



EAGLE'S LANDING

BUSINESS PARK

AVAILABLE FOR SALE OR LEASE

Northeast Corner of Highway 287 & FM 2264, Decatur, TX 76234

FORREST COOK

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EAGLE'S LANDING

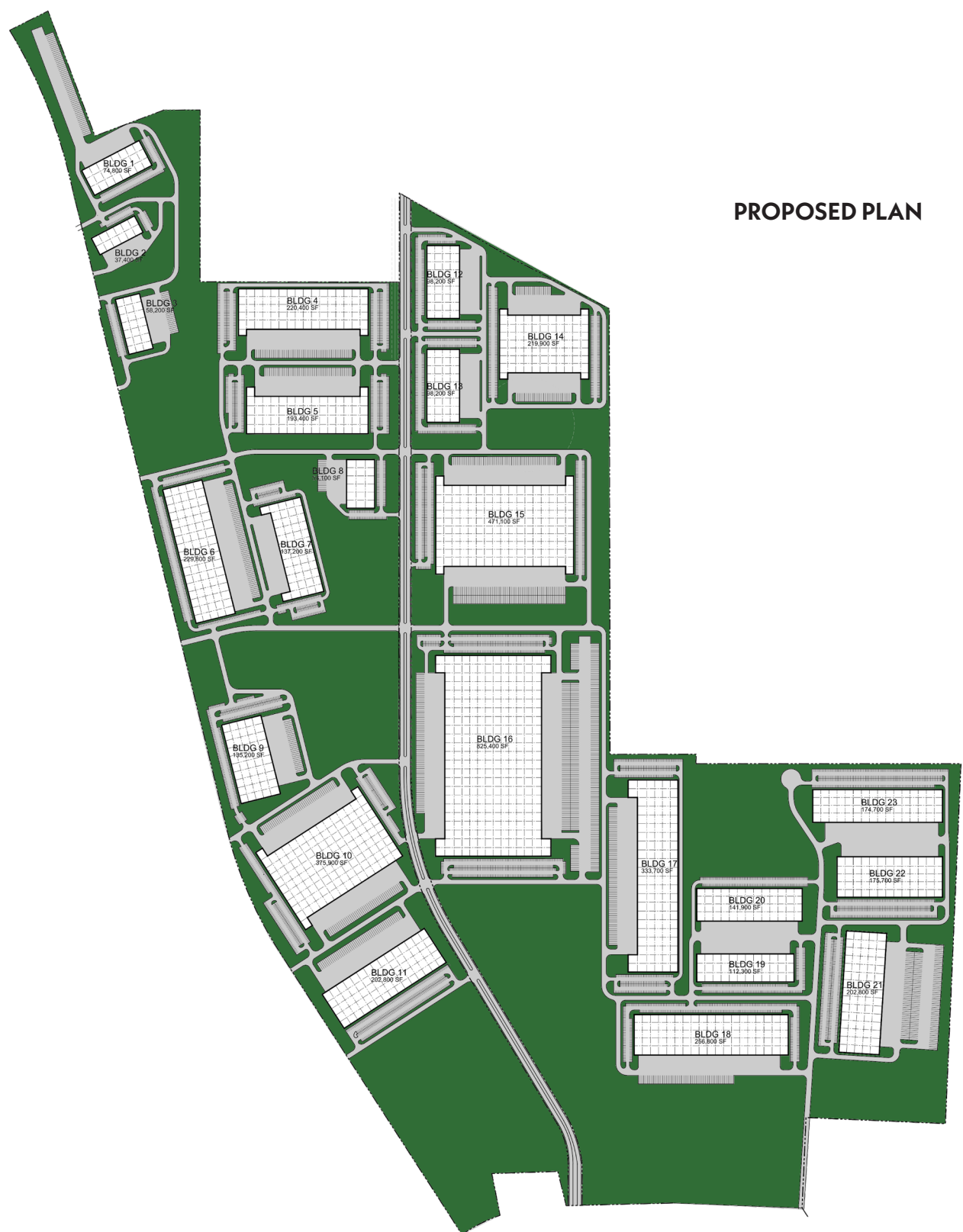
BUSINESS PARK

ABILITY TO ACCOMMODATE
REQUIREMENTS UP TO 4,500,000 SF

SITE INFORMATION

- 530 Acre Park with 90 acres of shovel ready sites along Thom Lambert Blvd
- Flexibility to accommodate Build to Suits
- Heavy Industrial Zoning
- 1.5 miles of frontage on BNSF rail line and Highway 287
- Regional Drainage
- Power provided by Wise County Electrical Cooperative and Oncor
- Natural Gas Provided by Atmos
- Incentives available via Decatur EDC

PROPOSED PLAN





EAGLE'S LANDING

BUSINESS PARK

INDUSTRIAL AND MANUFACTURING HUB
FOR NORTH TEXAS

OTHER NOTABLE TENANTS IN DECATUR



EAGLE'S LANDING

BUSINESS PARK

STRATEGICALLY LOCATED WITH
STRONG LABOR DYNAMICS

WISE COUNTY DEMOGRAPHICS

Median Home Value:	\$277,200
Median Household Income:	\$89,897
Median Salary (Decatur):	Installation, Maintenance, and Repair: \$44,766 Construction and Extraction: \$42,072 Production: \$38,260
Unemployment Rate:	4.1%
Labor Participation Rate:	58.4%
2024 Jobs:	40,236
2024 Net Commuters:	-10,876

DRIVE TIMES

Highway 287:	0.4 Miles	1 Minute
US-380:	4.1 Miles	6 Minutes
I-35:	27.5 Miles	25 Minutes
Decatur CBD:	3.7 Miles	6 Minutes
BNSF Intermodal:	27.1 Miles	30 Minutes
Fort Worth CBD:	42.2 Miles	40 Minutes
DFW Airport:	42.9 Miles	45 Minutes





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