

# ±44 AC DEVELOPMENT OPPORTUNITY

SWQ HWY 66 & LOOP 6 | CADDO MILLS, TX



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CADDO MILLS, HUNT COUNTY, TEXAS

SWQ HWY 66 & LOOP 6

Caddo Mills, 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

Agricultural. Future Mixed land use.

## TOPOGRAPHY

Flat with no flood on site.

## FRONTAGE

±676 feet Hwy 66 frontage & ±930 feet Loop 6 frontage.

## UTILITIES

3" water onsite (Caddo Basin SUD) with additional 6" lines nearby.  
Septic along with 15" line hookup along FM 1565.

Immediate proximity to new Oncor substation along with Farmers Electric Cooperative lines running along Hwy 66.

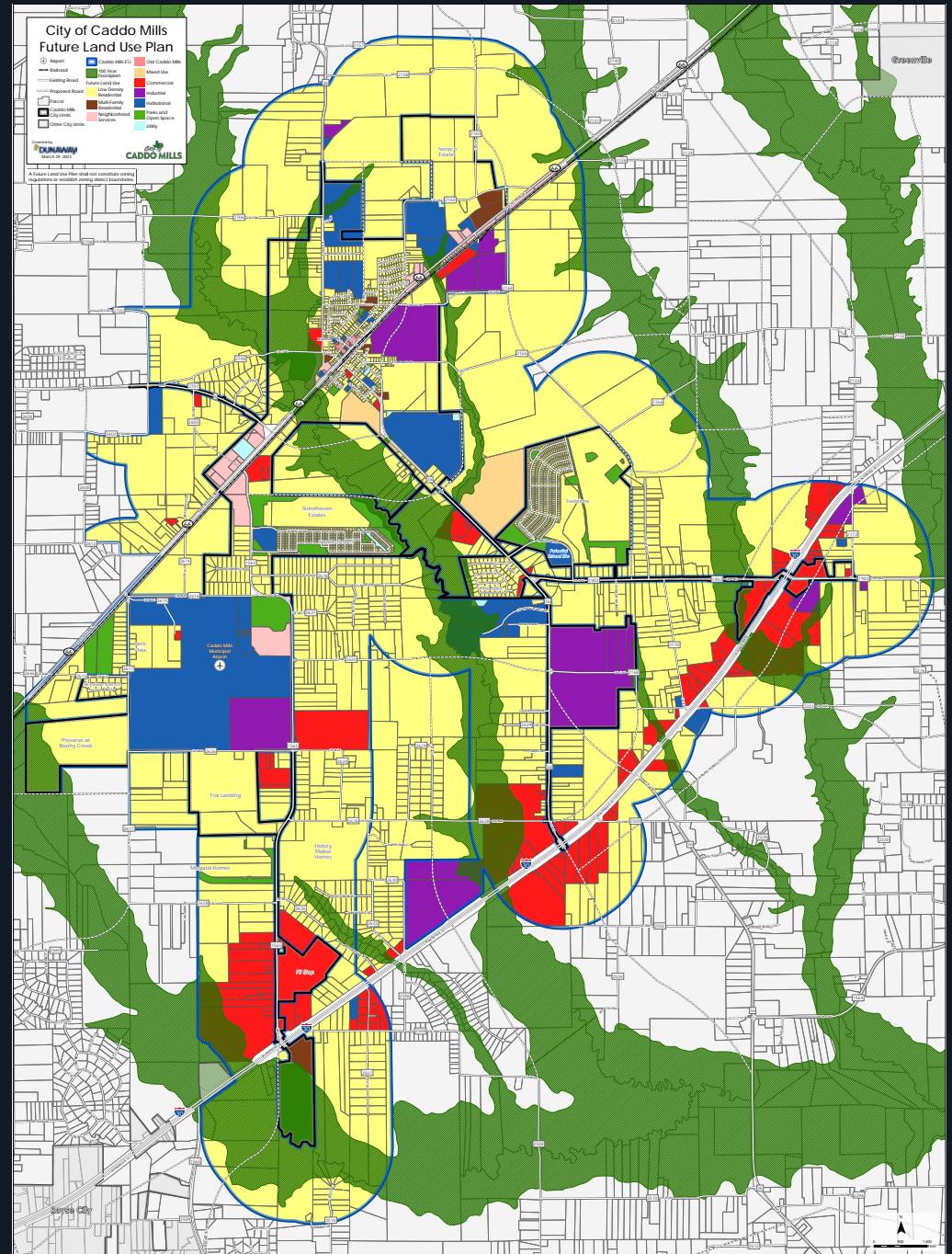
## NOTES

Located along Hunt County's heavily-traveled corridors, Hwy 66 and Loop 6; Strategically intersecting at FM 1565, Caddo Mills major artery which is slated for expansion to 5-lanes. Planned homes surrounding the site along with proximity to downtown and I-30 proves excellent accessibility and visibility.



