

SECURE  
NET LEASE

Subject Property



OFFERING MEMORANDUM

# HILLSBORO COMMONS

303-305 COKE ST, HILLSBORO, TX 76645

Sam House

Vice President  
(214) 227-9869

[shouse@securenetlease.com](mailto:shouse@securenetlease.com)



# THE OPPORTUNITY

HILLSBORO COMMONS HILLSBORO, TX

Secure Net Lease, as the exclusive listing broker and marketing advisor, is pleased to present the offering of Hillsboro Commons: a 15,750 SF Walmart adjacent shopping center featuring 8 suites with a strong tenant mix.

Hillsboro Commons benefits from a solid roof and structure, multiple access points, pylon signs, and boasts a highly leasable average suite size of 1,534 SF. It was built in 2009 and is occupied by a complimentary host of national and regional retailers.

The Shopping Center has proximity to National Retailers such as Walmart, Aarons, and Tractor Supply.

With its proximity to the upcoming Hillsboro Outlet Mall redevelopment, the offering of Hillsboro Commons presents a unique opportunity to acquire a stabilized, highly-leasable multi-tenant retail asset in a growing submarket with appreciating rents.



# INVESTMENT OVERVIEW

HILLSBORO COMMONS    HILLSBORO, TX

OFFERING SUMMARY	
Price	\$3,500,000
Cap Rate	7.67%
Net Operating Income	\$268,400
Price PSF	\$222
Occupancy	91.6%
Year Built	2009
Gross Leasable Area	15,750 SF
Lot Size	1.84 Acres

## CONTACT FOR DETAILS

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\$3,500,000

7.67% CAP

- ✓ **Below Market Rents** – With a weighted average base rental rate of only \$16.55/SF, while commanding \$20/SF base rent in ~20% of GLA, the Property benefits from its unrealized rent potential, providing an investor with significant upside through rental increases in the future.
- ✓ **Excellent Tenant Retention** – 100% of the tenant line-up has occupied the center over 5 years, 70% over 10 years, and 12%+ has occupied the site for over 15 years.
- ✓ **Triple-Net Lease Structures** – The tenant mix in Hillsboro Commons features 8 tenants with NNN lease structures, minimizing landlord exposure.
- ✓ **Stabilized Asset with Strong Tenant Mix** – Hillsboro Commons presents an opportunity to acquire a strong, stabilized shopping center with a favorable mix of retailers.
- ✓ **Shadow-Anchored to Walmart** – The Property is adjacent to Walmart, who benefits from ample traffic counts and caters well to the local demographics.
- ✓ **Priced Below Replacement Cost** – At \$222/SF, the property is priced below replacement cost.
- ✓ **Growth and Development in Hillsboro** - The City of Hillsboro and several major local developers have strategic plans to stimulate business growth via commercial real estate construction, including an upcoming sizable retail development along the I-35 corridor as well as the addition of the largest Bucees in the state of Texas.
- ✓ **Pylon Signage** - Hillsboro Commons and its tenants benefit from highly-visible pylon signage.

\*Seller offering masterlease on existing vacancy

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE  
NET LEASE





81  
TEXAS



UFP INDUSTRIES

TEXAS TANK WORKS

UKO

THERMAFOAM



HOUSTON STREET

171  
TEXAS

LB Foster



Clayton



LAQUINTA  
INNS & SUITES  
Econo Lodge



PECAN CREEK  
APARTMENTS LTD  
(48 UNITS)

OLD BRANDON ROAD

CORSICANA HIGHWAY  
±10,233 VPD



BRAUM'S

Wendy's

Fairfield  
BY MARRIOTT  
Quality Inn  
Super 8

22  
TEXAS

TERRA  
PIPE, INC.

171  
TEXAS

W LIVE OAK



Gerab-Tub  
Laundromat



Brookshire's  
Since 1928

HILLSBORO JUNIOR  
HIGH SCHOOL  
(272 STUDENTS)

ACE  
Hardware

DOLLAR GENERAL

Chicken  
EXPRESS  
SONIC  
WHATABURGER

Schlotzsky's  
IT'S A MOUTHFUL  
SCOOTER'S  
COVER

HILL REGIONAL  
HOSPITAL  
(25 BEDS)

Bath  
& Body  
Works



Love's  
McDonald's  
DQ

SUBJECT PROPERTY  
303-305 COKE ST.

COKE STREET

Aaron's  
DOLLAR TREE

AutoZone

O'Reilly AUTO PARTS  
RAC  
TIRE SERVICE & APPLIANCE

81  
TEXAS



ROSEMONT OF HILLSBORO  
APARTMENT HOMES  
(76 UNITS)

ABBOTT AVENUE

HILLSBORO  
HIGH SCHOOL  
(597 STUDENTS)

HILLSBORO  
ELEMENTARY SCHOOL  
(614 STUDENTS)

HILLSBORO  
INTERMEDIATE  
SCHOOL  
(440 STUDENTS)

Walmart  
Supercenter  
TSC TRACTOR  
SUPPLY CO.

