



FOR LEASE

Caddo Business Center

LEASE
PRICE

Call Agent

Based on Use & Term

AVAILABLE
SF

9,112

Square Feet

SUITES

Up to 5

From 1,775 SF

PROPERTY
TYPE

Retail

New Construction

DELIVERY

Q1 2027

Late Q1

COUNTY

Hunt

Caddo Mills



COVENANT
COMMERCIAL
REAL ESTATE

PROPERTY OVERVIEW

About This Property

Caddo Business Center is a brand-new Class A neighborhood retail center delivering late Q1 2027 on FM 36 in fast-growing Caddo Mills, Hunt County. The 9,112 square foot multi-tenant building offers up to five suites, divisible from 1,775 square feet, including a drive-thru end-cap.

With hard FM 36 frontage carrying 6,500 vehicles per day, monument and facade signage, city utilities, and ample parking, the center is turnkey for retail, coffee, insurance, or medical tenants looking to be first to market in a growing trade area.

Be First to Market

Brand-new Class A retail in a growing Caddo Mills / Hunt County trade area, construction beginning Q3 2026.

Be First to Market

Brand-new Class A retail in a growing Caddo Mills / Hunt County trade area, construction beginning Q3 2026.

Be First to Market

Brand-new Class A retail in a growing Caddo Mills / Hunt County trade area, construction beginning Q3 2026.

| PROPERTY SPECS | |
|---|--------------------------------|
| 3466 S FM 36 Caddo Mills, TX 75135 | |
| PROPERTY TYPE | Retail |
| TOTAL SF | 9,112 SF |
| SUITES | Up to 5 |
| MIN DIVISIBLE | 1,775 SF |
| LEASE RATE | Based on Use & Term |
| LEASE STRUCTURE | NNN |
| YEAR BUILT | 2026 (Delivery Q1 2027) |
| BUILDING CLASS | Class A |
| COUNTY | Hunt |
| ZONING | Commercial |
| UTILITIES | City Water & Sewer |



