

Royse City

Caddo Mills
Airport

CADDO DOWNS
350 Lots

Caddo Mills
High School

TRAIL STONE
1,350 Lots



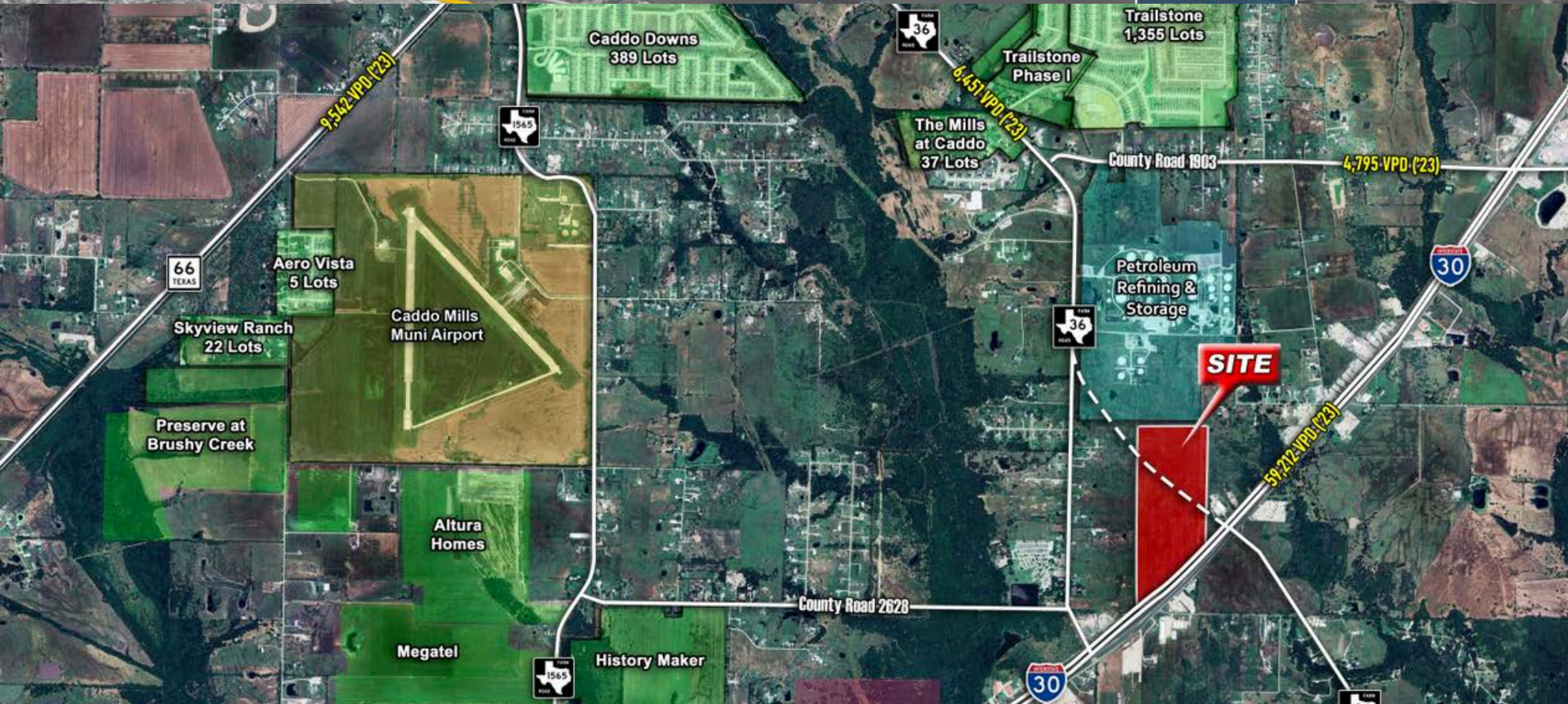
30
MILLS

59,21



BRYAN HAGGARD
LAND GROUP

www.BryanHaggardLand.com



THE INVESTMENT

Bryan Haggard Land Group (“BHLG”), the exclusive advisor to the ownership, is pleased to present **30 MILLS**, a \pm 71-acre site in the **Caddo Mills ETJ**, anchoring the northeast quadrant of **Interstate 30** and the future **FM 36** bypass. Boasting \pm 1,600 feet of interstate frontage, **59,212 VPD**, and **city-endorsed flexibility for retail, industrial, and multifamily use**, the site stands at the center of a community that has rocketed from 1,504 residents in 2020 to 5,969 in 2025—a 296.9 % surge that makes **Caddo Mills the third-fastest-growing city per capita in Texas**, with an average household income over \$90,000. TxDOT’s I-30 widening, together with a funded 12-inch water upgrade, 8-inch gravity sewer on FM 36 scheduled for completion by Q4 2025, delivers excellent development potential for the site . An approved pipeline of 19 subdivisions will contribute 4,700–6,500 new homes, ensuring sustained demand for daily-needs retail, employment space, and attainable housing that 30 MILLS is ideally positioned to capture .

PROPERTY DESCRIPTION

SITE SIZE

±71 GROSS AC

LOCATION

North East Quadrant of I-30 and FM 36 S, Caddo Mills, TX

FLOOD PLAIN

NONE

SCHOOLS

Caddo Mills ISD (A- Rated, Niche.com).

