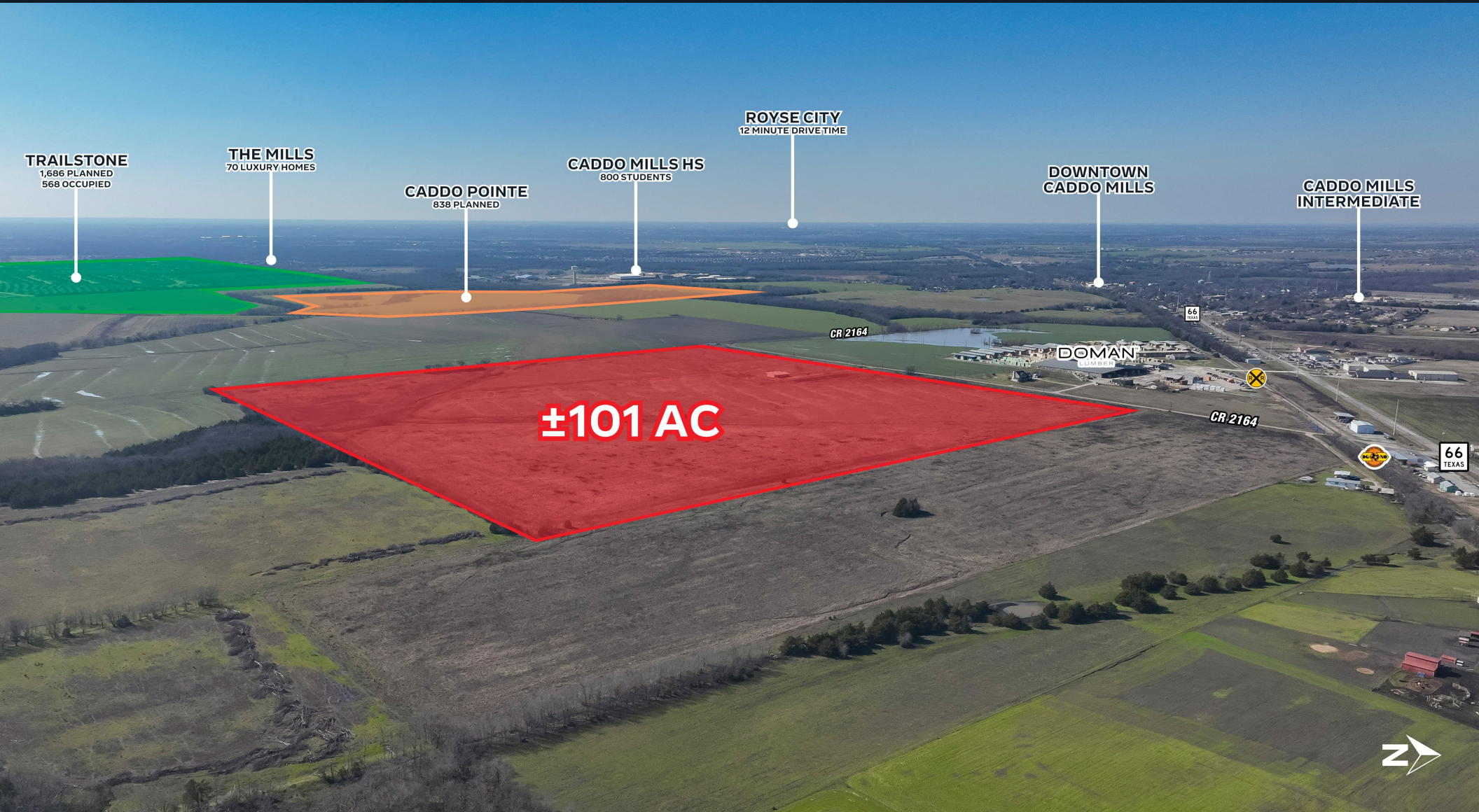


±101 AC FOR SALE

2057 COUNTY ROAD 2164 | CADDO MILLS, TX | CADDO MILLS ETJ



±101 AC FOR SALE

CADDO MILLS, HUNT COUNTY, TEXAS

2057 County Road 2164
Caddo Mills ETJ, Hunt County, Texas, 75135
Caddo Mills ISD

Notable developments including Caddo Prime and The Pit Stop represent the “retail follows rooftops” approach that developers have modeled after for generations. Additional infrastructure and utilities to the nearby area along with TXDOT’s new alignment of on/off ramps and overall expansion, marks this area of Caddo Mills as prime. 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 ±10,000 new homes. These developments are projected to boost the population by an additional 18,850 residents from its current base of ±28,000, 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 and commercial developments led by reputable builders 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