PROPERTY OVERVIEW

Available Space & Suite Details

Inline Suites

±1,775 – 1,800 SF Each

Type

Multi-Tenant Neighborhood Retail

Condition

New Construction — Shell

Configuration

Up to 5 suites, divisible from 1,775 SF

Frontage

Floor-to-ceiling storefront glass

Availability

Late Q1 2027

Drive-Thru End-Cap

±1,775 SF

Type

End-Cap Retail with Drive-Thru

Condition

New Construction — Shell

Ideal Use

Coffee, QSR, pharmacy, financial

Signage

Monument + facade signage available

Availability

Late Q1 2027

PROPERTY FEATURES & HIGHLIGHTS

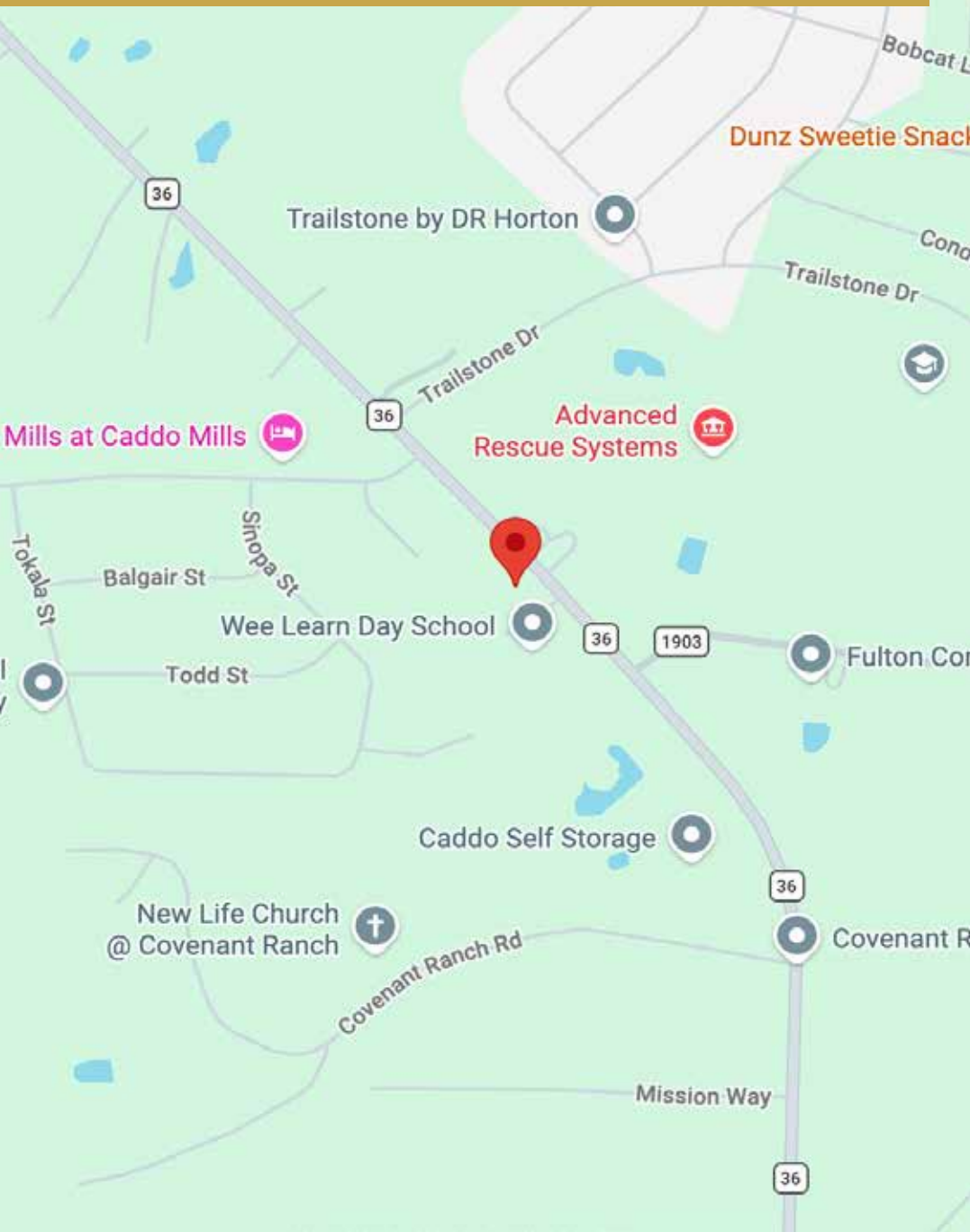
- 9,112 SF total, divisible from 1,775 SF up to five suites
- Hard FM 36 frontage with 6,500 VPD
- City water and sewer with ample power
- Class A construction, delivering late Q1 2027
- Drive-thru end-cap ideal for coffee or QSR
- Monument and facade signage available
- Ample on-site parking
- Ideal for retail, coffee, insurance, or medical



TRADE AREA

Location & Connectivity

LOCATION MAP | CADDO MILLS / HUNT COUNTY



retail

LABOR MARKET • 30 - MILE RADIUS

3.9M

LABOR FORCE

\$107,067

MEDIAN
 HOUSEHOLD
 INCOME

~41 mi

TO DALLAS CBD

~3.8%

COUNTY
 UNEMPLOYMENT

#13

MOST POPULATED
 CITY IN TEXAS

.36

ACRES - FULL SITE

LOCATION HIGHLIGHTS

CADDO MILLS
 HUNT COUNTY

Caddo Mills median household income of ~\$107,000, a strong rooftop demographic for

Among the fastest-growing cities in North Texas, roughly doubling in population since 2019

Hard FM 36 frontage with 6,500 VPD and monument signage

~41 miles to downtown Dallas, minutes from I-30 in the East DFW corridor

City water and sewer, ample power, and ample parking

No state income tax — Texas consistently ranked the most business-friendly state in the U.S.

FM 36 FRONTAGE

Hard frontage on FM 36 carrying 6,500 vehicles per day, just minutes from I-30 in one of Hunt County's fastest-growing residential corridors, signaling strong long-term demand for neighborhood retail.

PROPERTY GALLERY

Architectural Renderings

Class A neighborhood retail with downtown brick, covered walkways, and floor-to-ceiling storefront glass, designed to anchor the next phase of Caddo Mills growth.



AERIAL SITE OVERVIEW



PATIO



FRONT ELEVATION - STOREFRONT



COVERED WALKWAY



REAR ELEVATION



COVENANT

COMMERCIAL
REAL ESTATE

LEASING · SALES · INVESTMENT · ADVISORY

3466 S FM 36, CADDO MILLS, TX 75135



S t a n B r i t t o n

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