

±75 AC FM 36 FRONTAGE FOR SALE

CADDO MILLS ETJ



±75 AC FM 36 FRONTAGE

CADDO MILLS, HUNT COUNTY, TEXAS

NWQ FM 36 & FM 2164

Caddo Mills ETJ, Hunt County, Texas, 75135

Caddo Mills ISD

Caddo Mills stands on the brink of a transformative growth phase, driven by strategic location advantages and strong investment prospects. The city, which ranks 3rd in per capita population growth in Texas, with neighboring Josephine at 4th, is set to undergo significant changes with the introduction of 6,500 new homes. These developments are projected to boost the population by an additional 18,850 residents from its current base of 5,800, largely attracted by the highly reputable Caddo Mills ISD—ranked in the top 30 of public-school districts statewide and as the top district in Hunt County. The city's ideal positioning between Texas' major highways, I-30 and Route 66, along with key north-south arteries FM 1565, FM 36, and 1903, which are slated for expansion to 5 lanes, offers unmatched accessibility and mobility.

The anticipation for residential projects by notable developers, and the planned mixed-use "Pit Stop" development, underscores the burgeoning commercial potential that aligns with community aspirations. Furthermore, the city's leadership is increasingly optimistic about the incoming residential growth and is now advocating for commercial development to commence, expressing a strong desire to attract some of the country's top retailers to Caddo Mills. This enthusiasm is backed by proactive initiatives like a \$1M Texas Wildlife grant for new park development, the establishment of a medical office, and significant infrastructure enhancements, including the upcoming FM6 loop.

These developments signify Caddo Mills' strategic positioning as an attractive destination for living and investment, promising a vibrant and prosperous future for its rapidly expanding community. The city's leadership is keenly focused on balancing residential expansion with commercial development, aiming to create a well-rounded community that caters to the needs and aspirations of its residents, making Caddo Mills a prime example of strategic and holistic urban growth in Texas.

PROPERTY SUMMARY

ZONING

Front 50 AC in Caddo Mills city limits zoned AG with the back 25 AC in ETJ. Future land use is low density residential with options to incorporate commercial onsite.

TOPOGRAPHY

Flat with flood running north/south through the middle of the property

UTILITIES

6" water onsite with additional 4" and 8" lines nearby.

12" line along FM 36 that transitions to an 8" line along the property and supplemented by more lines across the road.

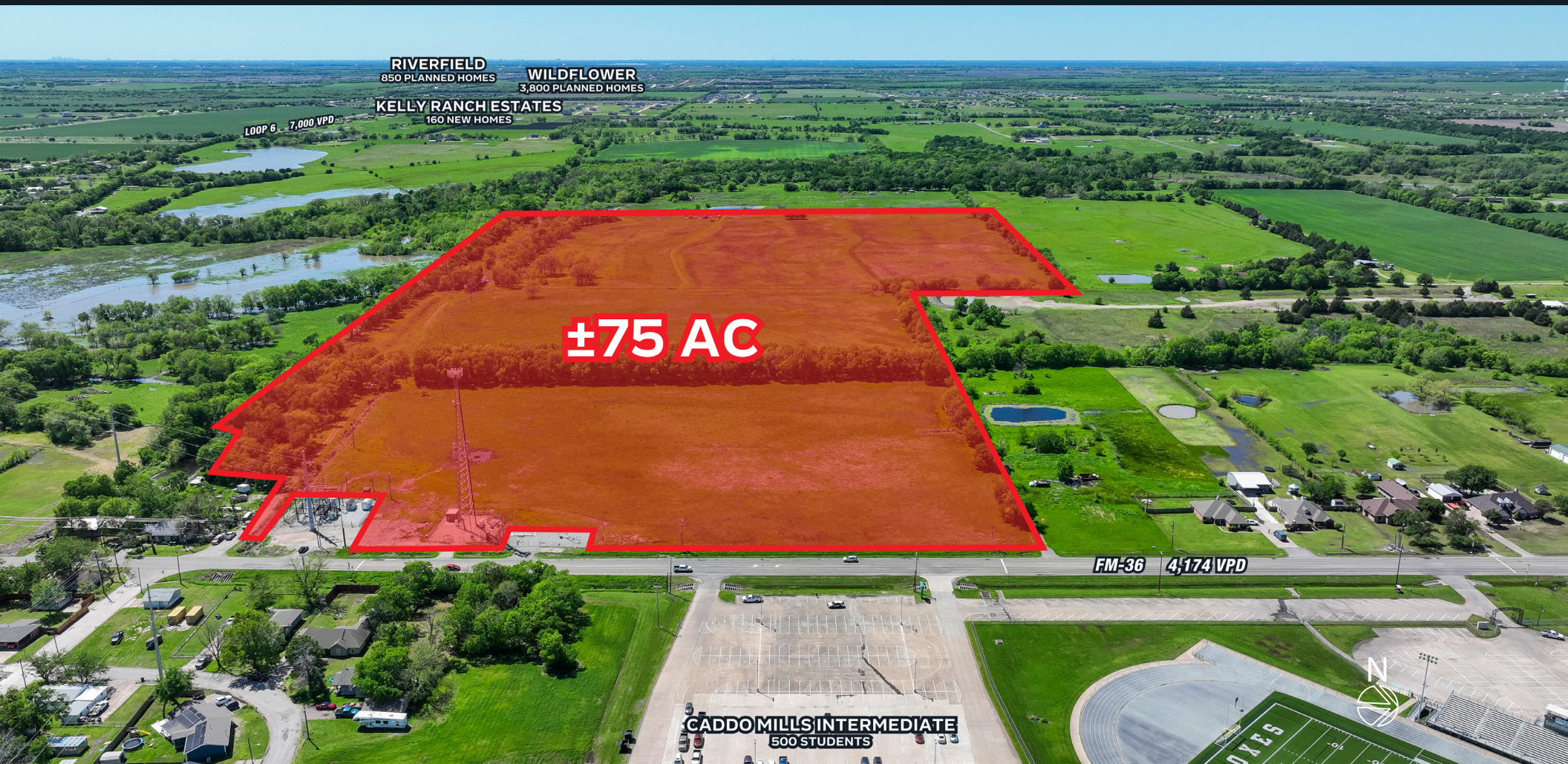
Proximity to two lift stations just north on FM 36."

