

SELL WITH TRINITY COUNTRY



[Link to Download Listing Brochure](#)

Rooted in Texas, Proven in \$2B+ Sales.

Since 1999, Matt Milligan has been dedicated to making sure every client- and every property, receives the highest level of representation and exposure possible. His commitment to excellence and innovative marketing strategies have built a legacy of trust and results. With a proven track record of more than \$2 billion in sales, Matt and the Trinity Country team continue to set the standard for success in the area.

Across Texas.

Our team brings more than expertise, *we bring heart*. From home sales to working ranches and everything in between, each of our agents has a deep, personal connection to the land and the lifestyle we represent. When you meet us, you'll see that this isn't just a job; it's a true passion. Our agents are highly skilled professionals backed by a marketing team that

delivers top tier print, digital, and social media campaigns targeting local, regional, and national buyers. From the very beginning, we go beyond the basics. We dig into the history, potential, and unique story of each property. Then, we bring that story to life with compelling marketing that makes your property stand out and capture the hearts of the right buyers.

Property Exposure

Our team doesn't just market properties; we elevate them with *heart, purpose, and reach*. We advertise through the Land.com Network, the most-visited rural real estate platform on the web, delivering **11 million monthly visits** and **12 times the traffic** of competing networks. We routinely dominate the first page on Google search results for rural real estate searches.

But we do more than list, we leverage tools that bring your property's story to life. From Matterport 3D virtual tours and high-quality video to custom mapping, enhanced photo galleries, to sophisticated analytics.

What makes our listings better? Buyers don't just scroll, they stay. Our network has record setting traffic and lead growth, thanks to our exceptional size investment in digital marketing and site optimization.

So when you work with us, you'll know your listing isn't just posted- it's strategically positioned in front of motivated,

qualified buyers nationwide and backed by a platform that's built to outperform. We combine unmatched exposure and tools with our deep expertise and passionate service to give your land the standout marketing it deserves.

Multi Million Marketing Investment

We have a superior web presence with a website tailored to discern each buyer and our annual multi-million dollar marketing investment drives traffic to every property we list. Starting with our placement on the top of Google searches for properties in this area, to our iconic redirected retargeting campaign that brings buyers back to our listing when they use thousands of websites and social media platforms.

Interactive Mapping

This is essential to marketing land the right way. Our interactive maps let buyers explore property boundaries, topography, gates and access points, roads, water features, and improvements from any device. The user can measure acreage and distances, drop pins for questions, and save favorite spots. It feels like walking the property from home, with confidence at their fingertips. For sellers, that same transparency attracts serious, qualified buyers, reduces unnecessary showings, and speeds up decisions. On-site, the map becomes a tour guide: getting folks to the right gate,

highlighting key features, and keeping everyone on the same page. Your land shows better, sells smarter, and closes cleaner.

COMMERCIAL

When it comes to commercial listings, visibility and credibility matter; and we deliver both. We leverage premium exposure on **LoopNet**, the industry's most-visited commercial real estate marketplace. **96%** of Fortune 1000 firms search on this network, accounting for **\$380 billion** in **commercial transactions** last year (90% of all deals). Our listings don't just go live- they get noticed by decision makers. Our listings lease **19% faster** and sell **8% faster**. We give your property a serious competitive edge.

But successful marketing is more than eyeballs, it's about telling each property's story and connecting with the right people. That's where we shine. Our agents are seasoned commercial specialists who know everything from land assembly and acquisition to complex portfolio transactions. We blend deep local knowledge, strategic negotiation, and relationship driven service with:

- **High-impact marketing visuals:** Stunning photos, 3D/Matterport tours, drone footage, and storytelling that brings listings to life.

- **Network reach** via LoopNet's syndication across CoStar, Crexi, and even top newspaper sites like Wall Street Journal, we ensure your listing gets around.
- **Hyper-targeted digital outreach** from retargeting and AI-powered ad delivery to focused email blasts and lead scoring.

By listing with us, you're not just tapping into platforms that attract Fortune 1000s and seasoned investors, you're getting our full-service approach: strategic positioning, professional presentation, relationship-led insights, and rapid results.

RESIDENTIAL SUBDIVISIONS



(Clickable - linked

to listings)

Choosing Trinity Country to partner with for your residential subdivision development is choosing an expert team with unparalleled knowledge and a proven track record. We are a full-service partner, guiding you through the entire process from the ground up. Our support begins with strategic land acquisition and deep market analysis, ensuring a solid foundation for your investment. From there, we navigate the complex platting and approval processes with ease,

transforming raw land into a ready-to-build community. Our expertise culminates in the listing and selling of lots, leveraging our market insights to maximize your returns. We have successfully developed thousands of acres for many satisfied developers, and our comprehensive understanding of the market is second to none. When you partner with us, you're not just getting a service; you're gaining a dedicated team committed to making your vision a profitable reality.

COMMERCIAL DEVELOPMENT

Current Projects: (Clickable - leads to listings)



Trinity Country offers an unparalleled level of expertise in commercial development and sales. We provide comprehensive support, taking your project from a raw idea to a profitable venture. Our process begins with a meticulous site acquisition strategy, informed by in-depth market analysis and demographic research to pinpoint the most lucrative opportunities. We then manage the intricacies of zoning and approval processes, streamlining what can often be a complex and time-consuming stage. Finally, our team expertly

handles all sales and leasing efforts, ensuring your commercial property attracts the right clients and achieves its full market potential. We are more than just a real estate service; we are a partner dedicated to building successful commercial enterprises with you.

[Link to About US/Mission >> Read More](#)

[Link to Our Team >>](#)