



**Matrix**  
Commercial Group

# Decatur, TX

## 72 Acres

1614 County Rd 4371 Decatur, TX  
76234

39 of 40



## Future Home Development

### FEATURES:

- \*Incredible Investment opportunity. One-of-a-kind property.
- \*Situated between Walnut Creek and Little Walnut Creek.
- \*Road Frontage: FM Road
- \*Elementary/Middle/High School: Boyd ISD

### LAND FACTS:

- 72 Acres
- Great access
- AG Exempt
- Water / Electricity



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