UTILITIES

Water - BHP WSC CCN

6" on FM 36 with 12" under Construction, 1.5" on I-30

Sewer - Caddo Mills CCN

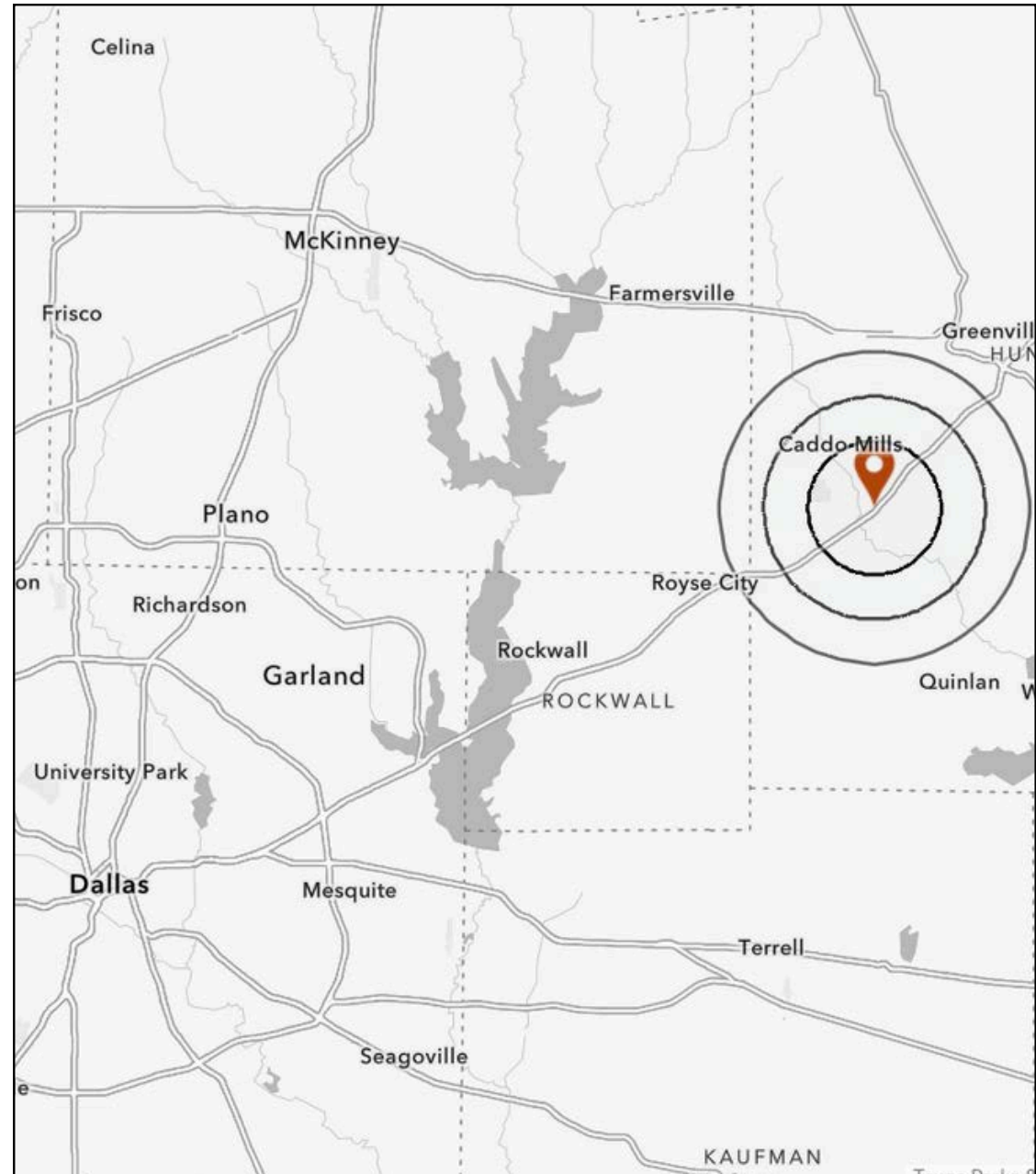
8" on FM 36 near FM 2628 (Estimated completed September 2025)

ZONING

Caddo Mills ETJ

TAXES AND FEES

- Jurisdiction: Hunt County
- Tax Rate: Approximately 1.78%



KEY ADVANTAGES



FRONT-DOOR VISIBILITY & PROXIMITY TO DALLAS

Just 40 minutes East of Downtown Dallas. Direct frontage on I-30 with over 50,000 VPD. Additionally, the future FM 36 bypass create true retail pad site opportunities along with multifamily and industrial use possibilities.



Caddo Mills High

TRAIL STONE

RAPID POPULATION & INCOME GROWTH

Median household income exceeded \$85,000 in 2024 and continues to climb; average household income is above \$100,000 within 3, 5, and 7 miles with an average annual population growth rate of 17% over the last 5 years.



RESIDENTIAL PIPELINE

Nineteen approved subdivisions will deliver 4,700 - 6,500 new homes, adding an estimated 18,850 residents.



RETAIL & SERVICE GAP

Caddo Mills lacks convenience retail; residents travel 10-15 miles for groceries and daily needs. The 50-acre Caddo Prime site (NW I-30 & FM 1565) and the 80-acre Pit Stop mixed-use project highlight incoming demand, but supply remains limited.



EDUCATION-DRIVEN DEMAND

Caddo Mills ISD is an A-Rated District and growing faster than 92.5 % of all Texas districts. The ISD has a \$90 million bond funding a new high school, elementary, sports complex, and security upgrades.



