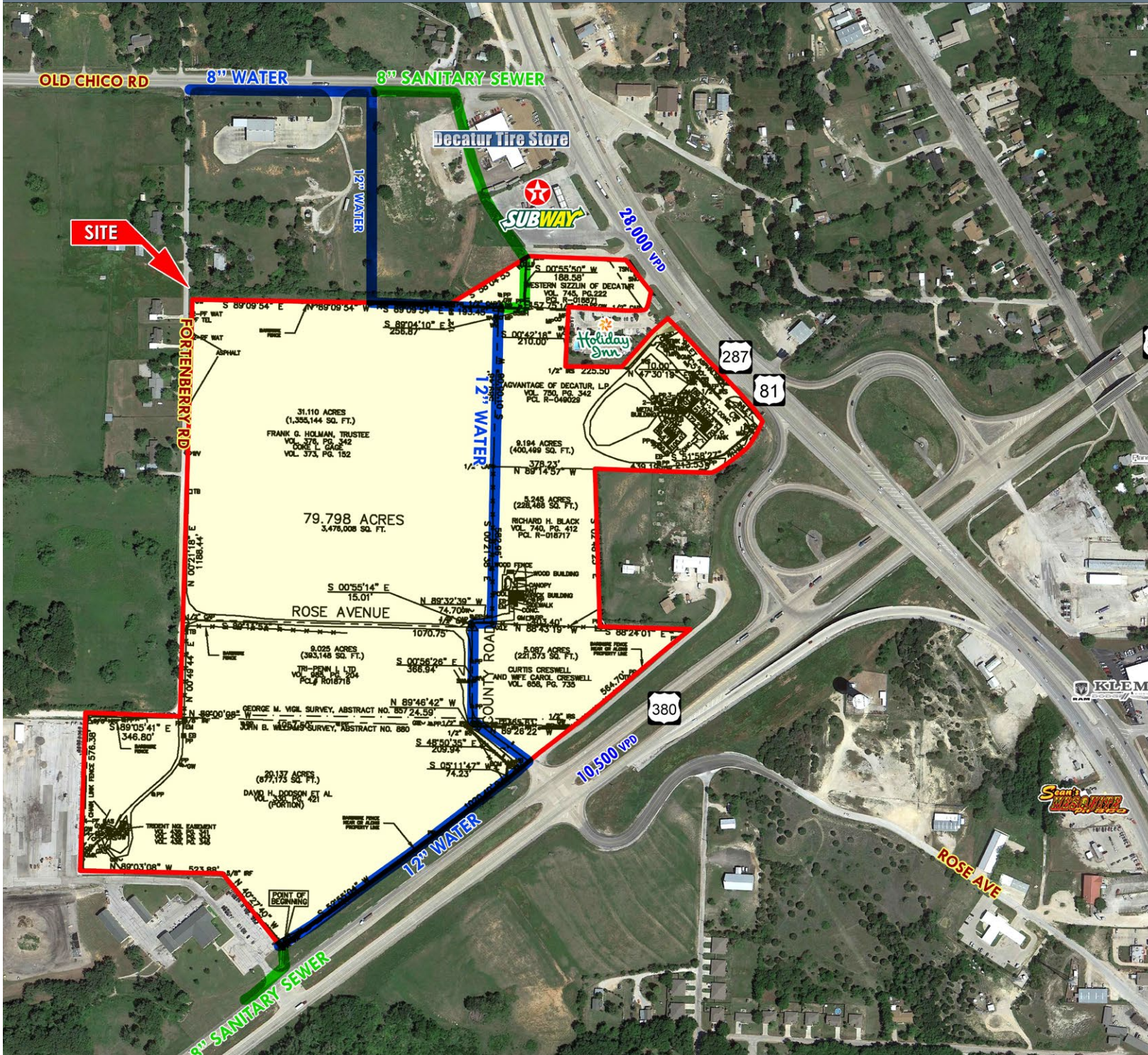


# NEQ HWY 287 & US 380

## ±80 ACRES FOR SALE

### DECATUR, TEXAS

KEN REIMER



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



**SITE**

287  
81

380

WASHBURN ST

13,200 vpd

HALE AVE

287

81

32,000 vpd

COLLEGE AVE

380

DENTON - 25 MILES

DOWNTOWN FT WORTH - 35 MILES

WICHITA FALLS - 65 MILES



28,000 vpd

10,500 vpd

- Legend**
- PD (Planned Development)
  - TH (Townhouse Residential)
  - SF-1 (Single Family Residential)
  - SF-2 (Single Family Residential)
  - 2F (Two Family Residential)
  - MF (Multi Family Residential)
  - MHD (Manufactured Home District)
  - CO (Office)
  - C-1 (Restricted Business)
  - C-1A (Decatur Square)
  - C-2 (Thoroughfare Business)
  - M-1 (Industrial Park)

