



**CLAYTON - WAGGONER**  
PROPERTIES

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## I-35 Development Opportunity (71 ac)

**\$534,208**



71.00 Acres  
Hill County  
I-35 Hillsboro, Texas

### Contact the Agent

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### PROPERTY HIGHLIGHTS

Opportunity to invest in income-producing development land that is appreciating in value daily. 71 acres along southbound I-35. Outside city limits. Approximately 3000 ft of I-35 frontage.

The property lends itself to numerous types of development. Property is currently generating lease income from 2 billboards along I-35. Application pending with TXDOT for up to 2 curb cuts.

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Buyers broker/agent must be identified on first contact and must accompany prospective buyer on first showing to be allowed full fee participation. If this condition is not met, the fee participation will be at the sole discretion of the Listing Broker. Prospects may be required to provide proof of funds prior to scheduling a showing.