



66.86+/- ACRE DEVELOPMENT/INVESTMENT TRACT

FM 36 | Caddo Mills, TX 75135

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Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer investors and developers the opportunity to purchase 66.86+/- acres (the "Site") located along FM 36 in the Caddo Mills ETJ. This Site directly fronts FM 36, a major thoroughfare serving Caddo Mills and the greater Hunt County area. Ideally located just 1.3 miles north of Highway 66 and 4.5 miles north of Interstate 30, the Site offers excellent regional connectivity via two key east-west thoroughfares. Situated in the Caddo Mills ETJ, the Site benefits from no known zoning restrictions, providing flexibility for a wide range of development opportunities. Caddo Mills is one of the fastest-growing communities in the DFW area, making this an outstanding opportunity for forward-thinking investors and developers looking to capitalize on the area's continued expansion. At a price at only \$38,139 per acre, this is an excellent value for a well-situated Site in a growing area.

A 2.5% Co-Broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity; a third party broker must register their client upon initial contact with VREA.

INVESTMENT OVERVIEW ⁽¹⁾

Property	66.86+/- Acres
Location	FM 36, Caddo Mills, TX 75135 (33.088560, -96.225281)
Access	Via FM 36 (1,490' of frontage)
Utilities	Water: Caddo Basin SUD (8" water line located along FM 36)
Zoning	Caddo Mills ETJ
Appraisal District Property ID	237392
School District	Caddo Mills ISD

(1) Purchaser to confirm all information during due diligence

PRICING

Asking Price	\$2,550,000
Asking Price Per Acre	\$38,139

TAX INFORMATION

Taxing Entity	Tax Rate
Hunt County	0.323328
Hunt Memorial HD	0.200362
Caddo Mills ISD	1.255200
Total Tax Rate	1.778890

**Please note there is an existing Agricultural Exemption on the Site.
Rollback taxes will be the responsibility of the Purchaser.

DEMOGRAPHICS

ESTIMATED POPULATION (2024)



1-MILE | 212
3-MILE | 6,858
5-MILE | 12,139

ANNUAL GROWTH RATE (2020-2025)



