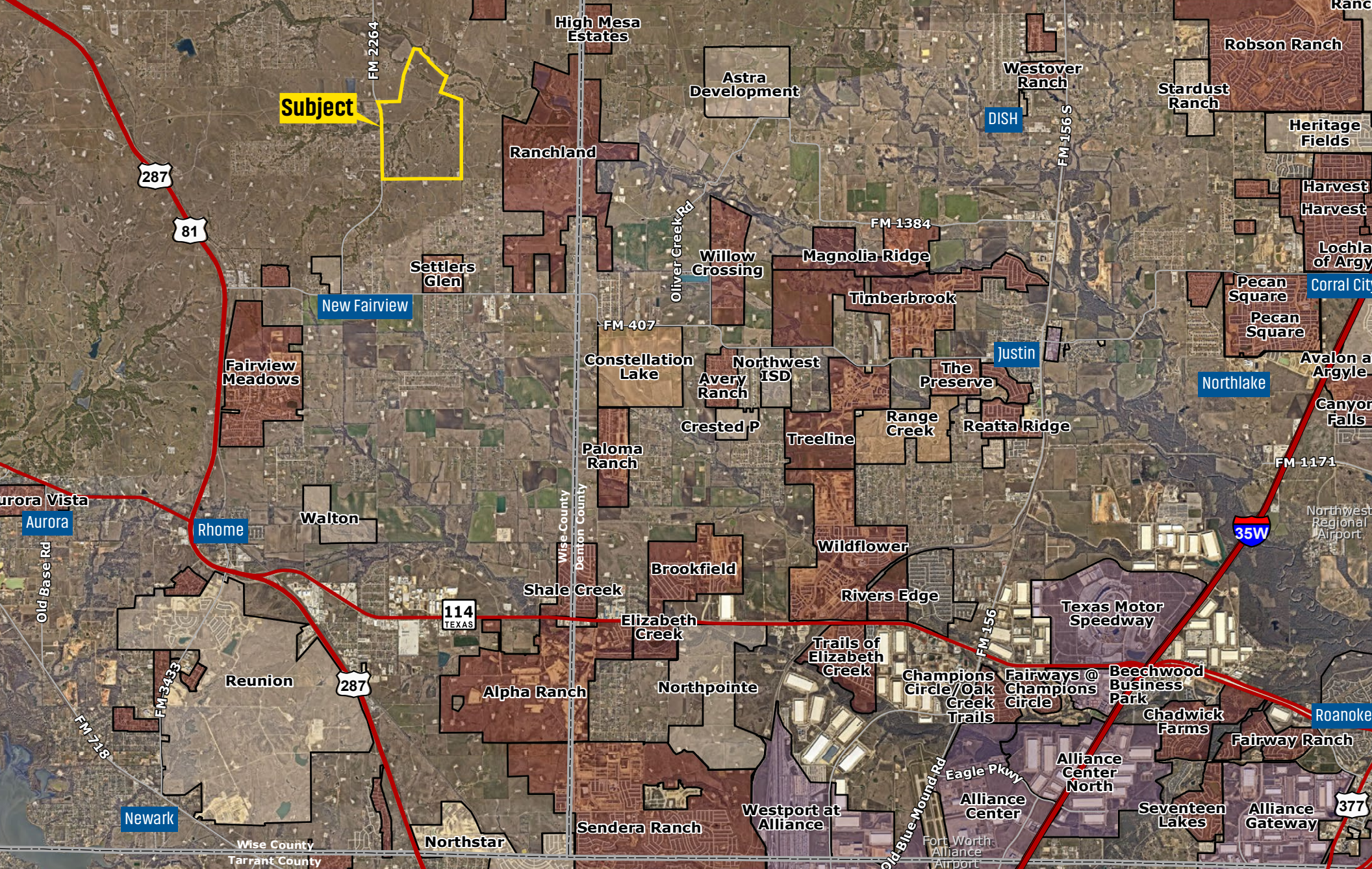




# NEW FAIRVIEW 830

Exclusive Offering | ±830 Acres

New Fairview ETJ, Wise County, Texas



682-231-8005 | LandAdvisors.com



