



53.87± ACRES

WISE COUNTY · TEXAS

TURN-KEY SPORTS & TRAINING COMPLEX

5684 N FM 730 | Decatur, TX 76234

ASKING PRICE

\$5,800,000

MAIN BUILDING

30,000± SF

MLS #

21254711

AUSTIN AUNE

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KELLERWILLIAMS

LAND

INVESTMENT OVERVIEW

53.87± ACRES
DECATUR, TEXAS

A fully built, year-round baseball training and tournament facility on 53.87± acres north of Decatur. Completed in 2023, the complex pairs a 30,000± SF two-story indoor training building with two fully lighted game fields, its own well-fed irrigation system and 1600 AMP electrical service — plus an elevated, cleared 10± acre tract ready for additional fields, another indoor facility, housing or hospitality.

PROPERTY OVERVIEW

Property	53.87± Acres
Location	5684 N FM 730, Decatur, TX 76234 (33.389044, -97.518025)
County	Wise County
Main Building	30,000± SF, two stories, built 2023
Construction	Metal siding & metal roof · concrete floors
Athletic Fields	Two fully lighted baseball fields
Electric	1600 AMP service
Water	Four water wells · 65,000-gallon holding tank
Sewer	Septic (buyer to verify)*
Access	Paved frontage on FM 730
Expansion Land	10± elevated, cleared acres (northeast)
Parcel IDs	201102143 · 200000762

*Buyer to verify all utility availability, capacity and providers, as well as zoning and permitted uses, during due diligence.

PRICING

ASKING PRICE

\$5,800,000

Price per Acre	\$107,667
Price per Bldg SF	±\$193
MLS #	21254711

THE FACILITY

AT A GLANCE

30,000± SF

Indoor training building

1600 AMP

Electrical service

2 FIELDS

Fully lighted baseball

4 WELLS

Plus 65,000-gal storage tank

FACILITY HIGHLIGHTS

53.87± ACRES
DECATUR, TEXAS



30,000± SF INDOOR TRAINING CENTER

Two-story metal building completed in 2023 with an indoor turf infield, multiple batting cages and pitching lanes, a full workout area, offices and a dedicated shop. Upstairs, a game room lounge opens onto a balcony overlooking the training floor.



TWO LIGHTED GAME FIELDS

Two fully lighted baseball fields ready for night games and tournament play, with ample parking for teams, spectators and events.



HEAVY-DUTY INFRASTRUCTURE

1600 AMP electrical service supports the field lighting and indoor facility. Four water wells feed a 65,000-gallon holding tank that irrigates the grounds.



ROOM TO GROW

The northeast 10± acres are elevated and fully cleared — suited to more baseball or soccer fields, a second indoor facility, residential housing or a hotel, subject to approvals.



