



LANDZILLE

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YOUR TRUSTED GUIDE TO SMART LAND INVESTMENTS.



I AM LAND
HEARTS IN SOIL

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1. FROM THE CEO'S DESK: WHY FOUNDATIONS MATTER.

In an era defined by the **scroll** and the **quick fix**, we have largely forgotten the quiet power of the long game. We are surrounded by things that are built to break or designed to be replaced. Yet, when we shift our gaze toward the things that truly matter; our relationships, our personal growth, and the earth beneath our feet we find a common thread: **the most profound value is never found; it is grown.**

Investing in land, much like investing in a life well-lived, is an act of radical intention. It is a declaration that the future is worth our patience. At its heart, it is not a financial transaction rather it is an emotional one.

True value rarely emerges from speed or hype. Instead, it reveals itself through deliberate care. It is the foresight to see a landscape not for what it is today, but for what it will become a decade from now. This is the *slow love* of the steward, the person who understands that tending to a tract of land is remarkably similar to tending to a relationship. Both require a steady hand, a bit of grit, and the wisdom to stay the course when the seasons change.

When we select a piece of the world to call our own, we are doing more than securing an asset. We are choosing a canvas. If you are **demystifying** the complexities of a new mindset through an inspirational book or walking the perimeter of a quiet acreage, you are engaging in the same sacred work: **cultivation**. And as we look toward the horizon of 2026, let us redefine what it means to be "wealthy." Let us move away from the fragility of the quick win and toward the durability of the Love That Grows. When we invest with patience and foresight, we are not just buying property; we are buying time. We are securing a sanctuary where our values can be mirrored in the landscape.

This month, I invite you to consider what you are nurturing. If you treat your land with the care of a master gardener, you will find that the returns are not just measured in dollars, but in a deep, unshakable sense of peace. After all, the best things in life aren't those we get to keep, but those we are proud to leave behind.

Warmly,

Okingbade Akinfenwa

Founder & CEO, Landzille



2. THE CHOICE: WHY LISTENING MATTERS.



There is a specific feeling you get when you are standing out in North Texas. It is the sound of the wind through the grass and that rare, quiet hum of a world that is finally slowing down. For the discerning seeker, land is never just a line on a plat map or a set of coordinates in Fannin or Cooke County. It is a beckoning.

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In the pursuit of legacy, we often lead with logic as we should. We look at the expanding corridor of the **I- 121 extension, the industrial heartbeat of Gainesville, and the historic resilience of Bonham and Honeygrove.** Land whispers to those who pause long enough to hear it and in the quiet fields of Leonard, Texas, amid the rolling North Texas plains, that call resonates deepest not as a shout from headlines, but as a steady pull toward home, legacy, and quiet abundance. Not every plot demands attention; the right one aligns heart, mind, and market, turning investment into inheritance.

Choices in land echo the deepest human instincts: roots seeking soil, families craving space, visions demanding canvas. Leonard, with its **2026 population of 2,203 growing at 1.71% annually**, embodies this draw: small-town rhythm meets explosive regional momentum. Investors feel it first in the air: crisp winds off nearby **Lake Bonham (12 miles away)**, the hum of **US Highway 69 linking to Dallas (just 61 miles south)**. Here, **11-25+ acre parcels from Landzille's project invite not transactions, but transformations of raw earth ready for estates that outlast generations**. This is not fleeting hype as Fannin County's land averages over \$20,425 per acre. Families envision playgrounds on acres, compounds for elders with spaces where laughter echoes longer than city noise.

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Zoom out to North Texas, as Leonard anchors a North Texas chain reaction as **Gainesville (18,468 projected 2025 population, up 0.9% yearly) drives industrial booms 30 miles west**, while **Honey Grove's homes hold steady, fueled by Bois d'Arc Lake's 450K annual visitors**. **Bonham, 14 miles north, gears for explosion: 400-acre developments with 3,000 homes by 2035, retail spines, and multifamily surges starting late 2026**.

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Leonard sits at the nexus of US I-69 threading logistics to Sherman (44K residents) and Frisco's 275K boom, I-75 corridors hauling \$51B freight yearly. Fannin listings top 98+ at \$657K averages, Love begins with a choice; a commitment to stay, to nurture, and to build. A high-value investment begins the exact same way. It is the alignment of one's personal vision with the raw potential of the earth.