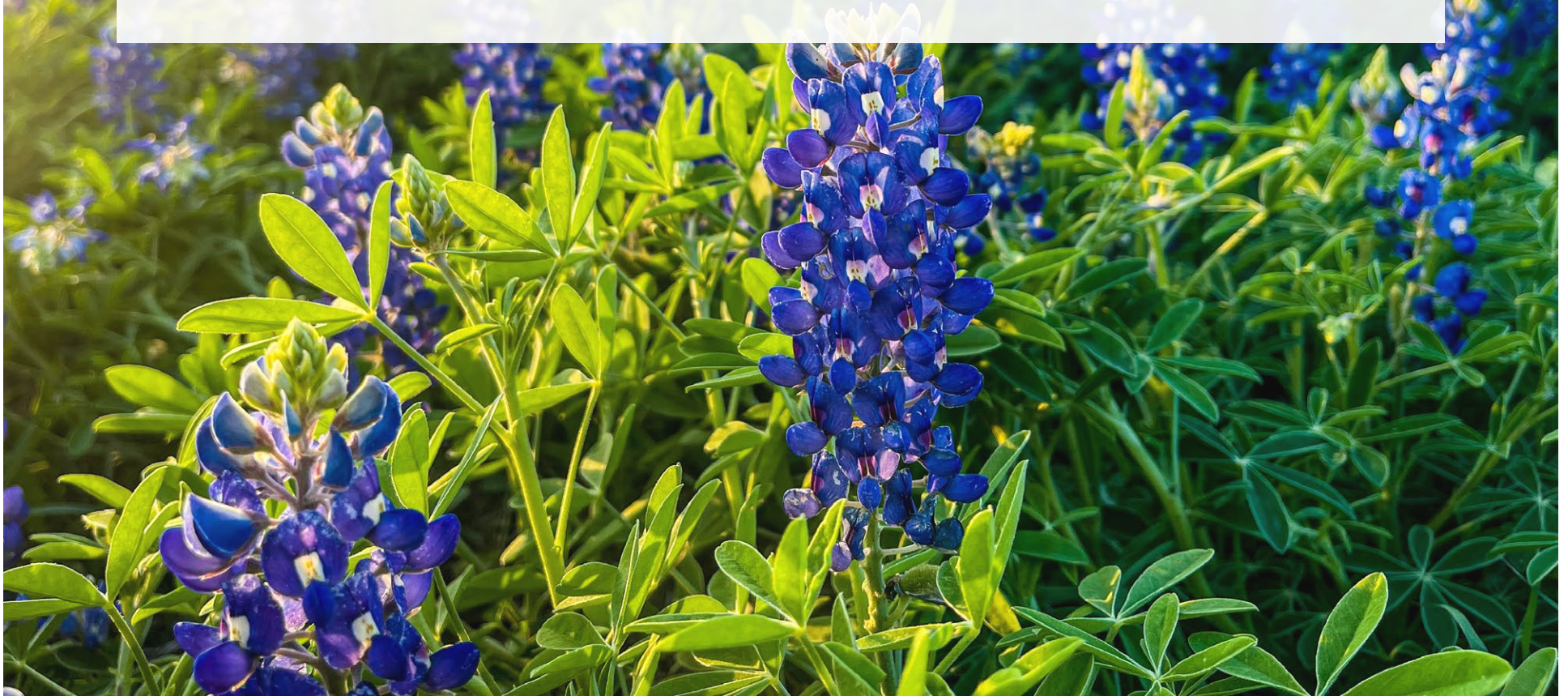
# CONFIDENTIAL OFFERING MEMORANDUM

**Joshua Watson**

[jwatson@landadvisors.com](mailto:jwatson@landadvisors.com)

