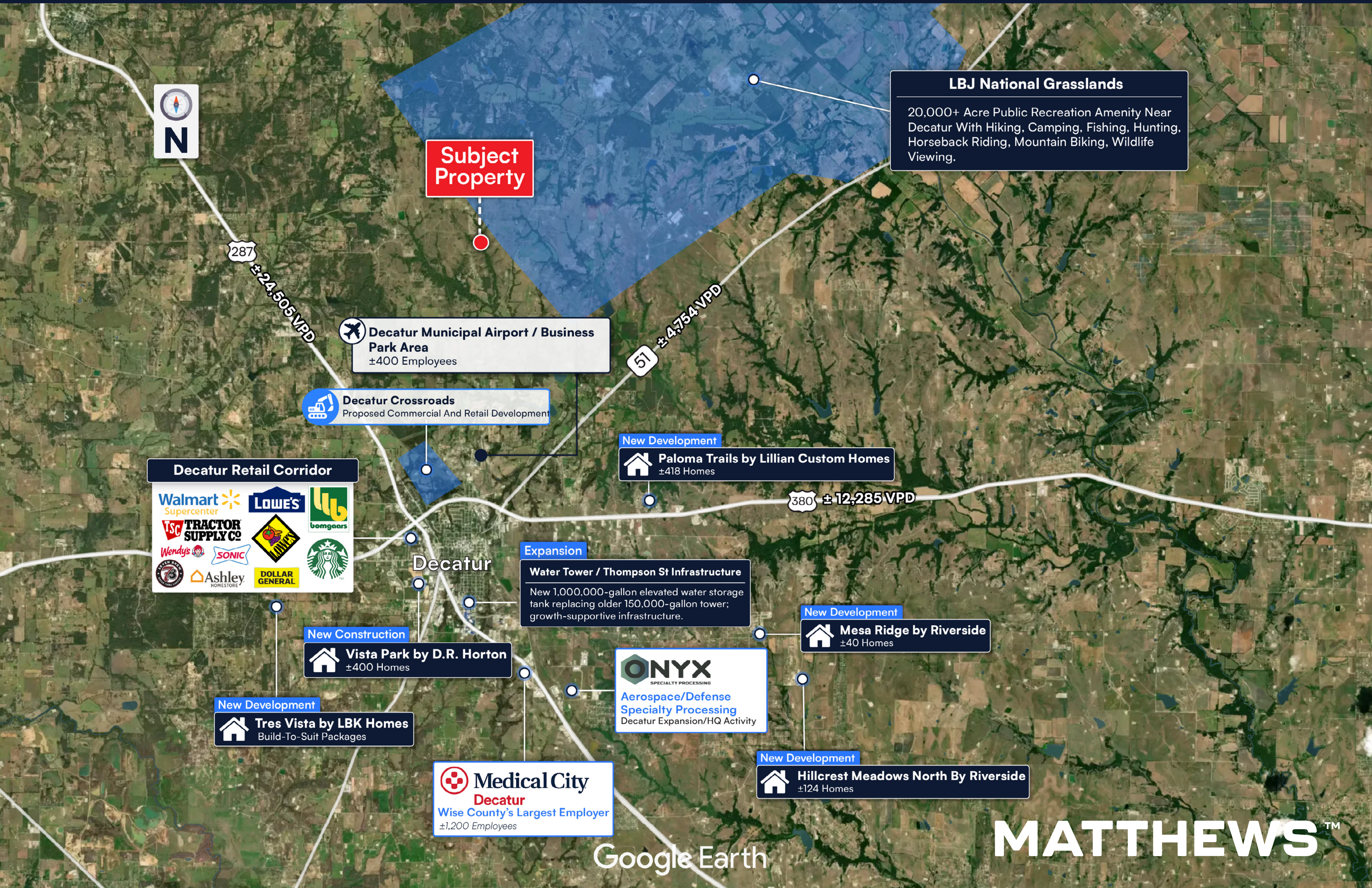
TRINITY MEADOWS AT THE GRASSLANDS

Decatur TX

Development Land Opportunity

Offering Memorandum



Property Summary

Price
$17,750,000

Price Per AC
$79,995

Total Acres
±222 AC

Number of Lots
88

- Trinity Meadows at the Grasslands is an 88 lot finished lot subdivision in Decatur, Texas, one of the fastest growing markets in the state.
- ±222 acres subdivided into 88 finished lots ranging from ±2.10 to ±5.13 acres
- Three sided adjacency to the LBJ National Grasslands, ±20,309 acres of permanently protected federal land that can never be developed
- Private, exclusive resident access point into the National Grasslands
- Land already acquired and A&E work completed, making the project development ready
- There is currently no assigned address for the development. The property is located off County Road 2360 in Decatur and sits directly north of 1822 County Road 2360, Decatur, TX 76234
- The Decatur market continues to be supported by strong fundamentals. Wise County residential values increased 6.5 percent in 2025, and the area continues to benefit from significant Dallas Fort Worth in migration. Comparable projects in the immediate area are between 85 percent and 100 percent sold out.

