

17,000 SF



Onward
REAL ESTATE TEAM

For Sale

17,000 SF OFFICE/RETAIL

**114 & 116 E Elm St
Hillsboro, TX, 76645**

SCAN FOR
PROPERTY LISTING





Property Overview

General Information



Location

114 & 116 E Elm St Hillsboro, TX, 76645



Square Footage

17,000 SF



Lot Size

0.39 Acres (17,000 SF)



Utilities

City of Hillsboro



Zoning

CBD: Central Business District



Taxes

\$8,862.45 (2024)



Sales Price

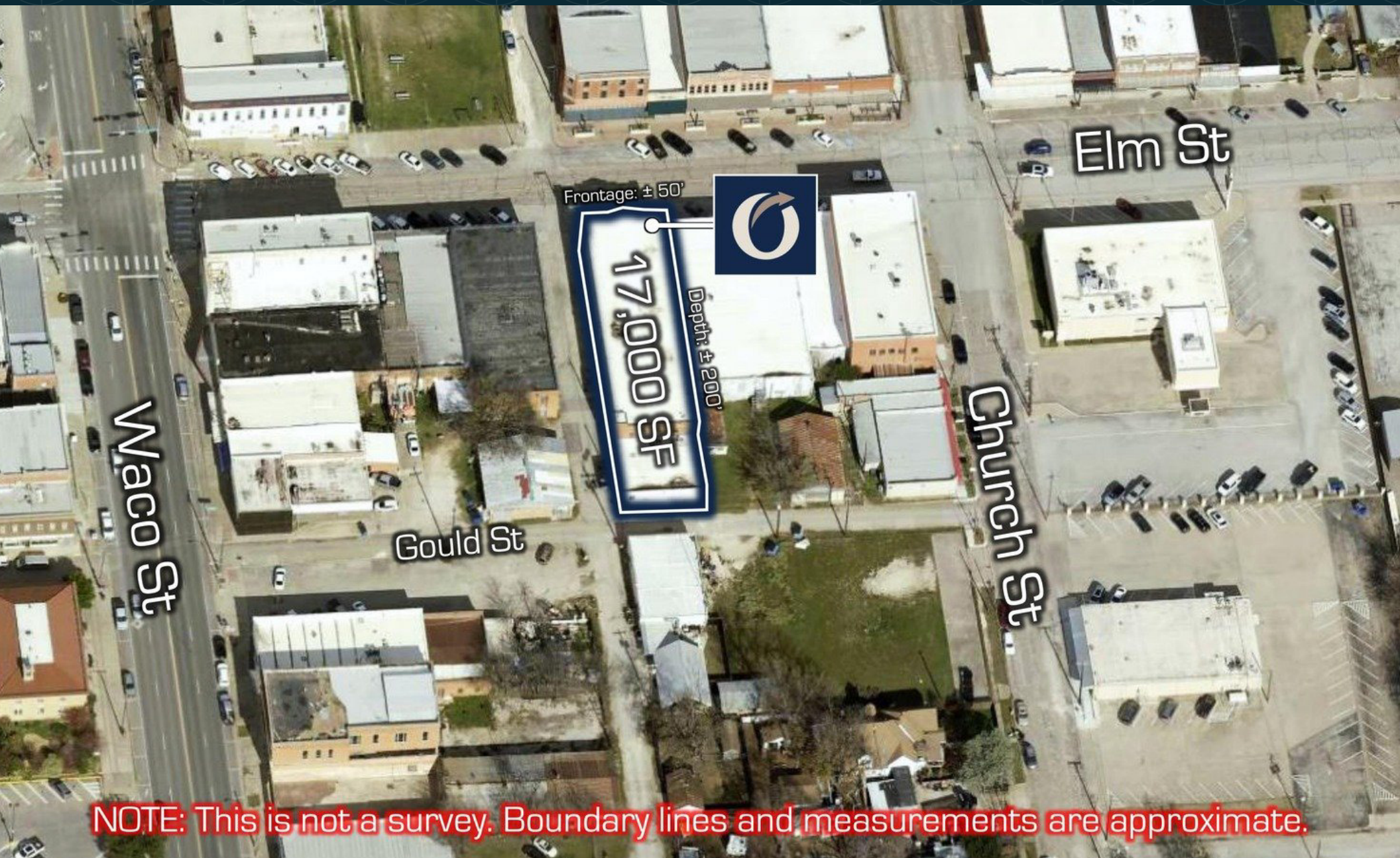
\$375,000.00

Property Highlights

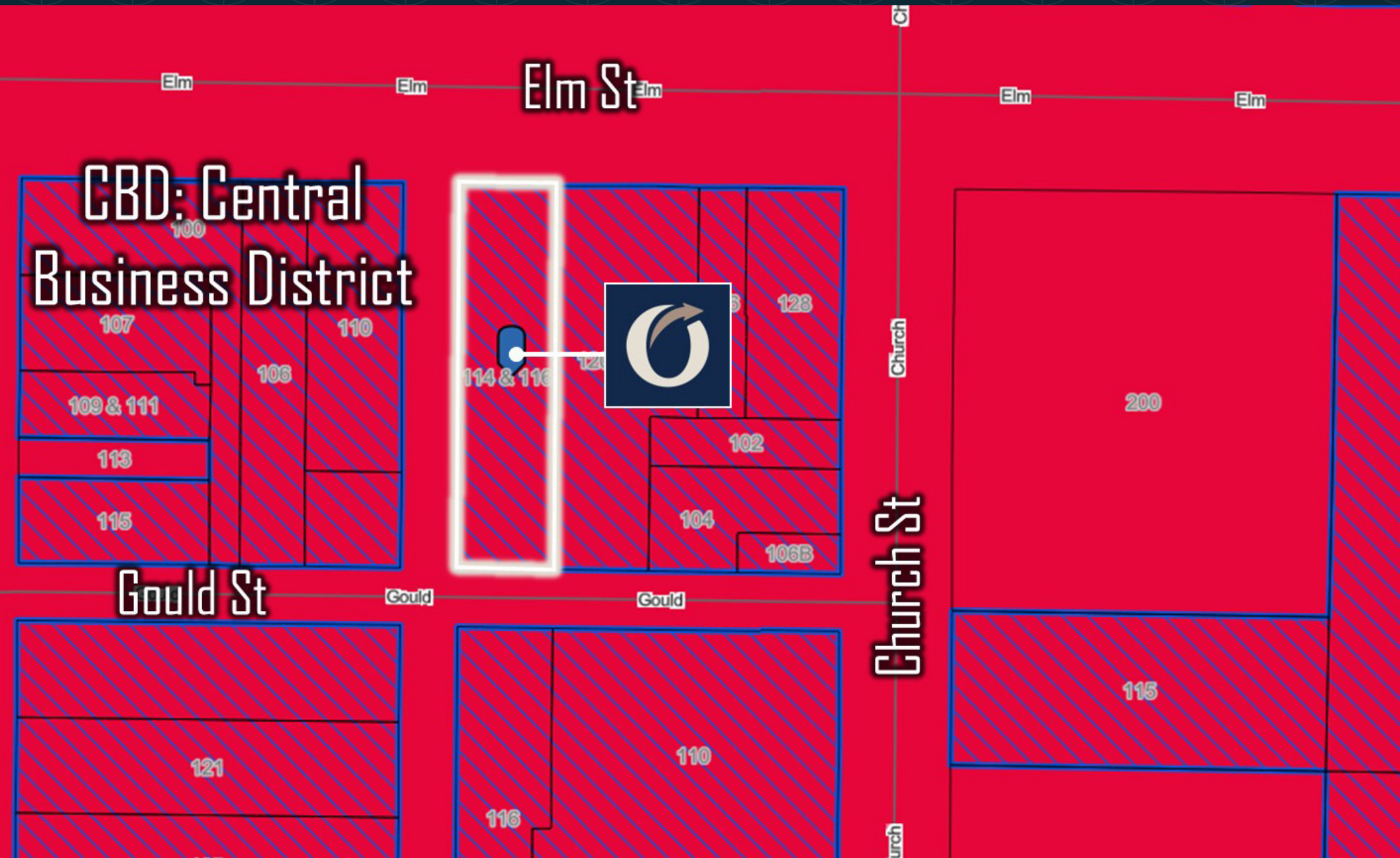
- 114 E Elm - 3,300 SF Leased by Patillo, Brown, & Hill LLP
- 116 E Elm - Johnson Cleaners & Laundry
- Dry Cleaning Business Available (Inquire Within)
- One Bedroom Apartment on Second Floor - 620 SF
- 0 Lot Line Property
- Located on Busy Elm Street in Downtown Hillsboro
- Equipped with Cargo Elevator



