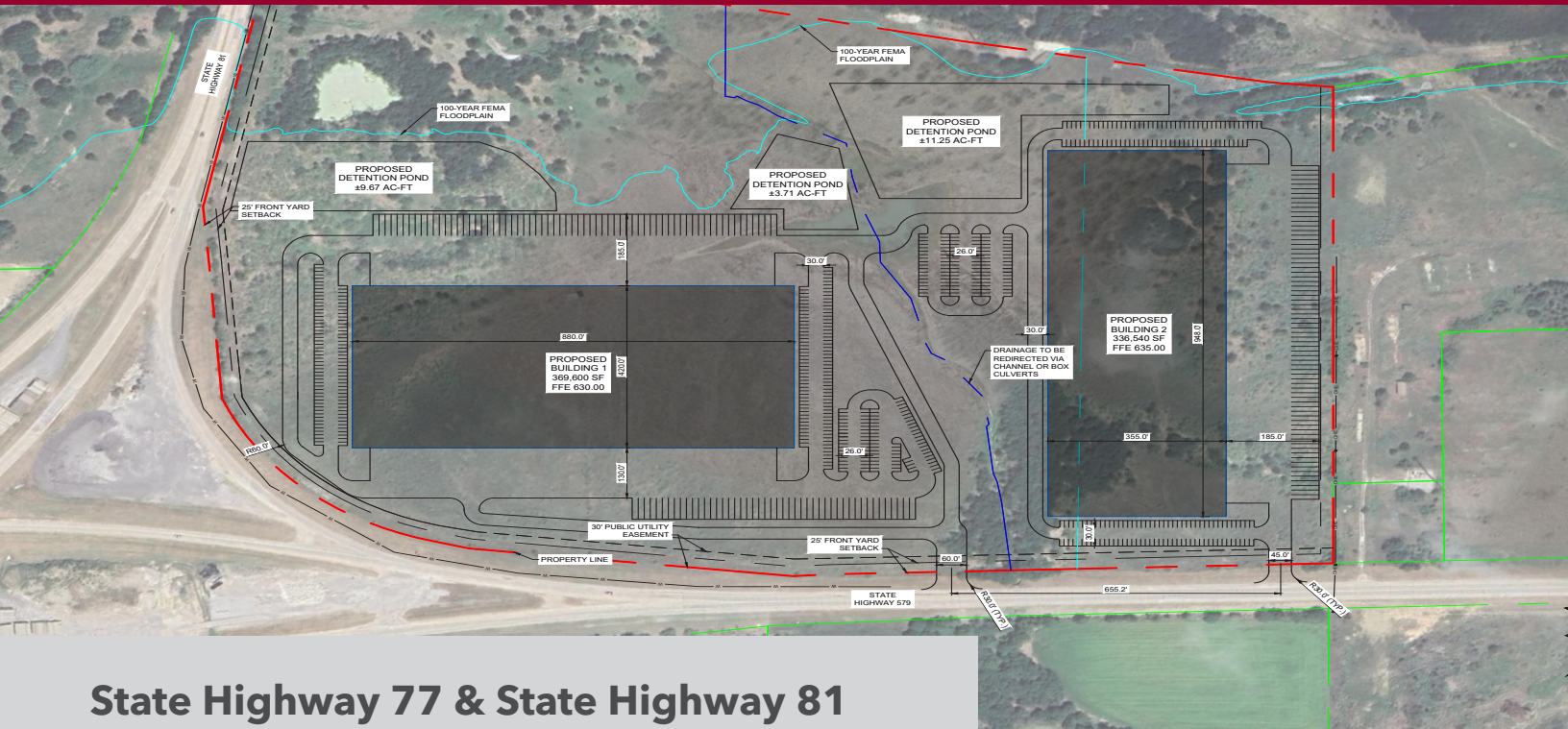
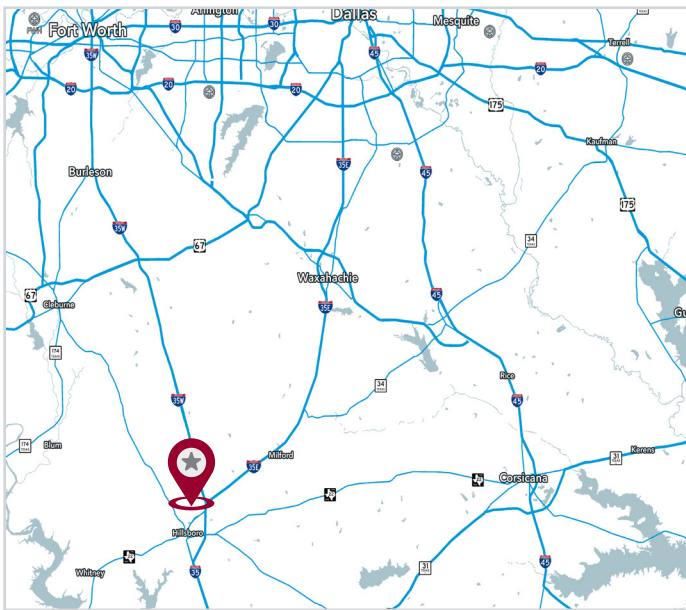


