



Everything Within Reach

COMMERCIAL

Overview

Hillsboro is located 30 miles north of Waco, at the southern split of Interstate 35 where it forks into I-35 East toward Dallas and I-35 West toward Fort Worth. Hillsboro's convenient easy-off, easy-on interstate exits and commercial corridor frontage create an attractive stopping point for travelers 30 minutes before they enter (or after they exit) the Dallas/Fort Worth metroplex.

As the County seat of Hill County and the largest community within a 30-mile radius, Hillsboro has also historically served as the trade and service center for the County.

Commercial Companies that have chosen Hillsboro tell us we offer:

- 65,000 cars per day on I-35
- An established reputation as a convenient stopping point for travelers
- An established I-35 commercial corridor
- Gateway to Lake Whitney and other rural recreational venues
- Infrastructure capacity to support commercial development:
 - Full-service AT&T communications network, plus additional fiber carriers have lines in immediate vicinity
 - Excess City water and sewer capacity
 - Retail electric service via Oncor transmission lines
 - Retail natural gas via Atmos Energy transmission lines
- Responsive, professionally managed local government
- Hillsboro population of 9,000+ growing consistently by 1% per year
- The largest community within a 30 mile radius
- County seat of Hill County
- Historically, the center of trade, government, professional services, banking, medical services, education, and shopping for Hill County
- Hill County is growing consistently by 10% per year
- A charming downtown historic area with exiting potential for redevelopment around the County courthouse
- Home campus for Hill College, with a 1500+ enrollment at local campus
- Well-established regional hospital and medical service cluster
- Lower cost properties and ample supply
- Well-diversified and stable local economy
- I-35 corridor is forecast to double in population in next 20 years

If you are considering a commercial location near Dallas, Fort Worth, or Waco, we can assist you with market data, property information, and introductions to local resources. We invite you to give us a call or send us an email.

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