Boundary Exhibit



Zoning Exhibit



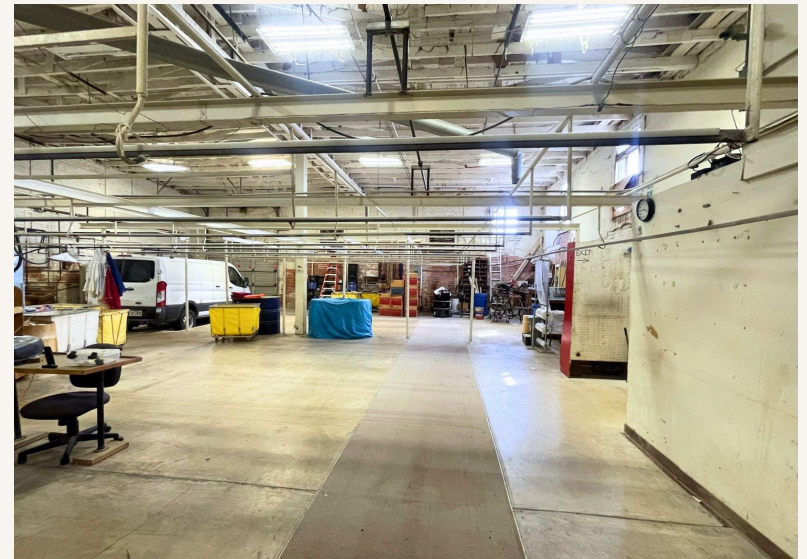
Retailer Map



FEMA Flood Exhibit



Property Photos



Presented by



Brad Harrell, CCIM

Associate Broker

254.870.0050

bharrell@OnwardRET.com

License #363789 (TX)



Adam Voight

*Director of
Commercial Operations*

254.870.1421

avoight@OnwardRET.com

License #650810 (TX)



Xavier Rosas

Commercial Specialist

254.870.1426

xrosas@OnwardRET.com

License #794462 (TX)



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.

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 clients; and
- Treat all parties to a real estate transaction on 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 agent or subagent by the buyer or buyer's agent.

As agent for buyer/tenant: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation on 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 on known by the agent, including information disclosed to the agent by the seller or seller's agent.

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 on 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 specially 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 less than the written asking price;

» any confidential information or any other information on 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 on 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 on 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.

Keller Williams Advantage	9003002	klrw553@kw.com	254.751.7900
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Al Rincon	525285	klrw553@kw.com	254.751.7900
Designated Broker of Firm	License No.	Email	Phone
Kerri Humble	693930	klrw553@kw.com	254.751.7900
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Brad Harrell	363789	bharrell@OnwardRET.com	254.870.9769
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date





3701 West Waco Drive,
Waco, TX 76710

254.870.0050
onwardRET.com/commercial

**We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.*