FRONTAGE

±700 feet FM 36 frontage

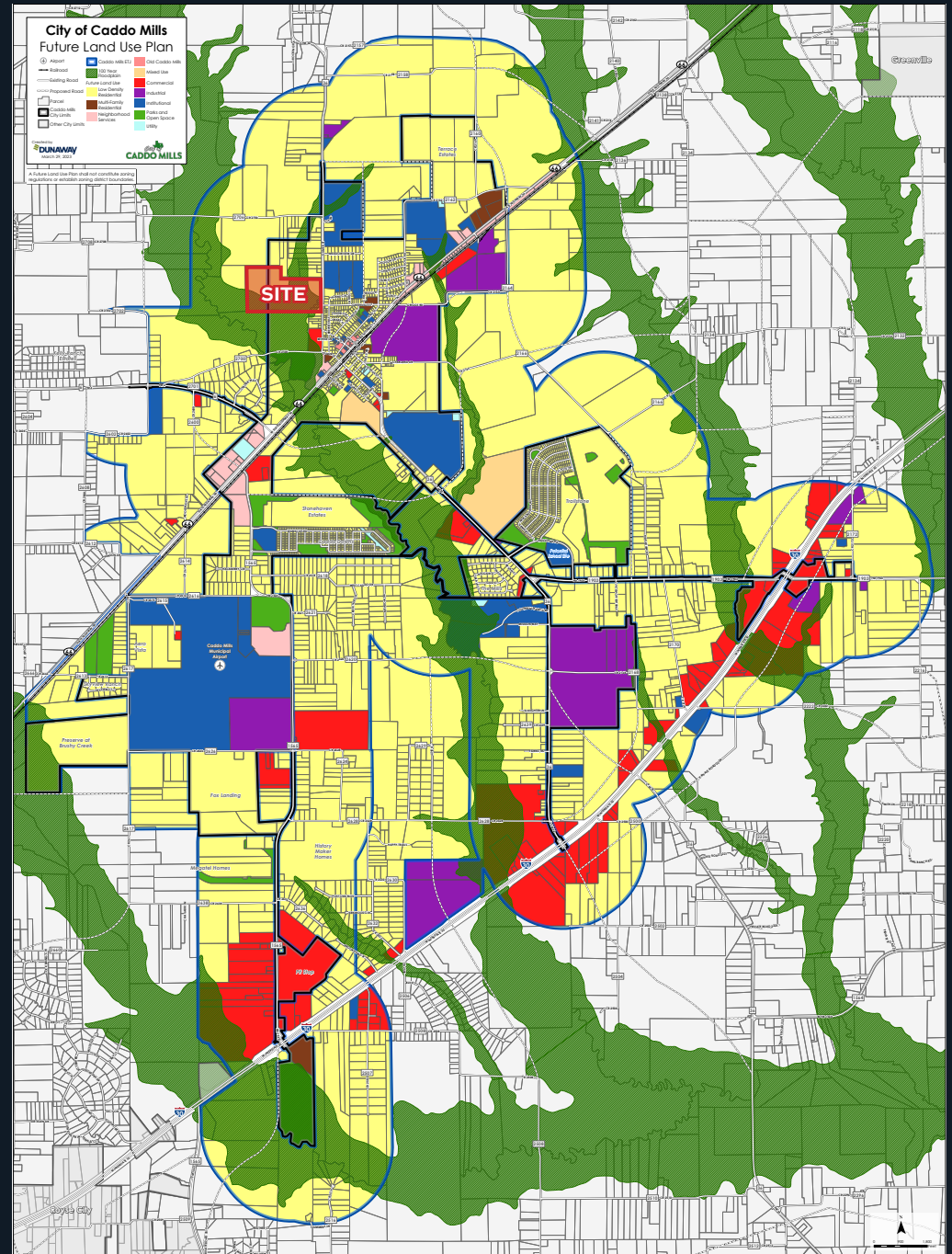
NOTES

Located directly across 3 schools on FM 36.