# FUTURE LAND USE

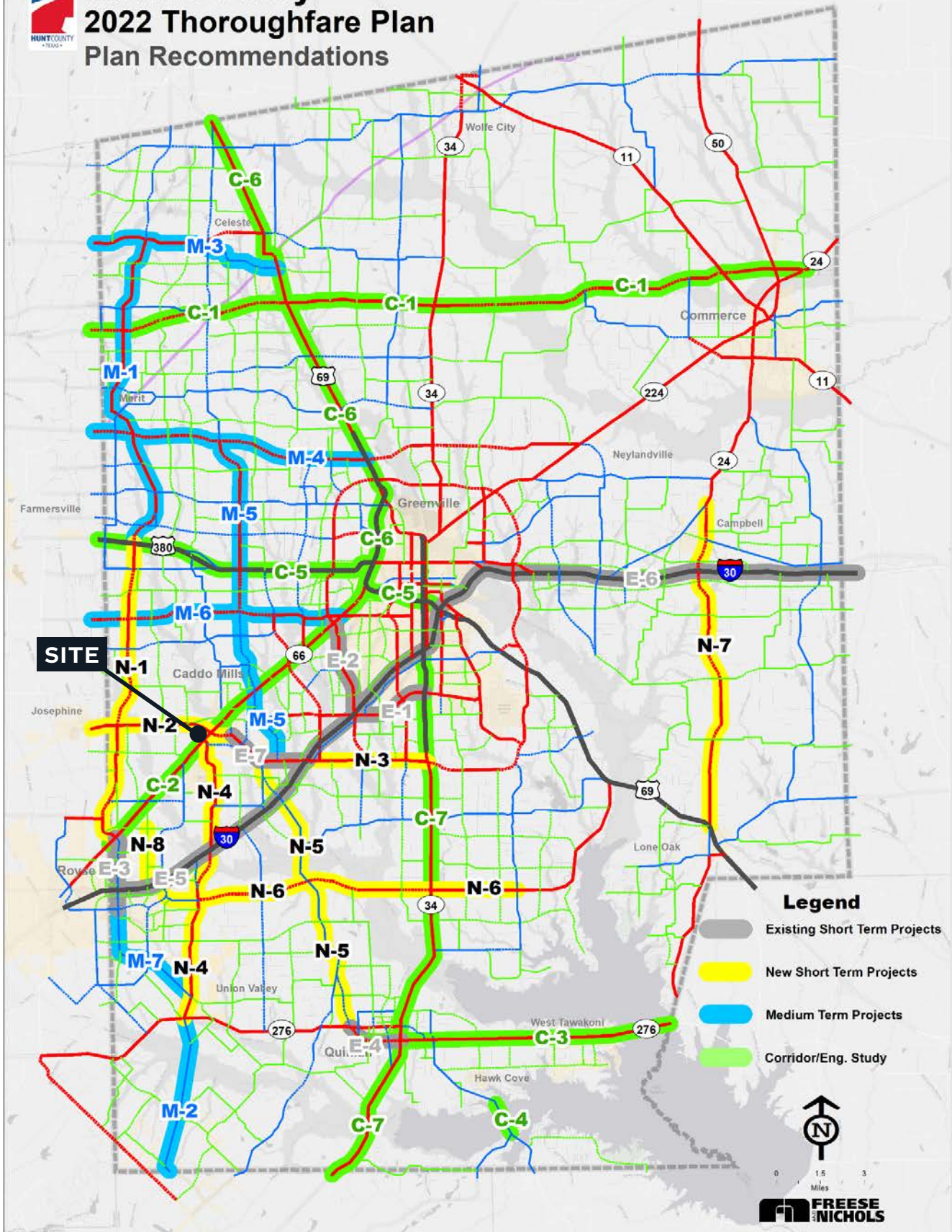
This ±44-acre tract represents a prime mixed-use development opportunity. With AG zoning and future ability to annex within city limits, the site offers patient planning for those recognizing the significant growth patterns towards Caddo Mills. Despite the non-rectangular shape of the property, ownership has assembled and is continuing to further, in efforts of creating the ideal net usable acreage for future Mixed-Use development. Critical areas of the site such as the frontage along Hwy 66 and Loop 6 remain unaffected, ensuring valuable development space including ingress/egress. Positioned directly in front of future Caddo Mills Intermediate school, this property will continue to capture daily morning and afternoon traffic, standing as an untapped commercial and residential gem in an area lacking such desired developments. The site is well-equipped with utilities or has access to reach to nearby lines. Future lift stations and other city infrastructure will be mentioned in near future as information is publicly sourced. At the point where FM 1565 and Hwy 66 connect, the City of Caddo Mills envisions an entrance to downtown and recommends neighborhood commercial comprising of retail, senior living, multifamily, office, and light industrial/flex.