NORTH WEST FACING AERIAL



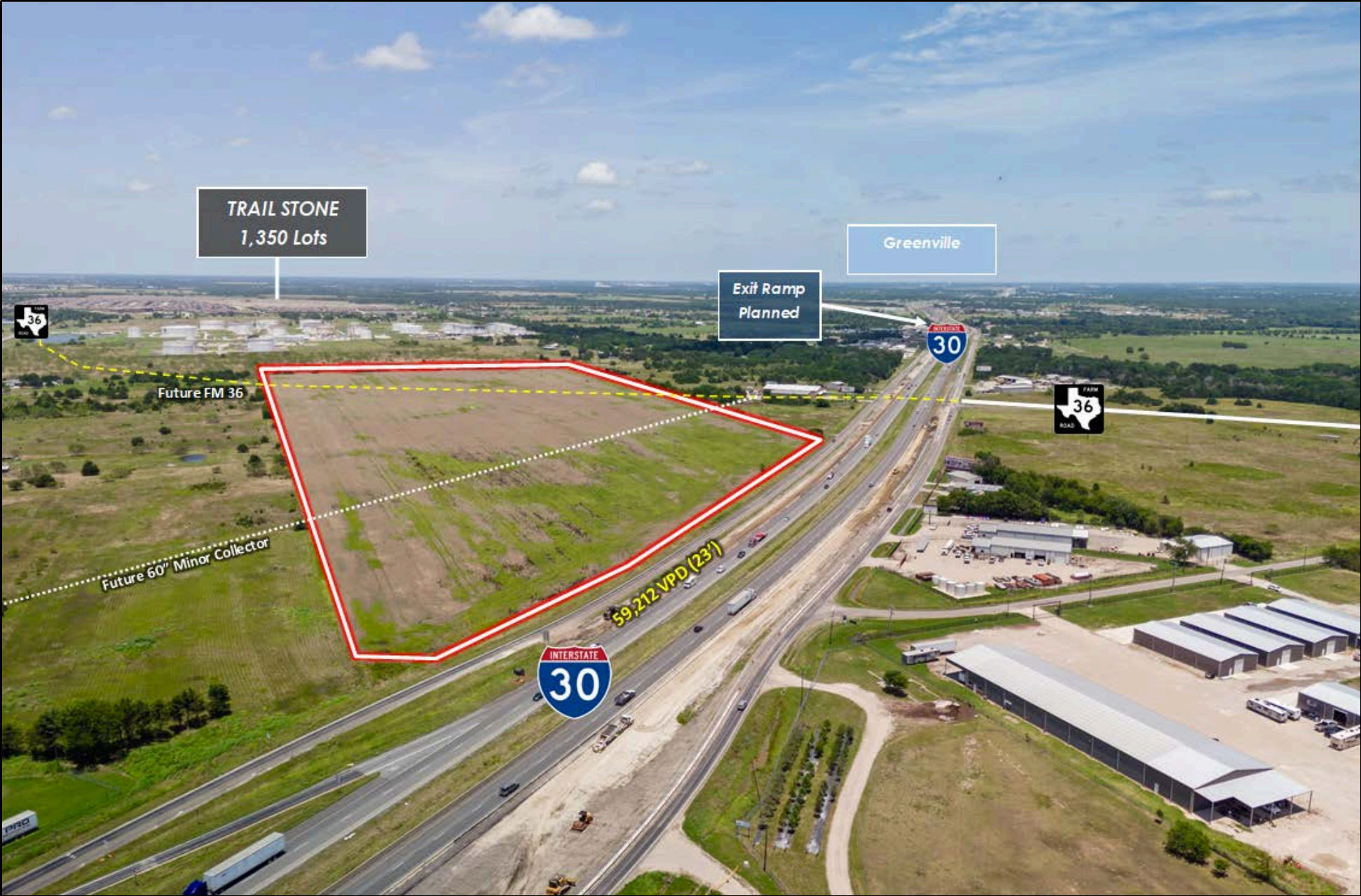
WEST FACING AERIAL



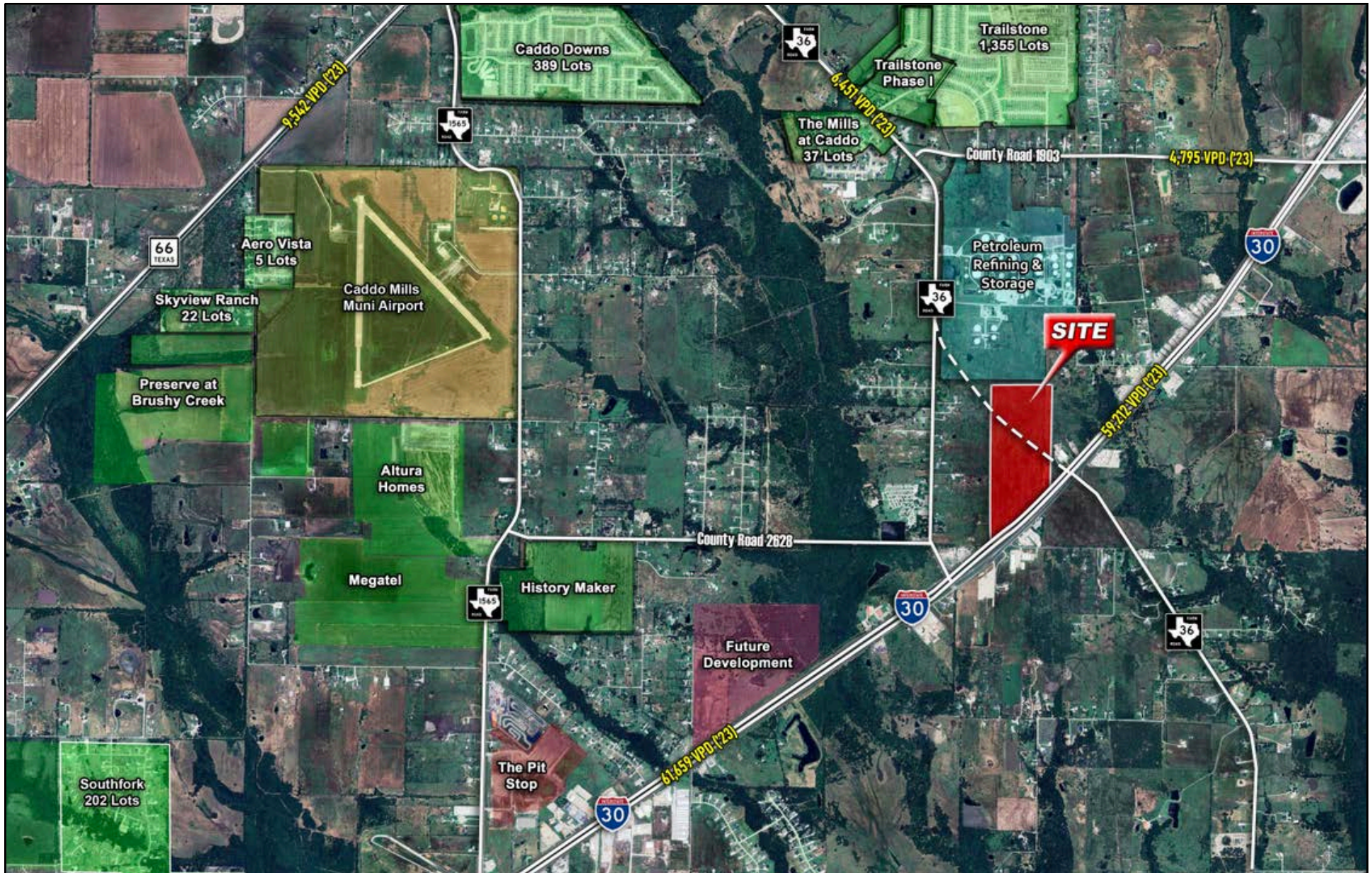
