

\$11,500,000 - 3340 S Fm 730, Decatur

MLS® #21101406

\$11,500,000

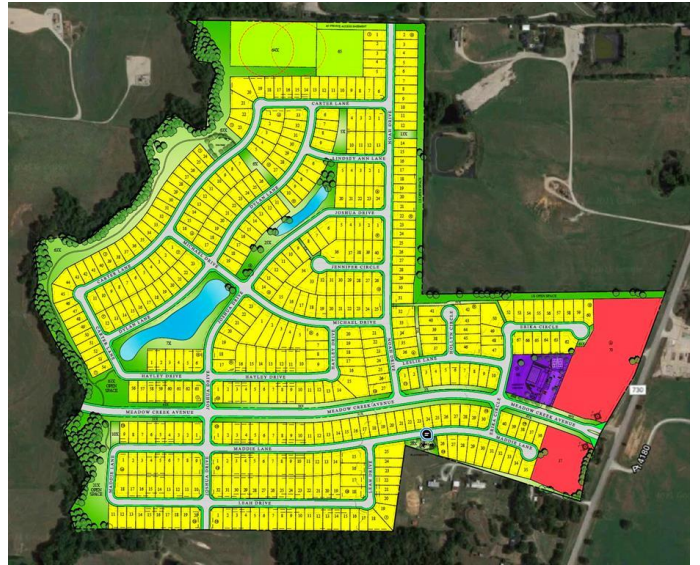
0 Bedroom, 0.00 Bathroom,
Land on 129.00 Acres

Meadow Creek, Decatur, TX

Presenting an exceptional 129-acre single-family residential development opportunity located within the City of Decatur, Texas. Zoned SF2 and approved for 460 lots, this project is positioned to become one of the region's premier master-planned communities.

The property features one of the highest elevations in Wise County, offering scenic views and an ideal location for the planned community pool, pickleball and amenities center. Zoning is fully in place, and the plat is ready for approval, streamlining the path to development. Developer incentives are available, and PID proceeds are expected to begin within four to six months.

Survey and geotechnical reports are available upon request and located in the transaction desk. The developer is open to partnership opportunities or the sale of individual phases, with the project divided into three phases. This is a rare opportunity to participate in one of Decatur's most attractive and development-ready residential communities.



Essential Information

MLS® #	21101406
Price	\$11,500,000
Bathrooms	0.00
Acres	129.00
Type	Land

Sub-Type	Unimproved Land
Status	Active

Community Information

Address	3340 S Fm 730
Subdivision	Meadow Creek
City	Decatur
County	Wise
State	TX
Zip Code	76234

Amenities

Utilities	City Sewer, City Water, Concrete, Curbs, Sewer Available
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Exterior

Lot Description	Hilly, Undivided
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School Information

District	Decatur ISD
Elementary	Young
Middle	Mccarroll
High	Decatur

Additional Information

Zoning	Single Family
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Listing Details

Listing Agent	Micah Young
Listing Office	eXp Realty LLC

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Listing information last updated on November 21st, 2025 at 5:46am CST