# HUNT COUNTY THOROUGHFARE PLAN



## Hunt County 2022 Thoroughfare Plan Plan Recommendations



# PROPERTY AERIAL



# PROPERTY AERIAL



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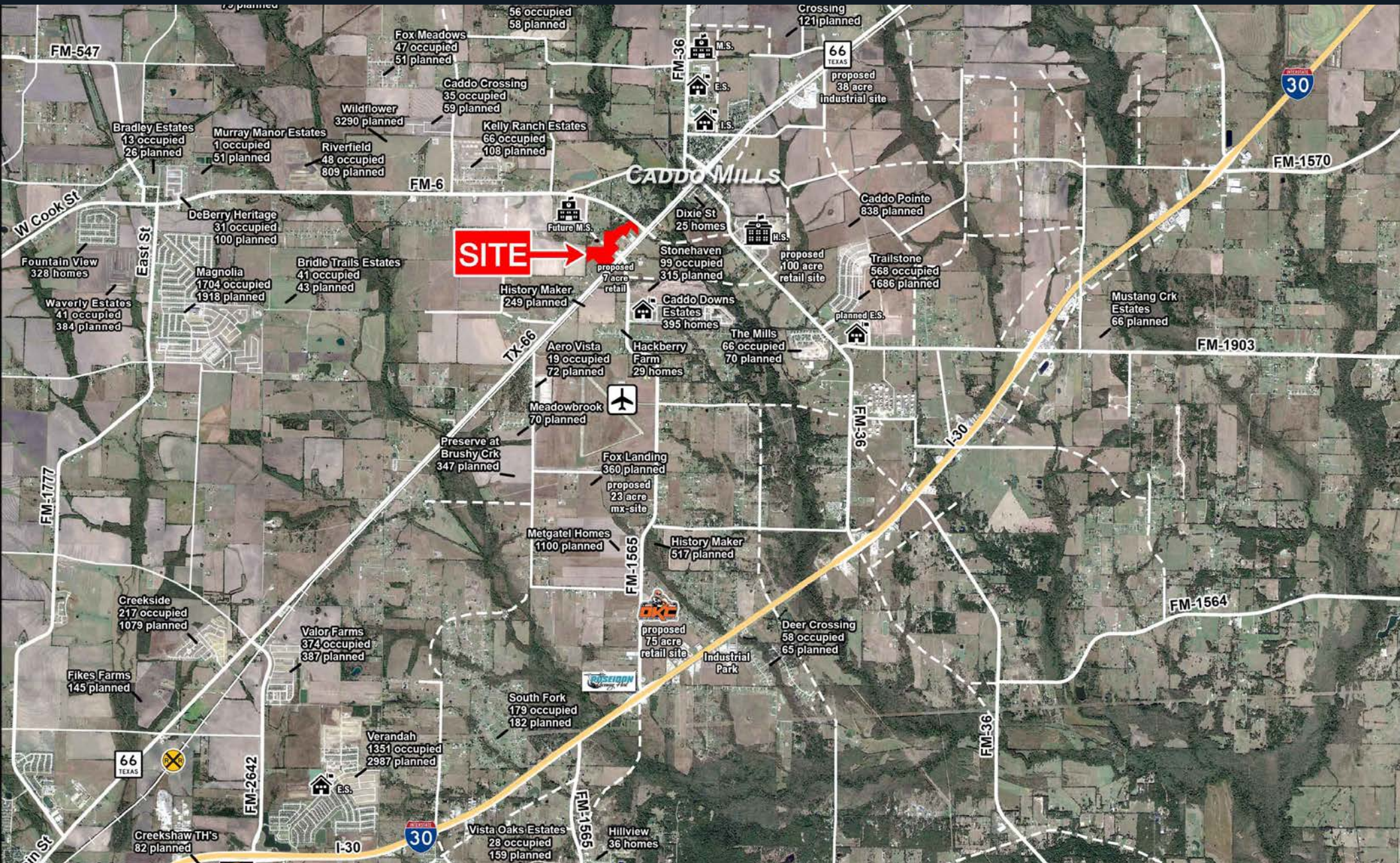




