



LANDZILLE

E-MAGAZINE ISSUE NO.4 | 07.01.2025

ISSUE DETAILS: JULY, 2025.

YOUR TRUSTED GUIDE TO SMART LAND INVESTMENTS.

I AM LAND

Mid-Year Momentum:
Unlocking Land's Power and Potential in 2025

TABLE OF CONTENTS

- 1. From the CEO's Desk: Mid-Year Momentum Owning Land, Owning Vision 3
- 2. The Freedom Formula: Why Land is Power in 2025 4
- 3. Investor Moves: How to Audit Your Land Portfolio Mid-Year 6
- 4. Breaking the Fence: Land Use Beyond the Obvious..... 8
- 5. Behind the Growth: Key Developments in North Texas You Shouldn't Ignore.....10
- 6. Your Questions, Answered: July's Top Land Buyer Concerns 12
- 7. Landzille Recommends: Book & Events 14

1. FROM THE CEO'S DESK: MID-YEAR MOMENTUM OWNING LAND, OWNING VISION

Dear Landzille Community,

As we cross the midpoint of the year, it's a powerful time to pause, reflect, and realign. At Landzille, we don't just sell land, we build **land literacy**. We believe the best investment decisions come from knowledge, not pressure. That's why our mission has always been twofold: to provide **access to high-potential properties**, and to empower you with the tools, insights, and confidence to make those investments wisely.



July marks a turning point. The landscape is shifting literally and figuratively. New infrastructure is breaking ground across North Texas. Cities you once drove through are now expanding quietly. And investors who planned well in Q1 and Q2 are starting to see the seeds of strategy grow. But if you feel like you've been on the sidelines, here's your reminder: **you're not too late, you're right on time.**

This second half of the year is your moment to recalibrate:

- » Revisit your investment goals
- » Ask the hard questions about legacy and leverage
- » Start small, but stay intentional

We're here to guide you every step of the way with expert-backed resources, transparent communication, and deals that speak for themselves. Land is more than property, its possibility. And July is your signal to move with purpose.

Here's to bold steps, smarter choices, and owning more strategically.

