

## I-35 Development Opportunity

\$1,557,472 | 207.00 Acres

Hill County

I-35 and HCR 4282

Hillsboro, Texas

### Contact the Agent

**Tim McGinty**

(469)441-9052

[tim@claytonwaggoner.com](mailto:tim@claytonwaggoner.com)

### PROPERTY HIGHLIGHTS

Opportunity to invest in income-producing development land that is appreciating in value daily. 207 acres in 2 tracts: 136 acres on northbound I-35 and 71 acres on southbound I-35. Approximately 80 acres inside city limits, remaining acreage is outside city limits. Over 7000 ft of I-35 frontage and 1200 ft of I-35 access road frontage. Over 2400 ft of county road frontage.

The property lends itself to numerous types of development. Infrastructure includes 6" water line extension (engineered) with additional taps, fire hydrants and road bores in place. 1100 ft of all season road in place and ready for additional development. Application pending with TXDOT for up to 2