When you look at a property in the **Leonard-Bonham-Honey Grove triangle**, you are not looking at an asset class but rather listening to a calling and not every opportunity is right, the best ones feel deliberate. They feel like a long-awaited exhale and the beginning of a story that your grandchildren will tell. In the end, we do not just choose the land. If we are quiet and patient enough, the land chooses us.

3. THE LONG VIEW: INFRASTRUCTURE QUIET SURGE.



Imagine your grandchildren racing across fields you claimed today laughing under oaks you planted, their futures rooted in dirt you trusted to time. In a world obsessed with the quick flip, we often miss the most important truth about the earth: **Land does not move at the speed of an app.** While the city thrives on the frantic energy of the next 24 hours, land investment thrives on the next 24 years. Real wealth in North Texas is not built by chasing hype; it is built by securing a seat at the table before the table is even built. To hold '**The Long View**' is to author a legacy, a living love letter written in soil for your future self and the generations who will one day carry your name.

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North Texas grows from the ground up, one road and river at a time. **Sherman, just 35 miles from Leonard, hums with Texas Instruments' new chip plants \$1.6 billion in federal funds sparking thousands of jobs by late 2026**, pulling families and paychecks northward. **McKinney National Airport breaks ground on a bigger terminal, set for nonstop flights soon, tying Collin County's booming edges closer with fresh runways and ramps.**

These are not distant headlines. US Highway 69 runs right through Leonard, linking your land to that job surge and sky access. Collin County's growth corridors widening loops and blacklands corridors funnel Dallas traffic and dreams straight to Fannin doors, lifting quiet towns like yours.

Water changes everything. Bois d'Arc Lake, Fannin County's new 26-square-mile beauty near Bonham opened wide in 2024 now pulling 450,000 visitors a year for fishing amid ghostly standing trees. Lake Tawakoni bolsters 30 miles away, turning raw acres into retreat goldmines where tourists pay for weekends and buyers dream of forever homes. Picture your 11- 20+ acre plot: mornings on the water's edge, evenings barbecuing for renters. These lakes don't flood markets, they fill them with steady cash, from boat slips to family compounds, all while land values climb on waves nobody saw coming.

Numbers tell tales when you let time speak. Texas farmland doubled in spots over five years, from \$1,951 an acre in 2017 to over \$3,000 by 2026, especially near hot corridors like Collin's fringe. Take a 50-acre stretch outside Leonard, snapped up in 2016 for \$8,000 an acre. Today? Lists at \$25,000+, thanks to lake buzz and highway hum more than tripled without a shovel turned. Texas land jumped 505% in 25 years, North Texas leading the charge on these very waves.

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A 15-acre tract near the Leonard/Blue Ridge line purchased in 2015 for approximately \$8,000 per acre is now commanding upwards of \$35,000-\$45,000 per acre in today's market.

That is not just appreciation; that is the reward for having the foresight to buy when the road was still two lanes and the stars were the only lights at night. By the time the highway is widened and the Starbucks arrives, the greatest wealth-building window has already closed. Land is one of the few assets that actually becomes cheaper to own the longer you hold it, provided you play the game correctly. Investment is often sold as a math problem, but in North Texas, it is a vision problem. Can you see the growth before the bulldozers arrive? Can you hold a piece of Leonard or Roxton long enough for the world to catch up to you?

The Long View is not about waiting for something to happen but about owning the ground where it is destined to happen.

4. HELD NOT FLIPPED: HANDS ACROSS GENERATIONS



There is a profound difference between owning a piece of paper and owning a piece of the earth. One is a transaction while the other is a transformation. When you choose to hold land rather than flip it, you are stepping out of the frantic cycle of **now** and into the steady rhythm of **forever**. It is perhaps the most quiet, yet most radical, act of faith a person can make; a belief made tangible in the black soil of North Texas. You are not just holding an asset; you are holding the space where your family's future history will eventually unfold.

In a culture that glamorizes the quick win and the rapid exit, the decision to hold land is a sophisticated rebellion. Flipping is about the harvest, but holding is about the heritage. To keep a tract of land in places like **Leonard** or **Roxton** is to declare that some things are simply too valuable to be traded for a temporary spike in a bank balance. It is the realization that while currency devalues and trends fade, a well-chosen sanctuary only deepens in its significance. This is where wealth stops being a mere number on a screen and starts becoming a physical place where memories are anchored.

