

3241 & 3279 CR 2500, Caddo Mills, TX



5,000 SF Warehouse for Lease
Shell Space w/ Build Out Option
Located Outside of City Limits
Additional Acreage Available
Visibility from Interstate 30

Main Contact

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Property Overview

M&D Commercial offers 5,000 SF warehouse suites for lease in the rapidly growing community of Caddo Mills, TX.

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Cody Rollins | 972.322.3388



Property Overview

M&D Commercial is pleased to offer a prime leasing opportunity for newly constructed 5,000 SF warehouse suites in the rapidly growing area of Caddo Mills, TX. Designed to meet the needs of modern industrial users, each suite is delivered in shell condition with plumbing stub-outs and customizable build-out options to suit your operational requirements.

Each suite includes a 14' x 12' grade-level door and features a 16-foot clear height, making it ideal for a wide range of warehouse and light industrial applications. The property is located outside city limits, allowing for flexible use types including industrial, automotive, and contractor operations. Outside storage is available, with additional yard space expandable up to 10 acres.

Strategically positioned with visibility from Interstate 30, the site offers frontage on County Road 2500 and is located less than one mile from Exit 85. This location ensures convenient access and strong connectivity to the DFW Metroplex and surrounding East Texas markets.

Size	5,000 SF Units
Acres	Up to 10 Acres
Zoning	Outside City Limits
Year Built	2025
Utilities	Water, Septic, & Electric
Overhead Doors	One Each
Man Doors	Two Each
Clear Height	16 Feet



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MD COMMERCIAL
& GROUP

Highlights

5,000 SF Warehouses

2025 New Construction

Outside Storage Available

Up to 10 Additional Acres

Interstate 30 Visibility



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Location Overview

Opportunity to join one of the fastest growing communities in Texas with population growth of almost 300% from 2020-2024.

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One of The Fastest Growing Cities in Texas

Caddo Mills, TX Overview

Caddo Mills, Texas, is a rapidly growing community located just 45 minutes northeast of Dallas, offering an ideal blend of small-town charm and access to major metropolitan amenities. With its strategic location along U.S. Highway 66 and proximity to major highways like I-30 and I-20, Caddo Mills provides excellent connectivity for logistics and distribution operations, making it an attractive destination for commercial real estate investment. The city boasts a business-friendly environment, low property taxes, and a growing residential base, creating a sustainable demand for retail, office, and industrial developments. With continued infrastructure improvements and a steadily expanding population, Caddo Mills is poised to be a key player in the region's economic growth, offering lucrative opportunities for forward-thinking investors.

5,921
2024
Population
(Caddo Mills EDC)

15,656
2029 Projected
Population
(Caddo Mills EDC)

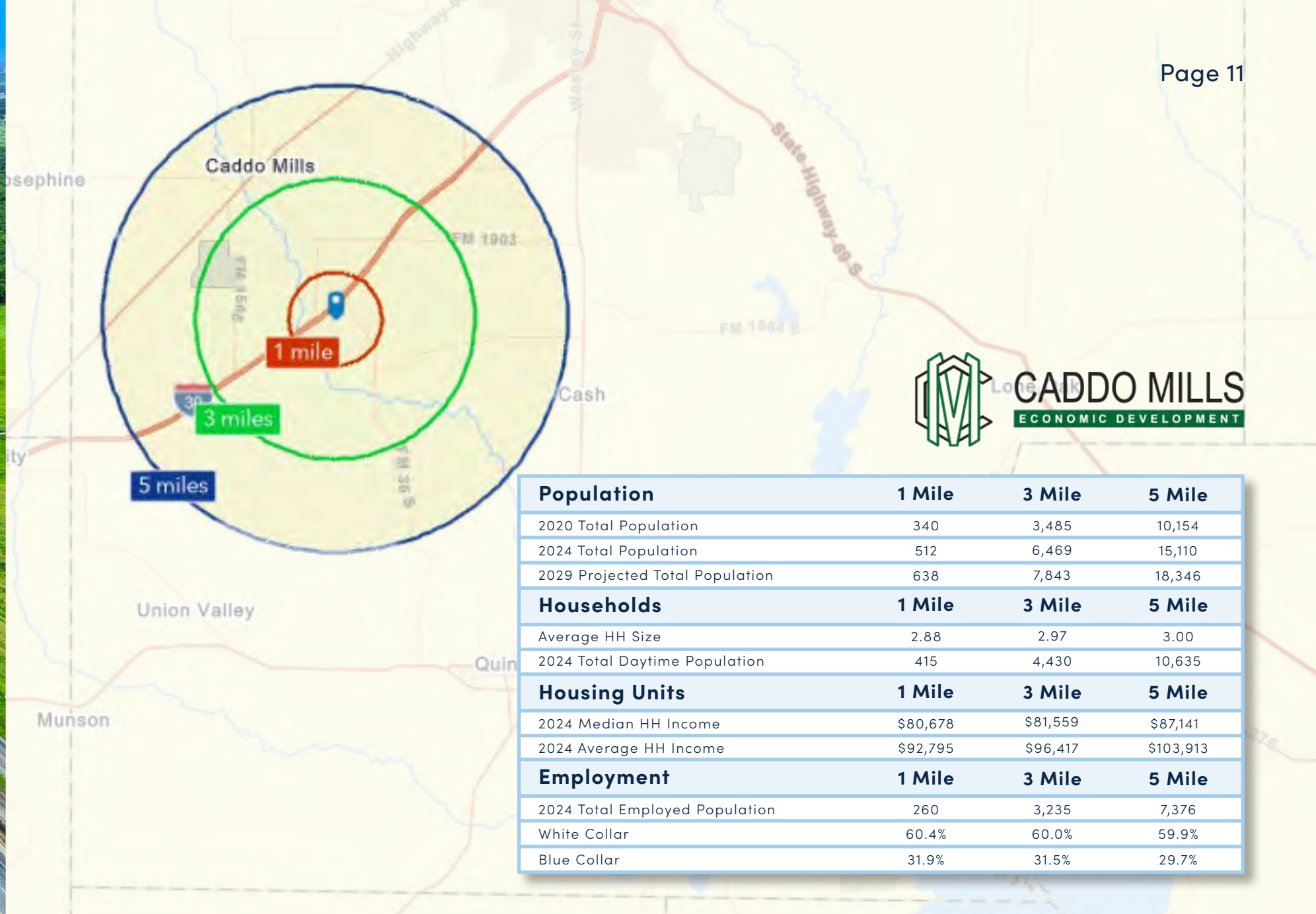
164.45%
Pop. Growth
2024-2029
(Caddo Mills EDC)

296.05%
Pop. Growth
2020-2024
(Caddo Mills EDC)



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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.

2-10-2025



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cody Rollins	0821652	cody.rollins@mdregroup.com	(972)322-3388
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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