1-MILE | 4.96%
3-MILE | 4.93%
5-MILE | 4.72%

MEDIAN HOUSEHOLD INCOME



1-MILE | \$101,974
3-MILE | \$90,450
5-MILE | \$92,434

MEDIAN HOME VALUE



1-MILE | \$347,619
3-MILE | \$336,479
5-MILE | \$336,116

66.86+/- ACRES
CADDO MILLS ETJ



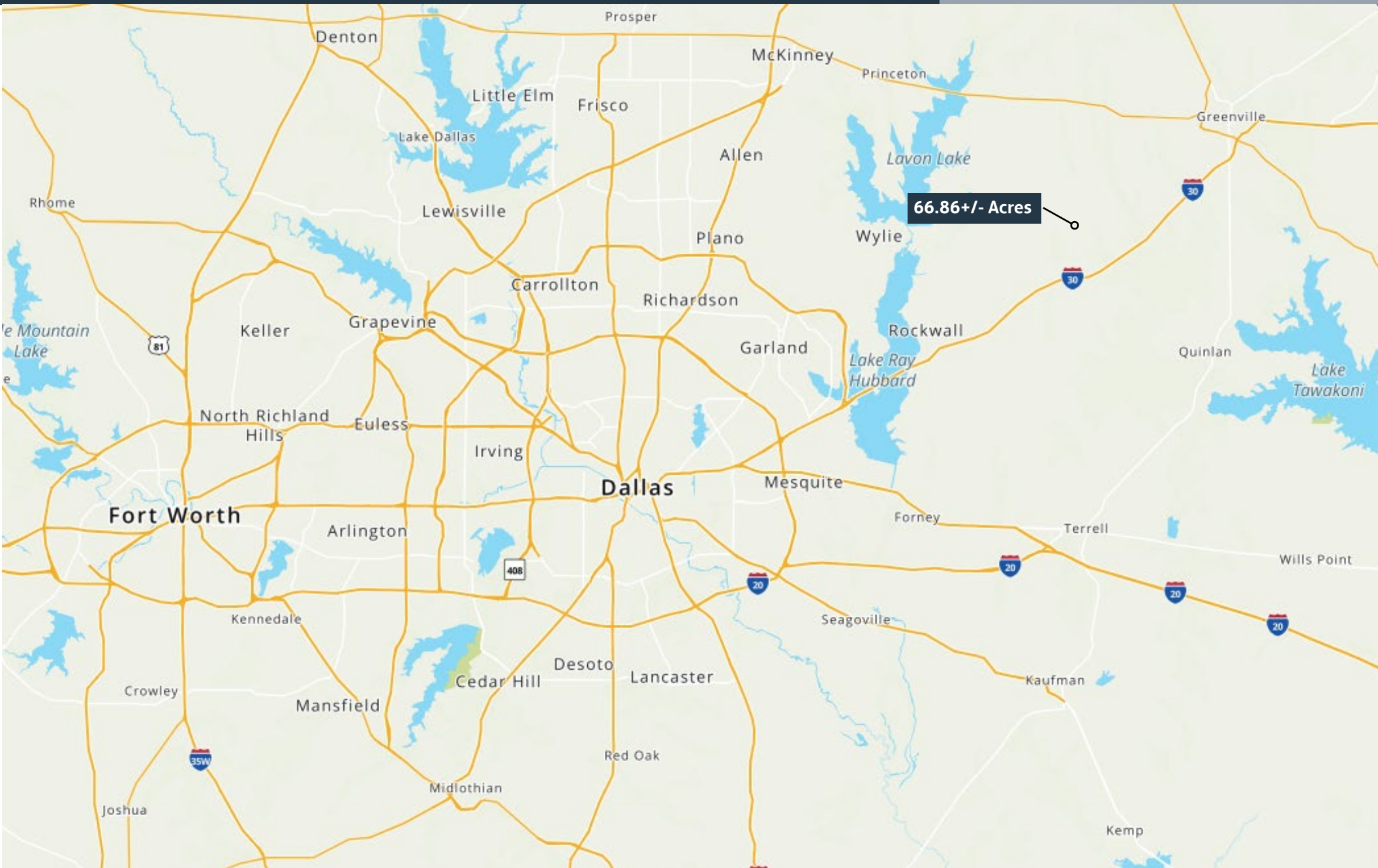
66.86+/- ACRES
CADDO MILLS ETJ



66.86+/- Acres



66.86+/- ACRES
CADDO MILLS ETJ



INVESTMENT HIGHLIGHTS



Strategic Location

- The Site has 1,490 feet of frontage on FM 36, a key thoroughfare in the Caddo Mills and Hunt County area. It lies just 1.3 miles north of Highway 66 and 4.5 miles north of Interstate 30, both of which serve as major east-west corridors through Hunt County and the East Dallas Metroplex.
- The Site is 2.5 miles north of Trailstone, a DR Horton community with home prices up to \$395K.
- The Site is two miles north of Caddo Mills High School and less than half a mile north of Caddo Mills Middle School. Caddo Mills ISD is one of the fastest growing school districts in Dallas Fort Worth Metroplex



Zoning

- Located in the Caddo Mills ETJ, the Site lends itself to a variety of uses as there is no zoning in place.
- The Site has an Agricultural Exemption in place creating an extremely low taxable value, drastically reducing a purchasers overall carry cost, assuming they maintain the exemption.
- *Purchaser to verify zoning and uses allowed on the Site.*



Population and Demographics

- Per the US Census Bureau, Caddo Mills has 2023 population of 2,589 residents, a 115% increase in population from 2020.
- Hunt County has a current population of approximately 113,347 as of 2023, an increase of 13.4% over from 2020 according to the U.S. Census Bureau.
- The median home value in a 1-mile radius is \$347,619.



DFW HIGHLIGHTS

- The DFW area boasts a resilient and well-diversified economy, securing the fifth spot in the nation for growth, the total gross domestic product (GDP) for the Dallas-Fort Worth-Arlington metropolitan area (MSA) in 2023 was \$744 Billion. Recent surveys conducted by the Urban Land Institute have affirmed its stature, ranking it as the top market for real estate investment in 2025.
- The DFW metro's estimated population of 8.1 million ranks it fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poised to surpass Chicago as the third-largest metro in the U.S.
- The Dallas Fed expects there to be 225,000 new jobs to be added in 2025, further solidifying its position as a powerhouse in employment dynamics.
- DFW's recent accolades include being ranked #2 in the nation for Most Commercial Projects Underway, attaining the status of the #5 Fastest-Growing Economy in 2022, and securing the position of the #6 Most Innovative City in the World.
- In 2024, DFW continued to solidify its reputation as a leader in innovation and growth. Recent accolades include ranking #3 among the fastest-growing startup cities in the U.S. due to robust venture capital activity and innovation ecosystems.