This shift toward legacy thinking has redefined the concept of **Family Land**. We are witnessing a generational move in how we inhabit the world, where land is no longer just a **"weekend getaway"** but the primary anchor for the modern family. More owners are now viewing their acreage as a private social square; a sanctuary where children can run without fences and where multiple generations can build separate dwellings on a single, unified estate. This family compound model ensures that even as the world becomes more crowded, your inner circle remains connected.

Picture a grandfather's weathered hands pressing soil into a young sapling's roots, hands that knew this dirt would shade his grandchildren's weddings long after he was gone. That is not a transaction but a vow and in Leonard's wide North Texas acres, holding land isn't passive, it is belief carved into earth, a quiet stand against fleeting trends, where family stories take root and time writes the will. Flips fade but Held land endures.

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Ownership starts with hands; yours today, your children's tomorrow, their kids' in the shade of trees you planted. **Leonard's 11-25+ acre stretches from Landzille call to this: not a quick sale, but a family anchor.** Imagine dividing 20 acres into heirloom plots; one for your son's ranch, another for your daughter's retreat, the core preserved as gathering ground. It is the belief in bloodlines that turns raw fields into forever homes where thanksgivings echo for decades.

What if ownership isn't solo? Groups, siblings pooling for a 25-acre legacy, friends syndicating a family estate that multiply the magic. Picture cousins barbecuing on shared land, kids from different branches racing the same creeks. Landzille's flexible tracts fit this beautifully: co-own 20+ acres for joint cabins, lease edges for group revenue and keep the heart undivided today!

Accompanying this is the rise of **Group Ownership**. Friends and extended families are increasingly pooling resources to secure larger tracts, realizing that twenty acres shared is often more valuable than five acres held alone. It is about co-owning a lifestyle that is becoming a rare luxury in the concrete sprawl of the city. By collective investment, these groups are securing the buffer of peace that protects them from the encroachment of high-density development.

Of course, the true dividend of land is not paid out in monthly installments. It is paid out in the stories told around a future campfire and the security of knowing your people have a place to return to. This **Intergenerational Transfer** is the ultimate goal of the long view. From a practical standpoint, the strategy is reinforced by the **Texas Ag-Exemption**. By maintaining the land's agricultural status, your holding costs remain minimal while the surrounding development; the new schools, the tech hubs in Sherman, and the expanded infrastructure does the heavy lifting for your valuation. Ultimately, holding land is about the **Scarcity Factor**. While the DFW metroplex expands by hundreds of people every day, the amount of available rural land within an hour's drive is a finite resource. Holding land is the only way to lock in your family's place in the Texas of tomorrow before the gate closes. To own land is to believe in the future of the North Texas corridor. It is to believe that **Bonham, Gainesville**, and **Leonard** will be the anchors of a new, more intentional way of living.

When you walk your boundaries, you are not just surveying property lines; you are surveying the limits of your own legacy. In the end, the land you hold becomes the one thing the world cannot take away from your children: a sense of place. It is the ultimate luxury not because of what it costs, but because of what it represents.



