

1909-1955 FM 1903, Caddo Mills, TX



26.50 Acres

Within ETJ

Ag Exempt

No Flood Zone

Just Off I-30

Main Contact

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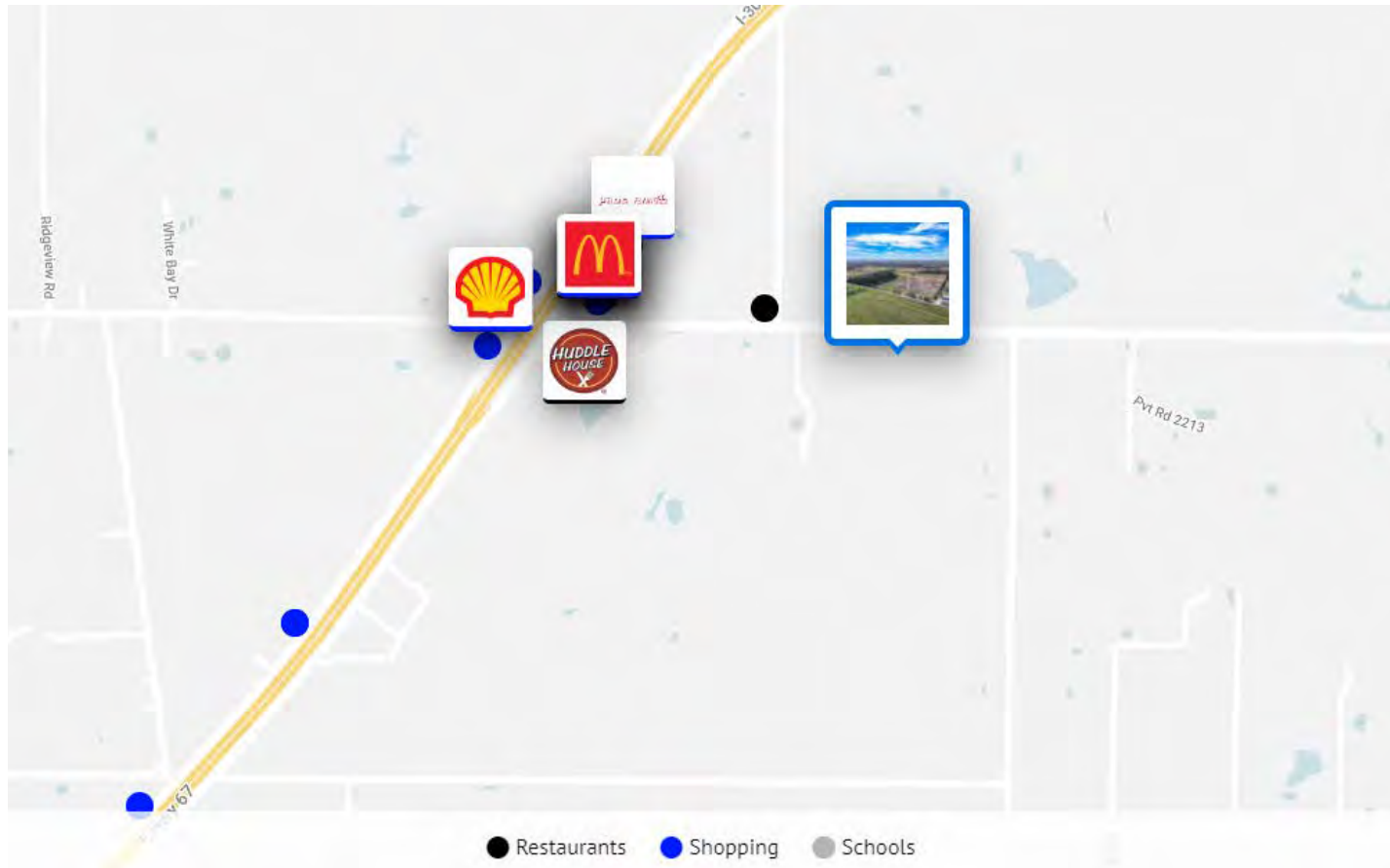
1903-1955 FM 1903, Caddo Mills, TX

Property Overview

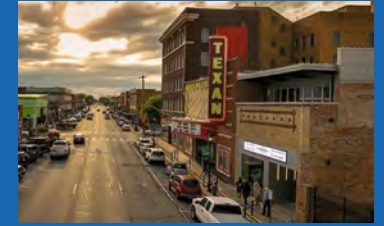
This 26.50-acre tract is located just one mile from Interstate 30 with over 5,500 vehicles per day via TXDOT. The property features raw, level land with no flood zone on-site. Situated within the ETJ, the site is currently Ag Exempt with nearby utilities. The City of Caddo Mills is willing to PD Multi-Family or Industrial facades if sewer is brought to the property (Buyer to Verify). Contact the listing agent for more information.



