



## 3.9 Acres with State Hwy Frontage

**\$156,000**



3.90 Acres  
Hill County  
TX-171 Hillsboro, Texas

### Contact the Agent

**Tim McGinty**  
469-441-9052  
[tim@claytonwaggoner.com](mailto:tim@claytonwaggoner.com)

### PROPERTY HIGHLIGHTS

Potential development site for office or retail located less than 1 mile from I-35. Outside of city limits with 465 ft of state highway frontage. Level terrain, ag exempt and currently used for hay production. Residential development behind the property and commercial development on either side. Electricity available, no water meter.