Warmly,

Alkingbade Akinfenwa

Founder & CEO, Landzille

2. THE FREEDOM FORMULA: WHY LAND IS POWER IN 2025

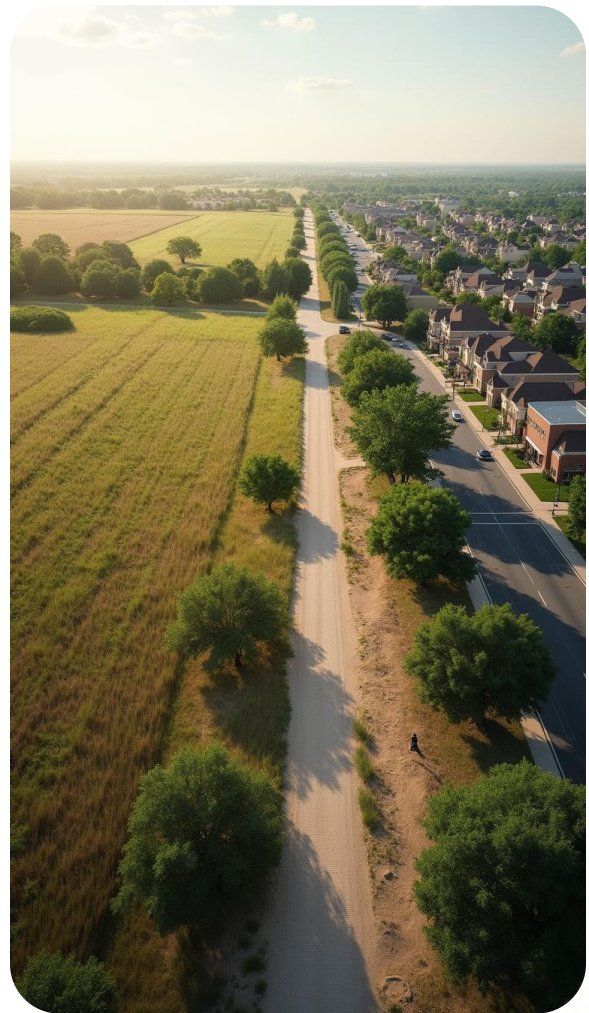


As we honor the legacy of American independence, it's clear that land ownership remains one of the most profound symbols of freedom and self-determination. Just as the founding fathers recognized land as the foundation of liberty and opportunity, owning land today continues to represent autonomy, long-term security, and generational wealth especially in the dynamic market of 2025.

In a world marked by economic uncertainty and fluctuating markets, land stands out as a stable, tangible asset that appreciates over time. Unlike stocks or digital currencies, land cannot vanish overnight; its value grows steadily as urban expansion and population growth drive demand, particularly in fast-developing regions like North Texas. This scarcity makes land a powerful hedge against inflation and market volatility, providing investors with a secure foundation for financial independence.

Land ownership is more than just holding property, it's about control over your future. It offers flexibility for various uses, from agriculture and leasing to commercial or residential development. This adaptability enhances its value and income-generating potential, making it a versatile asset for building wealth.

Moreover, land is a legacy asset. It creates opportunities for generational wealth by providing a financial safety net that can be passed down, ensuring economic stability for your family long after today's market shifts. This enduring value echoes the revolutionary ideals of independence, where owning land was a key to personal liberty and prosperity. In 2025, the freedom formula is simple: owning land equals power. It secures your autonomy, protects your rights, and lays the groundwork for lasting wealth making it one of the smartest, most empowering investments you can make today.



At Landzille, we often say: *"You're not just buying land. You're buying legacy."* Every acre purchased is a step toward **generational wealth**. Land can be passed down, expanded, leveraged for business, or kept in trust for the future. While tech fades and trends change, **ownership lasts**. And with rural cities in North Texas like Cooke County, Bonham, and Wolfe City experiencing steady growth, the land you buy today may be the **city center of tomorrow**.

3. INVESTOR MOVES: HOW TO AUDIT YOUR LAND PORTFOLIO MID-YEAR



The midpoint of the year is a natural checkpoint for landowners and investors to pause, reflect, and recalibrate. In the ever-evolving landscape of real estate, a mid-year audit of your land portfolio isn't just a smart move, it's essential for ensuring that your holdings are working as hard for you as you are for them. Begin by revisiting your original investment goals. Has your land appreciated as you expected? Is it generating the income or strategic value you envisioned at the start of the year? Sometimes, shifting markets or personal circumstances call for a realignment of your objectives. This is the moment to ask whether your current portfolio still fits your vision for growth, diversification, and long-term security.

Legal and regulatory compliance should also be a top priority. Confirm that each parcel in your portfolio has a clear title and is free from encumbrances. Zoning laws and local regulations can change, so it's wise to ensure that your land still meets all requirements and that no new restrictions or easements have crept in unnoticed.

Don't overlook the physical condition and accessibility of your land. Infrastructure, such as roads and utilities, can greatly influence a property's value and future use. A quick inspection or updated survey can provide peace of mind and help you spot any issues before they become costly problems. Diversification remains a cornerstone of risk management. Assess whether your holdings are spread across different locations, sizes, and land uses. A well-balanced portfolio can help you weather market fluctuations and capitalize on emerging trends.



Finally, use this audit as an opportunity to consult with your tax advisor or financial planner. They can help you optimize your holdings for tax efficiency and suggest strategies for refinancing or restructuring, especially if interest rates or market conditions have shifted since your last review. A mid-year audit is more than a box to check; it's a proactive strategy that brings clarity and control to your investment journey. By taking the time to review, assess, and realign your land portfolio now, you position yourself to make smarter moves, maximize returns, and secure your legacy in an ever-changing market.

