

PRIME DEVELOPMENT LAND FOR SALE

Hillsboro, TX





LOCATION

I-35 & CR 3102 Overpass
Abbott, TX, 76621

SIZE

16.866 Acres
734,683 Square Feet

ZONING

No Zoning- Unrestricted Commercial Land

TRAFFIC COUNTS

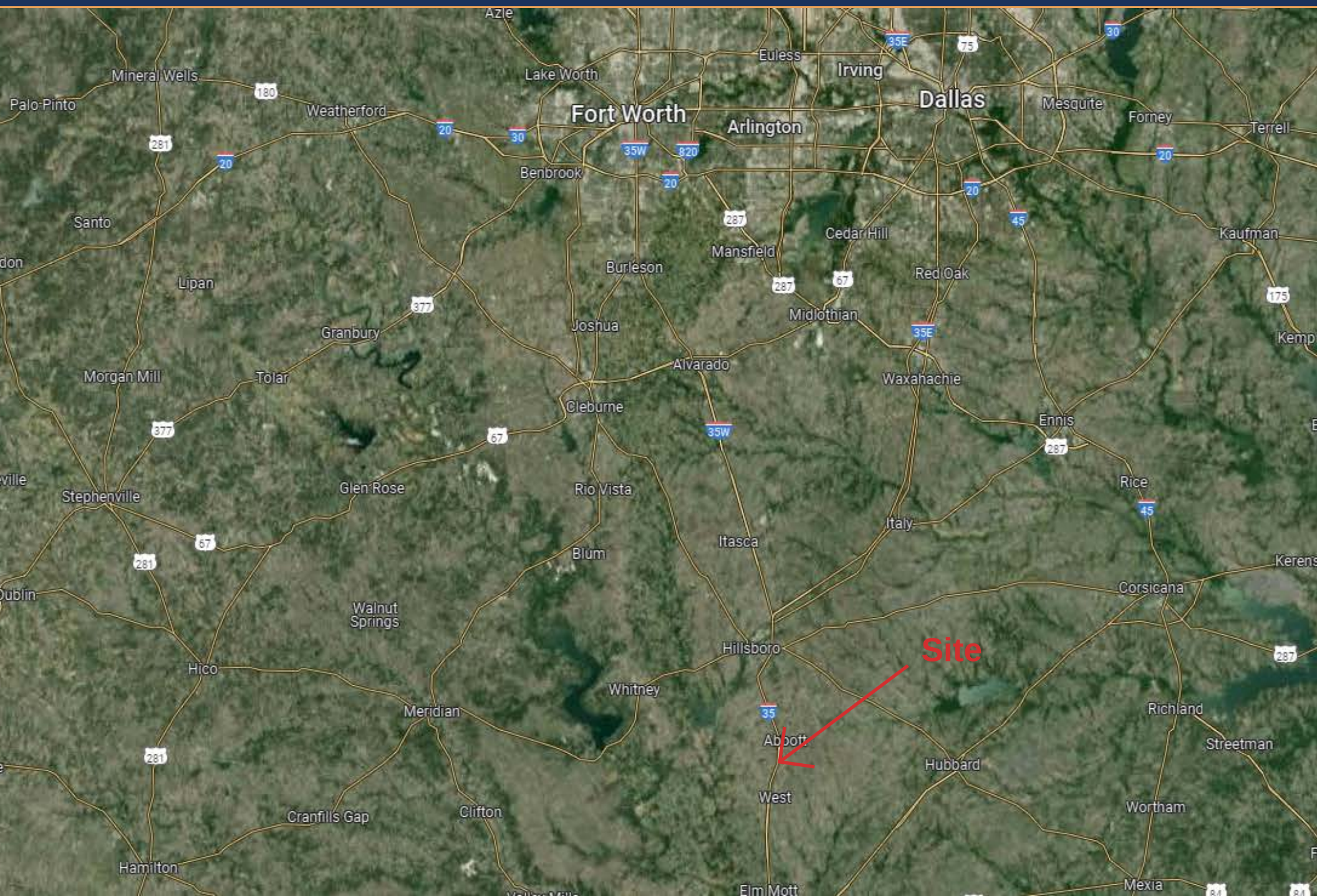
I-35 | Up to 77,000 Vehicles per day (TxDot)