Furthermore, DFW remains a key player in healthcare innovation, with the Medical Innovation District (MID) employing over 30,000 workers and housing cutting edge facilities for medical training and biotechnology advancements.



**GROSS METROPOLITAN
PRODUCT**
\$744 Billion



**DFW
POPULATION GROWTH**
2.18% (2023-2024)



**DFW ESTIMATED
POPULATION**
8.1 Million



Dallas



Fort Worth

ECONOMIC OVERVIEW

Hunt County is strategically positioned in the northeast quadrant of the Dallas-Fort Worth (DFW) MSA, the fourth-largest MSA in the country, creating large growth potential in Hunt County as urban outflow from Dallas to its surrounding cities continues to trend upward. Major employers in the area include L-3 Communications Integrated Systems, McKesson, Solvay, and Weatherford International. Prominent industries within the area include education, healthcare, construction, and manufacturing. Educational institutions in the area include Greenville ISD and Bland ISD, Collin College in Farmersville, and Paris Junior College in Greenville. Major hospitals include Hunt Regional Medical Center and Wesley Medical Plaza.



HUNT COUNTY MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
L3 Harris Technologies	6,400
Hunt Regional Medical Center	1,200
Texas A&M University- Commerce	900
Wal-Mart	900
Greenville ISD	702
McKesson Corporation	300
Solvay	300



GREENVILLE ISD



AREA OVERVIEW

Caddo Mills, located in Hunt County, the second fastest growing city in Texas in 2023, with population growth of 180% from 2020 to 2023. The city offers a small-town atmosphere with easy access to major job hubs in Frisco or Dallas. Key economic drivers include major employers such as L3 Harris Technologies, Hunt Regional Medical Center, and TXA&M – Commerce. Along with an expansion of local education services, highway projects and expansions for FM 36 Loop and I-30, prime Caddo Mills as a growing hub for families and commuters. Residential and commercial developments continue to rise, bringing new infrastructure and investment. Caddo Mills is experiencing positive developments in its housing market. According to Realtor.com, the median listing price of a home is approximately \$416,600.

TRANSPORTATION



Air: The Site is located 50 miles North East of Dallas/Fort Worth International Airport, offering both domestic and international flights. The Site is also 40 miles from Dallas Love Field, which primarily serves domestic routes within the US. Caddo Mills Municipal, used solely for general aviation purposes, is located 3.5 miles from the site.



Highway: The Site is situated near three major thoroughfares in Hunt County, located just 1.3 miles from State Highway 66. The Site is located at the intersection of Country Road 2158 and FM 36. It is also 4.5 miles from I-30, which is undergoing a major renovation with the goal of reducing congestion and improving traffic flow.