At Landzille, we're passionate about helping landowners and investors make informed, strategic decisions. Whether you're looking to expand, diversify, or optimize your land holdings, our team is here to provide expert guidance and tailored solutions every step of the way. Let us help you unlock the full potential of your portfolio and build lasting value for the future.

4. BREAKING THE FENCE: LAND USE BEYOND THE OBVIOUS



When most people think of land ownership, images of crops, cattle, or maybe a future home comes to mind. But in 2025, land is no longer just a blank canvas for traditional agriculture or real estate, it's a launchpad for innovation and diverse income streams. Today's most forward-thinking landowners are breaking the fence, discovering unique ways to monetize their property that go far beyond the obvious.

One of the most exciting frontiers is the rise of eco-leases and conservation credits. Landowners with forests, wetlands, or even grasslands can now earn income by preserving these spaces rather than developing them. Through programs that offer carbon or conservation credits, you're paid to keep your land wild, supporting global sustainability efforts while generating steady revenue. This approach not only protects the environment but also turns stewardship into a profitable venture.

Renewable energy is another game-changer. Solar leasing allows you to rent your land to energy companies that install solar panels, generating clean power and a reliable, long-term income for you. Wind and battery storage leases offer similar opportunities, especially if your property is in an area with strong wind patterns or near growing energy grids. These partnerships can transform unused acreage into a sustainable income source with minimal day-to-day involvement.

For those looking for more hands-on engagement, short-term RV parks and glamping sites are booming. With the rise of remote work and road travel, travelers are seeking unique places to stay. Setting up an RV park or luxury camping retreat can quickly turn open land into a destination, drawing in guests seasonally or year-round. Even small parcels can be adapted for pop-up events, outdoor festivals, or educational workshops, each offering new ways to connect with the community and generate profit.

The key to unlocking these opportunities is understanding your land's unique features; its soil, sunlight, access, and local market trends. With a creative mindset and a willingness to explore, your land can become much more than a passive asset. It can be a hub for innovation, sustainability, and community engagement. In today's market, breaking the fence isn't just about thinking outside the box, it's about realizing that the box never existed. Your land's potential is as limitless as your imagination.



5. BEHIND THE GROWTH: KEY DEVELOPMENTS IN NORTH TEXAS YOU SHOULDN'T IGNORE



North Texas continues to be a magnet for investors, driven by significant infrastructure projects, population growth, and commercial expansion that are reshaping the region's land value landscape. For July 2025, these developments are particularly relevant in counties where Landzille is actively offering land investment opportunities; Bonham, Wolfe City, Honey Grove, and Gainesville.

In Bonham, Fannin County's seat, the momentum is palpable. Strategic infrastructure improvements, such as enhanced road access near Highway 78 and Highway 82, coupled with proximity to the booming Dallas-Fort Worth Metroplex, are fueling rapid growth.

Bonham's commercial real estate is thriving, with parcels like the 16-acre mixed-use land near Bonham Airport offering excellent visibility and zoning flexibility for industrial, commercial, and residential development. The area benefits from ongoing investment in utilities and transportation, making it a prime spot for savvy investors seeking long-term appreciation and income potential. Additionally, the nearby Lake Bois d'Arc and regional economic surges such as the \$35 billion semiconductor investments in Sherman are expected to further boost demand and land values in Bonham.

Moving eastward, **Wolfe City** is gaining attention as a quieter but promising locale. While smaller, its strategic location within commuting distance to larger hubs positions it well for residential growth and niche commercial ventures. Infrastructure upgrades and local initiatives aimed at improving connectivity are underway, enhancing its appeal for investors looking for affordable land with upside potential.

