

FOR SALE OR
GROUND LEASE

AVAILABLE LAND IN DECATUR

104 S 81-287 | Decatur, TX 76234

SITE



verizon



S Washburn St

CVS

W Business 380



BRAUM'S



LOWE'S



Walmart
Save money. Live better.

LAND


VISION
COMMERCIAL REAL ESTATE

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TCN
WORLDWIDE
REAL ESTATE SERVICES

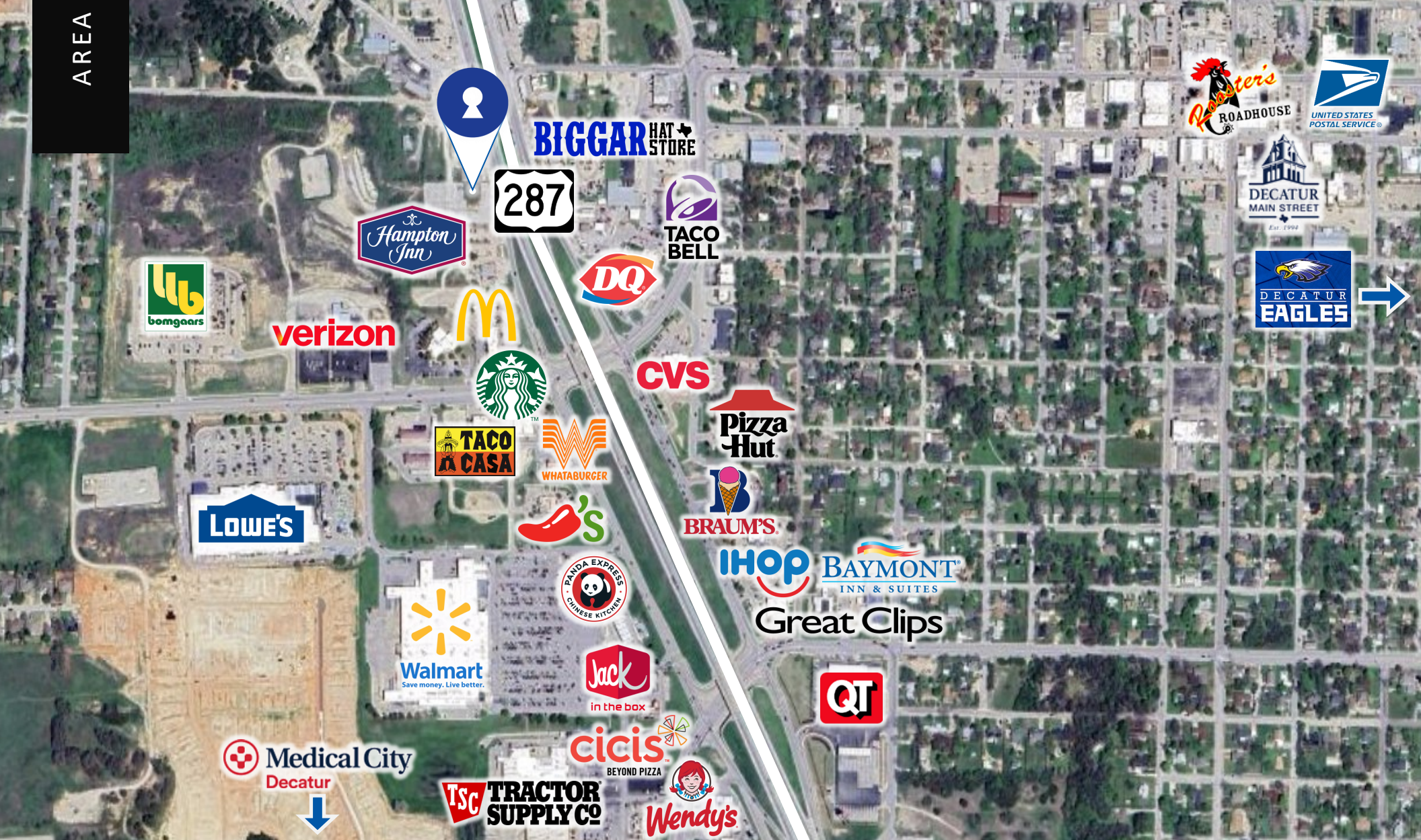
PRICE | CONTACT BROKER

PROPERTY AREA | 1.69 AC

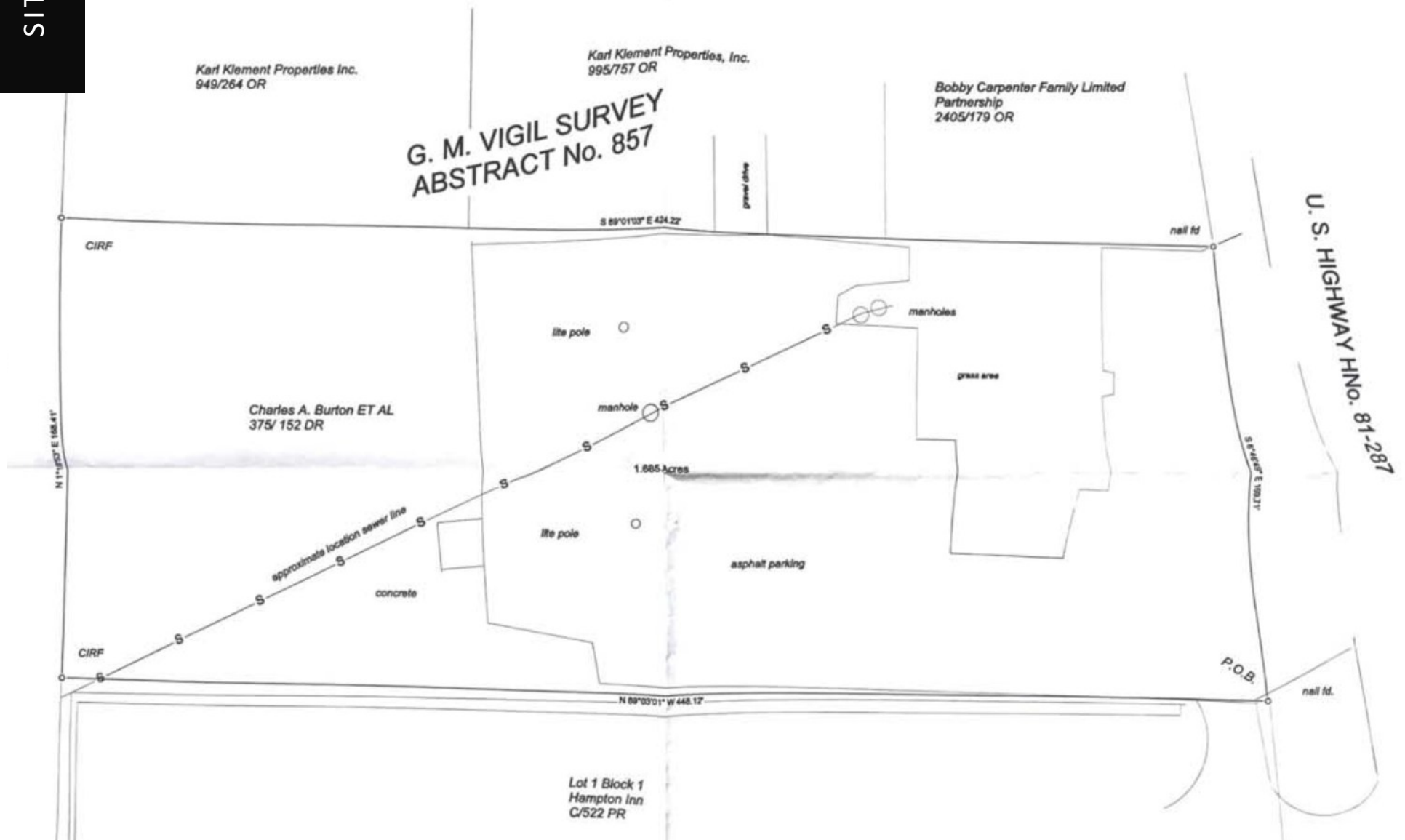
- 1.69 acre pad site
- 33.77% growth since 2020; annual growth OVER 5!
- Adjacent to brand new Hampton Inn
- MAIN Retail corridor of Decatur (Wal-Mart, Lowe's and Bomgaar's)

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	4,174	6,887	8,168	11,028
DAYTIME POPULATION	7,306	14,033	15,338	17,729
AVG HH INCOME	\$112,810	\$117,565	\$123,252	\$133,160
POPULATION GROWTH 2025-2028	2.30%	2.37%	1.93%	1.36%

TRAFFIC COUNT









Decatur, Texas, is the next urban sprawl after Rhome along 287 northbound from Fort Worth! With an annual growth rate over 5% and a 34% increase since 2020, this community is primed for more retail businesses!

Here's a more detailed breakdown:

- Current Population: 8,916 (estimated for 2025)
- Annual Growth Rate: 5.32%
- Population Increase (2020-2025): 33.77%
- 2020 Census Population: 6,538
- Population in 2010: 6,042

Decatur Retail



Housing Developments

- 760 Multifamily Units
- 124 Townhome Units
- 1,859 Single Family Units

Industrial Job Creation & Industrial Recruitment

- 380 jobs created at industrial park since 2021
- 5 new industrial companies located in Decatur since 2020 (advanced manufacturing, logistics, aerospace laboratory operations)
- Decatur EDC actively recruiting industrial employers, recently expanded industrial land holdings to 535 acres of infrastructure served industrial-zoned property on HWY 287

INFORMATION ON BROKERAGE SERVICES



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 client; 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 on known by the agent, including information on 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 on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information on about the property or transaction on 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 on. 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 specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 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.

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

2-10-2025

