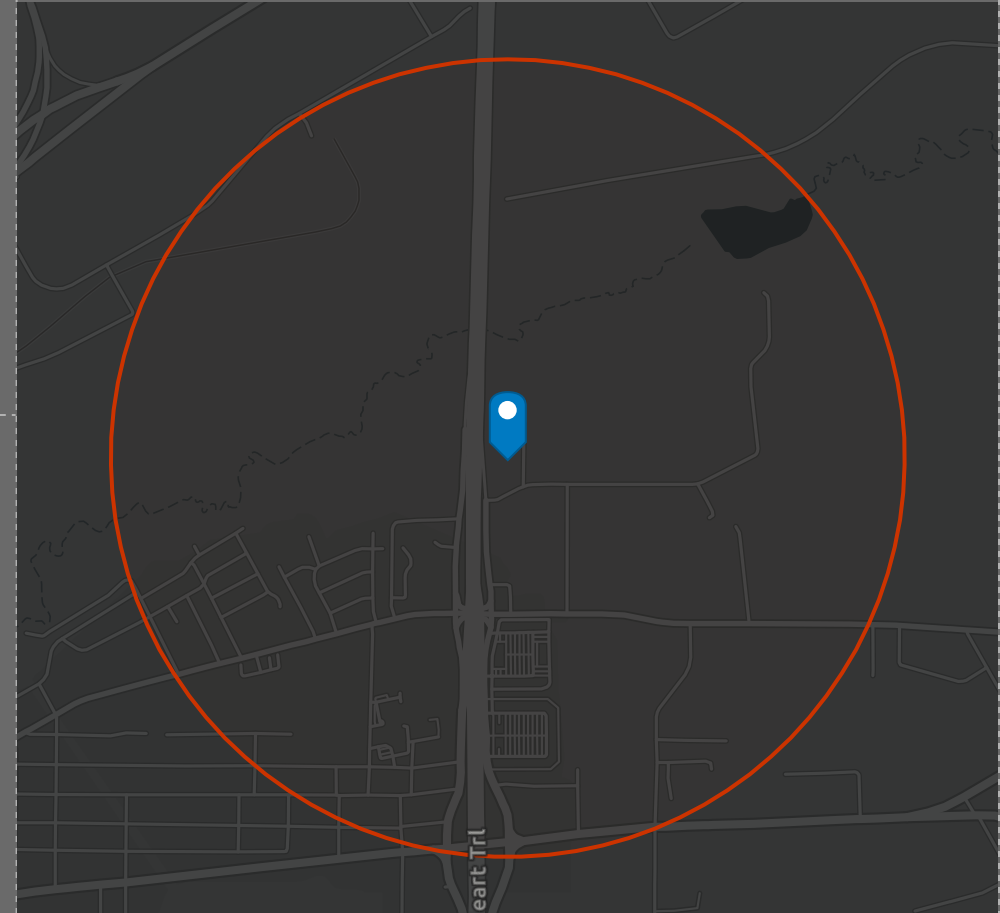
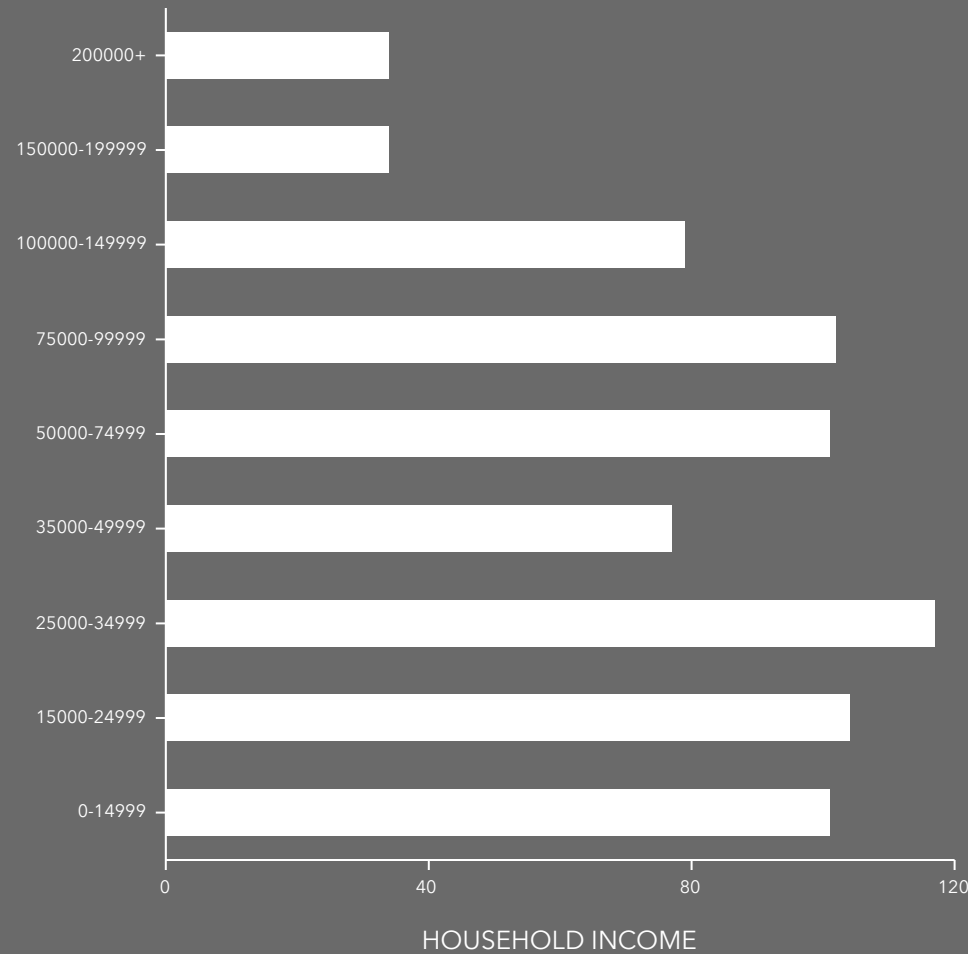
\$27,660