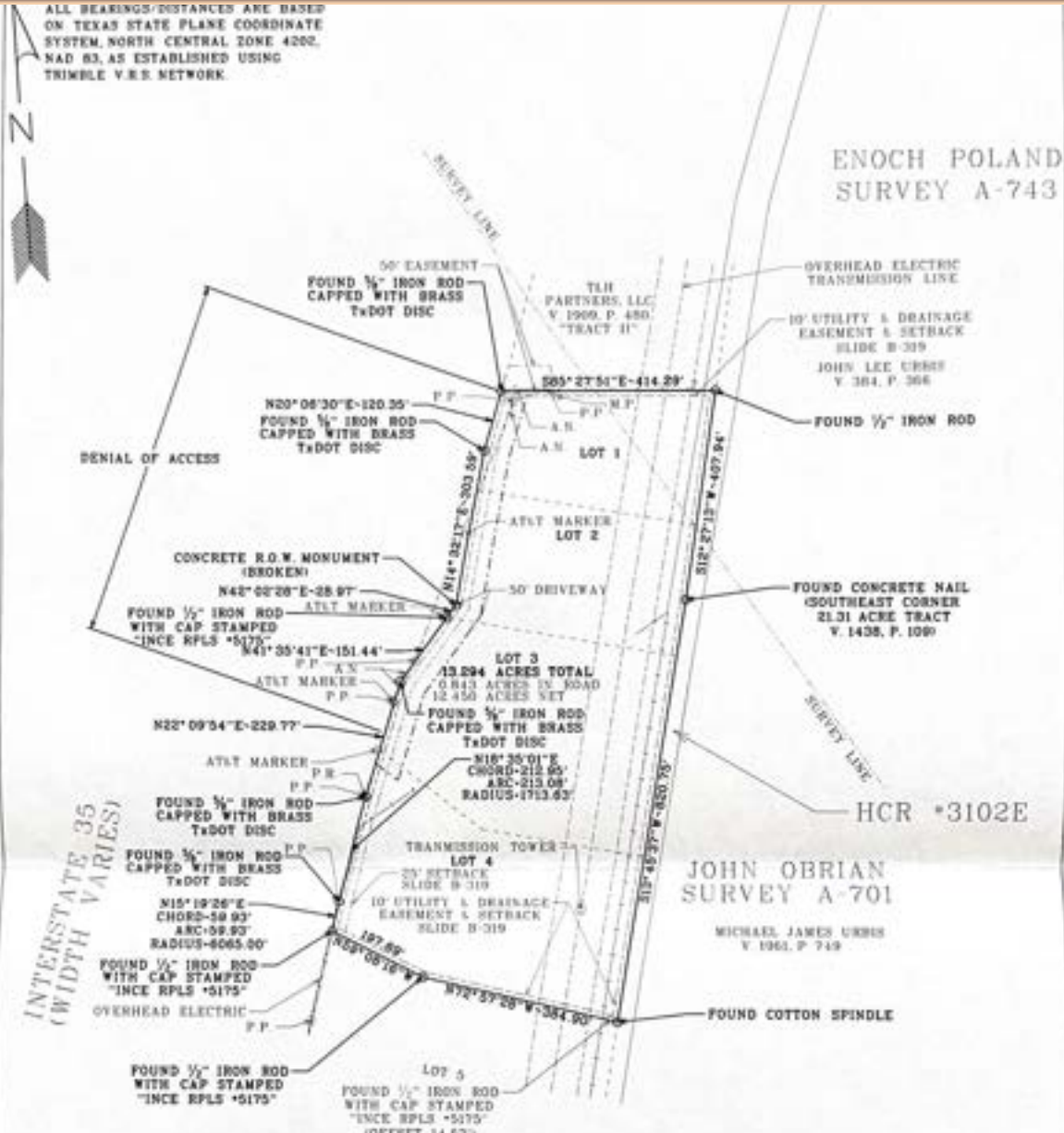
PRICING

\$1,200,000 (\$1.63/sf)

PROPERTY HIGHLIGHTS

- Utilities in close proximity | ONCOR Electricity & water could be facilitated through Menlow Water Supply Corp.
- Road frontage on I-35 and Jerry Mashek Drive
1,135 feet of frontage on I-35 frontage Road
1,500 feet of frontage on Jerry Mashek Drive
- Proposed Commercial Land for development conveniently along I-35
Ideal site for a gas station/convenience store, truck stop/hub, versatile mixed-use project, & much more
- Unmatched investment / development pricing at this prime location in the current real estate market





PLAT SHOWING THE SURVEY OF 13.294 ACRES OF LAND BEING ALL OF LOTS 1, 2, 3, AND 4 OF THE WINGATE ESTATES SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN SLIDE B-319 OF THE OFFICIAL PLAT RECORDS OF HILL COUNTY.

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.

