



Everything Within Reach

# Housing

Hillsboro and Hill County’s natural beauty, access to services and amenities, good schools, low crime rate, slower pace of life, and convenient location between the Dallas/Fort Worth metroplex and Waco at the Interstate 35 split, create a highly desirable residential location. All types of housing can be found here. In particular, the area is known for the beautiful historic home districts in Hillsboro, and the executive housing on nearby Lake Whitney.

## Hill County Property Sales – June – December 2009

253 Active Properties							
	Sq Ft	Bed-rooms	Full Bath	Half Bath	List Price	Price Sq Ft	Days on Market
<i>Min</i>	0	0	0	0	\$13,900	\$0	0
<i>Avg</i>	1857	2	1	0	\$198,495	\$106	181
<i>Max</i>	6350	7	6	2	\$2,500,000	\$573	941

130 Properties Sold								
	Sq Ft	Bed-rooms	Full Bath	Half Bath	List Price	Sale Price	Price Sq Ft	Days on Market
<i>Min</i>	0	1	1	0	\$8,000	\$8,005	\$0	1
<i>Avg</i>	1763	2	1	0	\$115,636	\$107,375	\$60	128
<i>Max</i>	3772	5	3	2	\$499,000	\$450,000	\$154	814

Source: Ellis Hill Realtors Association, January 2010

## Housing Stock in Hillsboro and Hill County

The housing stock in Hillsboro and Hill County is composed of all types, age, and price ranges. Note that Hillsboro numbers are also reflected in Hill County numbers.

### *Housing Stock – 2009 Certified Totals*

Type	Number
Hillsboro	
Single Family	2,401
Multi-Family – Duplex	32
Multi-Family – Apartment	21
Vacant Residential Lots in City	951
Hill County	
Single Family (5 acres and less)	10,974
Single Family (over 5 acres)	3,619
Multi-Family – Duplex	89
Multi-Family – Apartment	32
Vacant Residential Lots Within Corporate Limits	2,386

Source: Hill County Appraisal District, June 2009

Single family detached housing in Hillsboro/Hill County ranges in age from the late 1800's/early 1900's through new construction, with a wide range of styles and options.

*Age of Single Family Detached Housing in 2000*

<i>Year Built</i>	<i>Hillsboro</i>		<i>Hill County</i>	
	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
<i>1999 to March 2000</i>	44	1.4	498	3.4
<i>1995 to 1999</i>	215	6.6	1,428	9.8
<i>1990 to 1994</i>	184	5.7	1,034	7.1
<i>1980 to 1989</i>	373	11.5	2,576	17.6
<i>1970 to 1979</i>	522	16.1	2,438	16.7
<i>1960 to 1969</i>	343	10.5	1,619	11.1
<i>1940 to 1959</i>	889	27.3	2,860	19.6
<i>1939 or earlier</i>	682	21.0	2,171	14.8

Source: US 2000 Census

According to the 2000 US Census, 57.1 percent of Hillsboro's occupied housing at the time of the Census was owner-occupied, and 42.9% was renter-occupied. In Hill County, 74.8% of occupied housing was owner-occupied, and 25.2% was renter-occupied.

Value of specified owner-occupied housing stock was estimated by the 2000 US Census, as well.

*Value of Owner-Occupied Housing Stock Value in 2000*

<i>Value</i>	<i>Hillsboro</i>		<i>Hill County</i>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<i>Less than \$50,000</i>	695	46.9	2,590	44.8
<i>\$50,000 to \$99,999</i>	547	36.9	2,124	36.7
<i>\$100,000 to \$149,999</i>	142	9.6	562	9.7
<i>\$150,000 to \$199,999</i>	68	4.6	285	4.9
<i>\$200,000 to \$299,999</i>	30	2	156	2.7
<i>\$300,000 to \$499,999</i>	0	0	46	0.8
<i>\$500,000 to \$999,999</i>	0	0	19	0.3
<i>\$1,000,000 or more</i>	0	0	0	0
<b>Median value</b>	\$53,200		\$54,700	

**Historic Homes in Hillsboro**

Over 200 historic homes are registered with the National Historic Homes Register in Hillsboro. The homes represent a range of architectural styles and periods, with the oldest structures dating from the late 1800- early 1900 period. Hillsboro has a historic preservation ordinance and commission that is in the process of designating historic district boundaries to help future preservation efforts. For further information on this area, contact the Hillsboro Main Street Manager, 254-582-5499 or [mainstreet@hillsborotx.org](mailto:mainstreet@hillsborotx.org)

## **Master Planned Communities**

Master planned communities are typically designed for hundreds, even thousands, of homes. They often incorporate features such as 24-hour security, preferred builders, on-site recreational options, landscaped common areas, restrictive covenants, etc. Homeowners Association fees, golf club membership, and marina slips are at additional cost.

**White Bluff** ([www.whitebluffresort.com](http://www.whitebluffresort.com)) Popular Hill County master planned community located about 20 minutes west of Hillsboro on Lake Whitney. In addition to executive housing and recreational amenities, it also features a hotel, meeting space for small conferences, and two restaurant venues.

**Star Ranch** ([www.starranch.us/sr.htm](http://www.starranch.us/sr.htm)) New equine oriented master planned community located 1.5 mile ride from the beautiful shore of Lake Whitney and the 2,000 acre McCown Valley Equestrian Campground and Trail Riding Area. All homes are built by Austin Custom Homes and building sites range from 1.4 to 2.9 acres.

## **Developing Subdivisions**

Hillsboro currently has two subdivision that are in the home building stages with building sites for sale and ready to build in most instances. Infrastructure includes streets, water, and sewer improvements.

**Stoneridge** – 39 lot planned unit subdivision for single family homes, some with zero lot lines and home sizes ranging from 1200 square feet and up.

**Pattons Mill Phase I & II** – contact the local realtors offices for information.

## **Special Service Centers**

Retirement centers, assisted living centers, and nursing homes offer a continuum of housing types and services in an environment devoted to particular needs. Examples of special service centers in Hillsboro include:

- **Emerald Retirement Village Apartments**
- **Homestead Nursing & Rehabilitation**
- **Legends at Hillsboro**
- **Town Hall Estates Hillsboro**

## **Housing Information Resources**

- Ellis Hill Realtors Association – (972) 938-9481, [www.ellishillrealtors.com](http://www.ellishillrealtors.com)  
Member realtors, appraisers, lenders, title companies, etc.
- Hill County Appraisal District - (254)582-2508, [www.hillcad.org](http://www.hillcad.org)  
Tax appraisal and deed history of properties, data base available on line.
- Realtor.com – [www.realtor.com](http://www.realtor.com)  
Properties listed for sale or rent, searchable by zip code or city name.