



## Housing

Hillsboro and Hill County's natural beauty, access to services and amenities, Texas "Recognized" 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 homes in Hillsboro, and the executive housing on nearby Lake Whitney.



[Hill County Property Sales – January 2011 - June 2011](#)

[Developing Subdivisions](#)

[Master Planned Communities](#)

[Housing Information Resources](#)

[Special Service Centers](#)

[Housing Stock in Hillsboro and Hill County](#)

[Housing Stock – 2011 Certified Totals](#)

[Age of Single Family Detached Housing Through 2009](#)

[Value of Owner-Occupied Housing Stock in 2009](#)

[Historic Homes in Hillsboro](#)

For business relocation assistance  
or more information, contact:

City of Hillsboro  
Economic Development  
254-582-5776 (direct)  
[hcdc@hillsborotx.org](mailto:hcdc@hillsborotx.org)



**Hill County Property Sales – January 2011 - June 2011**

**312 Active Properties**

	Sq Ft	Bed Rooms	Full Baths	Half Baths	List Price	Price Sq ft	Days on Market
Min	450	1	1	0	\$10,975	\$0	0
Avg	1888	2	2	0	\$189,361	\$98	205
Max	9999	9	9	3	\$3,200,000	\$939	1404

**99 Properties Sold**

	Sq Ft	Bed Rooms	Full Baths	Half Baths	List Price	Sale Price	Price Sq ft	Days on Market
Min	480	1	1	0	\$9,500	\$8,000	\$7	0
Avg	1664	2	1	0	\$100,338	\$91,998	\$55	186
Max	3878	5	4	2	\$445,000	\$364,100	\$138	955

Source: Ellis Hill Realtors Association, July 2011

**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 – 2010 Certified Totals**

Type	Number
Hillsboro	
Single Family	2,356
Multi-Family – Duplex	32
Multi-Family – Apartment	21
Vacant Residential Lots in City	972
Mobile Home (w/land, leased land, MH park)	104
Hill County	
Single Family (5 acres and less)	8,618
Single Family (over 5 acres)	2,733
Multi-Family – Duplex	84
Multi-Family – Apartment	32
Vacant Residential Lots Within Corporate Limits	2,365
Mobile Home (w/land, leased land, MH park)	3,327

Source: Hill County Appraisal District, July 2011

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 Through 2009**

Year Built	Hillsboro		Hill County	
	Number	%	Number	%
<b>TOTAL</b>	<b>3,272</b>		<b>15,205</b>	
2005 or later	29	0.9	259	1.7
2000 to 2004	154	4.7	1,419	9.3

[back to page 1](#)

1990 to 1999	420	12.8	2,526	16.6
1980 to 1989	410	12.5	2,409	15.8
1970 to 1979	593	18.1	2,613	17.2
1960 to 1969	421	12.9	1,450	9.5
1950 to 1959	409	12.5	1,707	11.2
1940 to 1949	261	8.0	952	6.3
1939 or earlier	575	17.6	1,871	12.3

Source: US Census Bureau American Community Survey 2005-2009. Hillsboro numbers are included again in Hill County figures.

According to the US Census Bureau American Community Survey 2005-2009, 61.6 % of Hillsboro's occupied housing during the survey period was owner-occupied, and 38.4% was renter-occupied. In Hill County, 76.5% of occupied housing was owner-occupied, and 23.5% was renter-occupied.

Value of specified owner-occupied housing stock was estimated by the US Census American Community Survey 2005-2009:

### Value of Owner-Occupied Housing Stock in 2009

Value	Hillsboro		Hill County	
	Number	Percent	Number	Percent
<b>TOTAL</b>	1,798		9,523	
Less than \$50,000	562	31.3	2,620	27.5
\$50,000 to \$99,999	772	42.9	3,203	33.6
\$100,000 to \$149,999	284	15.8	1,454	15.3
\$150,000 to \$199,999	74	4.1	892	9.4
\$200,000 to \$299,999	62	3.4	788	8.3
\$300,000 to \$499,999	20	1.1	391	4.1
\$500,000 to \$999,999	24	1.3	127	1.3
\$1,000,000 or more	0	0	48	.05

Source: Hill County Appraisal District, July 2010. Hillsboro numbers are included again in Hill County figures.

### Historic Homes in Hillsboro

Over 200 historic homes in Hillsboro are listed on the National Register of Historic Places. 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 an active Preservation Commission that is in the process of designating the historic residential district to help preserve the integrity of these beautiful structures. For further information on this area, contact the Community Development office at 254-582-2119.

### 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.

[back to page 1](#)

**White Bluff** ([www.whitebluffresort.com](http://www.whitebluffresort.com)) Popular Hill County master planned community located about 30 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)) Gated and security-fenced community. This is an 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 Austin Custom Homes and are covered by Homeowners Association rules. 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.

[back to page 1](#)