Dallas Fort Worth International Airport

March 2025 Market Statistics - Caddo Mills

Median Price
\$296,740
▼ -1.8% YoY

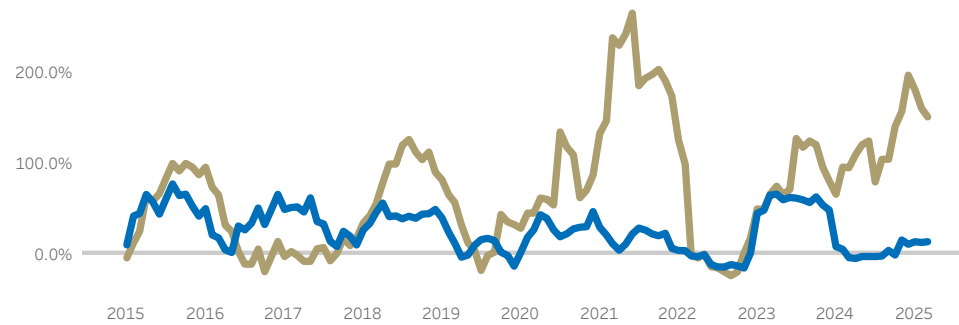
Closed Sales
17
▼ -19.1% YoY

Active Listings
56
▲ 27.3% YoY

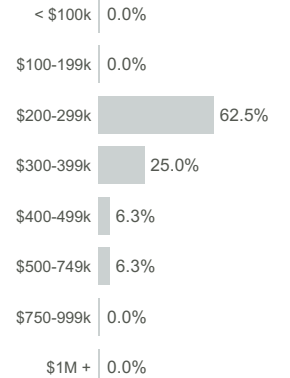
Months Inventory
4.2
▼ -2.5 YoY



GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



PRICE DISTRIBUTION



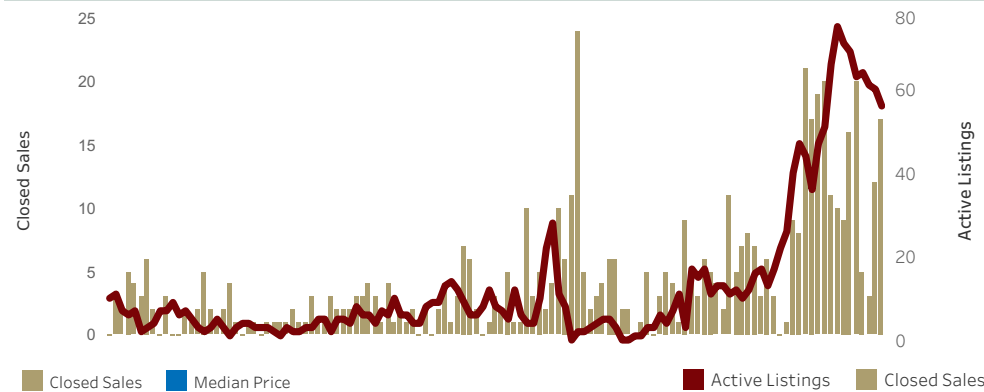