ETJ

FUTURE LAND USE

Residential; Flexible

TOPOGRAPHY

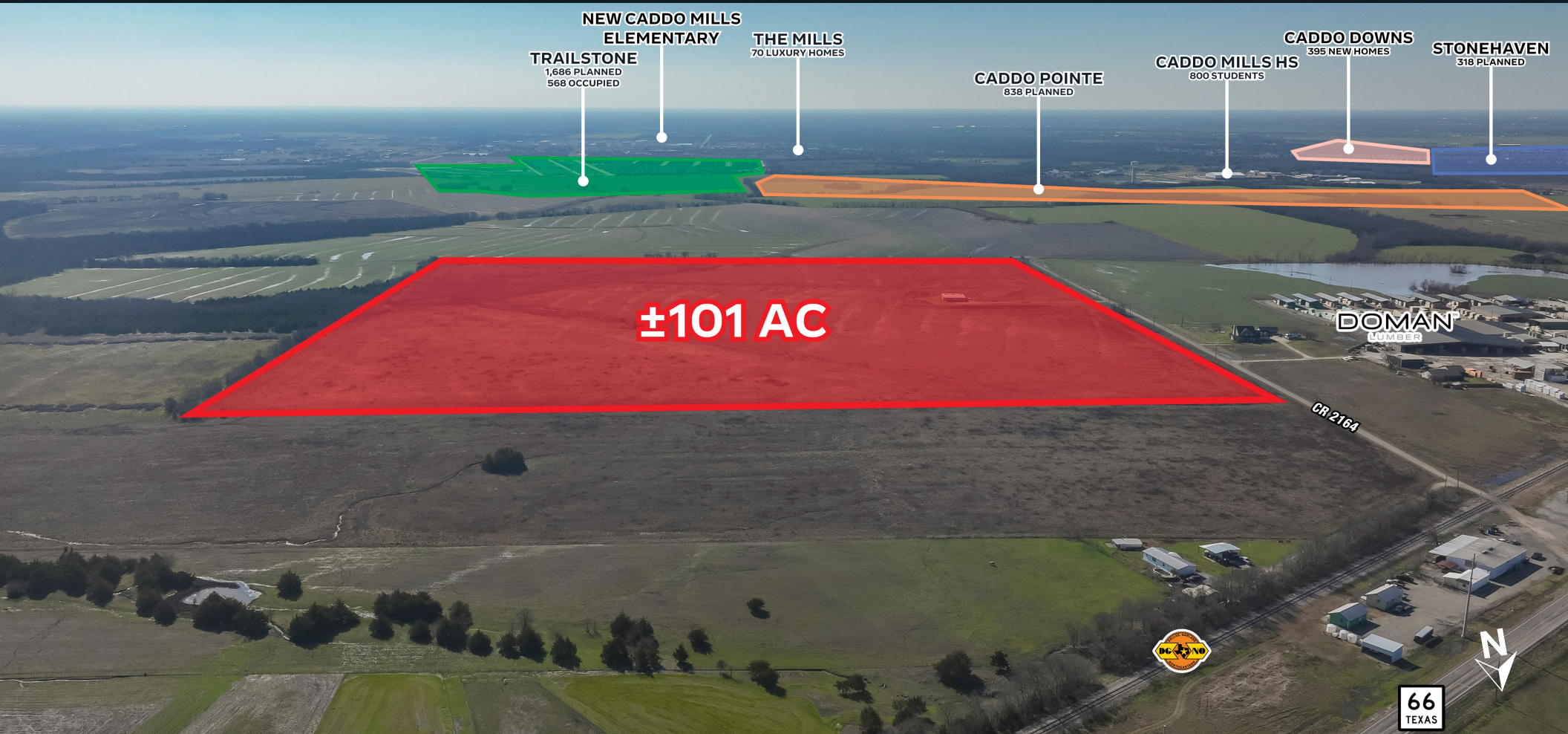
Flat

UTILITIES