682.231.8005

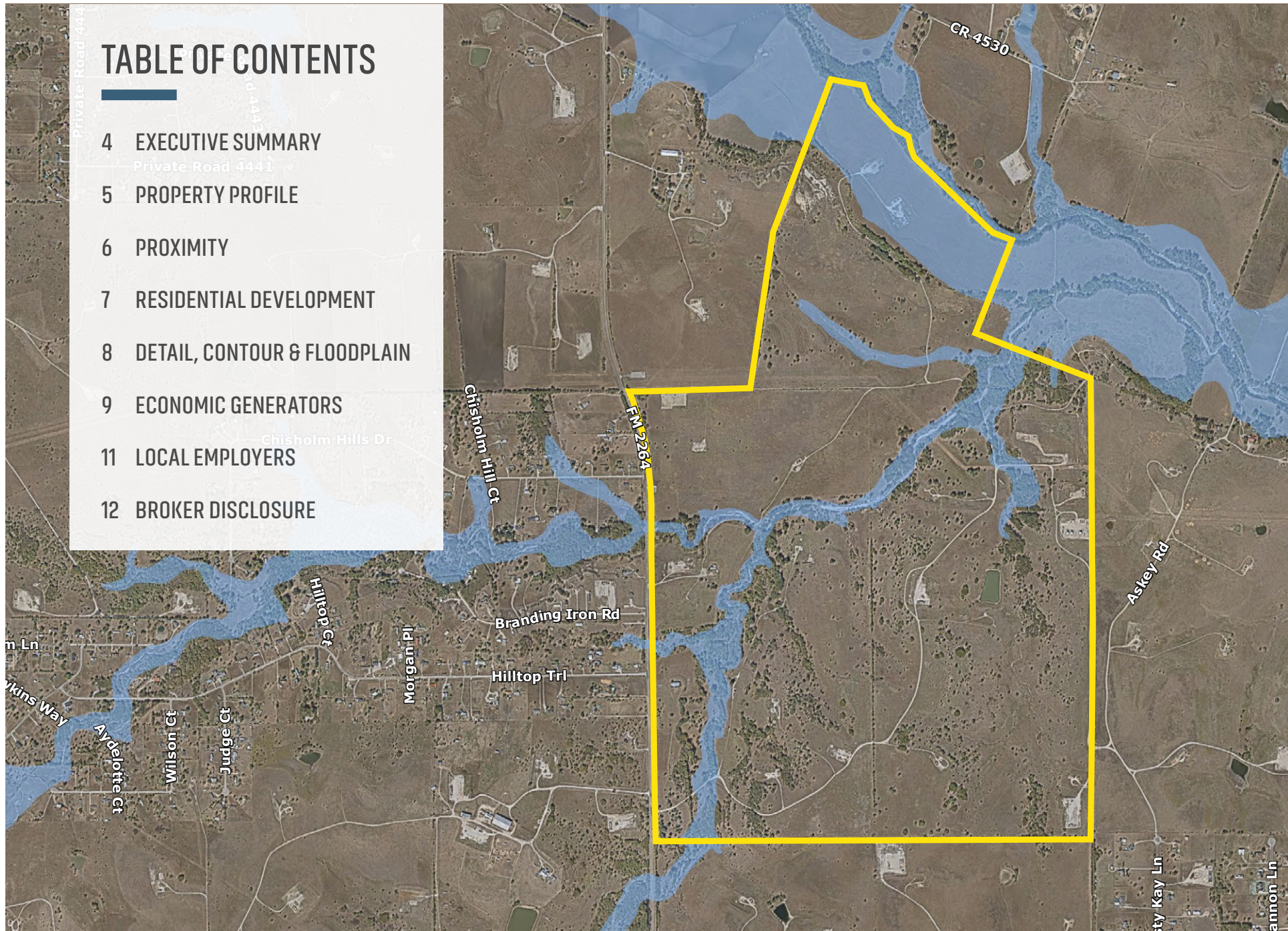
5600 Clearfork Main Street, Suite 170, Fort Worth, Texas 76109 | [LandAdvisors.com](http://LandAdvisors.com)





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## EXECUTIVE SUMMARY

Land Advisors Organization (“LAO”) is pleased to exclusively present New Fairview 830, a ±830-acre development opportunity available to qualified investors, developers, and builders. Located along FM 2264, the property is well positioned for future development in a market experiencing sustained growth and increasing demand.

New Fairview 830 benefits from strategic proximity to major transportation corridors, including U.S. 287, State Highway 114, and FM 156, providing excellent regional connectivity to Alliance Texas and throughout the Dallas-Fort Worth metroplex.

Over the past development cycle, this submarket has experienced substantial residential expansion and has emerged as one of the fastest-growing areas in North Texas. Since 2020, eight large-scale master-planned communities have broken ground in the immediate vicinity, with an additional five projects in various stages of planning and entitlement. Collectively, these developments represent approximately ±8,000 homes delivered or underway, with an additional 25,000 single-family homes anticipated in the future.