CHRYSLER  
Jeep  
RAM  
Ford



I-35  
±74,856 VPD

FM 3267





81  
TEXAS

ABBOTT AVENUE

SPUR  
579

CRESTRIDGE  
APARTMENTS  
(50 UNITS)

BUC-EE'S  
3 MILES

OUTLETS AT HILLSBORO  
• FORMER 356,296+ SF OUTLET MALL  
• UNDER NEW OWNERSHIP, FACING  
REDEVELOPMENT  
• FUTURE HOME FOR NEW RETAIL, RESTAURANTS,  
A GROCERY STORE, & ENTERTAINMENT VENUE

PECAN CREEK  
APARTMENTS LTD  
(48 UNITS)

OLD BRANDON ROAD

FARM  
ROAD  
286

LAQUINTA  
INNS & SUITES  
Econo Lodge

Pizza  
Hut

TACO  
BELL  
Wendy's

Holiday Inn  
Express  
A IHG HOTEL

Bath  
& Body  
Works

Quality  
INN

6

Super 8

HILL REGIONAL  
HOSPITAL  
(25 BEDS)

QT  
QuikTrip

BRAUM'S

Chevron

77

Schlotzsky's  
IT'S A MOUTHFUL

Starbucks

171  
TEXAS

Loves

McDonald's

CORSICANA HIGHWAY  
(10,293 VPD)

22  
TEXAS

CITIZENS  
NATIONAL BANK

AG  
TEXAS  
FARM CREDIT SERVICES

AT&T

SONIC

Chick-fil-A  
EXPRESS

WELLS  
FARGO

SCOOTER'S  
COFFEE

CHRYSLER  
Jeep  
DODGE  
RAM

I-35  
(74,856 VPD)

INTERSTATE  
35

The First  
NATIONAL BANK  
of Central Texas

CRYSTAL SMILES

Aaron's

COKE STREET

SUBJECT PROPERTY

TSC TRACTOR  
SUPPLY CO

Walmart  
Supercenter

Ford

MURPHY  
USA





Buc-ee's  
3 MILES

Loves

Super 8  
BY WYNDHAM

Fairfield  
BY MARRIOTT

McDonald's

Days Inn  
BY WYNDHAM

22  
TEXAS

7  
ELEVEN

CHRYSLER  
Jeep  
DODGE  
RAM

171  
TEXAS

I-35  
(74,856 VPD)

INTERSTATE  
35

CORSICANA HIGHWAY  
(10,293 VPD)