Honey Grove, with its rich history and emerging momentum, is another focal point. The town's growing reputation as a prime location for land investment is supported by increasing interest from developers and investors alike. Honey Grove's strategic location near larger markets and ongoing infrastructure improvements are driving steady growth in land values. While still offering competitive pricing compared to neighboring areas, exclusive land deals in the range of **\$160,000 to \$300,000** reflect the increasing demand and the area's evolving economic landscape. These opportunities remain rare and present a timely chance to invest before prices fully align with broader regional trends.

In Gainesville, the county seat of Cooke County, the story is one of robust commercial and residential expansion. The city's strategic investments in transportation, including highway improvements and expanded public services, are fostering an environment ripe for development. Gainesville's growing population and business-friendly climate are driving demand for land suitable for housing, retail, and industrial projects. This makes it a key area for investors aiming to capitalize on North Texas's broader growth trajectory.

Across these counties, the common thread is clear; infrastructure enhancements ranging from road expansions and water system upgrades to improved utilities are unlocking new possibilities for land use and value appreciation. Coupled with strong population inflows and commercial activity, these factors create a fertile ground for investors to build diversified, future-proof land portfolios. This July, as North Texas continues its upward trajectory, now is the time to explore these emerging markets with Landzille where strategic land investments meet lasting value and growth. By staying ahead of key developments and understanding the unique growth drivers in each area, we help investors position themselves to benefit from the next wave of North Texas's real estate expansion.

6. YOUR QUESTIONS, ANSWERED: JULY'S TOP LAND BUYER CONCERNS



Q: HOW DO I KNOW THE SELLER ACTUALLY OWNS THE LAND?

A: Always verify ownership through the county records or a title company. If someone refuses to share the APN (Assessor's Parcel Number) or proof of ownership, walk away.

Q: WHAT'S THE VERY FIRST THING I SHOULD DO BEFORE BUYING LAND?

A: Start with **research**. Understand what you want; investment, future home, farming and learn about zoning, access, and land conditions. We are happy to support you through it.

Q: HOW MUCH LAND SHOULD I START WITH?

A: There's no **right** size, Acres can offer growth and flexibility.

Q: WHAT IF I'VE NEVER BOUGHT REAL ESTATE BEFORE?