5. BEYOND THE ACRES



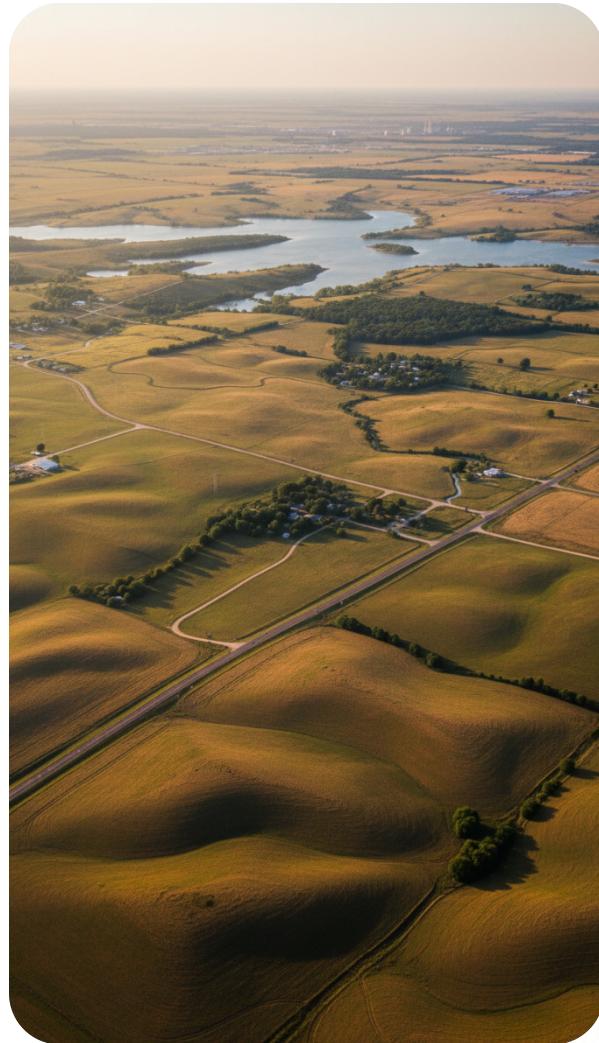
Close your eyes. Feel the sun warm your face as your family spreads a picnic across land you claimed to be quiet and cheap. Years later? That same spot hosts your daughter's wedding under trees you planted, steps from a lake that now draws neighbors you call friends. Appreciation is not in numbers climbing, It is in life expanding and holding space for barbecues, kayaks on new water, jobs pulling your kids home. The true value of land is not found in a surveyor's stakes or a line item on a spreadsheet. It is found in the quiet, undeniable momentum of a region on the move. When we look at North Texas, we are not just looking at pastures; we are looking at the next great American frontier. Beyond the simple measurement of acreage lies a complex, exciting story of the ripple effect; where massive infrastructure, global tech giants, and visionary water projects are fundamentally rewriting the worth of the soil beneath our feet. Investing here is no longer a game of speculation; it is a calculated alignment with the path of progress.

Appreciation is often a game of strategic proximity. In Leonard, the story is one of rapid anticipation. Situated in the direct path of Collin County's northward push, property values are reflecting a "Doughnut Effect" as the suburban borders of McKinney and Melissa dissolve into the rolling hills of Fannin County. Further east, Roxton is emerging as a hidden jewel, where the charm of the rural landscape is being bolstered by its position near the new "Blue Assets," where water access is becoming the ultimate currency.

Meanwhile, Gainesville remains a powerhouse of industrial stability, anchored by its role as a logistics hub and the spillover from the \$35 billion semiconductor boom just to the west in Sherman.

These are not guesses but patterns. A Leonard, Texas 15-acres bought in 2020 at \$15K/acre? Now \$28K, with lake shadows boosting usability. Families don't just sell. They build guest houses, gardens, and income from renters chasing the lifestyle. Imagine an aerial sweep. Leonard centers it all. US Hwy 69 slices through like a lifeline to Sherman's chip plants hiring thousands, McKinney Airport's new wings for quick escapes. Lakes shimmer near: Bois d'Arc 10 miles north (Bonham's jewel), Tawakoni 30 miles east. Industrial dots pulse in Gainesville west, Collin corridors east and future factories, logistics hubs threading demand right past your fence.

Most buyers focus on the current price per acre. But the premium investor looks at future usability.



We are currently witnessing a rare convergence of industrial and recreational catalysts that are driving "forced appreciation" across these target markets:

- » The "Chip" Catalyst: The \$35 billion Texas Instruments and GlobalWafers expansion in nearby Sherman is more than just a factory; it is a permanent shift in the regional economy. This "Silicon Prairie" is attracting a high-wage workforce that increasingly seeks the "executive acreage" found in Leonard.
- » The Aviation Anchor: With the McKinney National Airport on track to launch commercial passenger service by late 2026, the travel time to the rest of the country is about to shrink for Fannin County residents. Historically, the transition from a general aviation airport to a commercial hub triggers a massive leap in residential land demand as the area becomes viable for high-net-worth commuters.
- » Water as the New Gold: The completion of Bois d'Arc Lake and the ongoing progress of Lake Ralph Hall in Ladonia aren't just recreational wins; they are infrastructure anchors. These lakes provide the water security necessary for long-term municipal growth, ensuring that every tract within a twenty-mile radius is anchored by a permanent, essential resource.