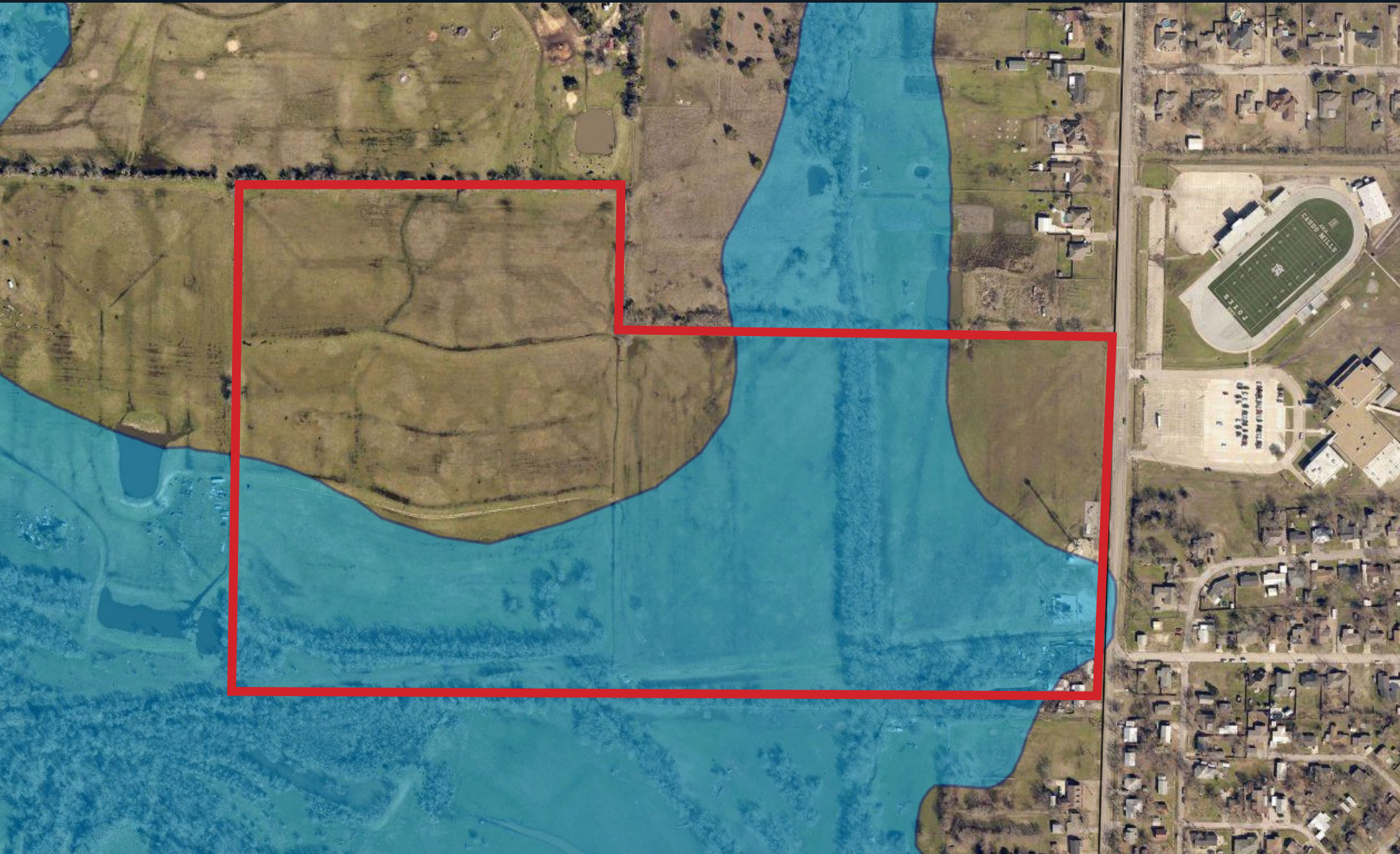


FUTURE LAND USE

This 75.89-acre tract on FM 36 just north of Route 66 in Caddo Mills represents a prime mixed-use development opportunity. With 50 acres within city limits and the remaining in the ETJ, it's currently zoned for agriculture but earmarked for residential or encouraged commercial and retail use. Despite a floodplain bisecting the property, critical areas like the frontage and rear remain unaffected, ensuring valuable development space. Positioned directly across from three schools hosting 500-700 students each, this property captures daily morning and afternoon traffic, standing as an untapped commercial and residential gem in an area lacking such developments north of Hwy 66. The site is well-equipped with utilities, featuring a 6" water line along its FM 36 frontage and additional nearby water lines of 4" and 8". Sewer infrastructure is robust, with a 12" line along FM 36 frontage that transitions to an 8" line within the property and supplemented by more lines across the road. Proximity to two lift stations north on FM 36 further enhances its development readiness.