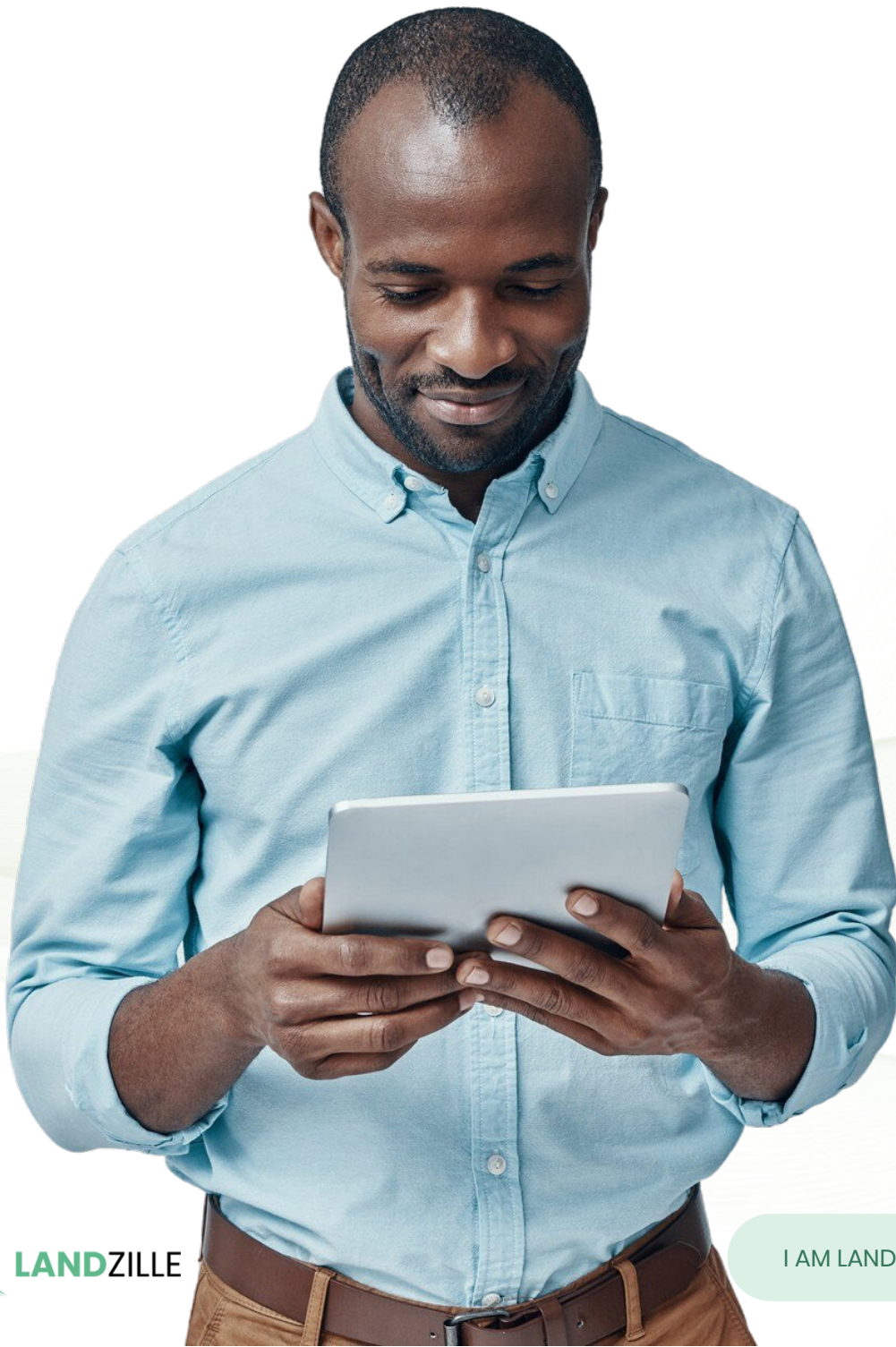
A: That's okay! Land investing is often simpler than home buying. With the right guidance, you can take your first step confidently. Connect with us.

Q: HOW DO I AVOID BUYING THE WRONG LAND?

A: Ask lots of questions. Check access, zoning, flood zones, title status, and make sure it fits your goals.

Q: SHOULD I VISIT THE LAND BEFORE BUYING?

A: If possible, yes. But many investors buy remotely using maps, drone footage, and GPS coordinates.



7. LANDZILLE RECOMMENDS: BOOK & EVENTS

BOOK OF THE MONTH

***The Land Flipper: Turning Dirt into Dollars* by E.B. Farmer**

Unlock the secrets of profitable land investing with this practical guide. From finding undervalued parcels to flipping land for maximum returns, this book is a must-read for both beginners and seasoned investors.

Available on Amazon and major book retailers.

*Why we love it: “**They keep making people, but they stopped making land a long time ago.**” — E.B. Farmer*

UPCOMING & RECENT EVENTS

» Land Investment 101 Webinar (First Edition):

Launching soon! Join us for an introductory session covering the fundamentals of land investing, market insights, and practical tips. Perfect for new and aspiring investors.

Stay tuned for registration details; follow us on [Instagram](#) to get notified instantly.

» Summer Internship Program Recap:

We recently wrapped up a 4-week internship for high schoolers focused on land investment, leadership, communication, and smart goal setting. It's our way of nurturing the next generation of investors and leaders.

» Sneak Peek: New Project Launch

Something extraordinary is coming! We're preparing a hard launch for a major land opportunity, a true land grab that promises significant growth potential. Existing and potential investors, keep your eyes peeled in the coming days for full details.



www.landzille.com

Phone number: [tel:+1\(214\)649-8495](tel:+1(214)649-8495)

Email: info@landzille.com

Social media: IG (landzille).