New Fairview 830 presents a rare opportunity to acquire a large, contiguous tract within a high-growth corridor supported by proven residential demand and strong absorption, all within one of the nation’s fastest-growing metropolitan economies.

All inquiries regarding the New Fairview 830 offering should be directed to Land Advisors Organization.



## PROPERTY PROFILE

### LOCATION

The New Fairview 830 tract is located at 5807 FM 2264 Rhome, Wise County, Texas

### OFFERING

±830 acres

### ZONING

The tract is located in New Fairview ETJ, Wise County, Texas. This tract is well suited to be developed into the next large-scale master-planned community.

### SCHOOL DISTRICT

Decatur Independent School District

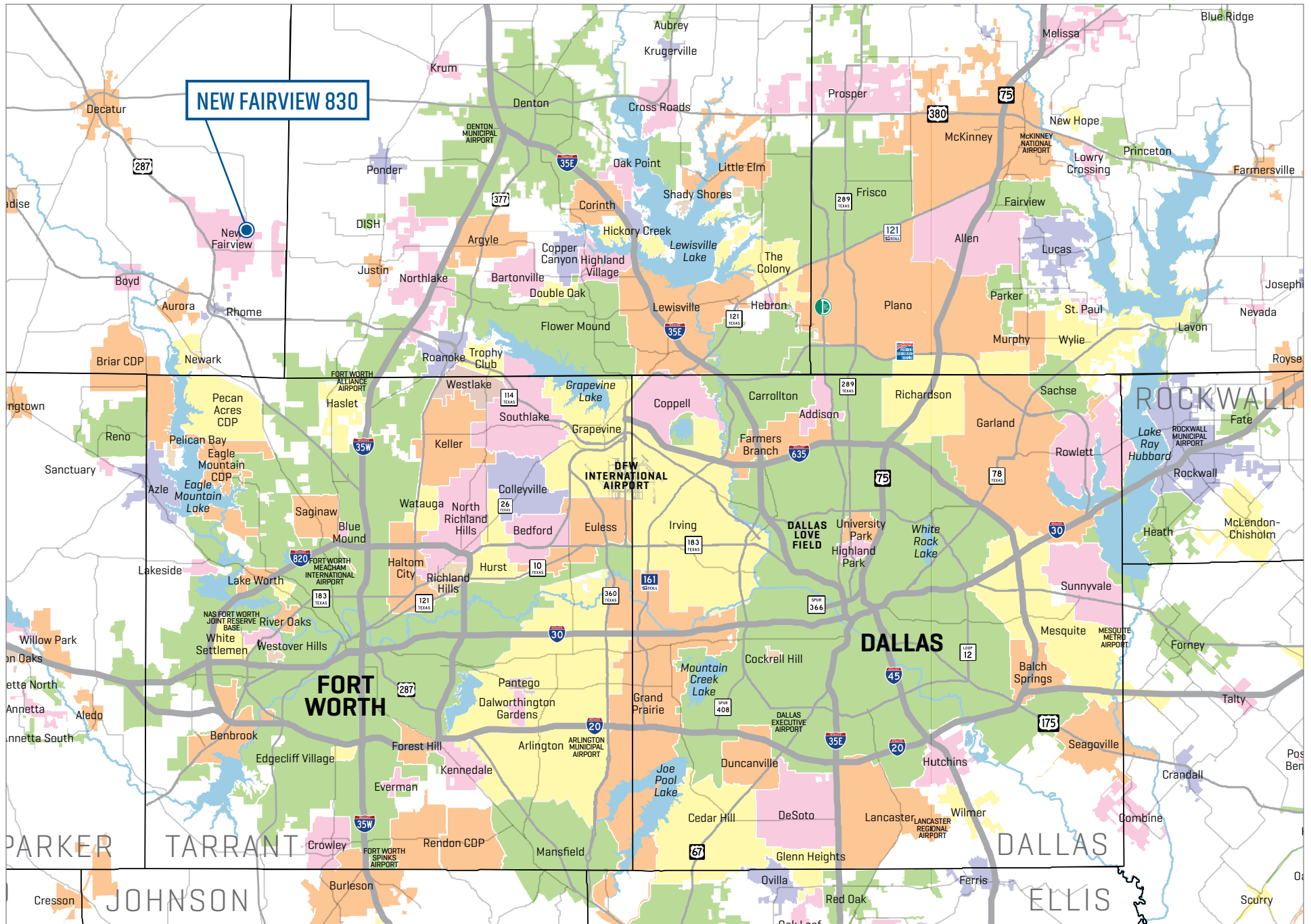
### WATER & SEWER CCN

The subject property currently sits outside any CCN. Aqua of Texas is the provider for most of the area south of this tract.