STATE OF TEXAS
REGISTERED
INCE JOSEPH INCE
5175
LAND SURVEYOR

Joseph Ince

REGISTERED PROFESSIONAL LAND SURVEYOR
 INCE JOSEPH INCE RPLS 5175

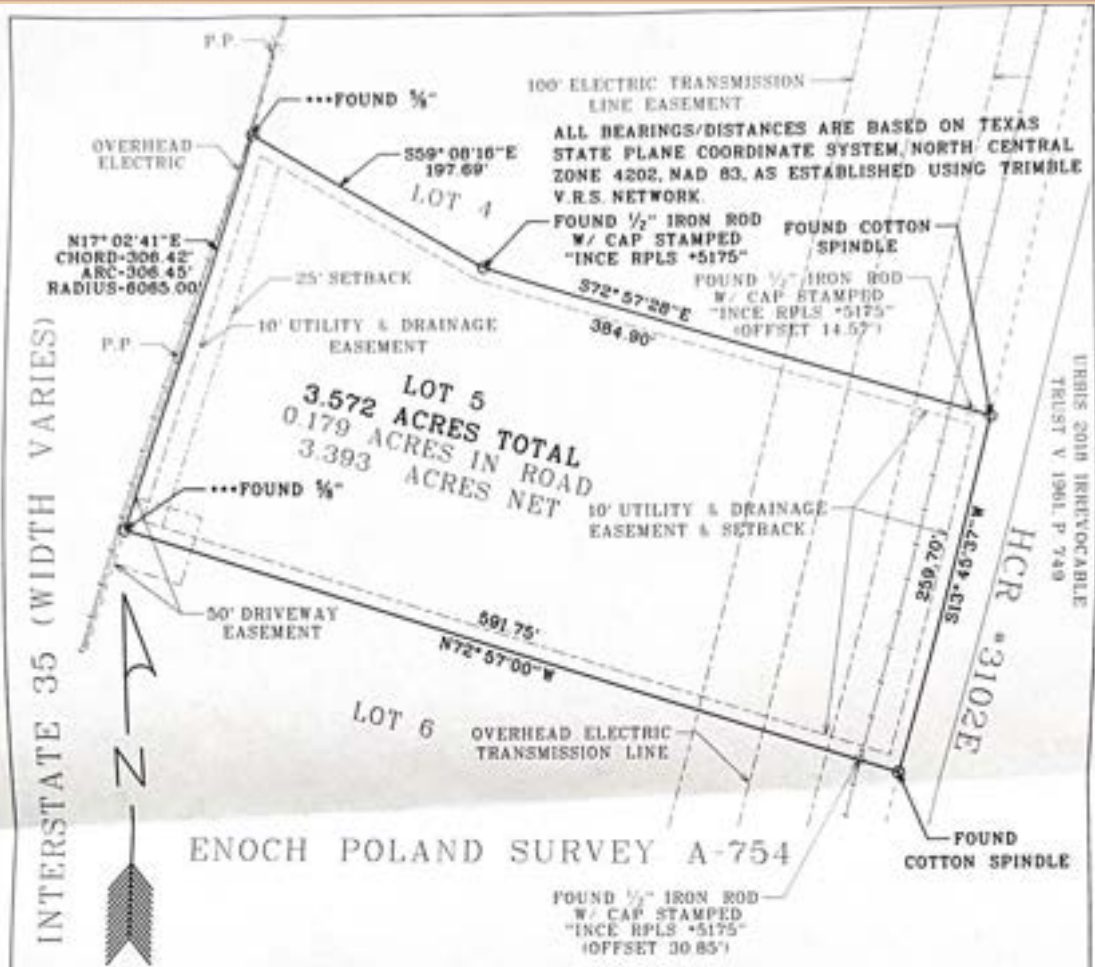
FLOOD STATEMENT: This property does not appear to lie within the 100-yr flood plain as delineated by the Federal Insurance Administration's "Flood Insurance Rate Map." Map Number 4821708075D.

FIELD NOTES OF EVEN DATE ACCOMPANY THIS PLAT.

SCALE 1"=50' 500036U 03/18/10

B&E-X3
DEVELOPING IV, LLC

SURVEYED BY
 INCE SURVEYING & ENGINEERING
 FIRM #006000
 84 THOUSAND OAKS DRIVE
 WINTREY, TEXAS 76692
 PHONE: 254-694-7708
 FAX: 254-694-7230



"..." DENOTES CORNERS MONUMENTED WITH FOUND 1/2" IRON RODS CAPPED WITH ALUMINUM TxDOT DISCS.

PLAT SHOWING THE SURVEY OF 3.572 ACRES OF LAND BEING ALL OF LOT 5 OF THE WINGATE ESTATES SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN SLIDE B-319 OF THE OFFICIAL PLAT RECORDS OF HILL COUNTY.

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.

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FIELD NOTES OF EVEN DATE ACCOMPANY THIS PLAT.

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY RESPONSIBLE SUPERVISION.

B&E-X3 DEVELOPING IV, LLC

SURVEYED BY
 INCE SURVEYING & ENGINEERING
 FIRM #10068000
 184 THOUSAND OAKS DRIVE
 WHITNEY, TEXAS 76692
 PHONE: 254-694-7708
 FAX: 254-694-7700



REGISTERED PROFESSIONAL LAND SURVEYOR
 JESSE JOSEPH INCE, RPLS #5175

SCALE 1"=40' SA20000J 10/06/20



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.

Airstream Realty

9013498

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Michael Smith

635303

msmith@airstreamrealty.com

630.207.6569

Designated Broker of Firm

License No.

Email

Phone

Evan Lichterman

772686

elichterman@airstreamrealty.com

901.674.2868

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

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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