



DODSON TRACT DECATUR, TX 76234

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PROPERTY OVERVIEW



LOCATION

S Hwy 287
Decatur, TX 76234



ACREAGE

Gross: ± 11.97
Net: ± 11.67



ZONING

ETJ



PROPOSED USE

Industrial / Commercial



UTILITIES

Water: Off Site
Sewer: Off Site



ISD

Decatur ISD



VPD

Hwy 287: $\pm 28,913$





287

380

380

380

81

380

287

287

81

287

FM 51

FM 51

CR 330

CR 4127

DECATUR
MUNICIPAL
AIRPORT

FUTURE
COMMERCIAL

PALOMA TRAILS
± 418 LOTS

DECATUR
ISD

MULTI-FAMILY
± 240 UNITS

VISTA PARK
± 397 LOTS

MULTI-FAMILY

MCCARROLL
MIDDLE SCHOOL
± 621 STUDENTS

Medical City
Decatur

DECATUR
HIGH SCHOOL
± 1,046 STUDENTS

CARSON
ELEMENTARY
SCHOOL
± 548 STUDENTS

WISE COUNTY
FAIRGROUNDS

SOUTH MARSH
BRANCH
± 174 LOTS

PROPOSED
SINGLE FAMILY

SITE

POCO GRAPHITE

McDonald's
Starbucks
Wendy's
DO
TACO BELL
IHOP
BRAUM'S
DISCOUNT TIRE
SUBWAY
CVS
chili's
Popeyes
TACO A CASI
Jersey Mike's

LOWE'S

Walmart

TRACTOR SUPPLY CO.

QT

ANYTIME FITNESS
Kwik Kar
SONIC
SHERWIN-WILLIAMS
AutoZone

FRD
FIRST BAPTIST
DECATUR

Enterprise
WOOD
MOTOR & BODY

Ford

DEDC

Logan's Place

DEDC

AQUALINE

OMEGA

LANDMARK

TRUCK STOP

Landmark

MARKET OVERVIEW



SUMMARY

DECATUR, TEXAS, LOCATED IN WISE COUNTY ABOUT 45 MINUTES NORTHWEST OF FORT WORTH, IS A RAPIDLY GROWING COMMUNITY. AS OF 2025, THE CITY IS SEEING MAJOR EXPANSION IN BOTH RESIDENTIAL AND INDUSTRIAL SECTORS. ITS STRATEGIC POSITION AT THE CROSSROADS OF U.S. HIGHWAYS 287 AND 380 PLAYS A KEY ROLE IN DRIVING ECONOMIC GROWTH BY PROVIDING EASY ACCESS TO REGIONAL MARKETS.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2024 POPULATION	6,782	14,492	31,425
2029 POPULATION	8,218	17,527	37,845
POP. GROWTH 2024-2029	4.2%	4.2%	4.1%
2024 TOTAL HOUSEHOLDS	2,450	5,178	11,148
MEDIAN HOUSEHOLD INCOME	\$84,600	\$79,973	\$83,941
2024 TOTAL BUSINESSES	678	1,056	1,448
2024 TOTAL EMPLOYMENT	5,733	9,151	11,662



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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.

11-2-2015



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.

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.

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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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John Thrash	745040	jthrash@rangerealtyadvisors.com	214-416-8226
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

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