Ultimately, land appreciates because it is finite. You can build more houses, but you cannot build more North Texas prairie. Real value is driven by lifestyle impact and the ability to keep horses, to build a multi-generational legacy, or to simply exist in a space where the stars are still visible. When you invest here, you are not just buying dirt but a hedge against the density of the city and a front-row seat to the most deliberate economic growth in the state.

This is what appreciation really looks like: it is the peace of mind that comes from knowing the world is growing toward you, while you sit comfortably on the ground you were wise enough to secure today.

6. THE HEART OF HERITAGE



Most people view love as a feeling, but those who build legacies know that love is actually a verb. It is a series of quiet, disciplined decisions made today to protect a future. When we talk about land in the context of February, we are moving beyond the sentiment of flowers and gestures to a brand of devotion measured in patience, foresight, and the radical courage to invest where your legacy can grow. True love for your future is not found in what you spend; it is found in what you secure. In the world of premium land investment, stewardship is the highest form of affection. To hold a property in the path of progress either in the rolling hills of **Leonard** or the expanding horizons of **Gainesville** is to speak a love language that resonates across generations. It is an aspirational act that says,

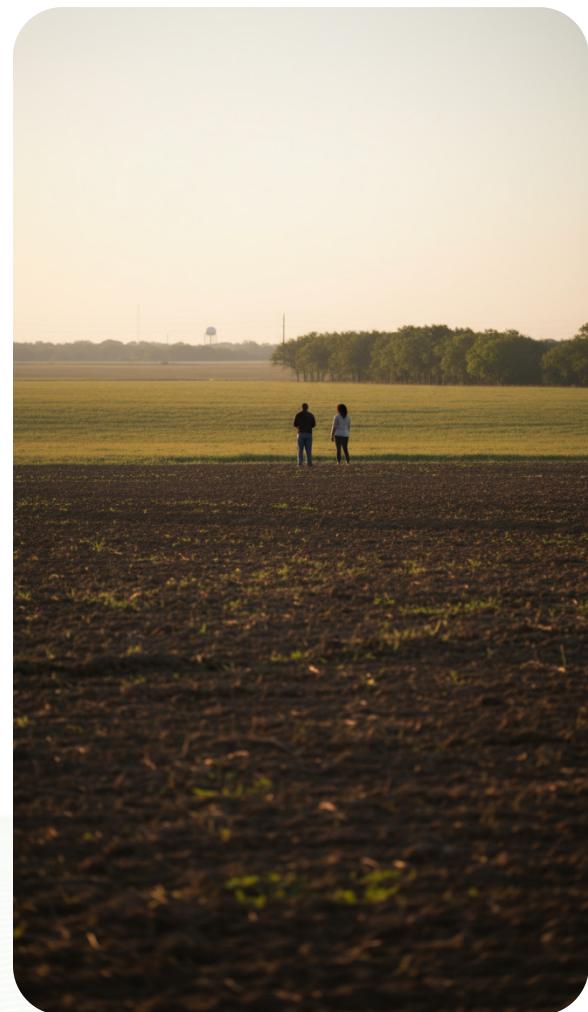
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“I cared enough about your stability to plant roots before the world became too crowded.”

Patience, in this context, is a promise. Short-term "flips" are the digital equivalent of a summer fling, exciting, but ultimately fleeting. The "Hold," however, is a marriage. It is the commitment to let time and compounding value do the heavy lifting while you protect the boundaries of your family's future sanctuary. Love is also about protection; by securing land now, you shield your heirs from the volatility of inflation and the scarcity of space. You provide them with an asset that doesn't just sit in a bank account, but offers a physical place to belong.

The value of a property is not just its price per acre in 2026; it is the value of the privacy, the security, and the shared experiences that the land facilitates. When land is held with intention, it becomes a living asset, one that grows in emotional significance just as steadily as it grows in market price. Ultimately, investing in land is a selfless act that requires the courage to lock away capital today to ensure a buffer of peace for tomorrow. In the high-growth corridors of North Texas, where the **Sherman chip boom** and **new lake developments** are rapidly changing the landscape, the window to secure these legacy tracts is narrowing.