### INTERACTIVE MAPS

To see City of New Fairview interactive maps, [CLICK HERE](#)

# PROXIMITY



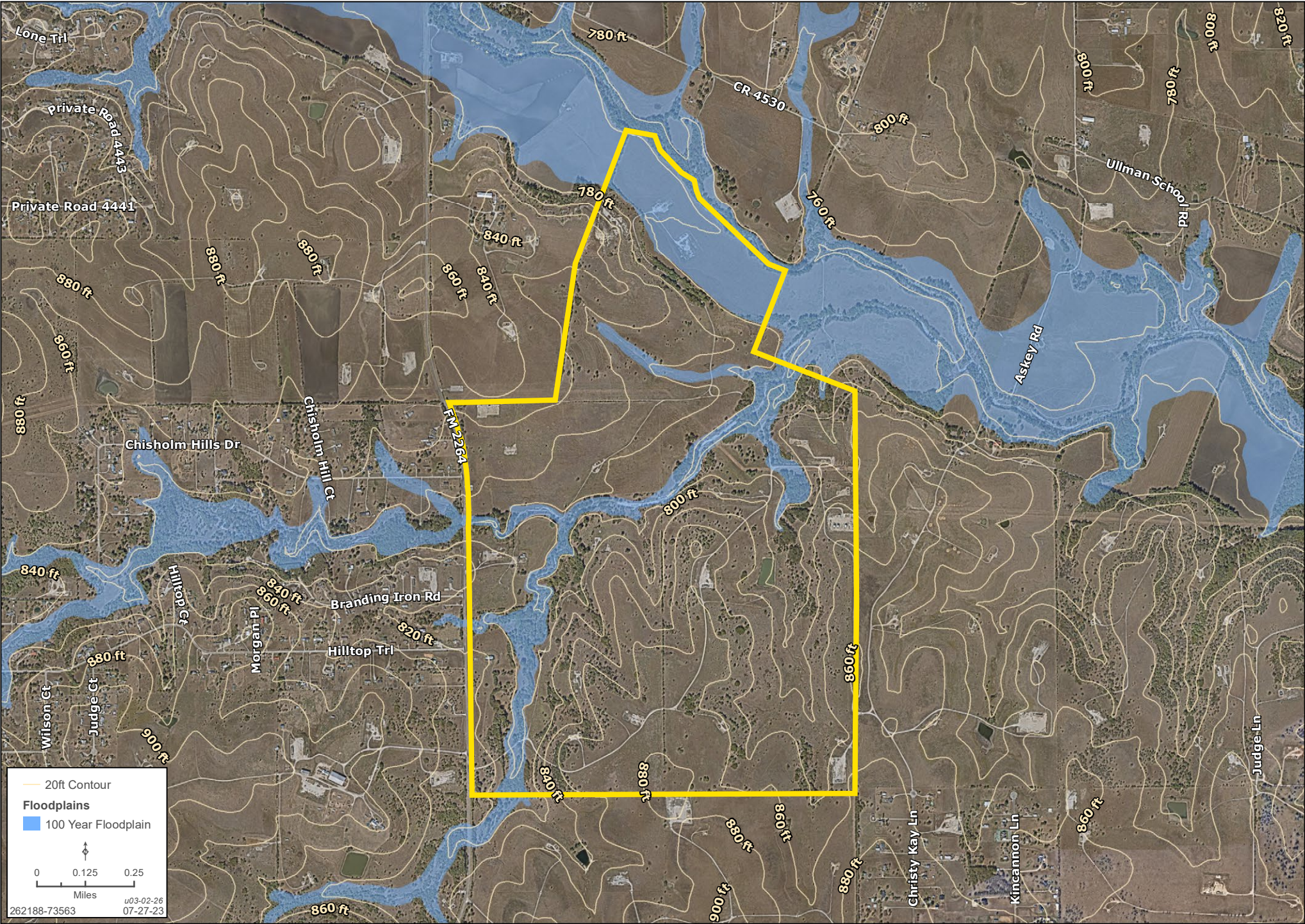
RESIDENTIAL DEVELOPMENT

Josh Watson | 214.550.1550 | landadvisors.com



# DETAIL, CONTOUR & FLOODPLAIN

Josh Watson | 214.550.1550 | landadvisors.com





## ECONOMIC GENERATOR

**AllianceTexas is a 27,000-acre, master-planned, mixed-use development in north Fort Worth that has become one of the most powerful economic engines in the United States.**

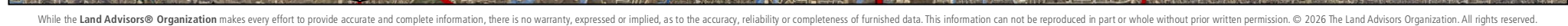
Since its inception, AllianceTexas has generated approximately \$142.9 billion in cumulative regional economic impact, including \$12.9 billion in 2025 alone. The development is home to 602 companies, including globally recognized brands such as Amazon, FedEx, BNSF Railway, Meta, Charles Schwab, Fidelity Investments, Deloitte, UPS, Southwire, and Henry Schein.

These employers directly support more than 73,000 on-site jobs, with total employment impact exceeding 130,000 positions when accounting for indirect and off-site employment tied to Alliance activity.

Anchored by Perot Field Fort Worth Alliance Airport — the world's first purely industrial airport — and a major intermodal facility operated by BNSF Railway. Together, these assets create a premier air-rail-highway logistics hub that reduces transportation costs, accelerates supply chains, and enhances national distribution efficiency.

As one of the fastest-growing large cities in the country, Fort Worth continues to benefit from AllianceTexas as a primary driver of corporate relocation, industrial expansion, and job creation across the Dallas–Fort Worth metroplex. Consistently ranked among the nation's top business parks, AllianceTexas remains at the forefront of economic growth. With ongoing speculative industrial development, expanded airport and intermodal capacity, and the emergence of new sectors such as large-scale film production, AllianceTexas is positioned to remain a cornerstone of corporate attraction, infrastructure investment, and sustained job creation for North Texas well into the next decade.

Josh Watson | 214.550.1550 | [landadvisors.com](http://landadvisors.com)





## 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.

Regulated by the Texas Real Estate Commission. Information available at [www.trec.texas.gov](http://www.trec.texas.gov).

