



# CLARK

REAL ESTATE GROUP

## 0 N US HWY 287 B

### DECATUR, TEXAS 76234

## PRIME 94± ACRES ON HIGHWAY 287 | DECATUR, TX



### PROPERTY INFORMATION:

- 94± BEAUTIFUL ACRES FEATURING HARDWOOD TREES AND 2 PONDS
- LOCATED JUST 2 MILES NORTH OF THE 287-380 INTERCHANGE
- 450 FEET OF HIGHWAY 287 FRONTAGE ON THE WEST SIDE
- OUTSIDE CITY LIMITS AND AG EXEMPT
- HIGH DEVELOPMENT AND COMMERCIAL POTENTIAL ALONG A RAPIDLY GROWING CORRIDOR
- TXDOT EXPANSION PLANS

### SALE PRICE: \$3,198,500



**JUSTIN JONES**

817.996.6259  
JUSTIN@CLARKREG.COM

**LOGAN WINSTEAD**

817.676.8342  
LOGAN@CLARKREG.COM

The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.



# 0 N HWY 287 B

DECATUR, TEXAS 76234



## **PROPERTY INFORMATION:**

94 ± acres in Decatur on Highway 287. This is an absolutely beautiful tract, with many hardwood trees and 2 ponds. This property is currently not in the City Limits, and is in AG. It has high development potential, being only 2 miles North of the 287 - 380 interchange and having roughly 450 feet of road frontage on the West side of Highway 287. This Northern corridor of 287 has many potential commercial applications, and is being utilized commercially by many other users. The seller of the property has received communication from TxDot, relating to the proposed expansion of this section of 287, which would result in easier access to the property via service roads. This would also likely increase traffic counts through this section of the Highway.

**LOT SIZE:** 94 Acres

**UTILITIES:** Asphalt, Well, No City Services

**ZONING:** Unzoned, AG.

**ROAD FRONTAGE:** Hwy 287 Frontage

## **PUBLIC DRIVING DIRECTIONS:**

From the 287-380 interchange in Decatur, Head North on 287. Property will be on your left in roughly 2 miles.

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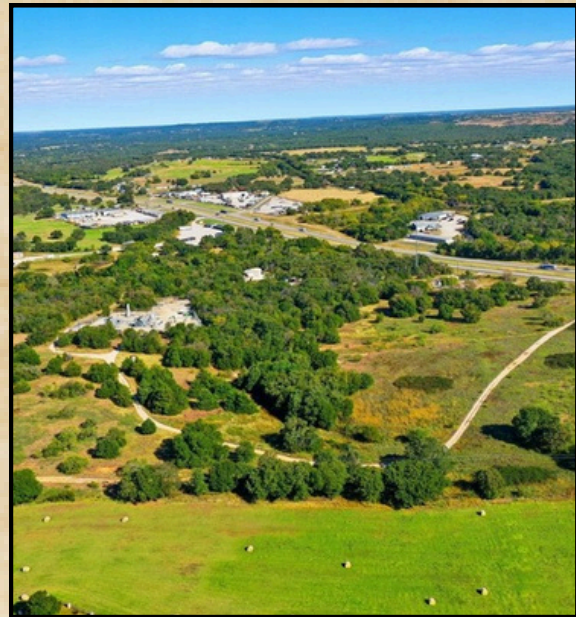




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## PROPERTY PHOTOS



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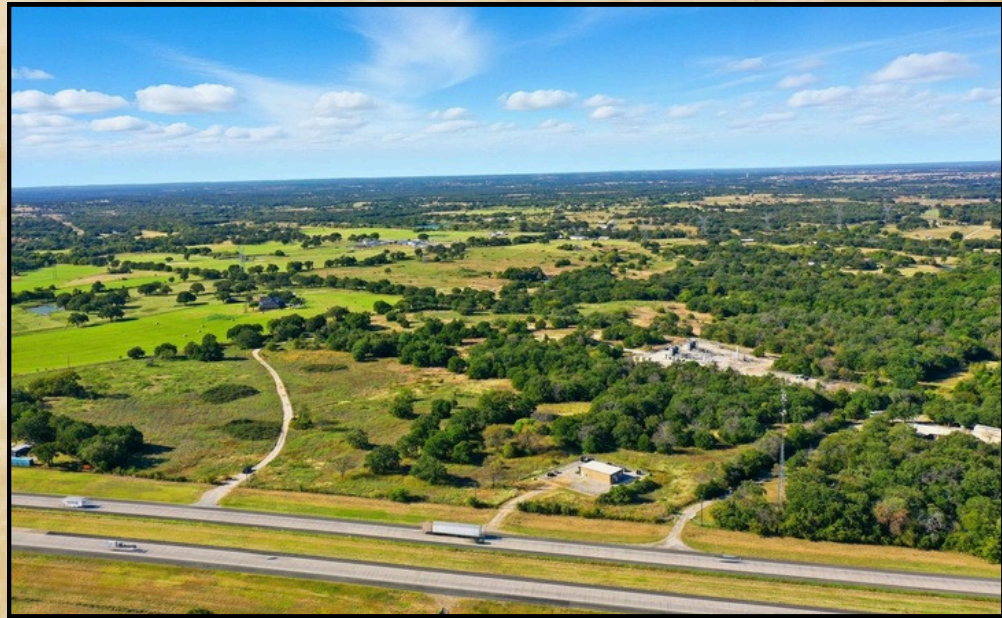




