

# Caddo Prime

NWC I-30 & FM 1565 | CADDO MILLS, TX

weitzman®

# PROPERTY SUMMARY

**Property:** NWC I-30 & FM 1565, Caddo Mills, TX

**Size:** 112.1 net acres

Commercial: 26 acres

Multi-family: ±24.3 acres

Industrial: ±61.8 acres

**Zoned:** PD

**Jurisdiction:** Caddo Mills

**School District:** Caddo Mills ISD

**Utilities:**

12" Water

15" Sewer

3-Phase Power

Off-Site Detention

**Traffic Counts:** 63,952 VPD's (2023)

**Pricing:** Contact Brokers

**\$97K**

AVERAGE INCOME

**565%**

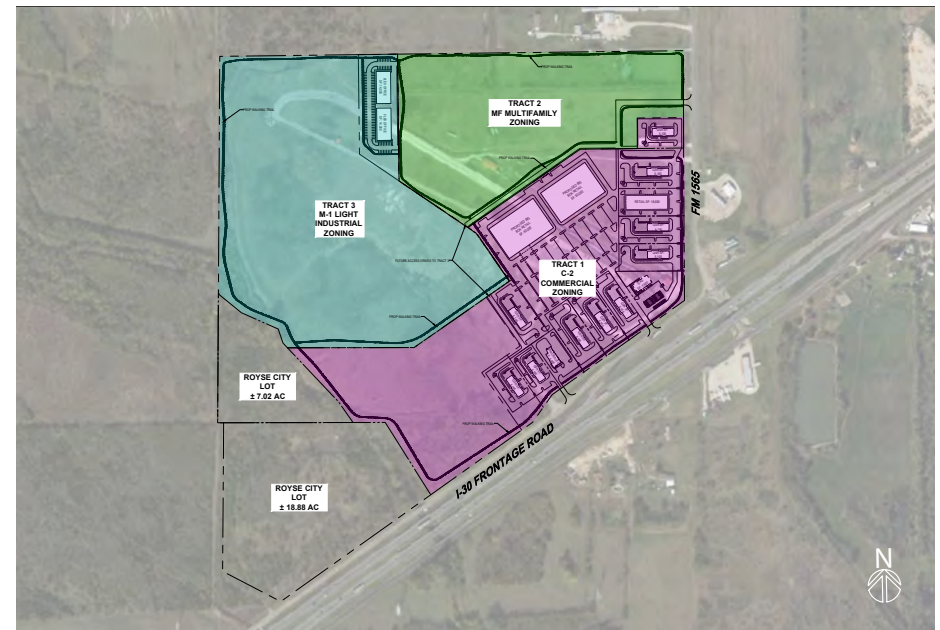
GROWTH SINCE 2020

**19K**

HOMES PROJECTED BY 2029

**#1**

SCHOOL DISTRICT IN  
HUNT COUNTY

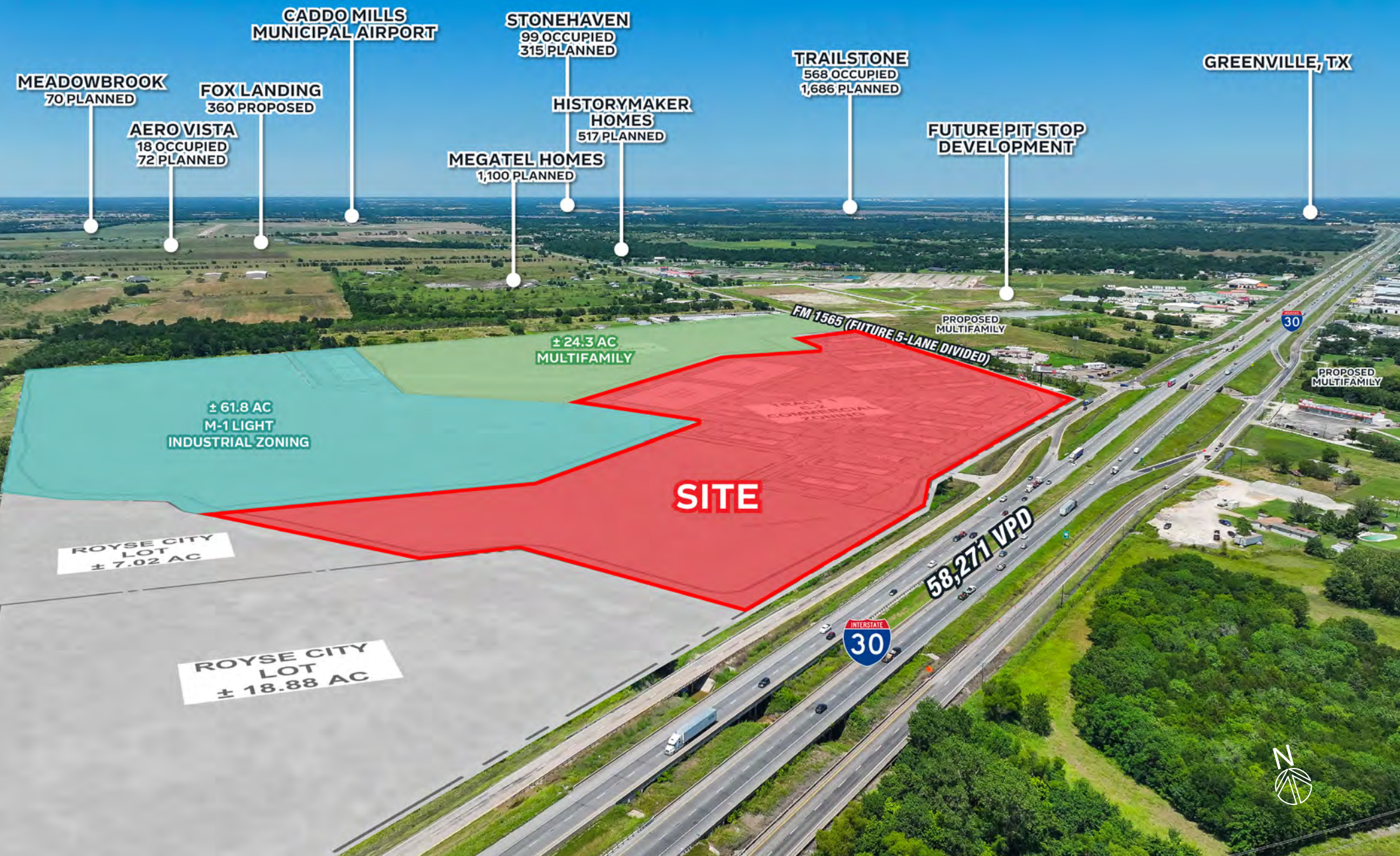




# PROPERTY AERIAL



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# AREA OVERVIEW

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.