WHATABURGER

Chicken  
EXPRESS

SUBJECT PROPERTY

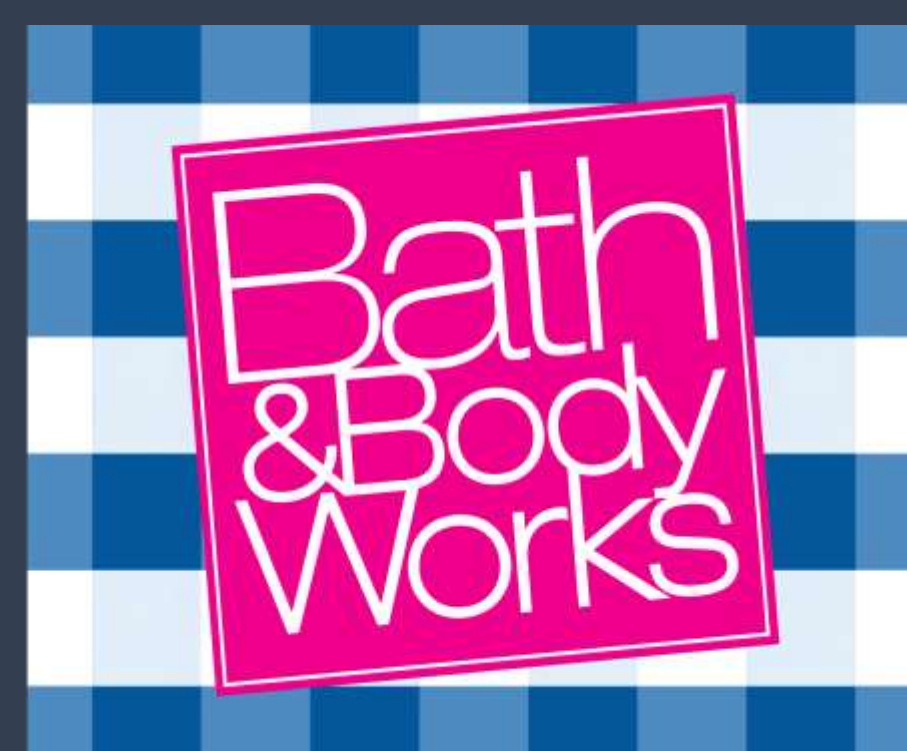
COKE STREET



# SITE OVERVIEW

HILLSBORO COMMONS HILLSBORO, TX

## NEIGHBORING RETAILERS



Subject Property



# SITE PLAN

HILLSBORO COMMONS HILLSBORO, TX





# PROPERTY PHOTOS

HILLSBORO COMMONS HILLSBORO, TX





# RENT ROLL

HILLSBORO COMMONS    HILLSBORO, TX

Tenant	Suite	GLA	%	Lease Dates		Annually	BASE RENT Monthly	PSF	RECOVERIES		Total Revenue	% of Rev	Lease Structure
				START	END				Annual	PSF			
Anytime Fitness	303-100	5,010	31.81%	05/11	06/27	\$75,150	\$6,263	\$15.00	\$36,495	\$7.28	\$111,645	29.37%	NNN
Edward Jones	303-130	1,080	6.86%	06/09	05/28	\$21,600	\$1,800	\$20.00	\$7,867	\$7.28	\$29,467	7.80%	NNN
Deluxe Hair & Nails	303-140	1,610	10.22%	09/12	08/28	\$32,196	\$2,683	\$20.00	\$11,728	\$7.28	\$43,924	11.63%	NNN
First Central	305-100	2,310	14.67%	07/12	06/27	\$34,650	\$2,888	\$15.00	\$16,827	\$7.28	\$51,477	13.63%	NNN
Masterlease	305-120	1,330	8.44%	-	1-Yr.	\$22,200	\$1,850	\$16.69	\$9,688	\$7.28	\$31,888	8.44%	NNN
Jackson Hewitt	305-130	1,120	7.11%	12/07	07/27	\$18,000	\$1,500	\$16.07	\$8,159	\$7.28	\$26,159	6.93%	NNN
Cricket Wireless	305-140	1,680	10.67%	06/18	07/27	\$29,400	\$2,450	\$17.50	\$12,238	\$7.28	\$41,638	11.03%	NNN
Enhabit Health	305-150	1,610	10.22%	10/18	11/25	\$32,200	\$2,683	\$20.00	\$11,728	\$7.28	\$43,928	11.63%	NNN
Total Count/GLA	8	15,750	100%	Totals		\$262,894	\$21,908		\$114,730		\$377,624	100%	
Occupied	8	15,750	100%										
Available	0	0	0%										
Total Avg Rent / GLA	\$16.55	15,750	100.0%										



# INCOME & EXPENSE ANALYSIS

HILLSBORO COMMONS HILLSBORO, TX

Subject Property

	In-Place	PSF
Base Rent	\$265,396	\$16.85
Expense Reimbursements		
Tax Recoveries	\$56,048	\$3.56
Insurance Recoveries	\$12,982	\$0.82
CAM Recoveries	\$30,700	\$1.95
Management Recoveries	\$15,000	\$0.95
<b>Total Expense Reimbursements</b>	<b>\$114,730</b>	<b>\$7.28</b>
Other Revenue		
Admin Fee	\$3,000	\$0.19
Total Other Revenue	\$3,000	\$0.19
Total Gross Revenue	\$383,126	\$24.33
Vacancy Reserve %	\$0	\$0.00
<b>Effective Gross Revenue (EGR)</b>	<b>\$383,130</b>	<b>\$24.33</b>
OPERATING EXPENSES		
Total Real Estate Taxes	\$56,048	\$3.56
Total Insurance	\$12,982	\$0.82
Common Area Maintenance		
Water	\$9,899	\$0.63
Trash	\$8,593	\$0.55
Irrigation	\$4,252	\$0.27
Pest Control	\$974	\$0.06
Common Electric	\$1,980	\$0.13
Lights	\$1,402	\$0.09
Grounds Maintenance	\$3,600	\$0.23
Total Common Area Maintenance	\$30,700	\$1.95
Management Fee	\$15,000	\$0.95
<b>Total Recoverable Expenses</b>	<b>\$114,730</b>	<b>\$7.28</b>
Total Non-Recoverable Expenses	\$0	\$0.00
Total Operating Expenses	\$114,730	\$7.28
<b>Net Operating Income</b>	<b>\$268,400</b>	<b>\$17.04</b>





# TENANT OVERVIEW

HILLSBORO COMMONS HILLSBORO, TX

Subject Property

## Anytime Fitness

REVENUE  
**\$676M**

LOCATIONS  
**1,530**

EMPLOYEES  
**10,760**



[anytimefitness.com](https://anytimefitness.com)

**Anytime Fitness is a global gym franchise that provides 24/7 access to members, allowing them to work out at their convenience, regardless of their schedule.**

Established in 2002, the brand has grown rapidly, boasting over 5,000 locations across more than 50 countries. Each gym is designed to offer a welcoming and supportive environment, catering to people of all fitness levels, from beginners to advanced athletes.

The facilities are equipped with a variety of cardio machines, strength training equipment, and functional fitness areas. Many locations also offer personal training services, customized workout plans, and group fitness classes to help members achieve their health goals. One of the standout features of Anytime Fitness is its global access policy, which enables members to use any club worldwide with a single membership.