TRANSACTION TIME STATS

Days on Market
150
109 days more than March 2024

Days to Close
26
10 days less than March 2024

Total Days
176
99 days more than March 2024

CLOSED SALES AND ACTIVE LISTINGS



VALUATION STATS

Median Price/Sq Ft
\$157.38
▲ 7.4% YoY

Median Home Size
1,998 sq ft

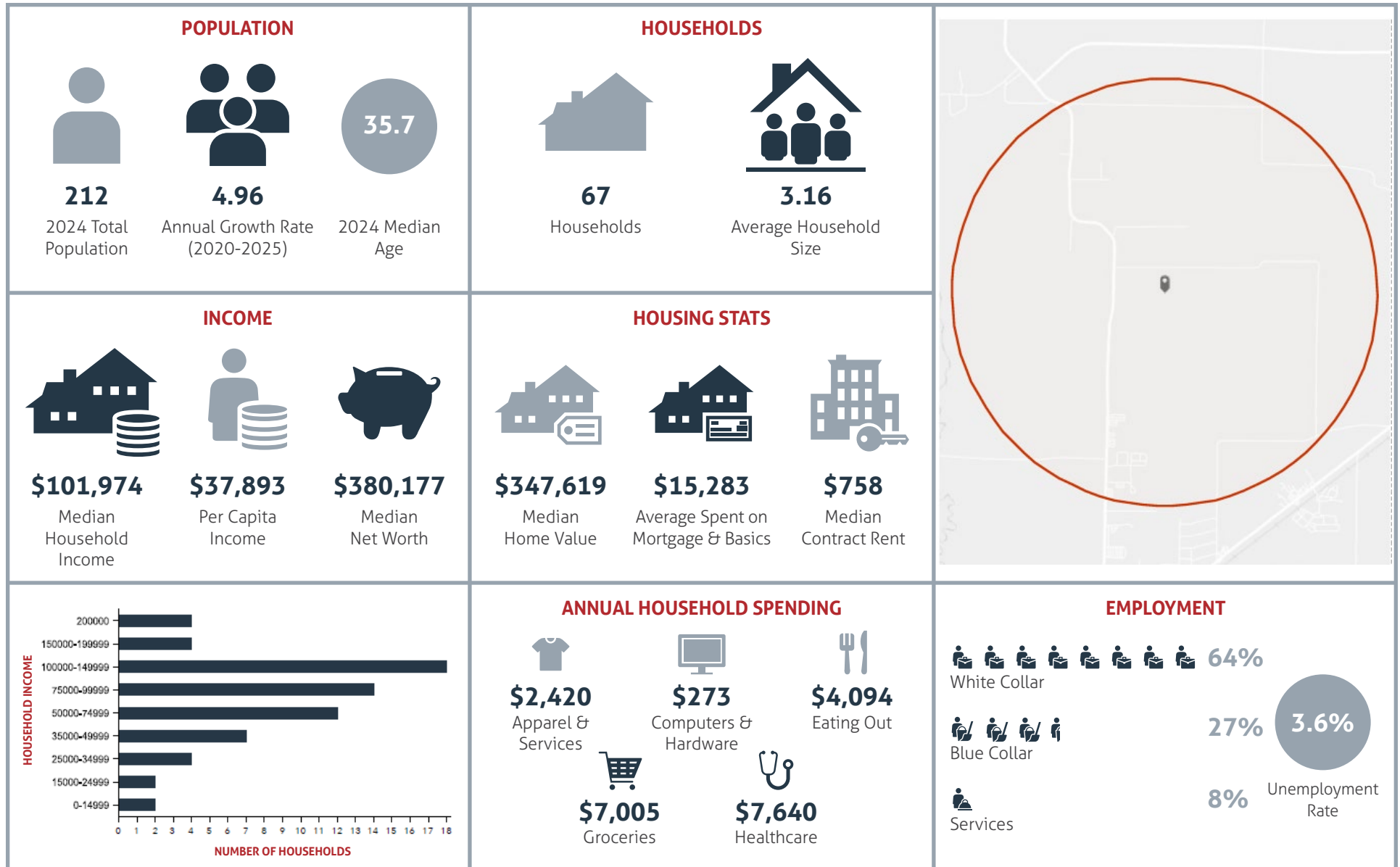
Median Year Built
2024

Close/Original List
93.8%