NORTH FACING AERIAL



EAST FACING AERIAL



MAP LOCATION AERIAL

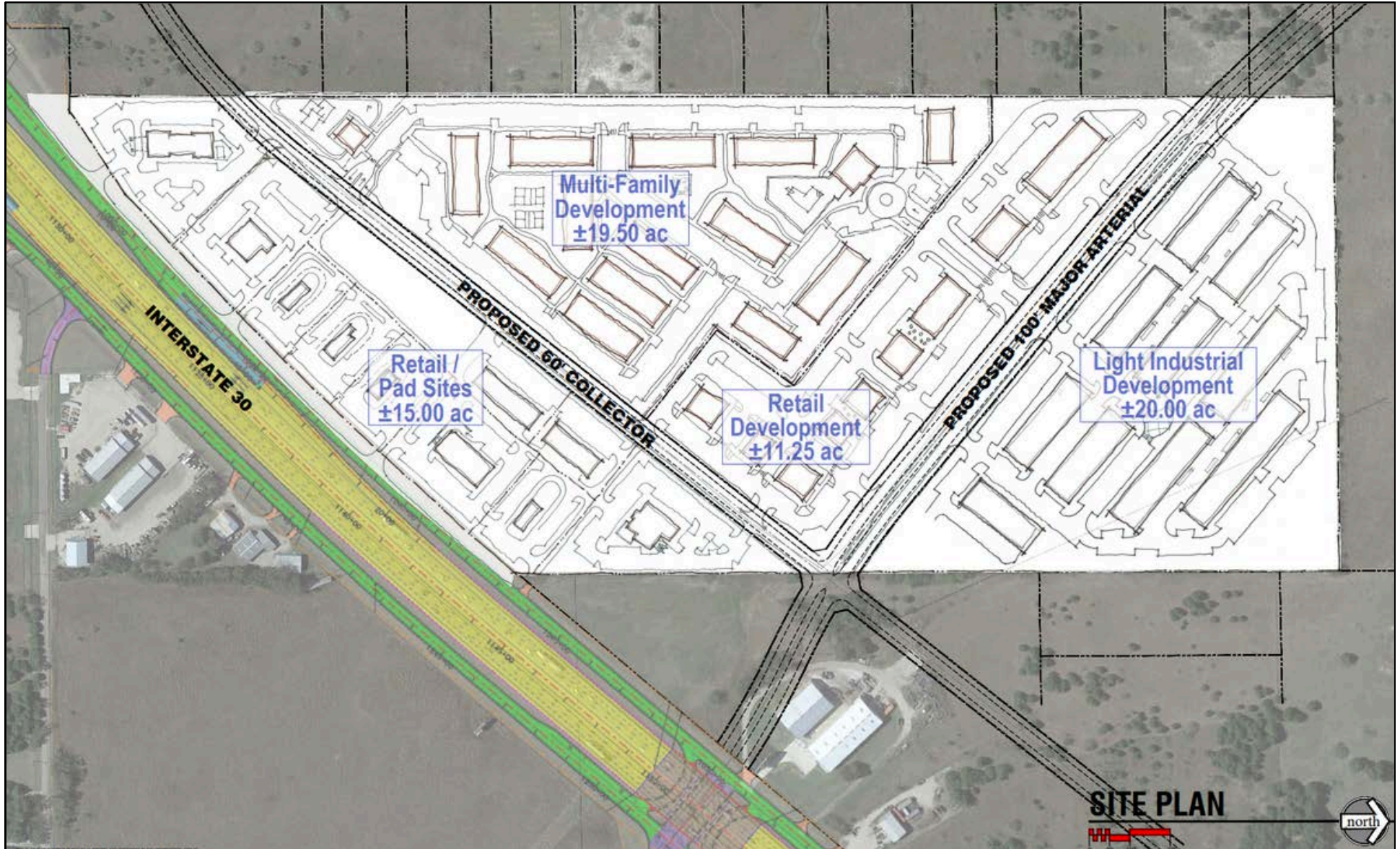


MAP LOCATION AERIAL