Indoor turf infield



Two lighted game fields

OFFERED AT
\$5,800,000

BUILT
2023

INSIDE THE COMPLEX

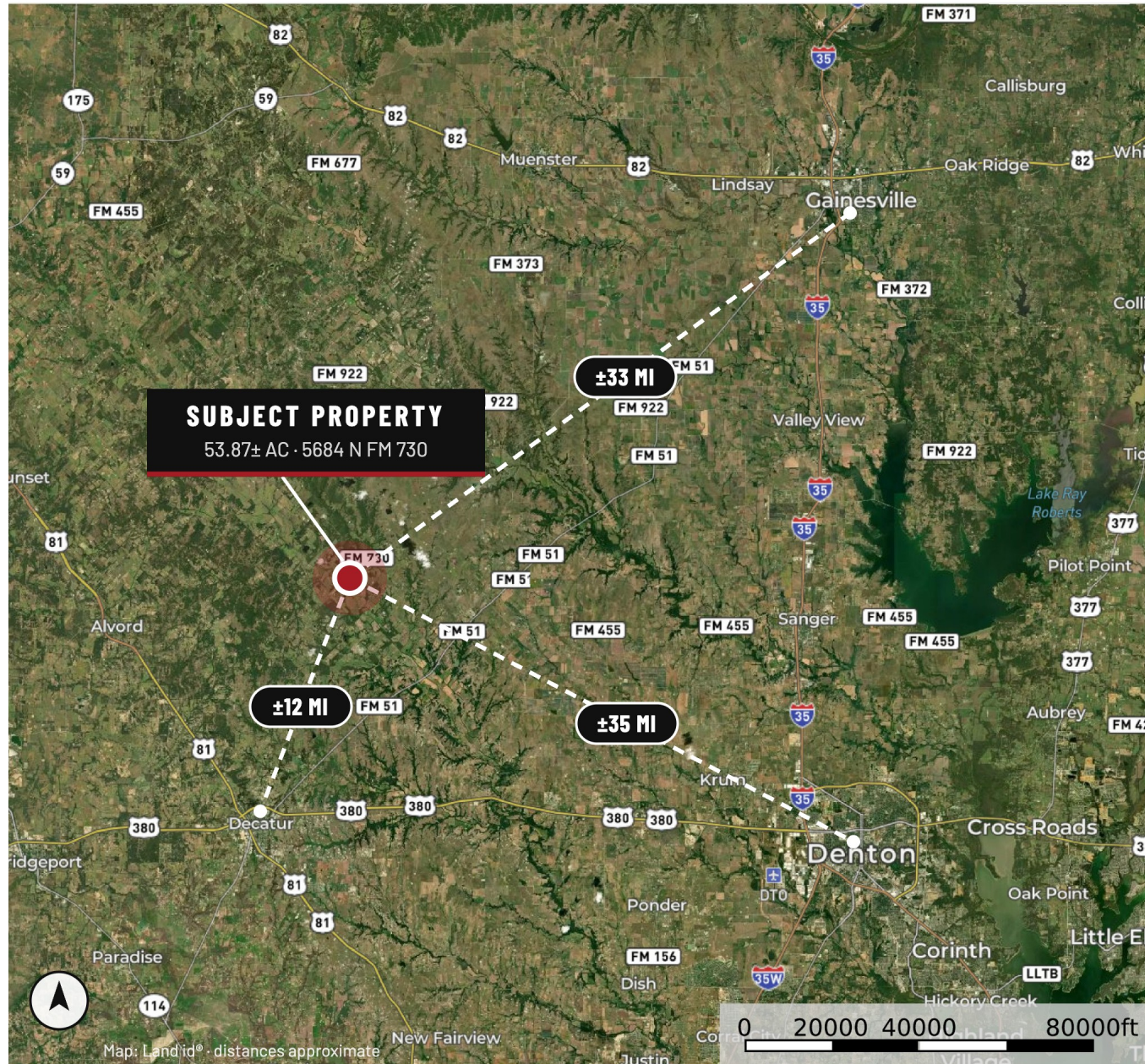
53.87± ACRES
DECATUR, TEXAS



LOCATION & ACCESS

53.87± ACRES

DECATUR, TEXAS



APPROXIMATE DISTANCES

Downtown Decatur	12 mi
US-287 / US-380	12 mi
I-35 at Sanger	25 mi
Bridgeport	25 mi
Gainesville	33 mi
Denton	35 mi
Alliance / Texas Motor Speedway	38 mi
Fort Worth CBD	55 mi
DFW International Airport	60 mi

Approximate driving distances; actual routes may vary.

ACCESS

Frontage on FM 730, about 11 miles north of Decatur – a straight shot to US-287 and US-380 for teams traveling from across North Texas.

Showings by appointment only – contact **Austin Aune** at (972) 768-3755.



PRESENTED BY

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Listing ID 104283 · MLS# 21254711

KELLERWILLIAMS
LAND

53.87± ACRES | 5684 N FM 730 | DECATUR, TEXAS | \$5,800,000

All information deemed reliable but not guaranteed. Buyer and buyer's agent to verify all information, including acreage, building size, utilities, zoning and permitted uses, during due diligence. Price and terms are subject to change or withdrawal without notice. The TREC Information About Brokerage Services and Consumer Protection Notice are available at ranchmanproperties.com. Each Keller Williams office is independently owned and operated.