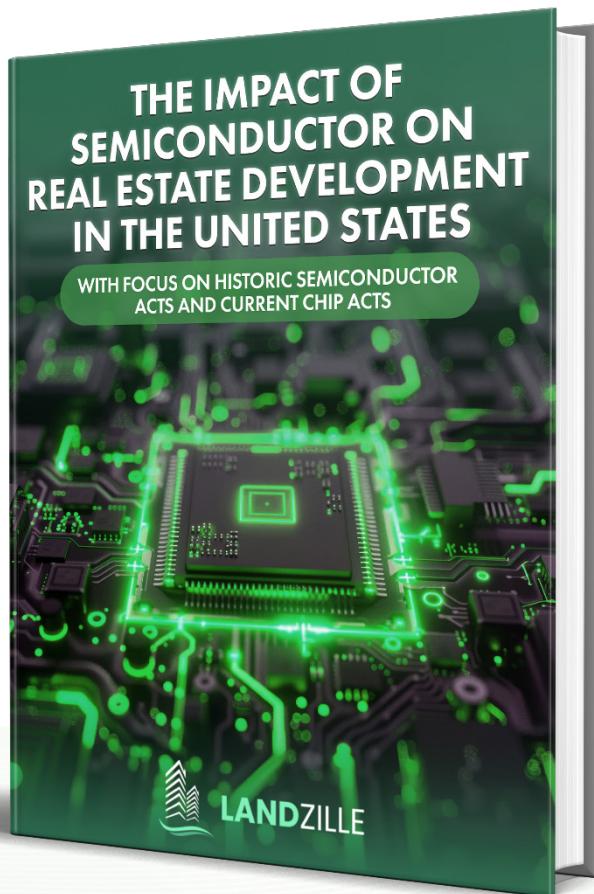
And as we move through 2026, the data confirms what the heart already knows: proximity to progress is the greatest gift you can leave behind. With the **McKinney National Airport** beginning its commercial transition and **Lake Ralph Hall** nearing its final construction phases, the strategic love of buying today is what creates the effortless wealth of tomorrow. Choosing to act now is the ultimate gift to your future self and the generations that will carry your name. It is a belief made tangible and the realization that while we may only be on this earth for a season, the ground we steward remains a permanent testament to a love that had the foresight to stay.



7. LANDZILLE RECOMMENDS: BOOK & EVENTS

BOOK OF THE MONTH

THE IMPACT OF SEMICONDUCTOR ON REAL ESTATE DEVELOPMENT
IN THE UNITED STATES by Akingbade Akinfenwa



This book gives indepth knowledge on the impact of infrastructural development in a location for land investment and real estate development in the United States. Download it free at [RESOURCES](#)

UPCOMING & RECENT EVENT:

CHAPTER LEONARD — UPDATE:

Momentum is strong, and **available tracts are actively being sold off**. This Landzille project features **11-25+ acre tracts**, with **20+ acre options** ideal for **families, investment groups, LLCs, churches, and legacy buyers** seeking scale and flexibility. Strategically positioned along **FM 68 and I-121**, Leonard sits within a **\$51 billion North Texas development surge**, offering direct access to **Sherman (15 minutes), Anna (12 minutes), and McKinney National Airport (40 minutes)**. With large-acreage parcels becoming increasingly scarce in North Texas, **remaining tracts are limited**. Leonard represents a narrowing window where **location, timing, and long-term value align**. [**Leonard, Texas: The next chapter in smart land investment is live!**](#)

BEHIND THE BUILD:REFINING THE FUTURE WITH GEOTELA

The journey from concept to creation continues with an interesting twist. Behind the scenes at GEOTELA, deep brainstorming, mind-stretching conversations, and idea-birthing sessions are refining an exceptional vision. The foundation is set, the direction is clear, and every screen, integration, and feature is being built with purpose. A validation exercise will be carried out soon to test and strengthen what's coming. We're closer than ever.

COMMUNITY EVENT RECAP

We are gearing up for our **first community event of the year**, and the excitement is already building! We can't wait to connect with our Landzille community members, share insights, and celebrate the opportunities ahead. Stay tuned for all the details you won't want to miss what we have planned.



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