Decatur Tire Store

SUBWAY

Holiday Inn

KLEMMENT

LOWE'S

Walmart SUPERCENTER

TRACTOR SUPPLY CO

FAMILY DOLLAR

DOLLAR GENERAL

Aaron's

Plaza Cinema III

RadioShack

McCarrell Middle School

693 STUDENTS  
46 TEACHERS

Check 'n Go

Edward Jones

RE/MAX

SUBWAY

Wyo Regional Health System

LEGEND BANK

BEAL'S

Plaza Cinema III

at&t

RadioShack

LEGEND BANK

Wyo Regional Health System

LEGEND BANK

Wyo Regional Health System

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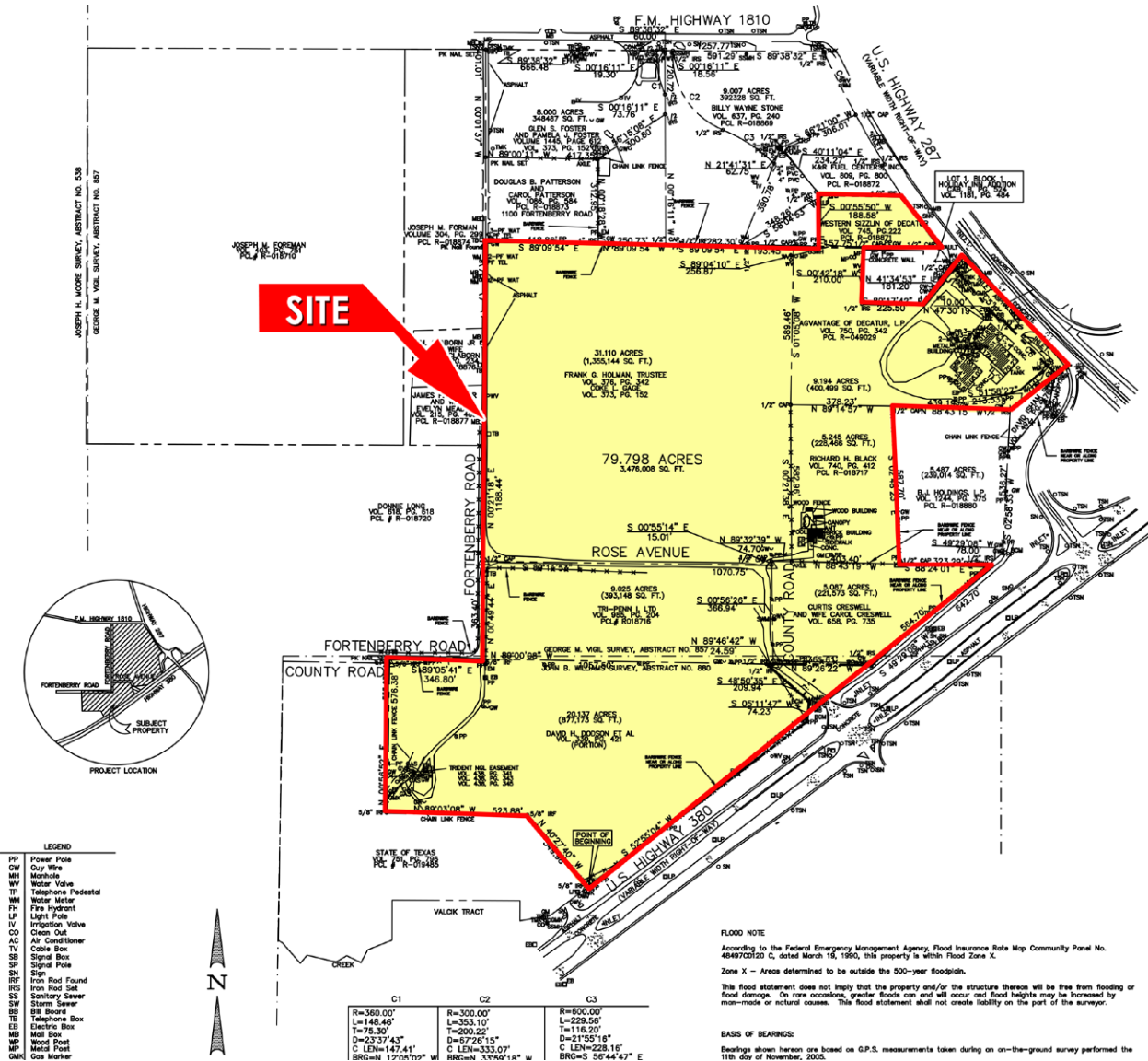
Decatur High School

882 STUDENTS  
58 TEACHERS

Carson Elementary School

183 STUDENTS  
32 TEACHERS

# NEQ HWY 287 & US 380



NO.	DATE	REVISION	UPDATED CERTIFICATION
1	7/19/07		

**Winkelm & Associates**  
 1100 WEST WILLOW STREET, SUITE 100  
 DALLAS, TEXAS 75201  
 TEL: 972.343.8888 FAX: 972.343.8889

**G. M. WIGL SURVEY, ABSTRACT NO. 857**  
**JOHN B. WILLIAMS SURVEY, ABSTRACT NO. 880**  
 WISE COUNTY, TEXAS  
 THE METAL CONNECTION  
 2525 ARCADIA DRIVE, SUITE 770  
 DALLAS, TX 75201

**79.798 ACRES**

**COMPOSITE SURVEY**

- ### HIGHLIGHTS
- ZONING C-2: Thoroughfare Business
  - MF: Multi-Family
  - UTILITIES Water on Site-12" Line Sewer to Site Periphery-8" Line

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	TRAFFIC COUNTS
2017 EST POPULATION	2,957	7,578	10,163	HIGHWAY 287: 28,000 VPD
2017 EST AVG HH INCOME	\$78,857	\$80,289	\$84,098	US 380: 13,200 VPD