12" Water Line running along CR 2164 in front of the property

FRONTAGE

±2,800 feet CR 2164 frontage



FLOOD MAP



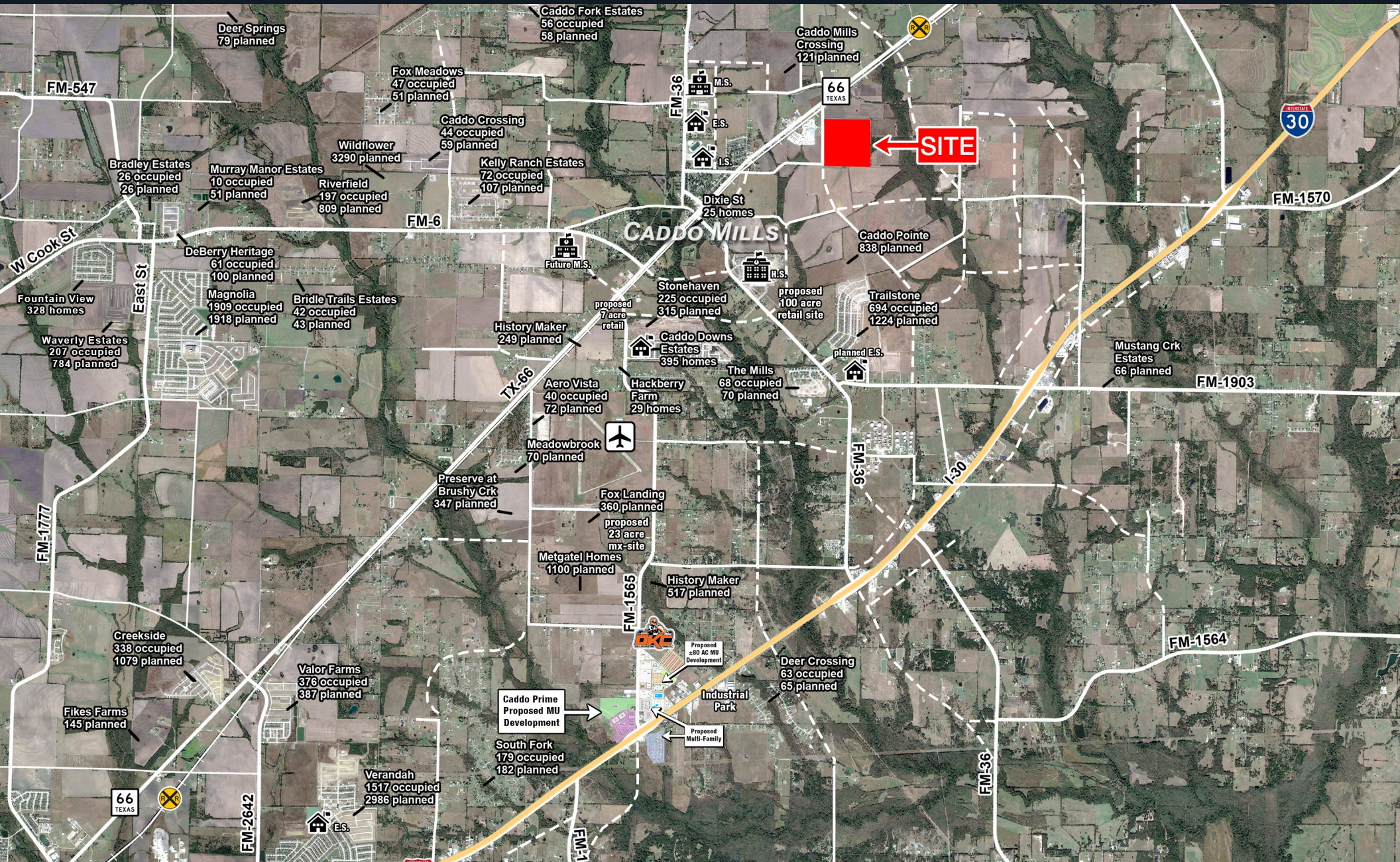