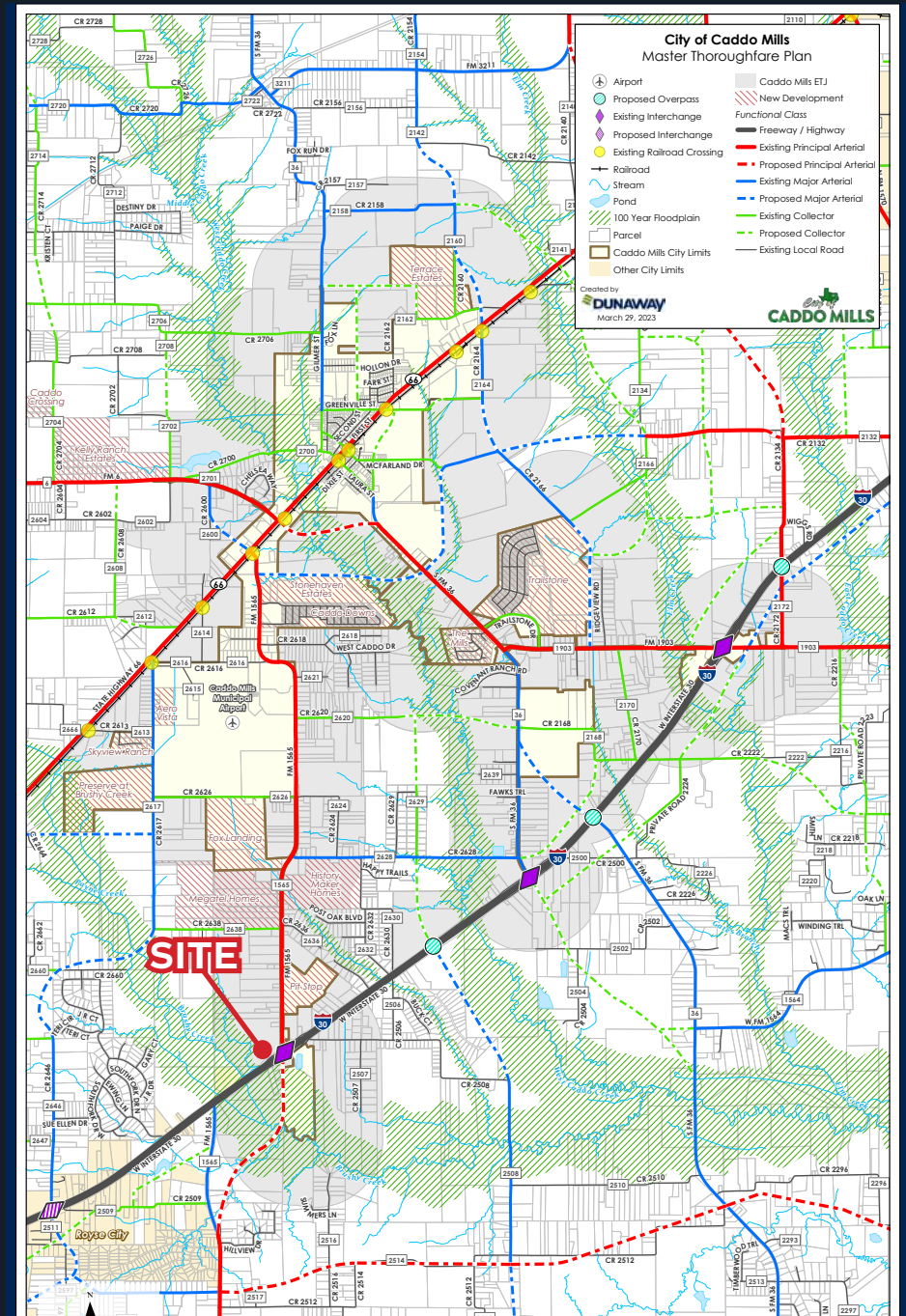
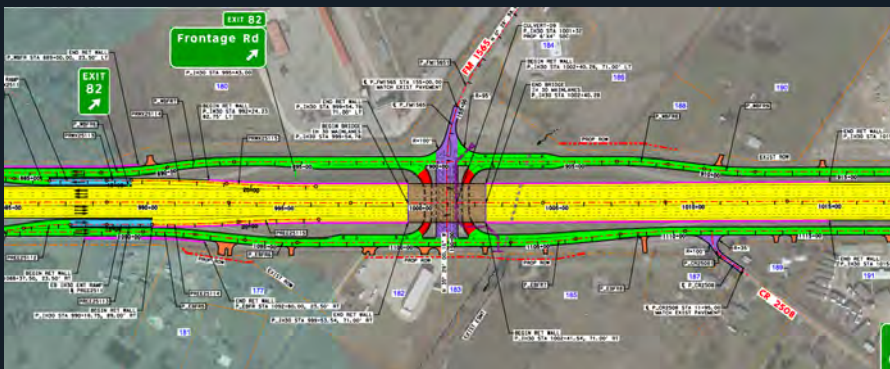
These developments signify Caddo Mills' strategic positioning as an attractive destination for living and investment, promising a vibrant and prosperous future for its rapidly expanding community. The city's leadership is keenly focused on balancing residential expansion with commercial development, 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.