CONCEPT PLAN

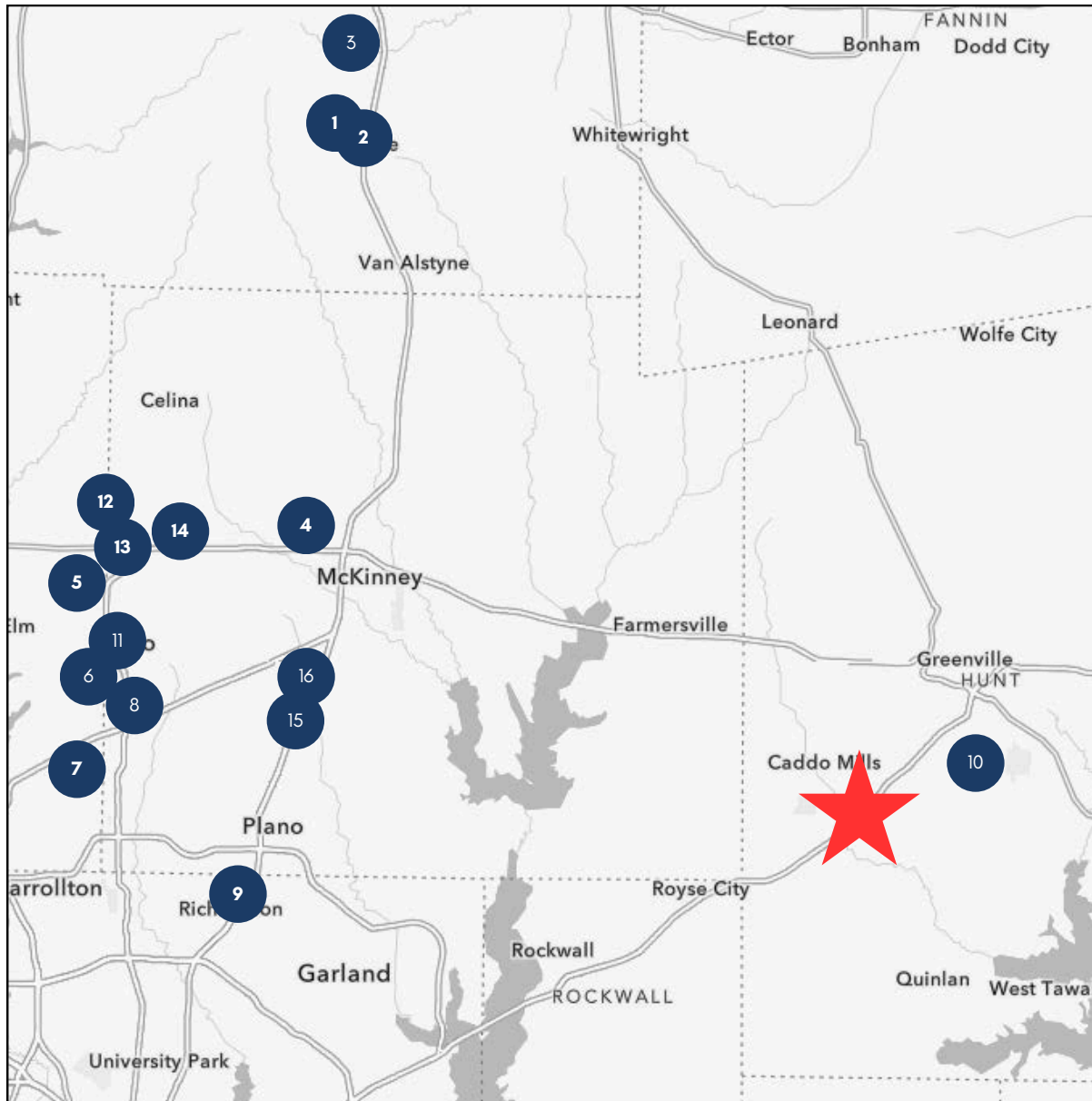
** For Illustration Purposes Only. Plan has been reviewed by City.



