



HILLSBORO CENTER

320-370 Covington St.
Hillsboro, Texas 76645

LEASE
1,200-21,402 SF



NAI Robert Lynn *Retail*

BUILDING FEATURES + MAP + DEMOGRAPHICS



Suite 320 : 8,730 SF (End Cap)

Suite 322 : 12,672 SF

Suite 344 : 1,800 SF

Suite 370 : 8,600 SF (End Cap)



Rare 22,000 SF contiguous block on Hillsboro's primary retail corridor — one of the largest available spaces in the market, ideal for a single large-format user or a flexible anchor/shop-space split



Prime I-35 corridor location — Hillsboro sits squarely between Dallas-Fort Worth and Waco, drawing both loyal local Hill County shoppers and steady regional pass-through traffic from one of Texas's busiest highway corridors



Complementary neighboring tenancy — positioned near Rent-A-Center and Autozone steps from the Brookshire's-anchored grocery corridor, reinforcing the center as a true daily-needs shopping destination



Walkable to Historic Downtown Hillsboro — close proximity to the courthouse square retail district (boutiques, dining, coffee shops) adds foot traffic and community draw beyond the immediate center



Highly configurable space — the ability to combine or divide the former O'Reilly's and Bealls boxes gives prospective tenants flexibility rarely available in this trade area



Lease Rate: Contact Broker



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,782	8,535	9,683
TOTAL HOUSEHOLDS	1,580	3,023	3,455
AVERAGE HOUSEHOLD SIZE	2.9	2.7	2.7
AVERAGE HOUSEHOLD INCOME	\$68,959	\$72,692	\$75,045

