

CENTURY 21[®]

Judge Fite Company

133 PRIVATE ROAD 313

HILLSBORO, TX 76645



\$1,150,000



1 acres

DESCRIPTION

±28.39 AC Private Road 313, Hillsboro, TX - Size: 28.39 Acres (3 Sperate Parcels) - All Utilities to Site (City Of Hillsboro) -1,600 SF House and 5,800 SF Barn on Property ready for immediate use. -Conveniently located with easy access to major highways including I-35, TX-171, TX-22, and US-77, offering excellent accessibility and connectivity (10 minutes to downtown Hillsboro, 1 hour to Dallas, 45 minutes to Fort Worth, 30 minutes to Waco, 2 hours to Austin, and 3.5 hours to Houston, TX) -Established industrial base anchored by major manufacturers in the Hillsboro Industrial Park — IKO Southwest, Johns Manville, UFP Hillsboro, and E4 Holdings (expanding in 2025) -Low cost of living index (~78.5 vs. 100 national average) — meaningful operating cost advantage over DFW submarkets -ERCOT grid served by Oncor — 765kV STEP transmission expansion project underway in the region. -Hillsboro is where business and opportunity connect. Strategically located in Texas, the nation's #1 state for doing business, with convenient highway access, Hillsboro offers low costs, reduced regulations, and powerful incentives. With a skilled workforce focused on industry needs, Hillsboro EDC is equipped to support your success with the tools and focus that you deserve. Hillsboro's historic charm, excellent schools, vibrant community life, and high quality of living provide you with the perfect place to grow, innovate, and thrive.

PROPERTY TYPE: Land - Improved Land

MLS STATUS: Active

MLS: 21253357

YEAR BUILT:

COUNTY: Hill

TRACT OR SUBDIVIION: NA

LIST DATE: 04/29/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 28.39

LOT SIZE (SQFT): 1,236,668

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage

UTILITIES

UTILITIES:

- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Michael Smith 

BROKERED BY: Airstream Realty LLC

century21judgefite.com

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