INTERSTATE 30 IMPROVEMENTS

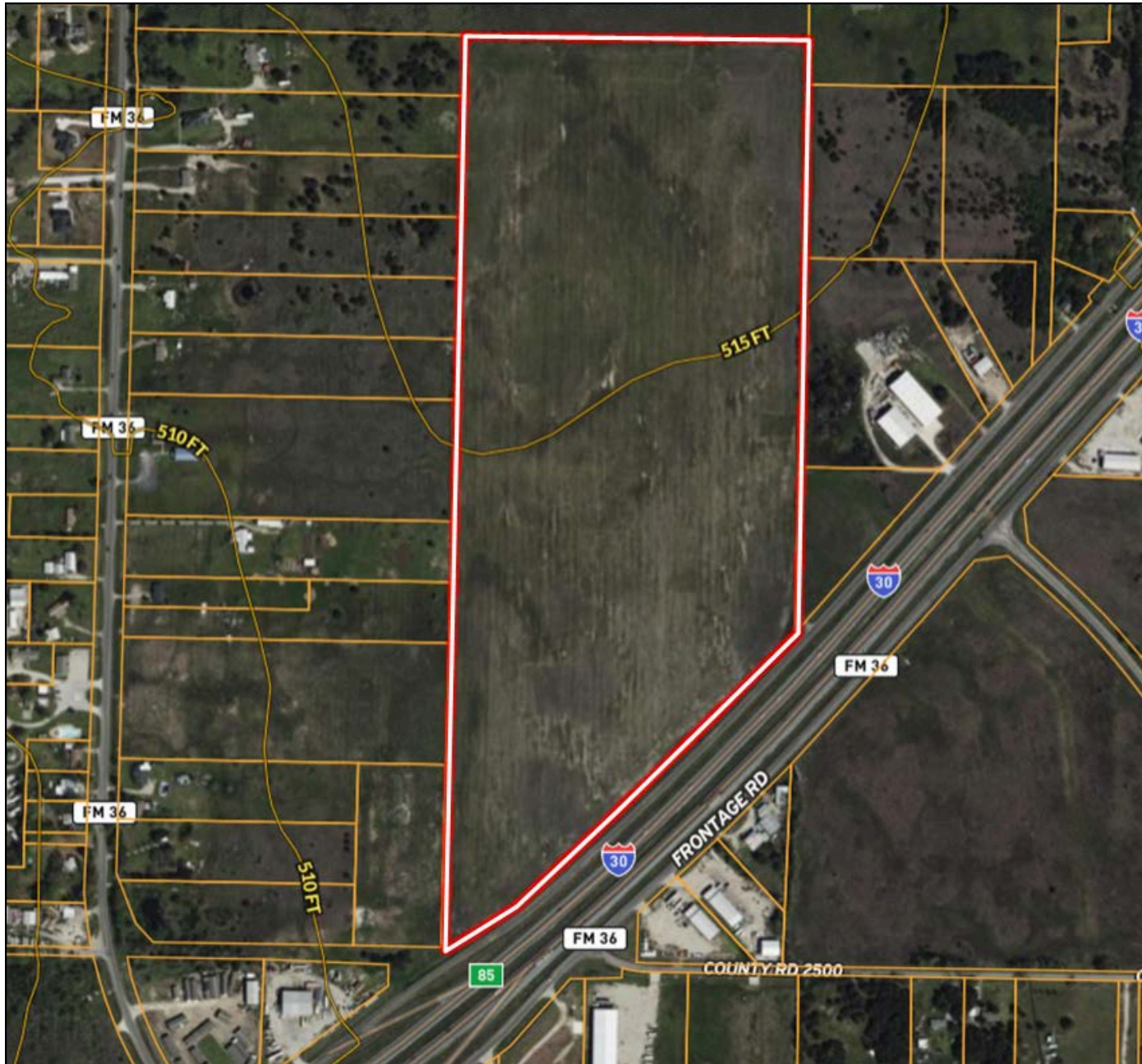


NEARBY MAJOR EMPLOYERS AND PROJECTS

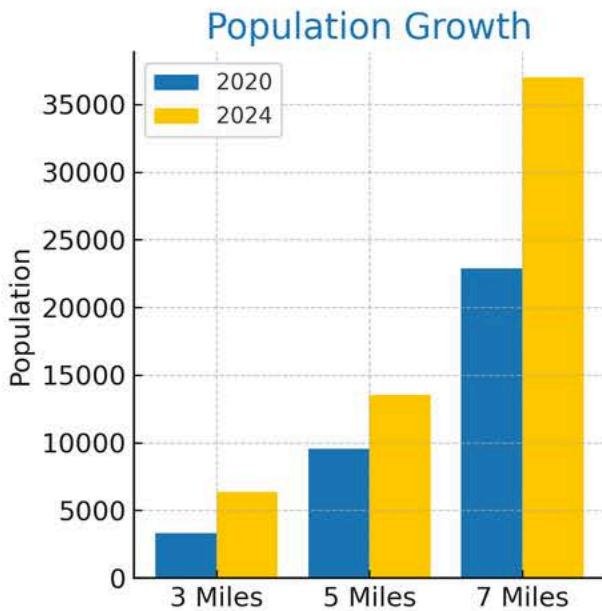


1. Texas Instruments (\$30 Billion Expansion).
2. Coherent
3. Globiwafer (\$5 Billion facility)
4. Raytheon
5. PGA Frisco / Fields Development
6. The Star
7. Toyota HQ/ Legacy West
8. Hall Office Park
9. State Farm/ CityLine
10. L3 Engineering
11. Frisco Station
12. Children's Medical
13. Firefly
14. The Gates of Prosper
15. Fannie Mae
16. Samsung