FLOODPLAIN



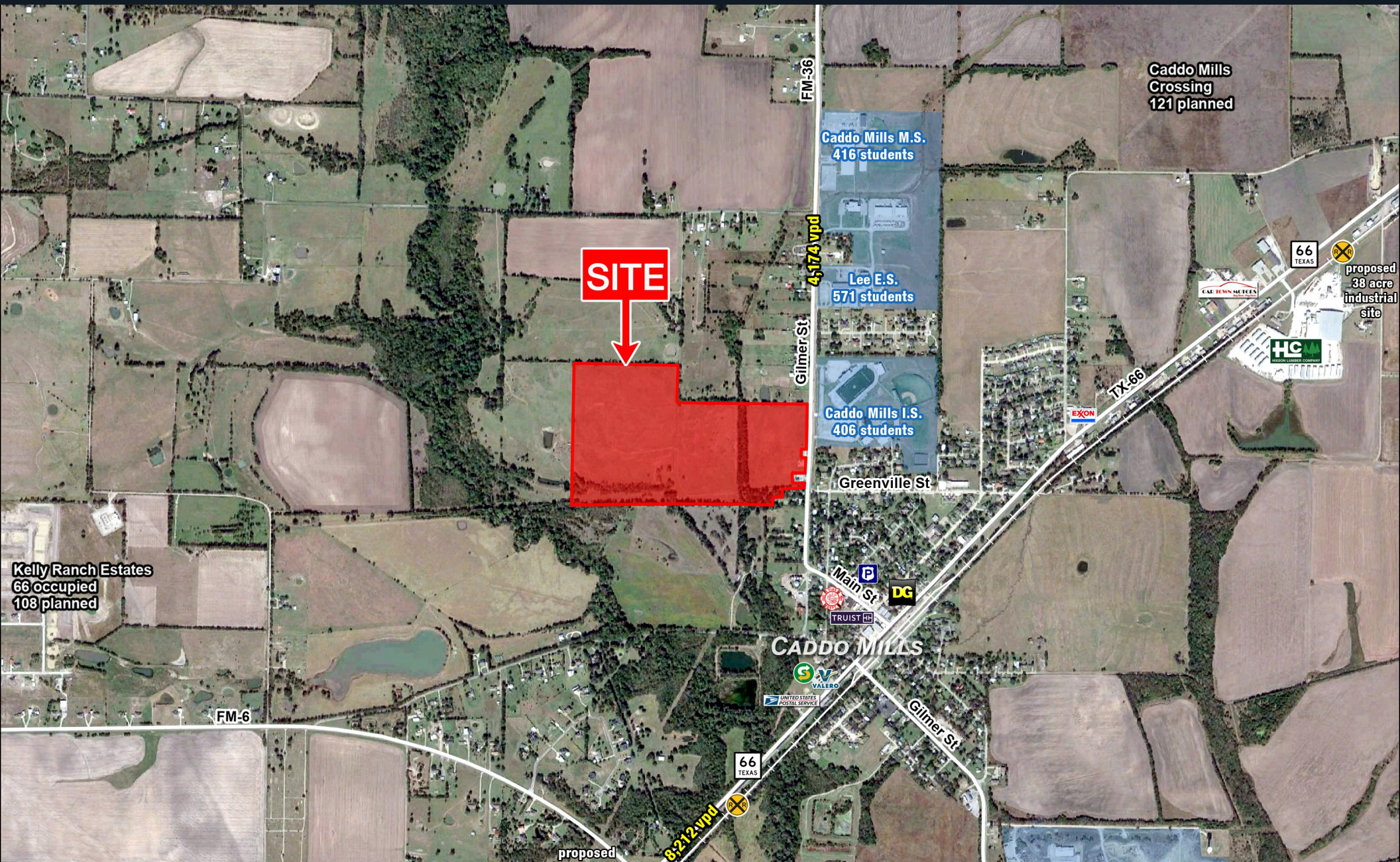
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