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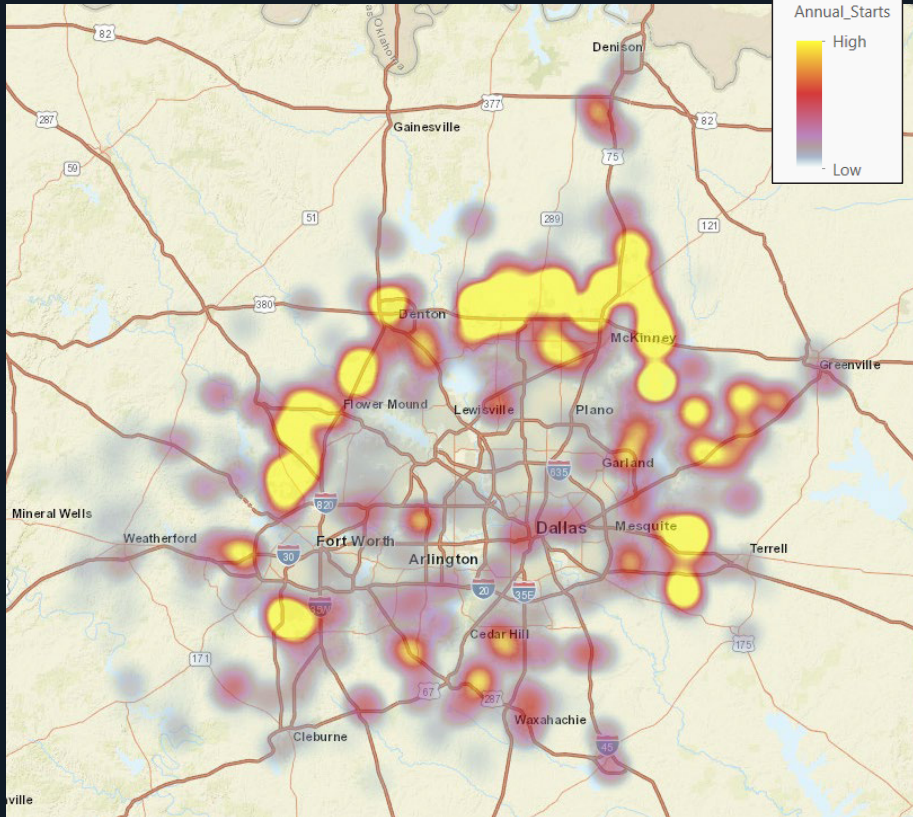
PROPERTY AERIAL