### 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.

|                                                                      |             |       |              |
|----------------------------------------------------------------------|-------------|-------|--------------|
| Texas Land Advisors, LLC                                             | 480619      |       | 214-550-1550 |
| Licensed Broker/Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email | Phone        |

|                           |             |                           |              |
|---------------------------|-------------|---------------------------|--------------|
| Landry Burdine            | 471674      | lburdine@landadvisors.com | 214-550-1550 |
| Designated Broker of Firm | License No. | Email                     | Phone        |

|                                                  |             |                          |              |
|--------------------------------------------------|-------------|--------------------------|--------------|
| Licensed Supervisor of Sales Agent/<br>Associate | License No. | Email                    | Phone        |
| Austin T. Reilly                                 | 591133      | areilly@landadvisors.com | 214-550-1550 |

|                              |             |                          |              |
|------------------------------|-------------|--------------------------|--------------|
| Sales Agent/Associate's Name | License No. | Email                    | Phone        |
| Joshua Watson                | 736400      | jwatson@landadvisors.com | 682.231.8005 |
| Sales Agent/Associate's Name | License No. | Email                    | Phone        |

|                                       |      |
|---------------------------------------|------|
| Buyer/Tenant/Seller/Landlord Initials | Date |
|---------------------------------------|------|

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT [WWW.TREC.TEXAS.GOV](http://WWW.TREC.TEXAS.GOV)

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION  
P.O. BOX 12188  
AUSTIN, TEXAS 78711-2188  
(512) 936-3000

**PRIMARY CONTACT**

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**Joshua Watson**

[jwatson@landadvisors.com](mailto:jwatson@landadvisors.com)

682.231.8005



5600 Clearfork Main Street, Suite 170, Fort Worth, Texas 76109 | [LandAdvisors.com](https://LandAdvisors.com)