The brand prides itself on fostering a community-driven atmosphere, where members receive encouragement and support from staff and fellow gym-goers. Additional amenities may include private restrooms, showers, and digital workout programs for added convenience. With a focus on flexibility, accessibility, and personalized fitness, Anytime Fitness continues to be a popular choice for individuals looking for a reliable and accommodating gym experience.





# TENANT OVERVIEW

HILLSBORO COMMONS HILLSBORO, TX

## Edward Jones

REVENUE

**\$16B**

LOCATIONS

**15,000**

EMPLOYEES

**54,000**

**Edward Jones**  
MAKING SENSE OF INVESTING

[edwardjones.com/us-en](https://edwardjones.com/us-en)

**Edward Jones is a well-established financial services firm that specializes in providing investment advice, wealth management, and retirement planning for individual investors and small businesses.**

Founded in 1922 by Edward D. Jones and headquartered in St. Louis, Missouri, the company has grown into one of the largest financial advisory firms in North America. With more than 15,000 branch offices across the United States and Canada, Edward Jones maintains a unique business model that prioritizes personalized service through a vast network of financial advisors operating in local communities.

The firm is known for its one-on-one, relationship-driven approach to financial planning. Unlike many large financial institutions that focus on institutional investors, Edward Jones primarily serves individual clients, offering tailored investment strategies to help them achieve their long-term financial goals. These services include retirement planning, college savings, estate planning, tax-efficient investing, and wealth preservation..

A key aspect of Edward Jones' success is its commitment to community-based service. Many of its branch offices are located in small towns and suburban areas, fostering close relationships between advisors and their clients. The firm has consistently ranked high in customer satisfaction surveys and has been recognized as one of the best places to work due to its supportive corporate culture and extensive training programs for financial advisors.

Subject Property





# TENANT OVERVIEW

HILLSBORO COMMONS HILLSBORO, TX

## First Central Credit Union

REVENUE  
**\$6.2M**

LOCATIONS

**5**

EMPLOYEES  
**72**



[firstcentralcu.com](http://firstcentralcu.com)

**First Central Credit Union, established in 1937, is a state-chartered, federally insured financial institution headquartered in Waco, Texas.**

Serving over 19,900 members, the credit union manages assets exceeding \$171 million. Membership is open to individuals who live, work, or worship in McLennan, Hill, Brown, Bell, Bosque, Callahan, Coleman, Comanche, Coryell, Eastland, Falls, Limestone, McCulloch, Milam, Mills, Navarro, Robertson, and San Saba counties.

First Central Credit Union operates five branches located in Waco, Brownwood, and Hillsboro, Texas. Members have access to a range of financial products and services, including free checking accounts, Visa credit cards, home loans, online and mobile banking, and more.

The credit union emphasizes community involvement and financial education, striving to meet the diverse needs of its members through personalized service and a commitment to financial well-being.

Subject Property





# TENANT OVERVIEW

HILLSBORO COMMONS HILLSBORO, TX

## Jackson Hewitt

REVENUE  
**\$1B**

LOCATIONS  
**6,000**

EMPLOYEES  
**7,866**



[jacksonhewitt.com](http://jacksonhewitt.com)

**Jackson Hewitt Tax Service is a tax preparation company that provides professional tax services to individuals and small businesses in the United States.**

Founded in 1982, the company has grown to become one of the largest tax preparation firms in the country, with thousands of locations nationwide, including many inside Walmart stores.

Jackson Hewitt offers a range of tax-related services, including federal and state tax return preparation, refund advance loans, and year-round tax assistance. The company focuses on making tax filing accessible, offering in-person, online, and drop-off services. It is known for its "No Upfront Fees" option, which allows customers to deduct tax preparation fees directly from their refunds.

Jackson Hewitt also provides audit assistance, tax resolution services, and support for customers who need help with IRS issues. The company is committed to maximizing refunds and ensuring compliance with tax laws, making it a popular choice for those seeking professional assistance with their taxes.

Subject Property





# TENANT OVERVIEW

HILLSBORO COMMONS HILLSBORO, TX

Subject Property

## Cricket Wireless

REVENUE  
**\$1.9B**

LOCATIONS  
**4,342**

EMPLOYEES  
**8,600**



[cricketwireless.com](https://cricketwireless.com)

**Cricket Wireless is a prepaid wireless service provider in the United States, offering affordable mobile phone plans and services.**

Founded in 1999, Cricket Wireless was acquired by AT&T in 2014 and now operates as a subsidiary, using AT&T's nationwide network to provide coverage.

Cricket Wireless is known for its no-contract plans, offering unlimited talk, text, and data options with simple pricing. The company targets budget-conscious consumers and families by providing affordable plans with no hidden fees, annual contracts, or credit checks. Cricket also offers group discounts, autopay savings, and international calling options.

Customers can purchase Cricket Wireless services at thousands of retail locations, including Cricket-branded stores, big-box retailers, and online. The company sells a variety of smartphones, including budget-friendly models and popular brands like Apple, Samsung, and Motorola. Cricket Wireless is popular for its unlimited data plans, 5G access, and mobile hotspot options, making it a strong competitor in the prepaid wireless market.