CADDO MILLS AERIAL



RESIDENTIAL DATA



Nevada, Josephine & Caddo Mills

Most Active Subdivisions/MPC	
1 Magnolia Pointe	234
2 Trailstone	193
3 Stonehaven Estates	186
4 Riverfield	149
5 Waverly Estates	85

Most Active Builder Programs		
1 Magnolia Pointe	Express	234
2 Stonehaven Estates	Express	186
3 Riverfield	Express	149
4 Trailstone	Express	128
5 Waverly Estates	DR Horton	85

Lots Delivered 4Q23		
Subdivision	Size	Total Lots
Liberty Ranch	75x120'	185

Lots Under Development	
Subdivision	Total Lots
Trailstone	537
Waverly Estates	400
Riverfield	384
Meadow Ridge Estates	143
Fox Landing	60
Harvest Bend	11

Market Area Annual Statistics (1Q23-4Q23)					
Annual Starts	1,035	--	U/C Homes	535	9.9
Annual Closings	647	--	F/V Homes	95	1.8
Vacant Developed Lots	1,505	17.4	Models	18	0.3
Ann Lots Delivered	1,491	--	Total New Home Inv	648	12.0
Median Price			Average Price	\$309,313	
			Est \$ Volume (Starts)	\$328,091,895	

Median New Home Price (Starts)

Quarterly Starts and Closings

Historical Starts and Closings

Starts and Closings by Price Range

Vacant Developed Lot Supply

New Home Inventory

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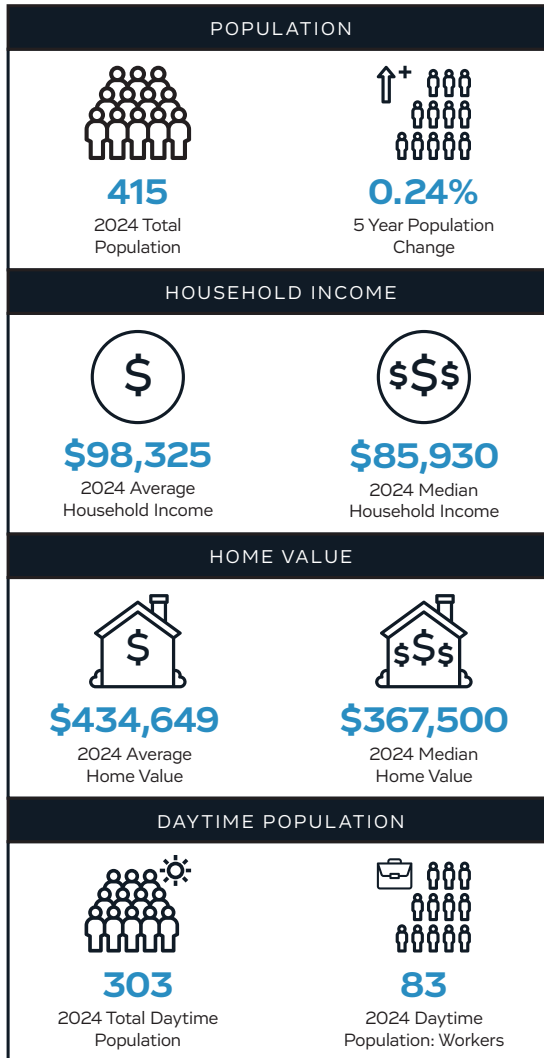
2057 COUNTY ROAD 2164, CADDO MILLS, TX

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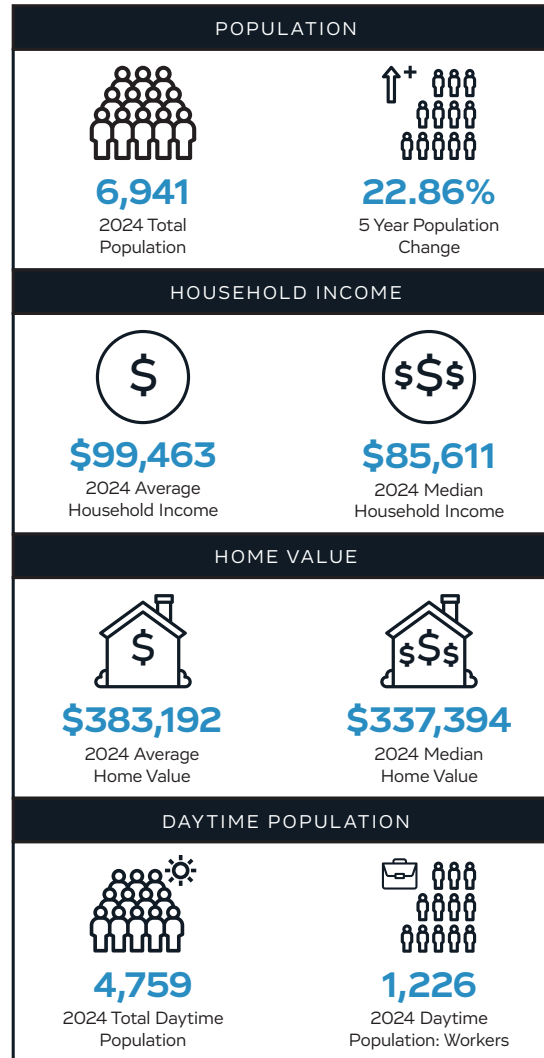
weitzman®