# FOR SALE

## ±105 ACRES



**State Highway 77 & State Highway 81**  
Hillsboro, TX 76645



## AVAILABILITY HIGHLIGHTS

- 105 Acres of Industrial Land
- Build to Suit Opportunity
- Zoning: ETJ
- 16" Water Line Installed Along TX-81
- Proposed Buildings  
Building 1: 369,600 SF | Building 2: 336,540 SF

FOR LEASING INFORMATION:

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**±105 ACRES**

**FOR SALE**

## LOCATION HIGHLIGHTS

- Easy access to I-35 | 1 Mile
- Dallas | 60 Miles
- Fort Worth | 55 Miles
- Waco | 37.2 Miles
- Hillsboro Municipal Airport | 7.2 Miles
- Frontage along TX-77 and TX-81

## CORPORATE NEIGHBORS

- Johns Mansville
- Clayton Homes
- Therma Foam
- Buc-ee's
- UFP Industries



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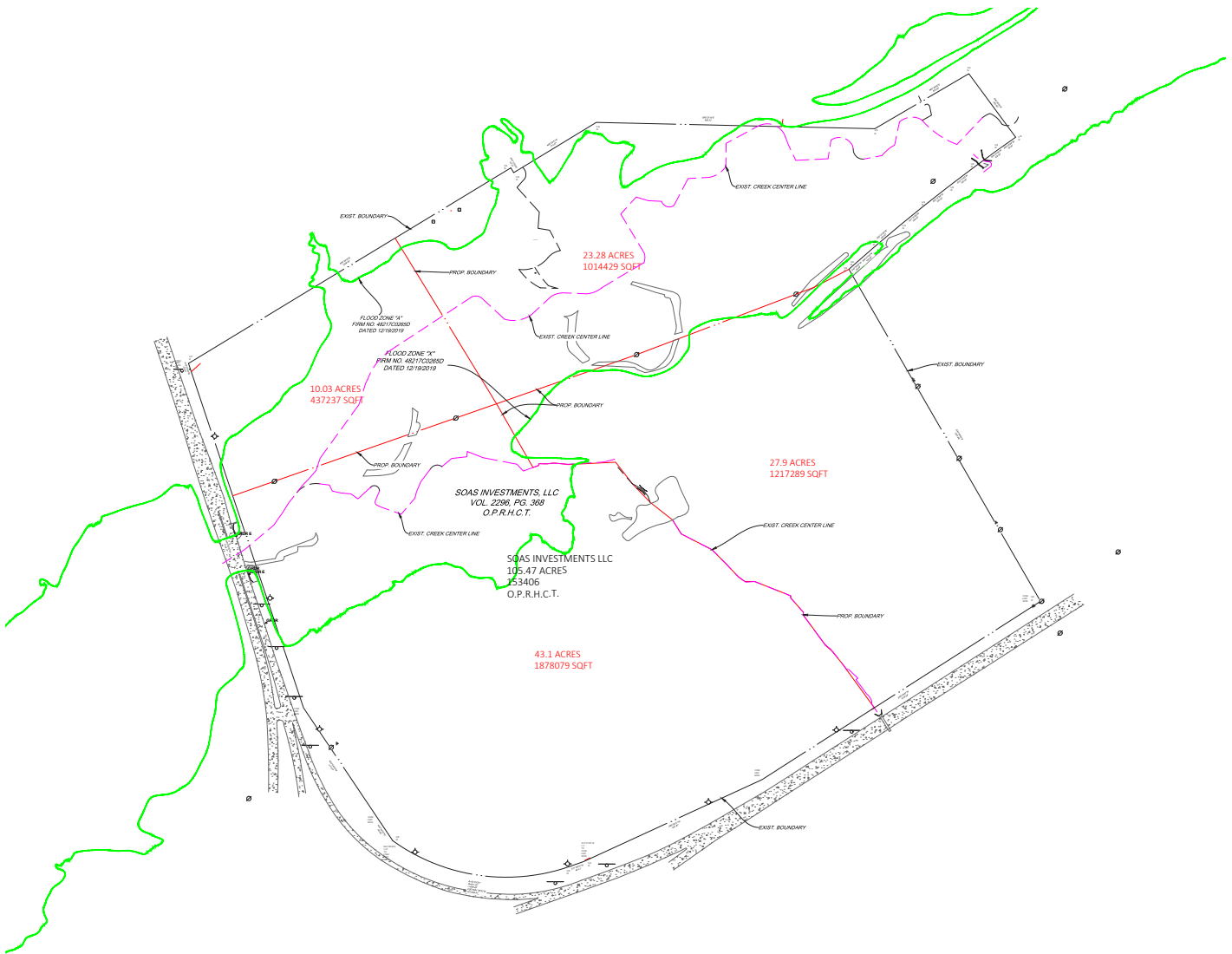
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## SURVEY



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