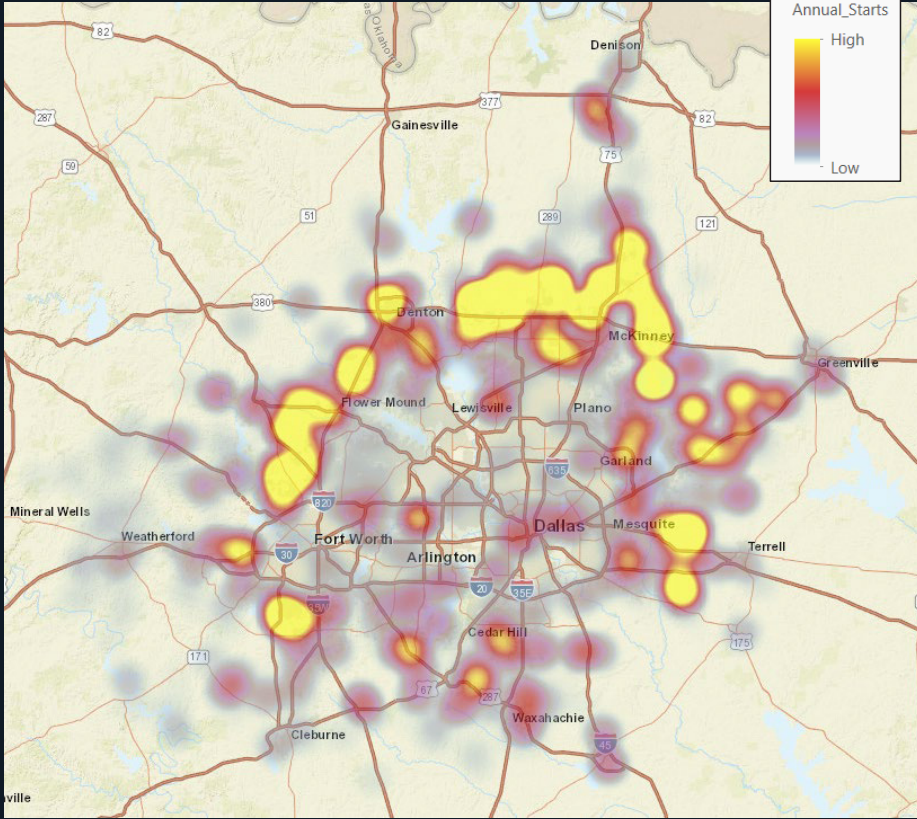
# PROPERTY AERIAL



# 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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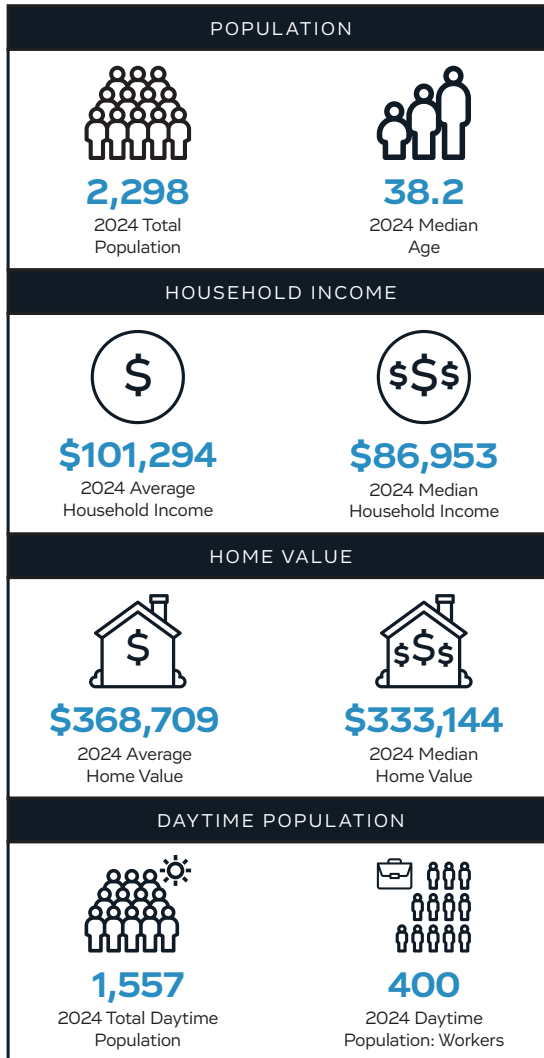
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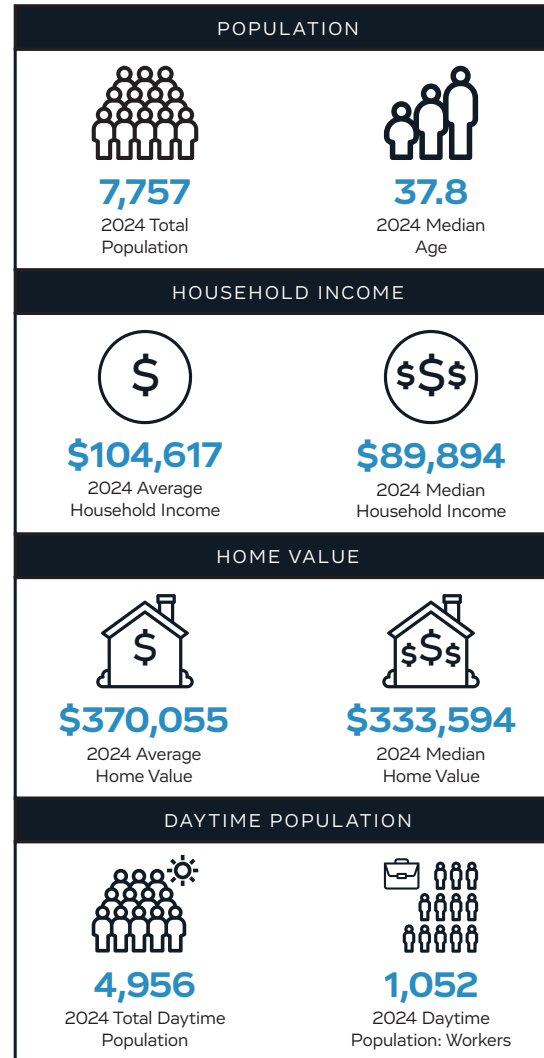
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# DEMOGRAPHICS