# FUTURE LAND USE

Highway-connected interchange with Principal Arterial of FM 1565 makes this site ideal for commercial-anchor development given capacity at site, existing infrastructure, and proximity along future Thoroughfare of Caddo Mills.

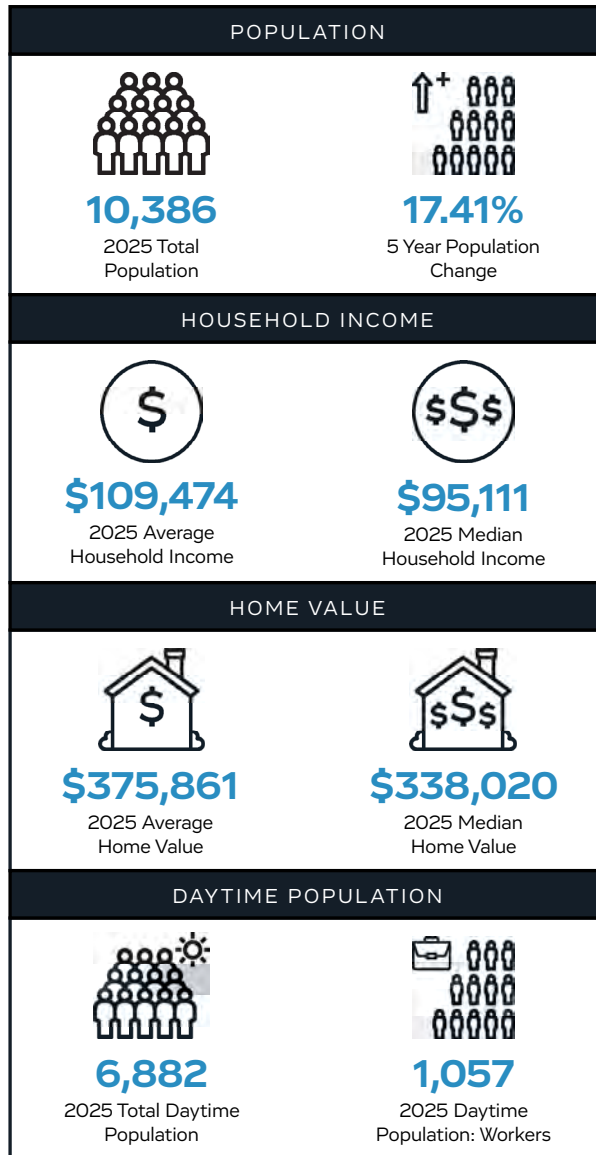
New improvements include the \$25M reconstruction of the overpass at I-30 & FM 1565 along with the expansion of FM 1565 into 5-Lane Divided. FM 1565 connects I-30 to FM 66, which services as not only the major artery for commuters looking to avoid I-30, but as a routinely-traveled corridor for residents living in Josephine, Nevada, Lavon, Caddo Mills, and Hunt County. FM 66 currently has +8,712 VPD. At the point where FM 1565 and FM 66 connect, the City of Caddo Mills envisions an entrance to downtown and recommends neighborhood commercial comprising of retail and office.

TXDOT records indicate FM 1565 to have +5,681 VPD and I-30 to have 58,271 VPD for 2023. These values will increase as both TXDOT and FM 1565 widen. TXDOT schematics (shown below) provide a glimpse of the future 8-Lanes along I-30 with 4-Lanes of Frontage roads, 2 on either side. The Southern portion of FM 1565 will ultimately punch through I-30 and realign to connect with the current existing FM 1565, continuing to serve as a Major Arterial for FM 276 and the residents of Union Valley, Quinlan, and Lake Tawakoni.