Per Capita Income



\$42,436

Median Net Worth



EMPLOYMENT



54%

White Collar



26%

Blue Collar



21%

Services

9.5%

Unemployment Rate

DEMOGRAPHIC SUMMARY

76645, Hillsboro, Texas

Ring of 3 miles

KEY FACTS

8,862

Population



3,101

Households

34.5

Median Age

\$33,683

Median Disposable Income

EDUCATION

24%

No High School Diploma



32%

High School Graduate



28%

Some College



16%

Bachelor's/Grad/Prof Degree

INCOME



\$38,288

Median Household Income



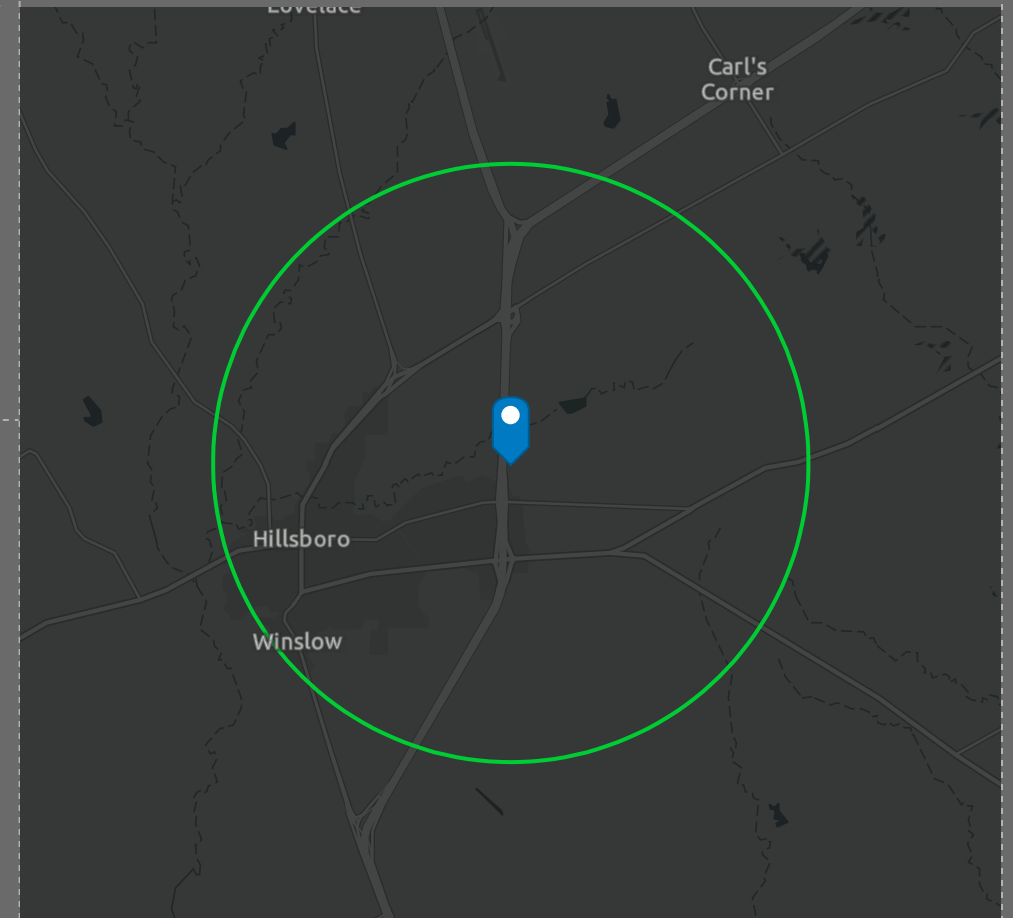
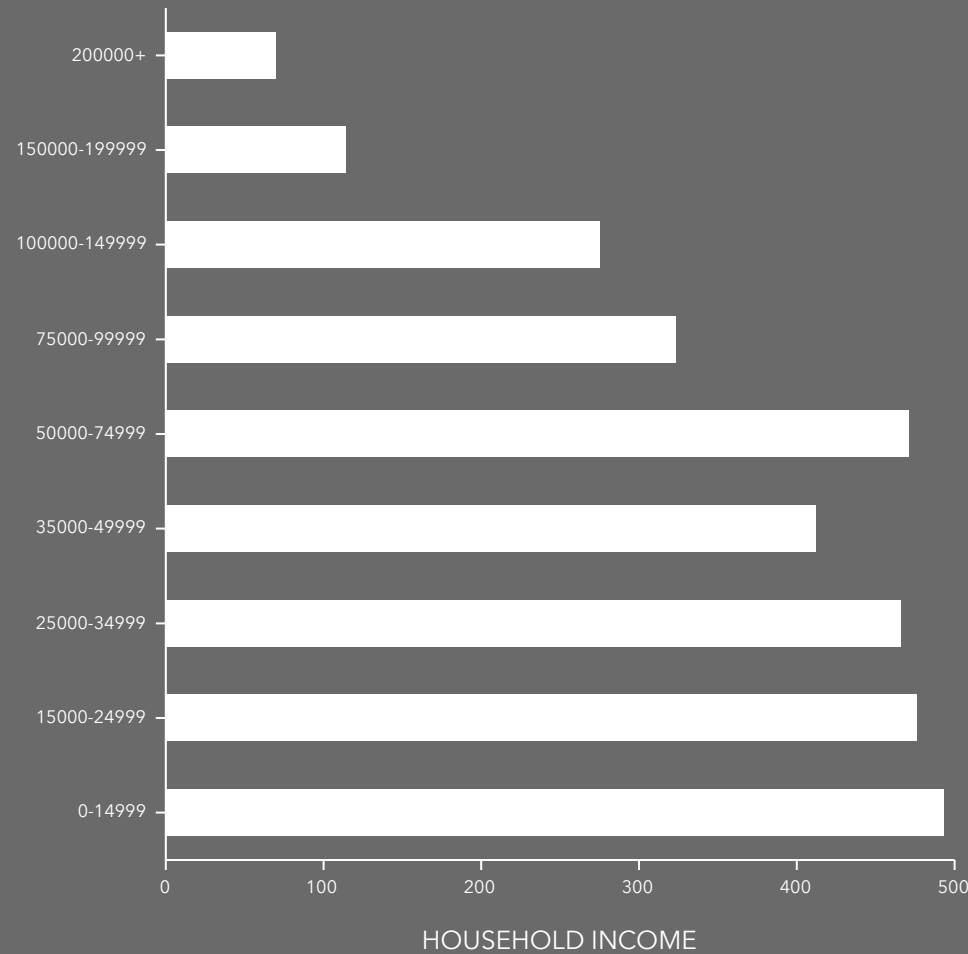
\$20,183

