



Everything Within Reach

# Quality of Life

Hill County is the only remaining non-metro County on Interstate 35 between the metro areas of Waco to the south and Dallas/Fort Worth to the north. As the County seat, Hillsboro has historically served as the area's center of government, education, trade, professional and medical services, and banking.

Hillsboro's slogan "Everything Within Reach" perfectly describes its advantages. Small town charm and convenience combine with access to nearby urban amenities to create a nicely paced lifestyle. Location at the I-35 split south of Dallas/Fort Worth also makes Hillsboro a favorite stopping place for travelers, which has given rise to a well-developed commercial corridor of hotels, restaurants, shopping, and travel services.

These same characteristics make Hillsboro an attractive business location. A well-diversified economy, manageable growth rate, and professionally-staffed local government are helping to position Hillsboro well for the future.

## Physical Characteristics

Nestled at the center of a 30-mile radius of gently rolling farms, ranches, and small market towns, Hillsboro is the largest city in Hill County. Just on the northern edge of the Central Texas region, Hillsboro residents typically enjoy a milder climate with more seasonal change than is found farther north or south. The more temperate climate encourages an active outdoor lifestyle, and there are numerous public and private outdoor venues in the area.

## Historic Setting

Texas history includes indigenous Indians; French and Spanish exploration; Spanish and Mexican colonial rule; nationhood from 1836 to 1846; American statehood from 1846 to secession to join the Confederacy in 1861, and finally American statehood again in 1865.

In an effort to encourage settlement to the north, Mexico had issued land grants to entrepreneurs for colonies, and settlement had begun occurring in this area in the 1830's. After Texas independence was established, the Robertson colony was divided into 34 counties, of which Navarro County was one. Hill County was subsequently carved out of Navarro County, and was founded in 1853, with Hillsboro being designated as the county seat that same year. Hillsboro was on the stagecoach road that linked Waco and Waxahachie, but with the arrival of the MK&T railroad in the 1880's and the Missouri Pacific railroad in the 1890's, the pace of settlement increased dramatically.

The surrounding area was one of the most productive cotton growing regions in the world until the 1930's. Cotton wealth increased with the introduction of rail line service connecting Hillsboro to Dallas/Ft. Worth and Waco between 1882 and 1894. The era known as the "golden age of railroad" had a tremendous affect on Hillsboro as with so many other smaller communities situated on the rail lines between larger cities. The prosperity of the town grew

from the late 1800s – early 1900s resulting in the building boom in the downtown and residential areas. The population of Hillsboro doubled between 1890 and 1900, accounting for the increase in residential home construction.

Agriculture is still an important part of the area’s economy, but today it is rounded out by manufacturing, warehouse/distribution, tourism, education, professional and medical services, trade, and banking.

Many of the existing structures built between 1880s and early 1900s are now listed on the National Register of Historic Places. The grand county courthouse sitting in the middle of the downtown square was constructed during this period as were the majority of the other downtown buildings. In 1993, the courthouse almost burned to the ground, but the community and private fundraising efforts succeeded in rebuilding it to reflect its former grandeur. Preservation efforts continue today, with the soon to be established Historic Downtown and Residential Districts.

### **Full Selection of Housing Options**

Hillsboro has a large selection of historic homes in the area, but it also offers a full range of all types of housing, to include apartments, townhomes, duplexes, and single family homes in all price ranges. Large acreage home sites are available in the County, and a 3000 acre master planned community featuring executive style housing is located nearby on Lake Whitney.

### **Health Service Selection**

Hillsboro is home to one hospital, Hill County Regional staffed by thirteen doctors, and next door is the Family Medical Center Clinic. An hour’s drive will take you to world-renown hospital complexes in the Dallas/Fort metro area. Thirty minutes south to Waco, two large hospitals provide additional choices. Forty-five minutes further south to Temple, is the nationally recognized Scott White Health Services complex.

### **Abundant Recreational Opportunities**

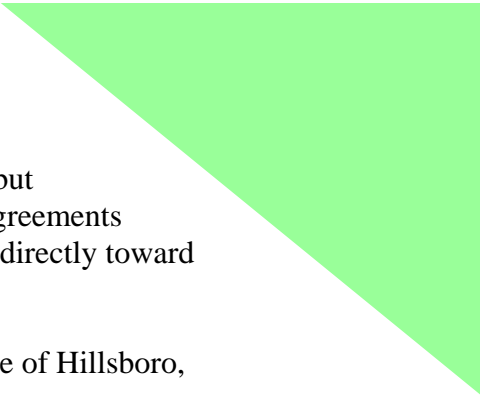
Hillsboro offers museums, a full calendar of seasonal events, a private golf course, a large public park, and multiple special purpose athletic fields. The Hillsboro campus of Hill College hosts a long list of artistic and sporting events.

Nearby Lake Whitney is home to a large state park, and features boating, fishing, water sports, camping, hiking, and other outdoor activities. In season, there are several hunting options, and guest ranches offer corporate retreat and large group venues, complete with gourmet dining. White Bluff Resort on Lake Whitney offers a marina, conference hotel, lakeside dining, and two golf courses.

Within an hour’s drive to the neighboring metro areas, one can access the campuses of several major universities, professional sporting events, world-class museums, entertainment, dining, and shopping.

### **Excellent Access to Choices in Education**

The Hillsboro Independent School District, which educates over 1800 students a year at 5 campuses, is fully accredited by the state. It participates in a dual enrollment program with Hill College that allows high school students to graduate with college credit already completed.



Hill College, which was founded in Hillsboro in the 1920's, is a 2-year community college. The Hillsboro campus remains the home campus, but the system has several satellite locations in its service area. Hill has agreements in place with several Texas colleges and universities to transfer credits directly toward 4-year programs.

There are a dozen major colleges and universities within an hour's drive of Hillsboro, and over 2 dozen vocational and special purpose schools.

**If you are considering business or residential development 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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