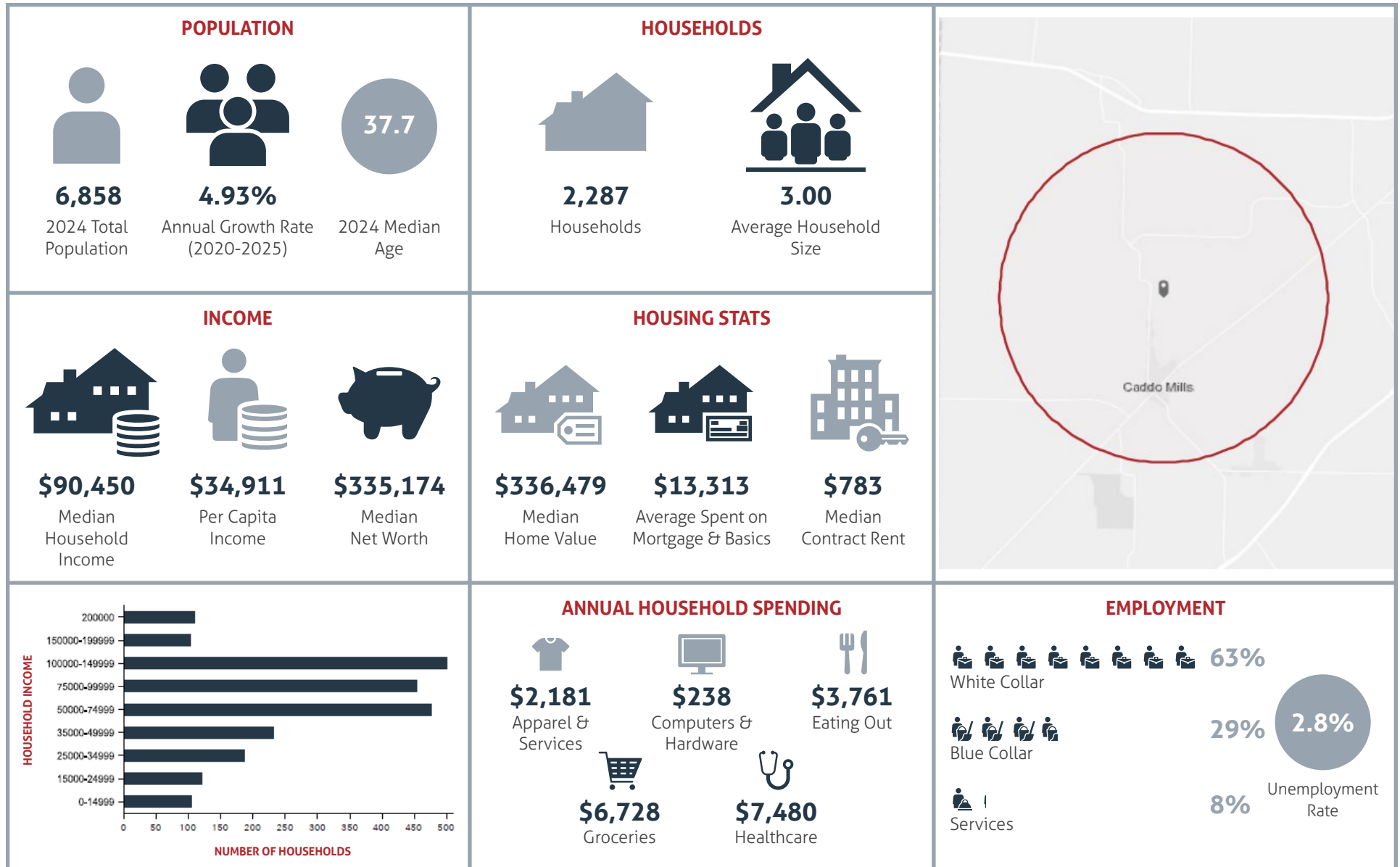


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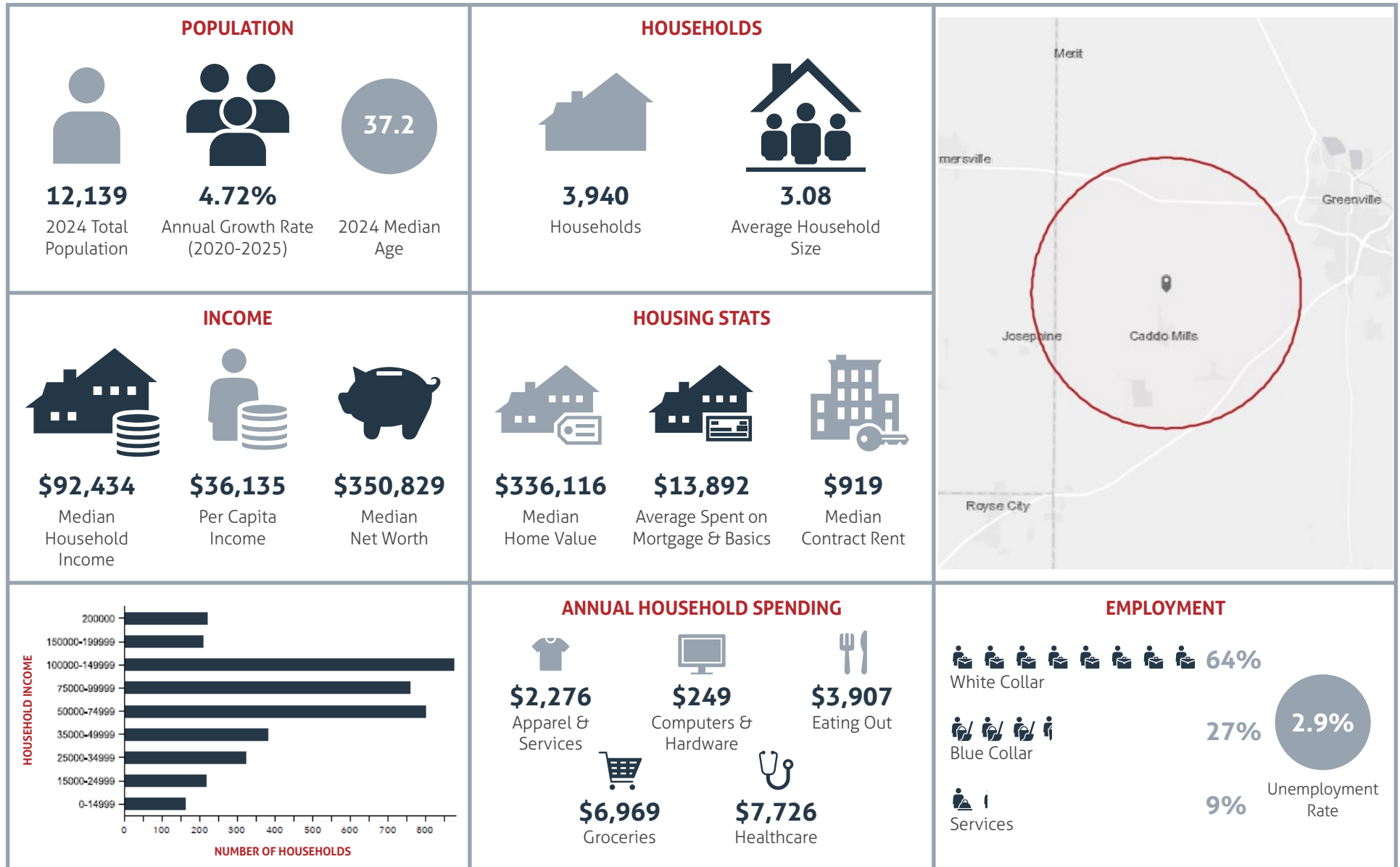
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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.

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: 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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