# TENANT OVERVIEW

HILLSBORO COMMONS HILLSBORO, TX

## Enhabit Home Health & Hospice

REVENUE  
**\$1.1B**

LOCATIONS  
**368**

EMPLOYEES  
**10,800**



[ehab.com](http://ehab.com)

**Enhabit Home Health & Hospice is a leading provider of home health and hospice care services in the United States.**

The company was formerly a part of Encompass Health before becoming an independent entity in 2022. Enhabit specializes in delivering high-quality, compassionate care to patients in the comfort of their homes, helping them recover from illness, manage chronic conditions, or receive end-of-life support.

Services include home health care which includes skilled nursing, physical therapy, occupational therapy, speech therapy, and medical social work to help patients recover from surgeries, injuries, or chronic illnesses. Their hospice care includes palliative and supportive services for patients with terminal illnesses, focusing on comfort, dignity, and emotional support for both patients and families. They also provide specialized programs which offer disease-specific management programs, post-surgical recovery assistance, and telehealth solutions to enhance patient care.

The company is dedicated to enhancing patient independence, improving quality of life, and providing compassionate end-of-life care through its extensive network of home health and hospice services.

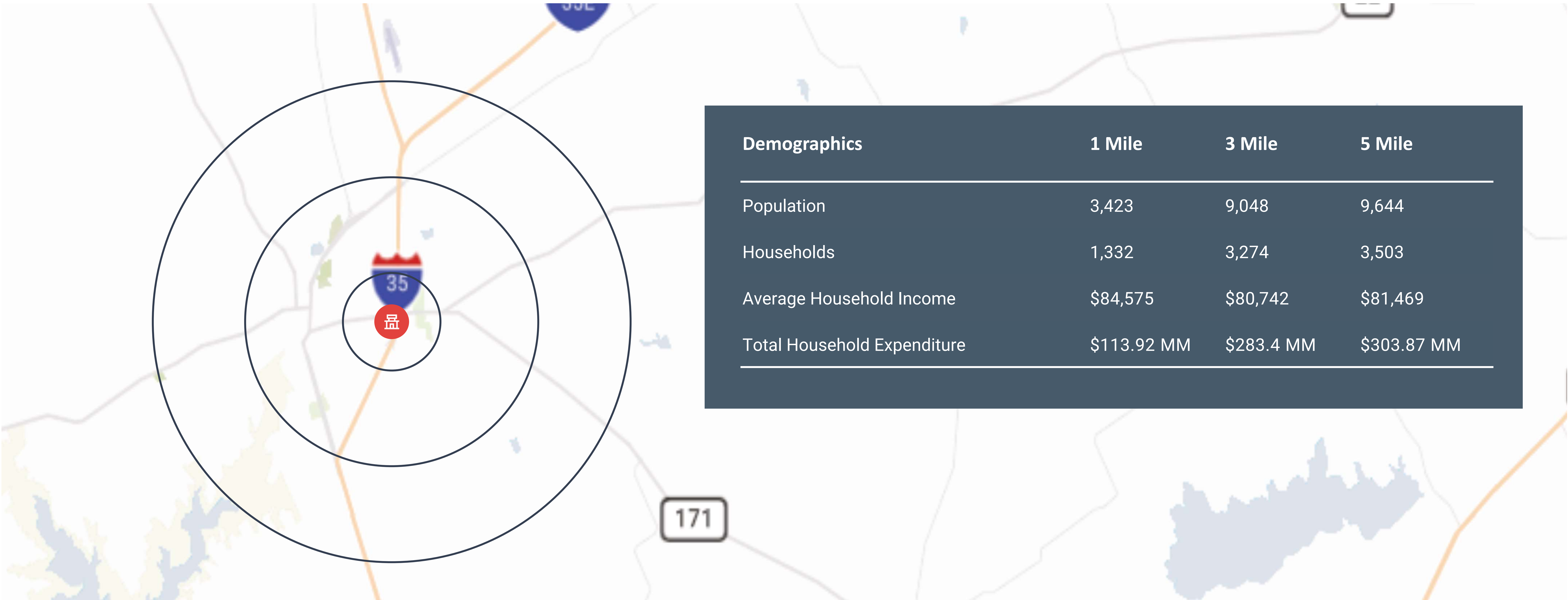
Subject Property





# LOCATION OVERVIEW

HILLSBORO COMMONS    HILLSBORO, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- 1. Bobcat Contracting (461)
- 2. Hill College (285)
- 3. Hillsboro ISD (290)
- 4. Brandom Cabinets (225)
- 5. Hill County (225)



# LOCATION OVERVIEW

HILLSBORO COMMONS    HILLSBORO, TX



Hillsboro is Located  
Halfway Between Dallas &  
Waco

CENTRAL LOCATION

Hillsboro is Located Right  
Along I-35, a Major Texas  
Highway

HIGHWAY ACCESS

**Positioned at the intersection of Interstate 35 and Texas State Highway 22, Hillsboro is strategically located between Dallas and Waco, making it a convenient stop for travelers and a gateway to Central Texas.**

Known for its rich history, charming downtown, and strong sense of community, Hillsboro offers a blend of small-town hospitality and modern amenities.