Caddo Mills, TX Retail Map



The property is located just one mile from Interstate 30.



10 Miles to Greenville



43 Miles to Dallas



64 Miles to DFW Airport



74 Miles to Fort Worth

The property is currently Ag Exempt
and features no flood zone.



Hunt County

Demographic Overview

Caddo Mills, Texas is located in western Hunt County and is just 41 miles east of Downtown Dallas. Caddo Mills has two major airports (DFW International Airport & Dallas Love Field) less than a hour away. The city of Caddo Mills is anticipating that 1,500 to 2,000 new homes will be built over the next few years. Residents have easy access to four area malls, two outlet malls, Uptown Dallas nightlife, close proximity to area colleges, and are also close to recreational facilities at Lake Ray Hubbard, Lavon Lake and Lake Tawakoni.

Caddo Mills, Texas is within Hunt County lying just east of the DFW Metroplex. Hunt County boasts an excellent job growth with new development coming to the area. Future job growth over the next ten years is predicted to be 46.7%, which is higher than the US average of 33.5%. The county was previously ranked as the 43rd largest county in all of Texas with a major increase in development and residential communities. It is also home to a well-established L3 Technologies which is a leader in the global Intelligence, Surveillance and Reconnaissance (ISR) market and services products for the Department of Defense, Department of Homeland Security, United States Intelligence Community, NASA, and more.



103,394

2021 Population
Hunt County



\$47,467

2020 Median HH Income
Hunt County



\$354,219

July '22 Average Home Value
Hunt County



33.5

2020 Median Age
Hunt County

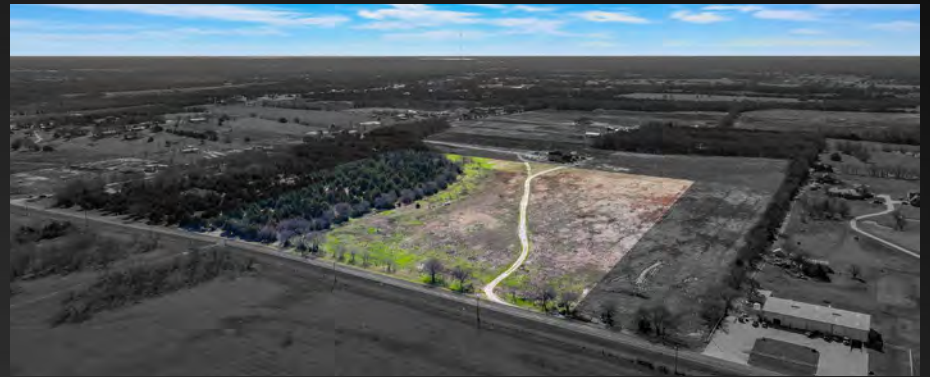
Dallas-Fort Worth Market Overview

The DFW labor market is booming, along with the massive population growth seen by the region. Between 2019 and 2021, DFW added 59,000 workers in professional and business services, a gain of 8.9%, according to data from the U.S. Bureau of Labor Statistics. In contrast, New York, Los Angeles and Chicago had net declines in those workers over the same period (Dallas Morning News). Dallas-Fort Worth is leading every U.S. metro area in labor market performance, despite slowing national job gains, according to Dallas-based ThinkWhy's new data analysis of best-performing cities through September. According to Dallas Innovates, the city also had the 6th highest tech talent pool in the United States. Furthermore, over 110 California companies relocated to Texas between Jan. 1, 2018, to June 30, 2021, making it so the state is claiming California company headquarters at more than four times the rate of its nearest competitor, according to a study by Spectrum Location Solutions and Stanford University's Hoover Institution.



Property Summary

Location	1909-1955 FM 1903 Caddo Mills, TX 75135
Zoning	Within ETJ
Acres	26.50 Acres
Utilities	Nearby
Topography	Level
Grading	Raw Land
Flood Zone	None



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date