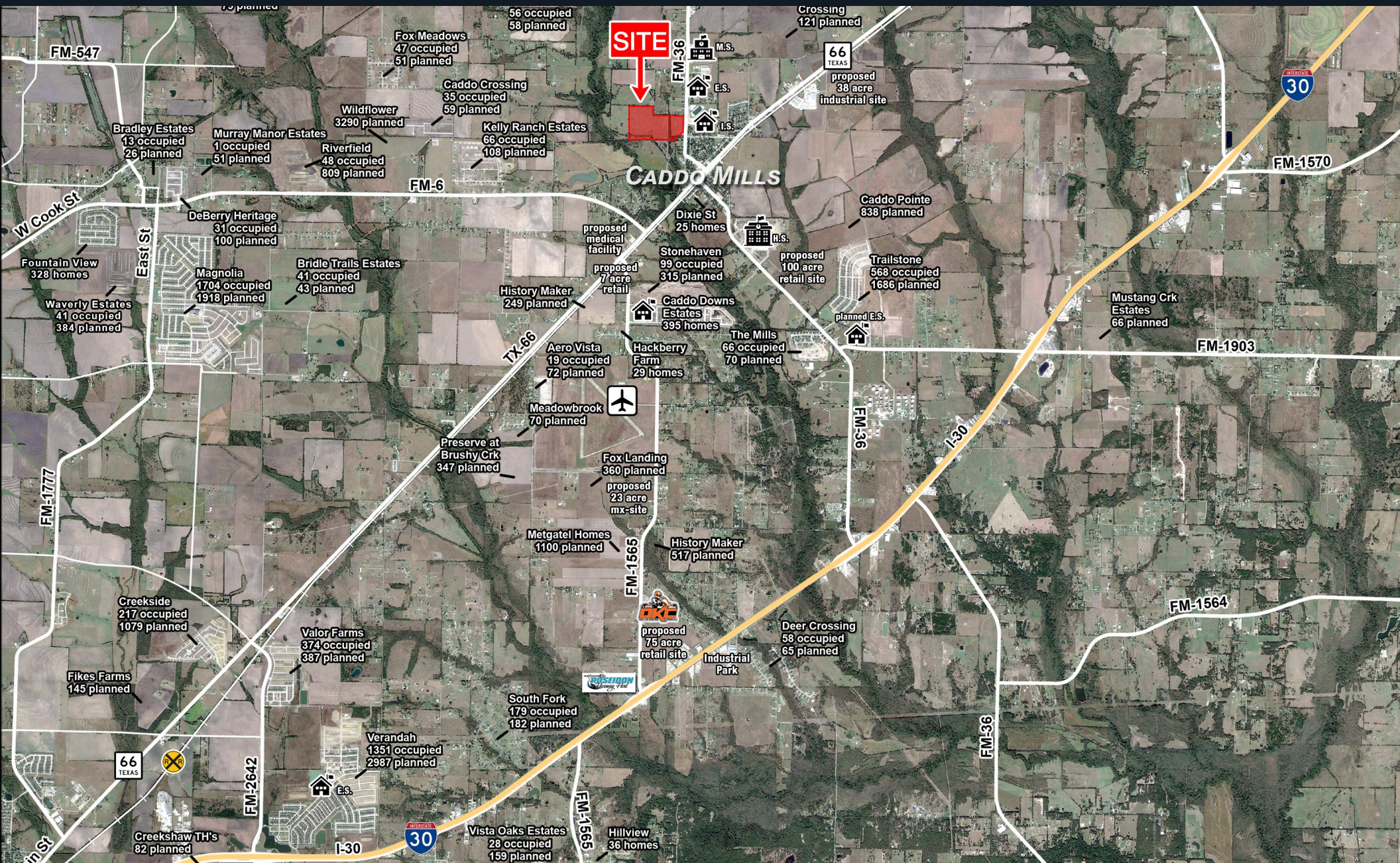
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