Source: CoStar 2025



SOUTH WACO STREET

10,746 VPD

CORSICANA HIGHWAY

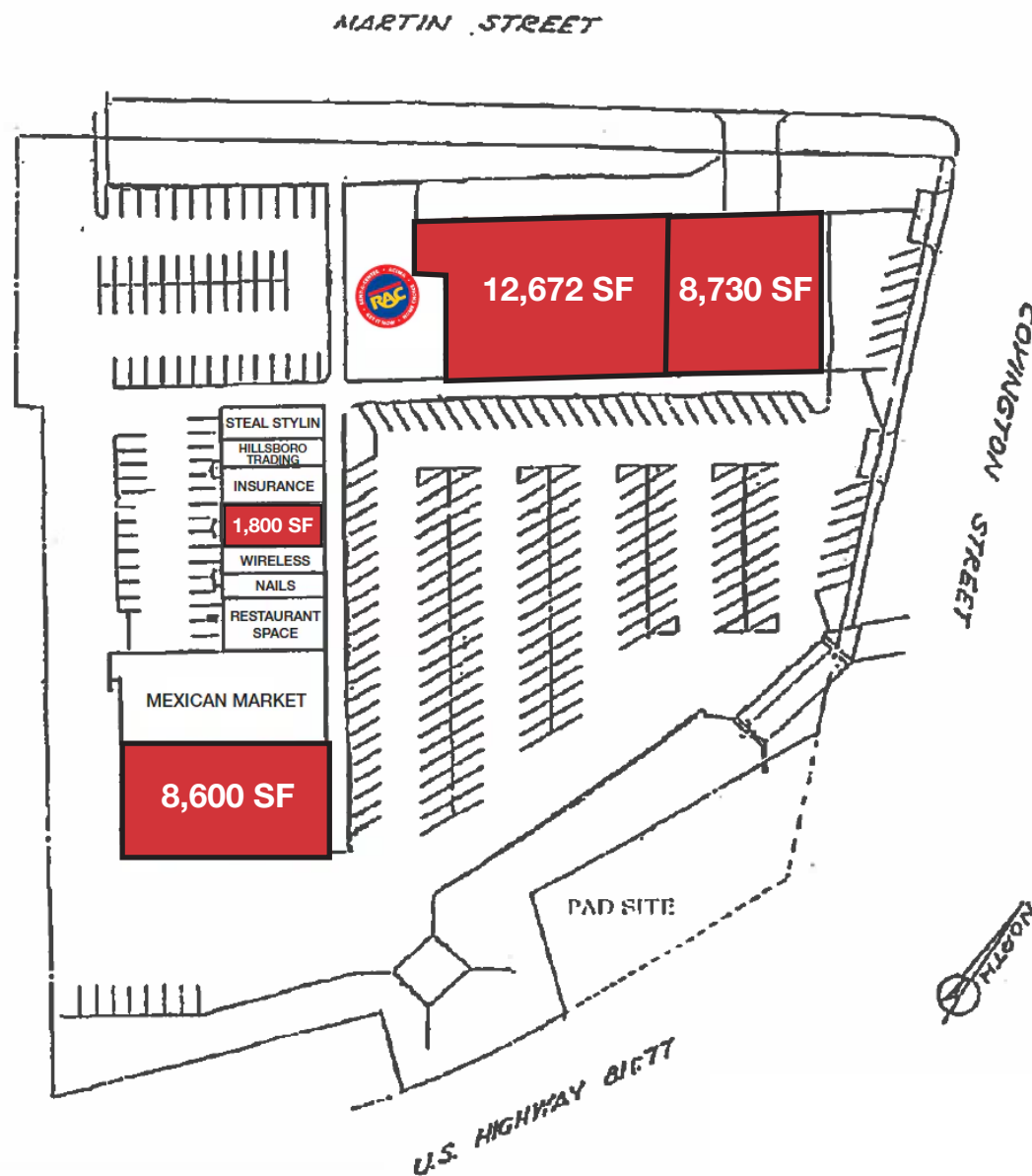
11,300 VPD

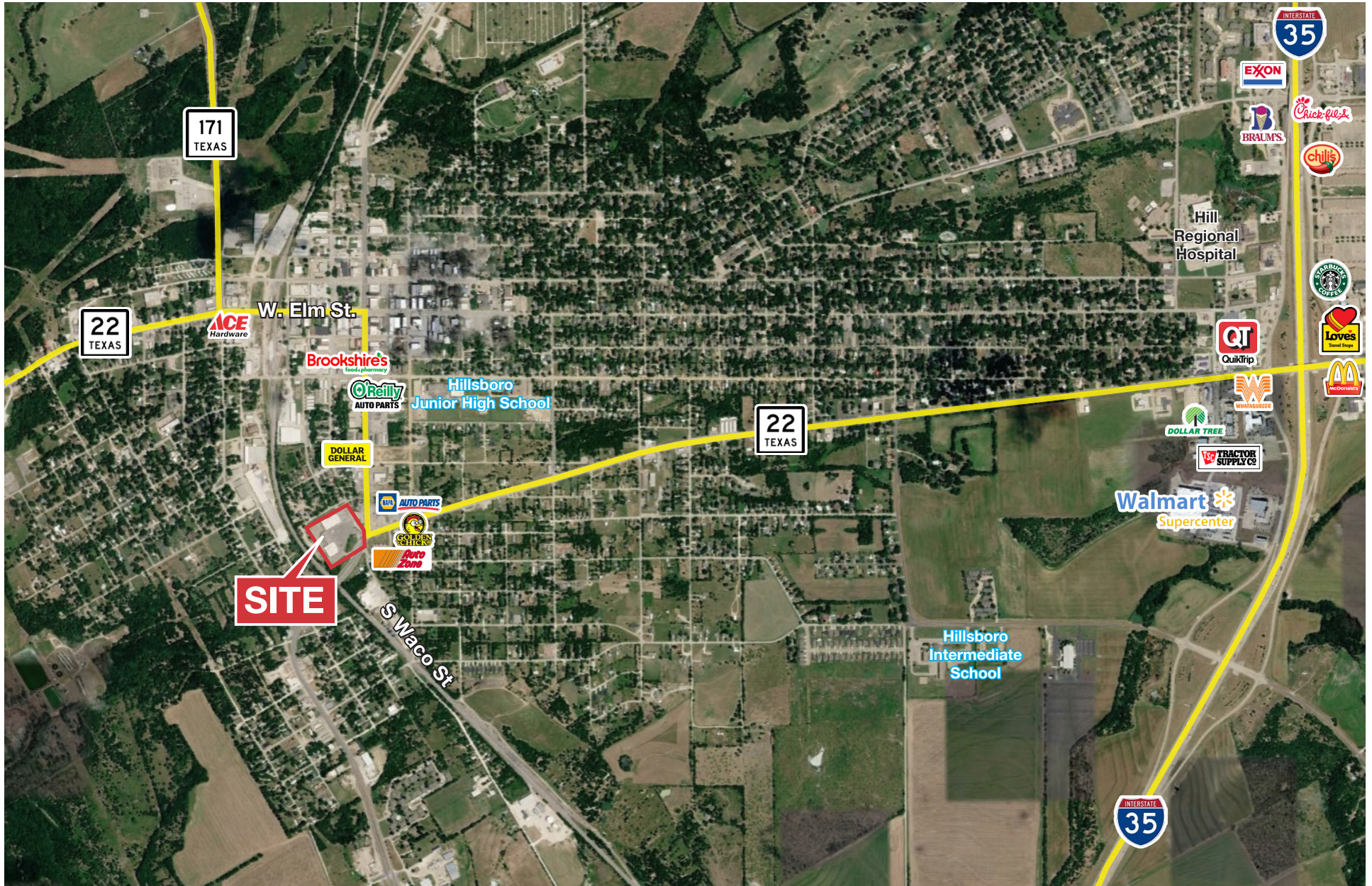
Source: CoStar 2026

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FOR LEASE 1,200-21,402 SF

SITE PLAN





EXTERIOR



AGENT

Ethan Wiley

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FOR LEASE **1,200-21,402 SF**



Information About Brokerage Services

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

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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