DEMOGRAPHICS

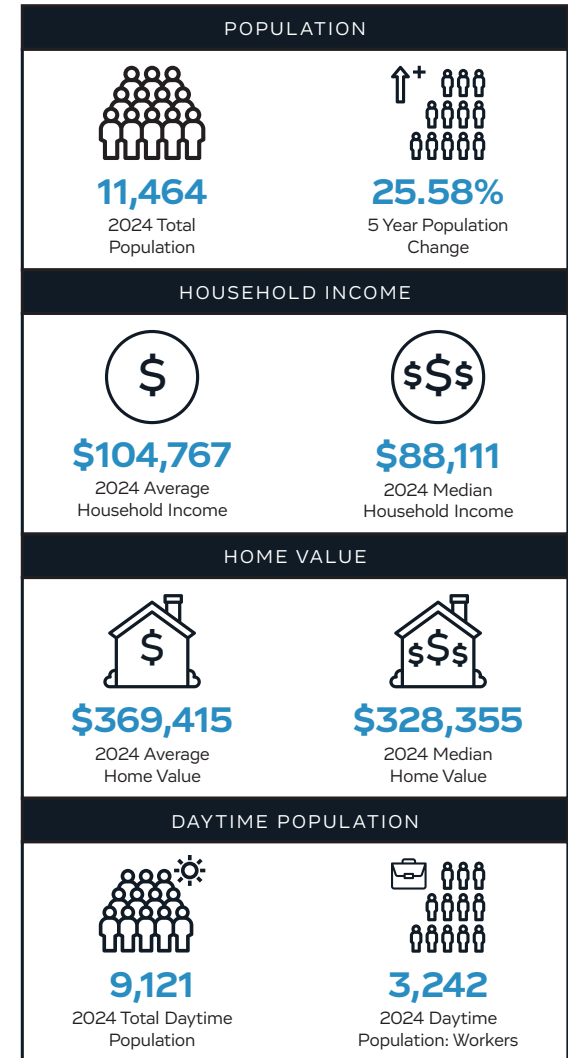
1 MILE



3 MILE

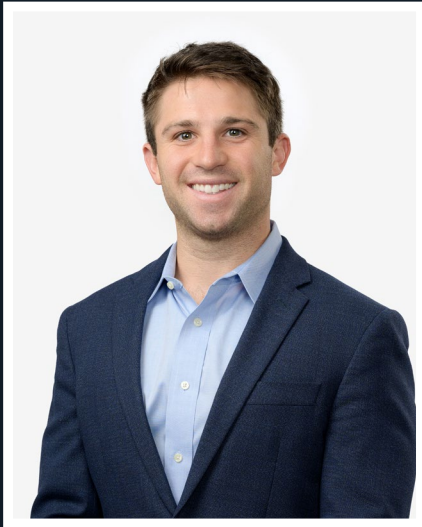


5 MILE





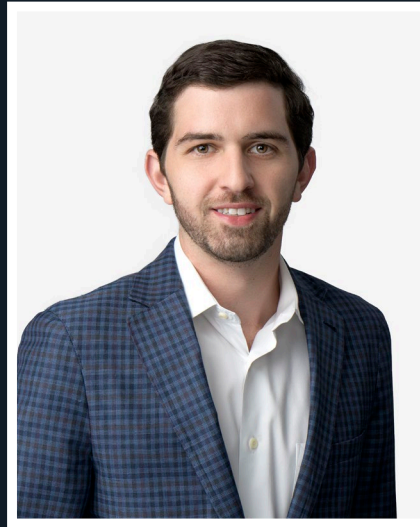
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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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:

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- **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 on 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:

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Phone

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