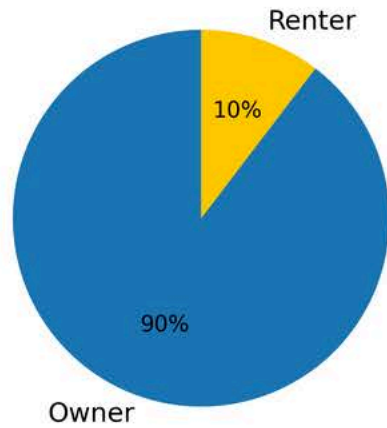
TRACT CONTOURS



Caddo Mills Demographic Snapshot



Housing Tenure (7 Miles)



Metric	3 Miles	5 Miles	7 Miles
Families	1582	3396	9514
Median Age	40.0	38.2	36.6
Avg HH Income	\$109,301	\$117,646	\$129,980
Median HH Income	\$87,489	\$86,248	\$94,472

DEMOGRAPHIC DETAILS

*ESRI			
Census 2020 Summary	3 Miles	5 Miles	7 Miles
Population	3,324	9,564	22,869
Households	1,089	3,128	7,562
Average Household Size	3.05	3.05	3.01
2024 Summary	3 Miles	5 Miles	7 Miles
Population	6,337	13,552	36,990
Households	2,129	4,458	12,098
Families	1,582	3,396	9,514
Average Household Size	2.98	3.04	3.05
Owner Occupied Housing Units	1,952	3,973	10,843
Renter Occupied Housing Units	177	485	1,255
Median Age	40	38.2	36.6
Median Household Income	\$87,489	\$86,248	\$94,472
Average Household Income	\$109,301	\$117,646	\$129,980



CADDO MILLS OVERVIEW

Caddo Mills is an emerging growth hub east of Downtown Dallas, fronting Interstate 30 in western Hunt County. The city's resident base has surged from 1,495 in 2020 to an estimated 5,921 in 2024—an unprecedented 296 percent increase—while average household income now tops \$97,000 caddomillsedc.com.

The Economic Development Corporation projects another 7,000 new homes and 565 percent population growth by 2029 as master-planned communities continue to absorb demand.

Public-sector investment is paving the way for that expansion. TxDOT has multiple Interstate 30 widening and bridge-replacement projects in Hunt County underway, and the city is coordinating a new FM 36 loop that will redirect the highway through the future commercial core. In parallel, voters approved a \$90 million Caddo Mills ISD bond to build a new high school and upgrade all campuses, ensuring classroom capacity keeps pace with residential growth.

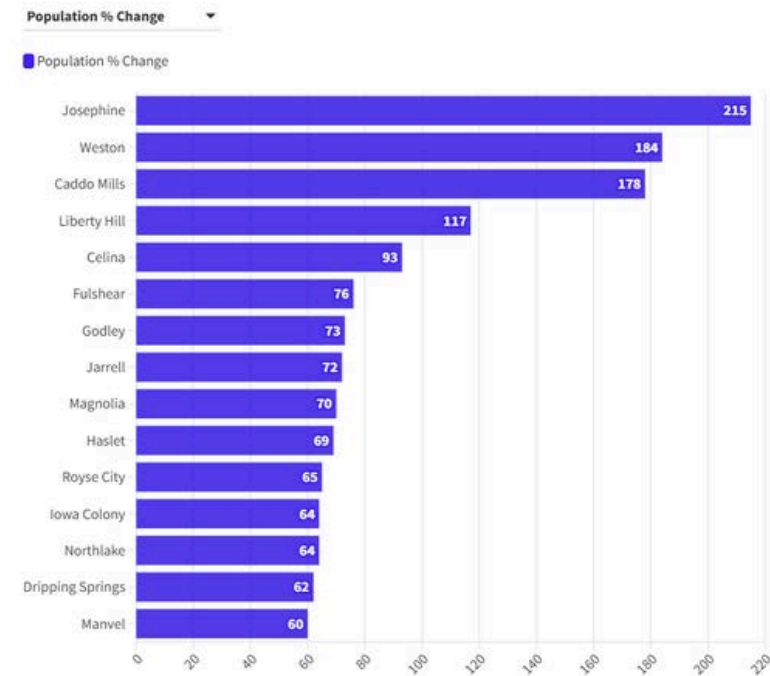
Private developers have responded quickly:

- Trailstone – D.R. Horton's flagship community, with grading complete for 416 lots across Phases 7-8 and additional phases in planning.
- Megatel Homes – the city approved a development agreement with Megatel in September 2024 for a large mixed-use residential project (details forthcoming).
- HistoryMaker Homes (HMH) – a January 2025 council resolution advanced HMH Caddo Mills Land LP's residential subdivision agreement.
- "The Pit Stop" – an 80-acre mixed-use entertainment and retail destination on FM 1565/I-30 anchored by Dallas Karting Complex and Red Line Raceway, designed to capture daily interstate traffic and serve the 5,000-plus lots now under construction city-wide.

With immediate interstate visibility, accelerating infrastructure, and a development pipeline led by national builders, Caddo Mills is positioned to transition from a rural crossroads into Hunt County's next residential and commercial engine.