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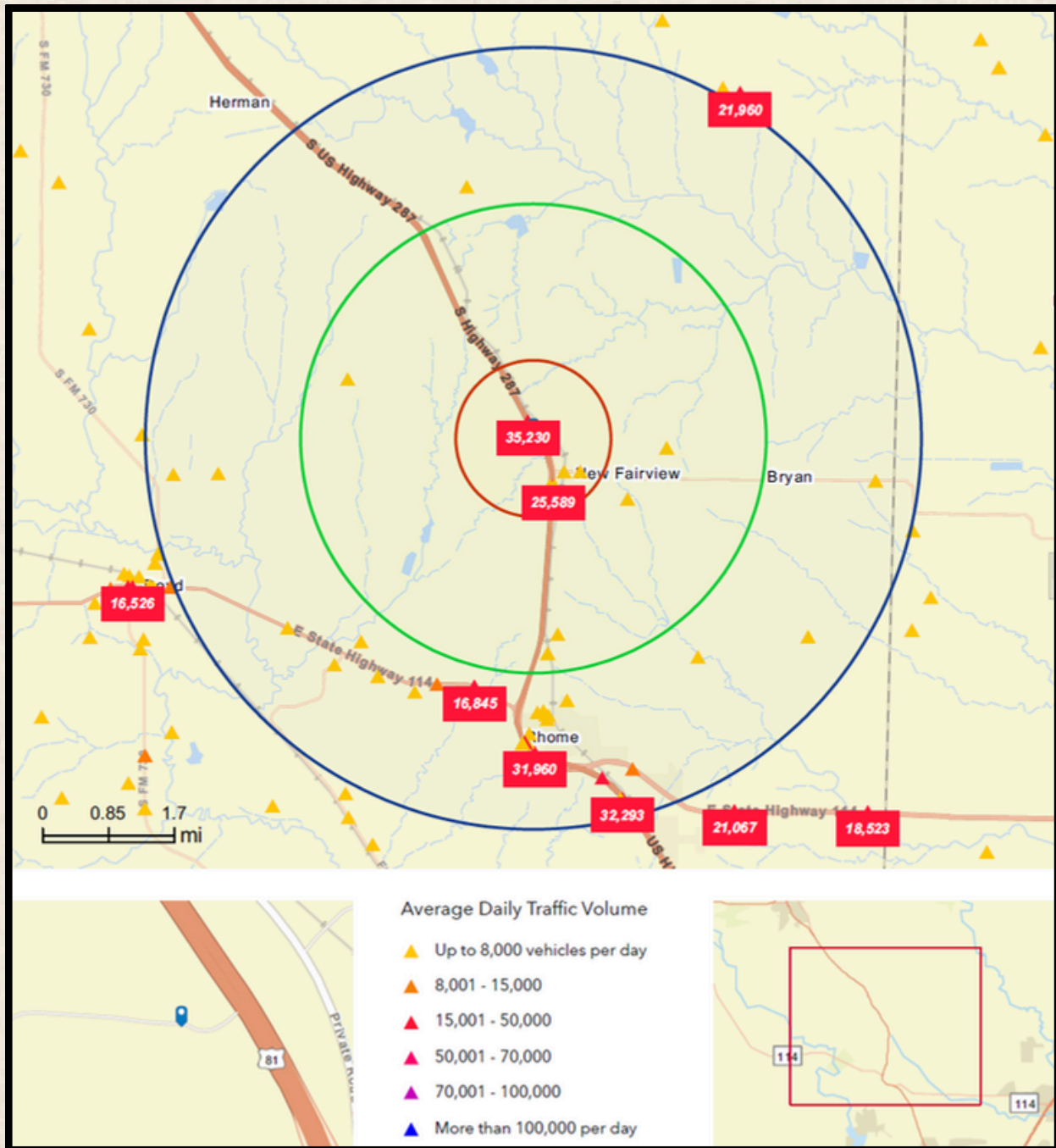


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## DAILY TRAFFIC COUNTS





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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	0	2,692	15,069
POPULATION GROWTH	0.0%	-.60%	.40%
EMPLOYEES MEDIAN	4	115	1,771
HH INCOME	\$124,354	\$90,124	\$95,661

## LOCAL MARKET PROFILE WITHIN 5 MILES OF SITE



**19**  
RESTAURANTS



**6**  
HOSPITALS &  
HEALTHCARE FACILITIES



**9**  
SPIRITUAL  
CENTERS



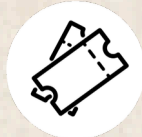
**2**  
FOOD &  
BEVERAGE



**1**  
SCHOOLS & PLACES FOR  
EDUCATION



**0**  
PARKS &  
GARDENS



**2**  
AMUSEMENT  
DESTINATIONS



**1**  
LIBRARIES



**0**  
PLAYGROUNDS

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## 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.

<b>CLARK REAL ESTATE GROUP</b>	<b>0590750</b>	<b>tim@clarkreg.com</b>	<b>(817)458-0402</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Clark Real Estate Group</b>	<b>590750</b>	<b>tim@clarkreg.com</b>	<b>(817)458-0402</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Tim Clark</b>	<b>0516005</b>	<b>tim@clarkreg.com</b>	<b>(817)578-0609</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Justin Jones</b>	<b>773694</b>	<b>justin@clarkreg.com</b>	<b>(817)996-6259</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Logan Winstead</b>	<b>724559</b>	<b>logan@clarkreg.com</b>	<b>(817)676-8842</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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