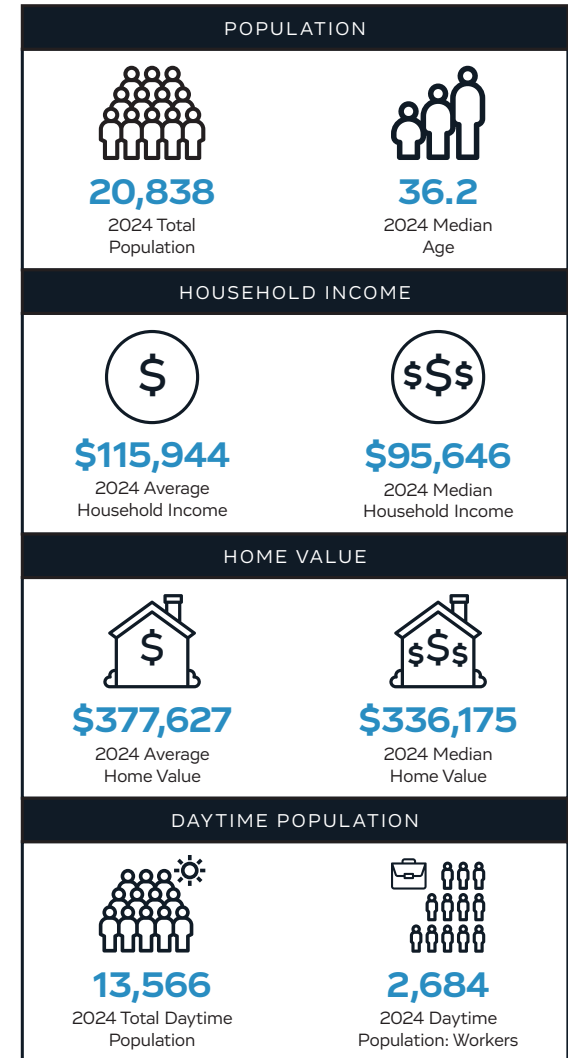
## 1 MILE



## 3 MILE

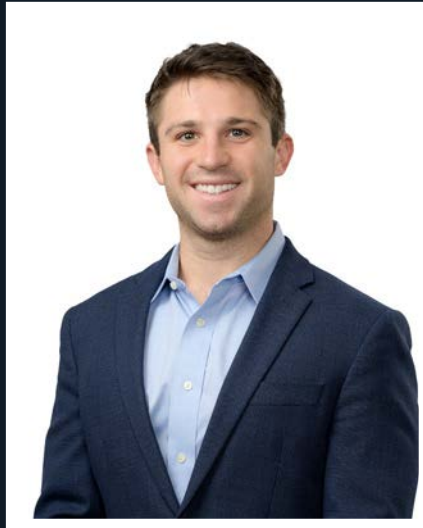


## 5 MILE





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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 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:

### AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listening 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:

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Date

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