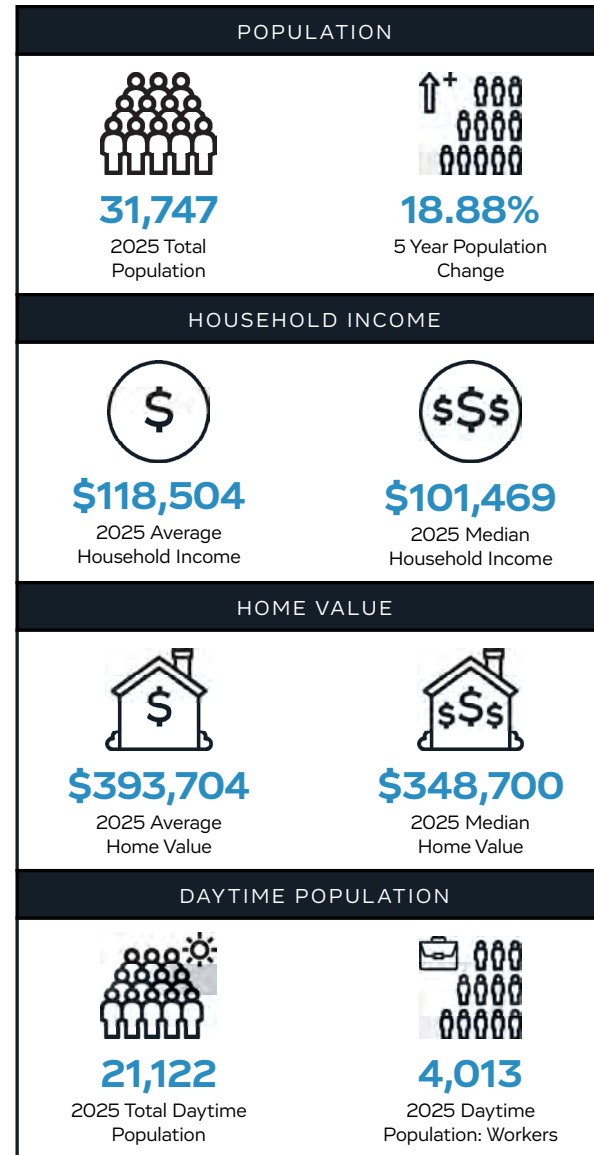


# DEMOGRAPHICS

## 3 MILE

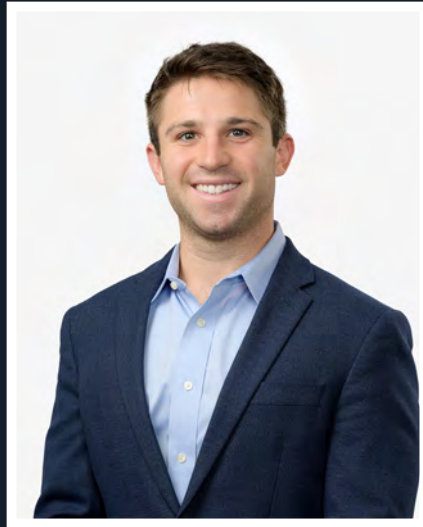


## 5 MILE





PRESENTED BY:

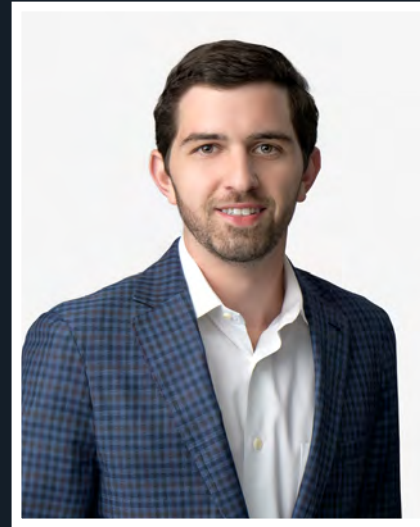


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# INFORMATION ABOUT BROKERAGE SERVICES

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.

## WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

**Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 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

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## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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

Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

Scott Smith

Sales Agent/Associate's Name

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Date

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