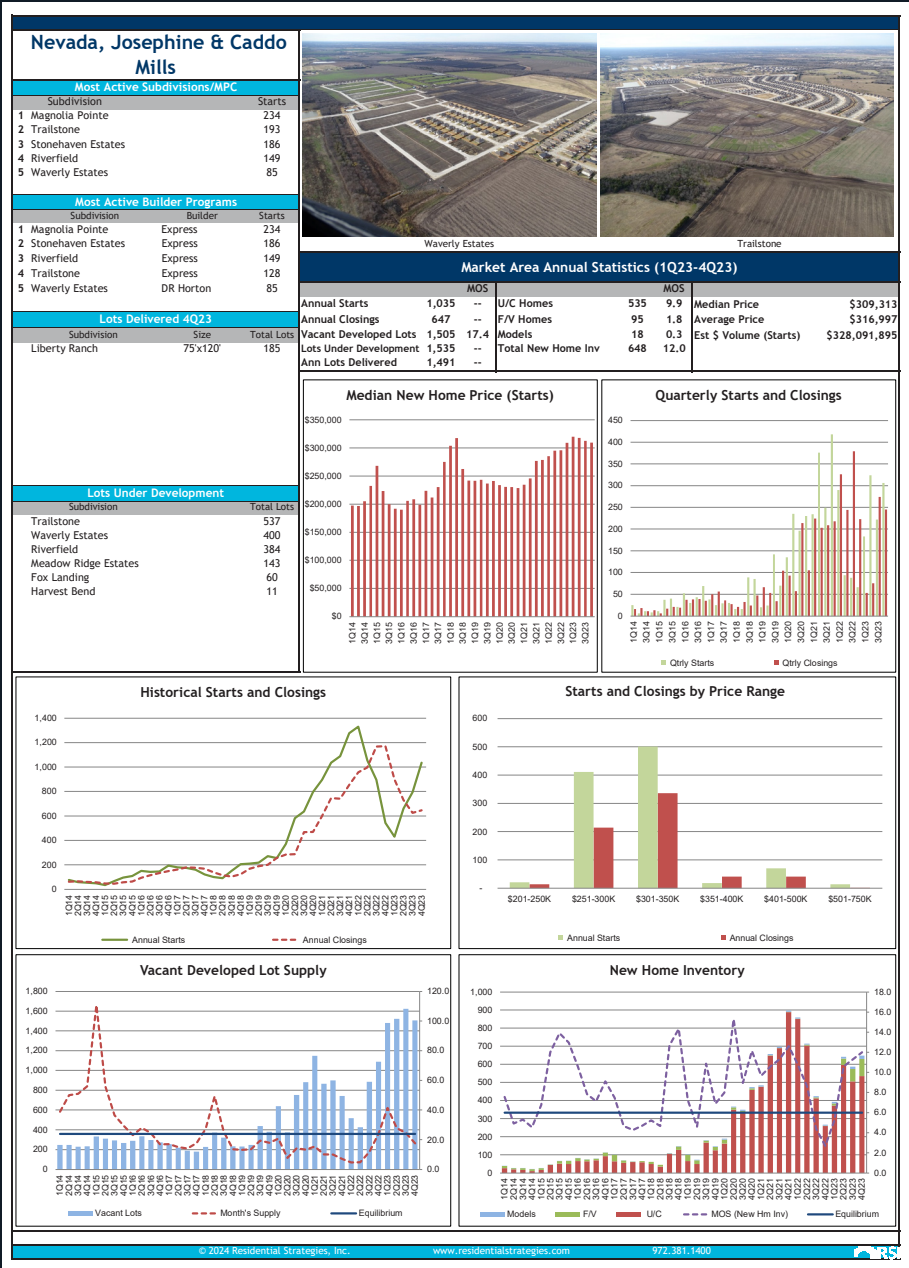
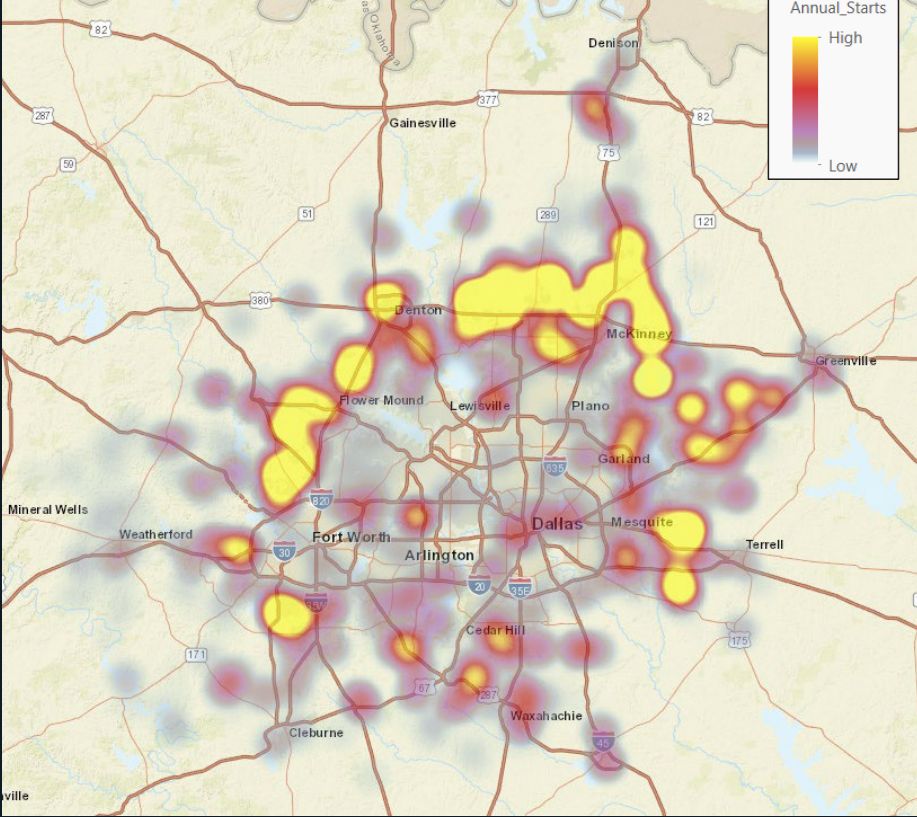
PROPERTY AERIAL



