

# 3263 Interstate 30, Caddo Mills, TX



New Construction Light Industrial  
11,250 SF Light Industrial  
Located on 5.30 Acres  
Built-to-Suit Option Available  
Frontage on Interstate 30

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## Non-Endorsement & Disclaimer Notice

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# Property Overview

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M&D Commercial presents a 11,250 SF new industrial facility on 5.30 unrestricted acres in Caddo Mills with outside storage, I-30 frontage, and build-to-suit options.

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## Property Overview

M&D Commercial is pleased to present the opportunity to acquire a newly constructed light industrial facility located in the growing community of Caddo Mills, Texas. This upcoming development will consist of a 11,250 square-foot light industrial warehouse, thoughtfully designed to accommodate a wide range of commercial and industrial uses. Situated on approximately 5.30 acres of land, the property includes ample outside storage, offering exceptional flexibility for operations requiring additional yard space.

Strategically positioned outside city limits in the unincorporated area of Caddo Mills, this property benefits from the absence of zoning restrictions. Additionally, build-to-suit options are available, allowing potential buyers or tenants the opportunity to tailor the space to meet their specific operational needs.

The site offers excellent accessibility and visibility, featuring approximately 365 feet of frontage along Interstate 30. It is fully fenced for security and provides two convenient points of ingress and egress—one along the Interstate 30 Frontage Road and another via County Road 2222. Architectural renderings are coming soon.

Size	11,250 SF
Acres	5.30 Acres
Zoning	Outside City Limits
Access Points	Dual Access
Construction	Proposed
Build-to-Suit	Available
Frontage	365 FT
Traffic	+12,000 VPD



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# Location Overview

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Opportunity to join one of the fastest growing communities in Texas with population growth of almost 300% from 2020-2024.

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# One of The Fastest Growing Cities in Texas

## Caddo Mills, TX Overview

Caddo Mills, Texas, is a rapidly growing community located just 45 minutes northeast of Dallas, offering an ideal blend of small-town charm and access to major metropolitan amenities. With its strategic location along U.S. Highway 66 and proximity to major highways like I-30 and I-20, Caddo Mills provides excellent connectivity for logistics and distribution operations, making it an attractive destination for commercial real estate investment. The city boasts a business-friendly environment, low property taxes, and a growing residential base, creating a sustainable demand for retail, office, and industrial developments. With continued infrastructure improvements and a steadily expanding population, Caddo Mills is poised to be a key player in the region's economic growth, offering lucrative opportunities for forward-thinking investors.

**5,921**  
2024  
Population  
(Caddo Mills EDC)

**15,656**  
2029 Projected  
Population  
(Caddo Mills EDC)

**164.45%**  
Pop. Growth  
2024-2029  
(Caddo Mills EDC)

**296.05%**  
Pop. Growth  
2020-2024  
(Caddo Mills EDC)



Stitch

AUTOMEX

Roy's



POWERSPORTS

Metal Mart  
THE RIGHT MATERIALS FOR THE RIGHT PRICE!

INTERSTATE 30 11,700 VPD

AIRCO  
GASES

CR 2222

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M&D COMMERCIAL GROUP



**CADDO MILLS**  
ECONOMIC DEVELOPMENT

<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2020 Total Population	284	3,313	8,611
2024 Total Population	346	6,198	11,925
2029 Projected Total Population	422	7,446	14,328
<b>Households</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Average HH Size	4.38	2.92	2.95
2024 Total Daytime Population	421	4,470	8,948
<b>Housing Units</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2024 Median HH Income	\$80,713	\$80,361	\$84,131
2024 Average HH Income	\$94,628	\$95,496	\$101,591
<b>Employment</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2024 Total Employed Population	173	3,067	5,794
White Collar	60.7%	59.8%	59.7%
Blue Collar	30.6%	30.1%	29.5%

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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.

2-10-2025



## 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.

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Sales Agent/Associate's Name	License No.	Email	Phone
<div style="display: flex; justify-content: space-between; width: 100%;"> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> </div>			
Buyer/Tenant/Seller/Landlord Initials	Date		