Investment Highlights

Population Growth and Demand Drivers

Decatur, Texas represents one of the most compelling growth stories in the state. The city's population increased approximately 36% from 2020 to 2026, growing from 6,666 to 9,066 residents[1]. The greater Decatur area has experienced roughly 14% population growth from 2020-2024, with projections indicating an additional 24-33% growth by 2030. This expansion is driven primarily by in-migration from the Dallas-Fort Worth metropolitan area, located approximately one hour to the south. The housing market fundamentals support this growth trajectory. Wise County residential property values rose 6.5% in 2025, with homes built since 2021 appreciating 28.3%. This appreciation pattern indicates strong demand for newer housing stock, precisely the market segment Trinity Meadows is designed to serve.

Geographical Benefits

The property's most distinctive characteristic is its three-sided adjacency to the LBJ National Grasslands, encompassing ±20,309 acres of permanently protected federal land. This adjacency provides lot owners with immediate access to extensive public recreational land that can never be developed. All residents will enjoy exclusive use of a private access point into the National Forest. Additional natural features include a small on-site lake touching five lots and selected lots offering views toward downtown Decatur and the surrounding countryside. Benefits from a hilltop setting that provides elevation advantages for view corridors.

Competitive Advantages

Trinity Meadows offers several significant advantages over comparable developments: 1. Unique Grasslands adjacency — No other subdivision in the market offers direct access to more than ±20,000 acres of protected federal land 2. Private USFS access point — Exclusive gateway for all residents to enter the National Forest 3. Hilltop setting — Elevation provides view corridors not available to valley locations 4. Multiple view types — Grasslands views, city views, and edge views create distinct pricing tiers 5. Lake amenity potential — On-site water feature not found in comparable projects

Decatur, TX

Market Demographics

3,059
# of Households

$73,179
Median HH Income

8,266
Total Population

$284,500
Median Property Value

Local Market Overview

Located in Wise County approximately 40 miles northwest of Fort Worth, Decatur benefits from its strategic position within the expanding Dallas—Fort Worth Metroplex while maintaining the advantages of a lower-cost, business-friendly environment. The area has experienced substantial population growth driven by households seeking affordability, larger residential lots, and proximity to major employment centers throughout North Texas. Continued residential expansion across Wise County has increased demand for housing, retail services, infrastructure, and future development opportunities. Strong transportation connectivity via U.S. Highway 287 and State Highway 380 enhances access to regional employment hubs and distribution networks throughout the Metroplex. For land investors and developers, the market is supported by favorable demographic trends, expanding consumer demand, and increasing migration into North Texas. Decatur's location along major transportation corridors provides flexibility for a variety of future uses, including residential, industrial, mixed-use, and commercial development. Ongoing business recruitment efforts, a growing labor force, and regional infrastructure investment continue to strengthen the area's long-term growth outlook. As development activity pushes outward from the urban core of Dallas—Fort Worth, Wise County is increasingly positioned as a desirable destination for future land investment and entitlement opportunities.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	546	3,951	18,860
2025 Population	661	4,816	22,702
2030 Population Projection	761	5,550	26,118
HOUSEHOLDS	**3-MILE**	**5-MILE**	**10-MILE**
2020 Households	207	1,441	6,806
2025 Households	249	1,749	8,164
2030 Household Projection	287	2,012	9,372
INCOME	**3-MILE**	**5-MILE**	**10-MILE**
Avg Household Income	$117,728	$110,289	$117,478

Dallas-Fort Worth, TX

Dallas-Fort Worth is the **#1 industrial market in the United States** by total inventory, supported by its central location, extensive transportation infrastructure, and strong population growth. The region serves as a major logistics and distribution hub for companies operating across the country.

Geographic Center of Sun Belt Region
~90% of U.S. Population Reached in Two-Day Drive

1B+ SF of Industrial Inventory
Logistics, E-Commerce, & Distribution Operators

Source: U.S. Census Bureau, Visit Dallas, Texas Comptroller | **2025 Dataset**

8.5M+
Total Population

Fastest-Growing Metro in the United States

Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **Trinity Meadows at the Grasslands** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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11-2-2015

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 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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Buyer/Tenant/Seller/Landlord Initials　　Date