CADDO MILLS AERIAL

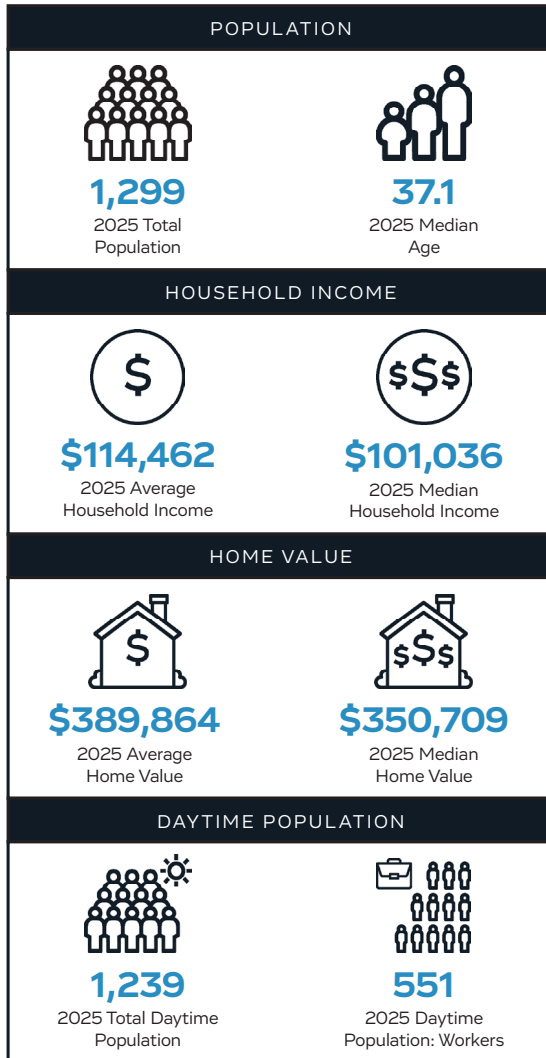


RESIDENTIAL DATA

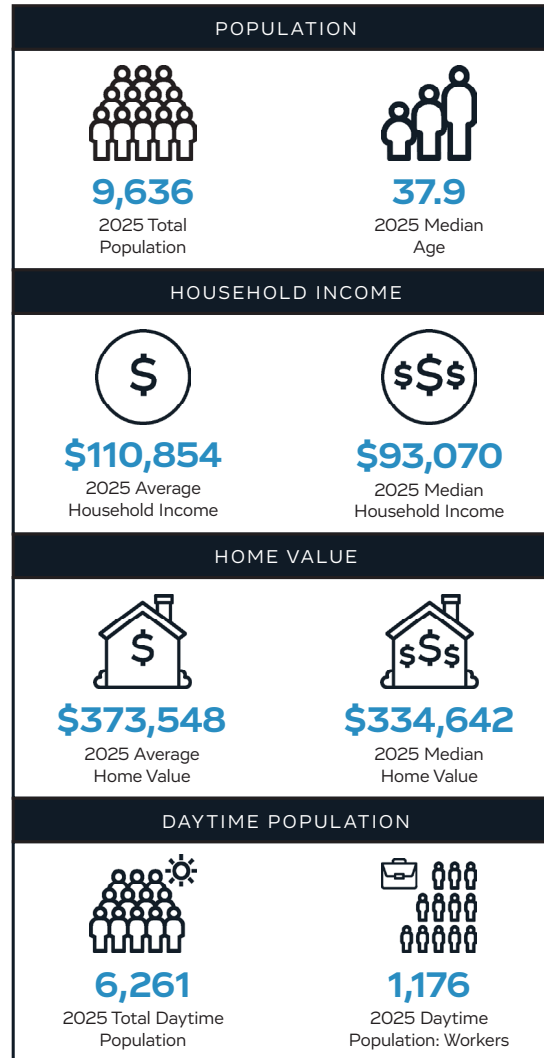


DEMOGRAPHICS

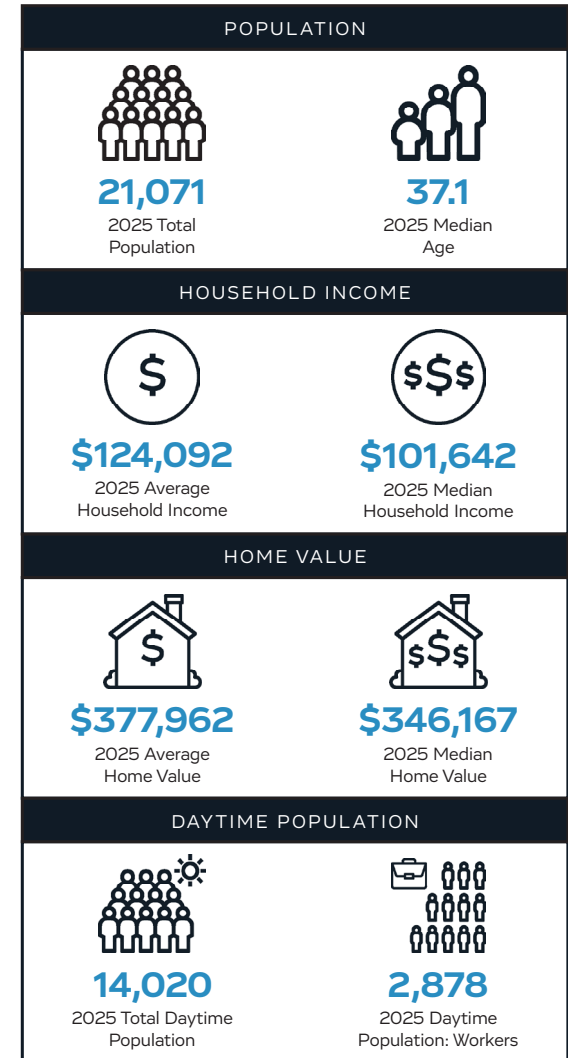
1 MILE



3 MILE

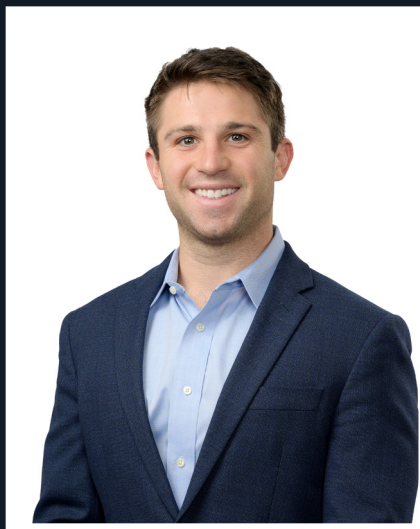


5 MILE





PRESENTED BY:



SCOTT SMITH

SENIOR VICE PRESIDENT

ssmith@weitzmangroup.com

214.720.3663

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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. **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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Scott Smith

Sales Agent/Associate's Name

701664

License No.

ssmith@weitzmangroup.com

Email

(214) 720-3663

Phone

Buyer/Tenant/Seller/Landlord Initials

Date