**Founded in the mid-19th century, Hillsboro has deep roots in Texas history. The city boasts a well-preserved historic district with beautifully restored buildings.**

Economically, Hillsboro has a diverse foundation, with industries ranging from agriculture and manufacturing to retail and logistics.

The city's economy has grown steadily over the years, benefiting from its location along I-35, which supports local businesses and attracts commercial development. Hillsboro Premium Outlets, a popular shopping destination, draws visitors from across the region looking for brand-name discounts. The city's population, estimated at around 8,867 in 2024, reflects a diverse and growing community. With a mix of longtime residents and newcomers, Hillsboro maintains a friendly, welcoming atmosphere. Outdoor enthusiasts can enjoy nearby Lake Whitney, which offers excellent fishing, boating, and camping opportunities. The city also hosts various annual events, such as the Texas Pirate Festival and the Hill County Fair, which celebrate local culture and bring the community together. Overall, Hillsboro embodies the charm of rural Texas while benefiting from its proximity to larger metropolitan areas. Its rich history, steady economic growth, and strong community spirit make it a great place to live, work, and visit.



# IN THE NEWS

HILLSBORO COMMONS   HILLSBORO, TX

## Buc-ee’s Opens the Largest C-Store in Texas

KEVIN MCINTYRE, APRIL 22, 2024 (CSTORE DECISIONS)

The new Buc-ee's is located in Hillsboro, Texas and takes up 13 acres of land.

Buc-ee’s has officially opened its latest **Texas c-store** in Hillsboro, which takes the title of the **largest convenience store** in the **state**. The new site boasts **74,000 square feet** and **120** gas pumps on **13 acres of land**, according to **KWTX**.

The Hillsboro store features all the products that Buc-ee’s customers have come to know and love, including Beaver Nuggets, jerky, Buc-ee’s-themed merchandise and a wide selection of foodservice and snack options.

The location also brings **250 full-time jobs** to the Hillsboro community. Buc-ee’s fans from Texas and across the country flocked to see the new store for themselves. Among attendees at the **grand opening ceremony** was Buc-ee’s Founder Arch “Beaver” Aplin III, who teased **two future** Buc-ee’s openings.

“As a matter of fact, Mississippi is under construction and **Louisiana is coming soon**,” he said as he addressed the crowd of attendees.

**Aplin** also shared his **excitement** for the new location and for the grand opening ceremony.

“Of all the things that we do in this company, this is my favorite part,” added Aplin.

### Garnering Loyal Fans In New Markets

Buc-ee’s has been busy the past few months. In late March, the chain opened its **first store** in the state of **Colorado**, located in the **Denver metro area**. The new site also boasts **74,000 square feet** and features **116 fueling positions** and **12 electric vehicle** (EV) chargers — an amenity that the chain will continue to roll out in the **future**.

EXPLORE ARTICLE

## The Heart of Hillsboro: An appetite for growth, good eats

NICK LAMORA, APRIL 23, 2024 (HILLSBORO NEWSTIMES)

In the midst of a downtown resurgence, more businesses are opening their doors in Hillsboro’s core.

**Bustling with music**, hobby shops and even axe throwing, the city's core is taking shape as a **foodie destination** — bringing together **new restaurants** and established eateries.

From doughnut shops to pizza, here are the new businesses to check out in downtown Hillsboro

### Weil Arcade Food Park

It’s been **two years** since the tragic fire that scorched the Weil Arcade commercial building on Main Street, but plans to resurrect the dormant site are set to come to fruition this April. Adding to the brimming food scene in the area, the Weil Arcade Food Park will include space for **11 vendors** offering a variety of cuisines — featuring everything from American barbeque to Japanese dishes.

The new site sits in an **open lot** where the former office building stood, accompanied by a covered, heated patio for patrons. Soon to join the carts is a **2,000 square-foot** taphouse and pub, which site owner Jay Weil expects to be ready to unveil in July.

“Because we are a relatively small pod, we are being very selective on providing the **best, unique**, food types from around the world, being careful to not duplicate food items,” **Weil** said.

“Our goal is to create the Weil Arcade Food Park vibe — a special place for all people to ‘break bread’ together and enjoy an international experience,” Weil said.

Weil’s family built the arcade building in **1918**, which was home to a number of small businesses. Now, he hopes to help **reinvigorate** the area with the next chapter of the site.

EXPLORE ARTICLE



# IN THE NEWS

HILLSBORO COMMONS   HILLSBORO, TX

## Outlets at Hillsboro facing redevelopment

WACO TRIBUNE - HERALD, FEBRUARY 28, 2024 (TAMU - TEXAS REAL ESTATE RESEARCH CENTER)

The once bustling 356,296-sf Outlets at Hillsboro, which once housed 100 stores but now only has two, is under new ownership with redevelopment on the horizon.