The 15 Fastest Growing Cities in Texas
Between July 2020 and July 2023



DALLAS FORT WORTH OVERVIEW



Dallas Fort-Worth (DFW) Metro Area

With a population of over 8.1 million, the Dallas-Fort Worth (DFW) Metroplex is the 4th largest metropolitan area in the U.S. and is projected to surpass Chicago by 2034 to become the 3rd largest. Known for its rapid population and employment growth, DFW has become a highly desirable destination for people of all ages due to its central location, expanding job market, high quality of life, and relatively low cost of living. As one of the top-performing economic regions in the country, DFW attracts a young, educated, and dynamic population, drawing both businesses and visitors to the area.

DFW's economic success is reflected in its impressive population growth rate, which from 2023 to 2027 is projected to be more than four times the national average. This influx of new residents, coupled with a strong job market and vibrant business climate, has fueled corporate relocations and expansions throughout the region. As a result, DFW continues to rank among the nation's leaders in both population growth and commercial real estate activity.

In 2023, for the third consecutive year, DFW led the country in commercial real estate sales, according to MSCI Inc., solidifying its position as a top destination for corporate investment.



4TH	8.10 M	14
LARGEST MSA IN THE USA	2023 POPULATION	COUNTIES
150+	9,000	1.71 M
CITIES	SQUARE MILES	RESIDENTS ADDED FROM 2010-2023

MAJOR DFW REGIONAL DEVELOPMENTS

Project Name	Location	Details
Texas Instruments Semiconductor Plant	Sherman	\$30 billion investment
GlobalWafers Semiconductor Facility	Sherman	\$4 billion investment
Preston Harbor Development	Denison	\$6 billion investmnet
DFW Airport Terminal F	Dallas-Fort Worth	\$4.8 billion investment
PGA of America	Frisco	\$550 million, 660 Acres
Fort Worth Convention Center	Fort Worth	\$95 million Phase 1
Reunion Redevelopment	Dallas	\$5 billion, 20-acre redevelopment
UNT Dallas STEM Facility	Dallas	\$100 million, 4-story facility
DART Silver Line	Dallas-Fort Worth	26-mile commuter rail, \$1.89 billion
Newpark—A Smart District	Dallas	\$3.5 billion, 20-acre development
Dallas International District	North Dallas	450-acre area, \$5 billion Midtown project
Texas Research Quarter	Plano	\$4 billion, 200-acre life science complex
Field Street District	Dallas	\$1 billion, 6-acre mixed-use development
Sloan Corners	Allen & Fairview	\$3 billion, 500-acre development
Hensley Field	Dallas	738 acres, \$390 million master plan
Haggard Farm West	Plano	\$700 million investment
Harold Simmons Park	Dallas	250-acre park, \$325 million
The Mix	Frisco	\$2 billion, 112-acre development
Dallas Convention Center	Dallas	\$3 billion, 2.5M sq ft
The Shops at RedBird	Dallas	95 acres, \$200 million redevelopment
Goldman Sachs Campus	Dallas	800,000 sq ft, \$500 million
Arlington Entertainment District	Arlington	\$2.25 billion mixed-use
Wells Fargo Regional Campus	Irving	\$455 million, 22-acre site

Project Name	Location	Details
Texas A&M Fort Worth Research Center	Fort Worth	\$150 million research campus
Grandscape Mixed-Use Development	The Colony	\$1.5 billion, 433 acres
Legacy West Expansion	Plano	\$3 billion, 255-acre expansion
Southern Gateway Park	Dallas	\$172 million, 5-acre park
Pegasus Park Expansion	Dallas	23-acre life science hub
McKinney Cotton Mill Redevelopment	McKinney	\$933 million redevelopment
Comerica Bank High-Rise	Frisco	314,000 sq ft, 11-story commercial tower
McAfee & Boingo Wireless Headquarters	Frisco	Corporate headquarters expansion
TIAA Office Tower	Frisco	15-story, \$110 million office tower
Hall Park Redevelopment	Frisco	\$7 billion
Toshiba Innovation Hub	Frisco	5.7-acre technology and research facility
Frisco Performing Arts Complex	Frisco	Large-scale entertainment and cultural venue
Kaleidoscope Park	Frisco	Public park and recreational area
Autograph Collection Hotel	Frisco	Luxury boutique hotel
TIAA Office Tower	Frisco	15-story, 500,000 sq ft office building
Sunset Amphitheatre	McKinney	\$220 Million
Methodist Celina Medical Center	Celina	\$200 Million
Prosper Arts District	Prosper	\$300 Million
H-E-B Dallas Expansion	Dallas	10-acre site for grocery store
Firefly Park	Frisco	\$2.5-4 Billion
Sunny Delight Expansion	Sherman	Expansion of existing facility
Universal Kids Resort	Frisco	\$550 million
Fields West Development	Frisco	\$2 Billion, 55 Acres
Toyota Stadium Renovation	Frisco	\$182 million

CONTACT US



JOSH BRYAN
PARTNER

PH: 972.265.9609

EMAIL: Josh@JoshBryanRealEstate.com

TX Real Estate License: 583582

WWW.BRYANHAGGARDLAND.COM



LAND SALES | DEVELOPMENT | CONSULTATION

NOTICES

Presented by Fairview Real Estate Services, LLC . This information is believed to be reliable, but we make no guarantee, warranty, or representation about its accuracy, completeness, prior sale, lease, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness.



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0



BUILDING TEXAS LEGACY



BRYAN HAGGARD
LAND GROUP