Per Capita Income



\$26,098

Median Net Worth



EMPLOYMENT



46%

White Collar



34%

Blue Collar



20%

Services

12.9%

Unemployment Rate

DEMOGRAPHIC SUMMARY

76645, Hillsboro, Texas

Ring of 5 miles



KEY FACTS

9,786

Population



3,413

Households

34.8

Median Age

\$34,624

Median Disposable Income

EDUCATION

23%

No High School Diploma



32%

High School Graduate



28%

Some College



16%

Bachelor's/Grad/Prof Degree

INCOME



\$39,391

Median Household Income



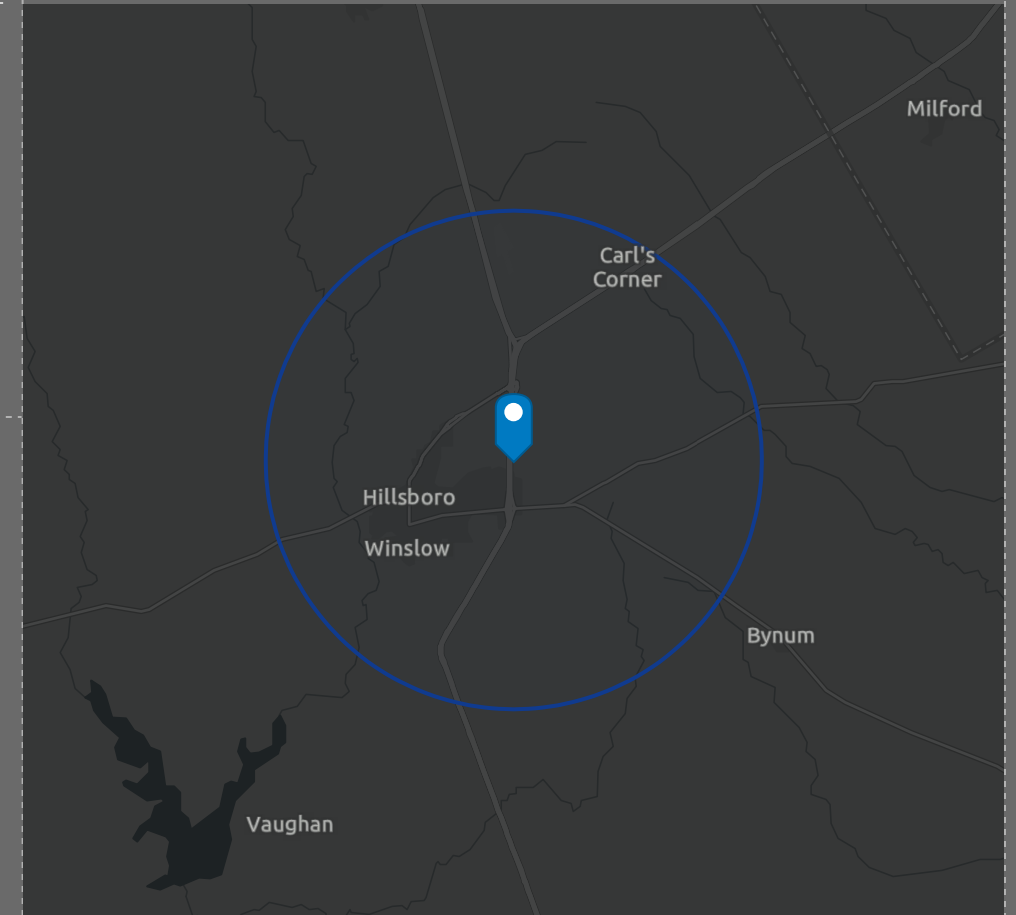
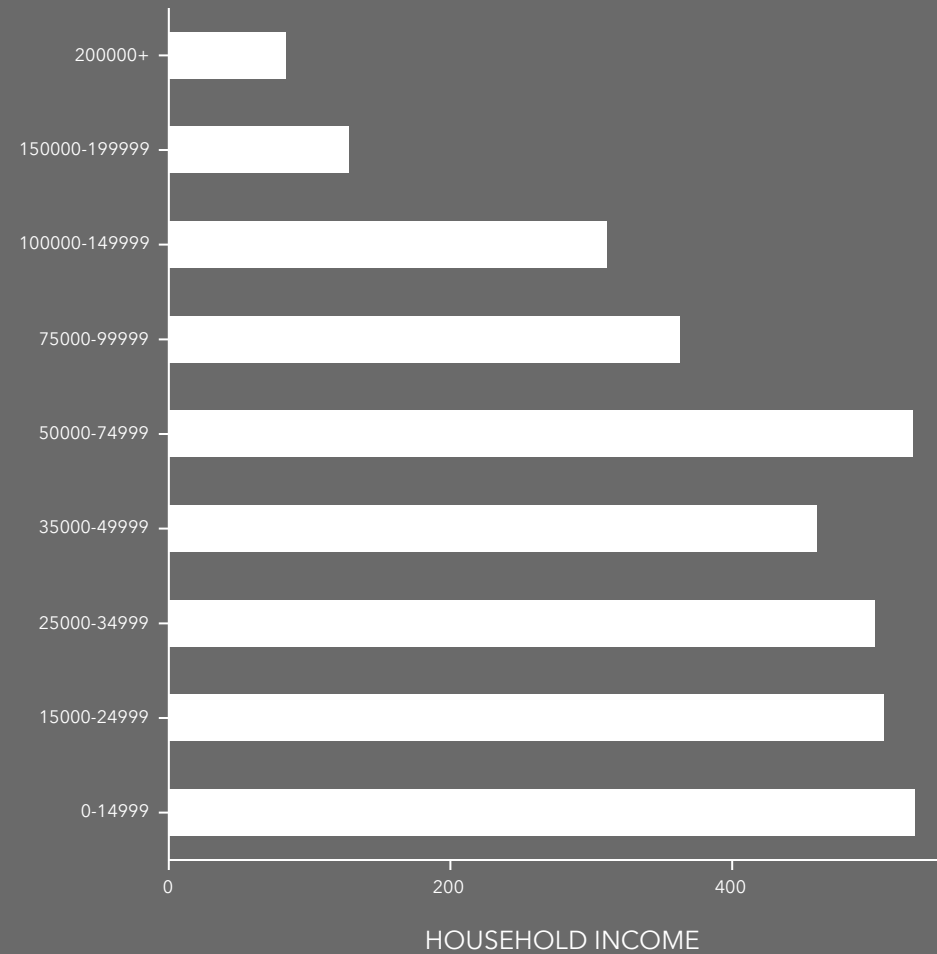
\$20,582

Per Capita Income



\$29,564

Median Net Worth



EMPLOYMENT



46%

White Collar



34%

Blue Collar



20%

Services

12.7%

Unemployment Rate

[Learn More](#)

Why SRC Local Markets?

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 \$120M in property for our clients nationwide.

Land

Disposition Group

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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Vice President

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Disclaimer

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.



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
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date