**Glaser Retail Partners** recently bought the mall from its original owner, Craig Realty Group of Newport Beach.

Glaser’s current plan requires the demolition of some sections of the Outlets and adding new retail space along a 300-ft stretch along I-35.

The city has agreed to pay **\$4.6 million** to Glaser Retail Partners for two-thirds interest in the site.

Construction is expected to start by the **end of the year**.

EXPLORE ARTICLE

## Word on the Street: Hillsboro Outlet Mall Redevelopment

SUZANNAH BOWDEN, FEBRUARY 28, 2024, 2024 (ONWARD REAL ESTATE TEAM)

Exciting news is brewing in Hillsboro as the city embarks on a transformative journey to revitalize the Hillsboro outlet mall!

Once a **bustling retail destination**, the mall has faced challenges in recent years, leading to a decline in tenants and foot traffic. However, with a new partnership on the horizon, Hillsboro is **poised for a revival!**

The City of Hillsboro has announced plans to partner with a Dallas developer to redevelop the outlet mall. The partnership aims to demolish parts of the existing mall to make way for new retail spaces, restaurants, and potentially a grocery store or entertainment venue. This revitalization effort is part of the city’s plan to enhance the local economy and create a more vibrant community.

### Revitalization

While the redevelopment may take time, the city anticipates significant progress within the next few years. This revitalization effort is expected to **bring new life** to the Hillsboro outlet mall, attracting visitors and shoppers across Central Texas. As this project unfolds, Hillsboro looks forward to the transformation that will honor its past and serve as a **shopping hub in Central Texas**.

### A New Future

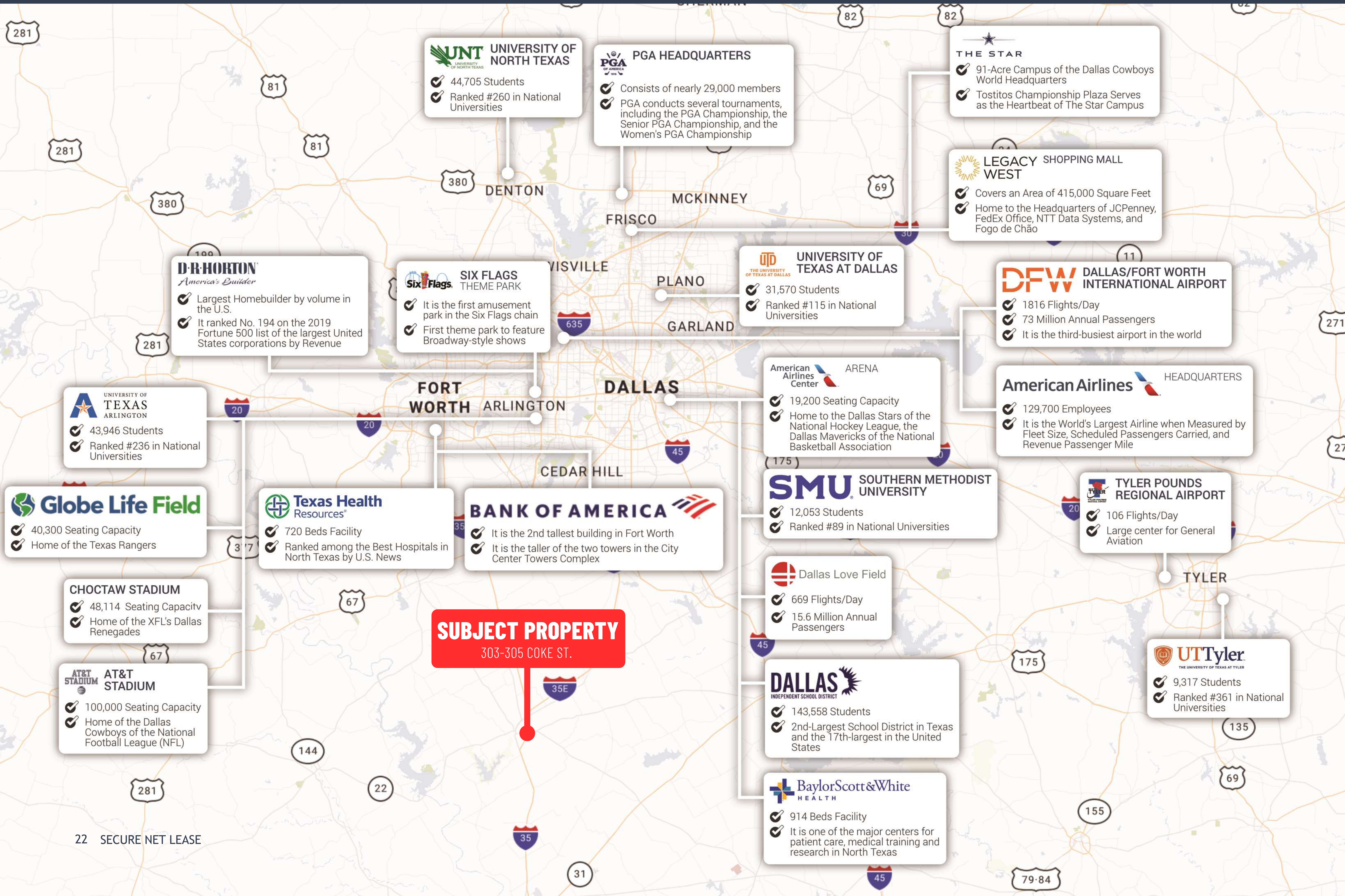
The partnership between the City of Hillsboro and a Dallas developer represents an **opportunity to revitalize the outlet mall** and **create a more vibrant community**.

EXPLORE ARTICLE



# METRO AREA

HILLSBORO COMMONS HILLSBORO, TX



**UNT UNIVERSITY OF NORTH TEXAS**

- ✓ 44,705 Students
- ✓ Ranked #260 in National Universities

**PGA HEADQUARTERS**

- ✓ Consists of nearly 29,000 members
- ✓ PGA conducts several tournaments, including the PGA Championship, the Senior PGA Championship, and the Women's PGA Championship

**THE STAR**

- ✓ 91-Acre Campus of the Dallas Cowboys World Headquarters
- ✓ Tostitos Championship Plaza Serves as the Heartbeat of The Star Campus

**LEGACY SHOPPING MALL WEST**

- ✓ Covers an Area of 415,000 Square Feet
- ✓ Home to the Headquarters of JCPenney, FedEx Office, NTT Data Systems, and Fogo de Chão

**D-R HORTON**  
*America's Builder*

- ✓ Largest Homebuilder by volume in the U.S.
- ✓ It ranked No. 194 on the 2019 Fortune 500 list of the largest United States corporations by Revenue

**SIX FLAGS THEME PARK**

- ✓ It is the first amusement park in the Six Flags chain
- ✓ First theme park to feature Broadway-style shows

**UTP UNIVERSITY OF TEXAS AT DALLAS**

- ✓ 31,570 Students
- ✓ Ranked #115 in National Universities

**DFW DALLAS/FORT WORTH INTERNATIONAL AIRPORT**

- ✓ 1816 Flights/Day
- ✓ 73 Million Annual Passengers
- ✓ It is the third-busiest airport in the world

**UNIVERSITY OF TEXAS ARLINGTON**

- ✓ 43,946 Students
- ✓ Ranked #236 in National Universities

**American Airlines ARENA**

- ✓ 19,200 Seating Capacity
- ✓ Home to the Dallas Stars of the National Hockey League, the Dallas Mavericks of the National Basketball Association

**American Airlines HEADQUARTERS**

- ✓ 129,700 Employees
- ✓ It is the World's Largest Airline when Measured by Fleet Size, Scheduled Passengers Carried, and Revenue Passenger Mile

**Globe Life Field**

- ✓ 40,300 Seating Capacity
- ✓ Home of the Texas Rangers

**Texas Health Resources**

- ✓ 720 Beds Facility
- ✓ Ranked among the Best Hospitals in North Texas by U.S. News

**BANK OF AMERICA**

- ✓ It is the 2nd tallest building in Fort Worth
- ✓ It is the taller of the two towers in the City Center Towers Complex

**SMU SOUTHERN METHODIST UNIVERSITY**

- ✓ 12,053 Students
- ✓ Ranked #89 in National Universities

**TYLER POUNDS REGIONAL AIRPORT**

- ✓ 106 Flights/Day
- ✓ Large center for General Aviation

**CHOCTAW STADIUM**

- ✓ 48,114 Seating Capacity
- ✓ Home of the XFL's Dallas Renegades

**Dallas Love Field**

- ✓ 669 Flights/Day
- ✓ 15.6 Million Annual Passengers

**AT&T STADIUM**

- ✓ 100,000 Seating Capacity
- ✓ Home of the Dallas Cowboys of the National Football League (NFL)

**DALLAS INDEPENDENT SCHOOL DISTRICT**

- ✓ 143,558 Students
- ✓ 2nd-Largest School District in Texas and the 17th-largest in the United States

**UTTyler THE UNIVERSITY OF TEXAS AT TYLER**

- ✓ 9,317 Students
- ✓ Ranked #361 in National Universities

**BaylorScott&White HEALTH**

- ✓ 914 Beds Facility
- ✓ It is one of the major centers for patient care, medical training and research in North Texas

**SUBJECT PROPERTY**  
303-305 COKE ST.



CALL FOR ADDITIONAL INFORMATION

## Dallas

Office

10000 N Central Expressway  
Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

Office

123 Nevada Street  
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# TEXAS DISCLAIMER

## HILLSBORO COMMONS HILLSBORO, TX

### Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

#### Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

#### If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.