

1979 FM 1903, Caddo Mills, TX



7,200 SF Warehouse | 5.119 Acres
2024 New Construction
14 x 14 Foot Grade Level Doors
Located Outside of City Limits
Between I-30 & SH-34

Main Contact

Chris Hargrave

Associate

chris.hargrave@mdregroup.com

972.765.2432

Cody Rollins

Associate

cody.rollins@mdregroup.com

972.322.3388



Table of **Contents**

Pages 3-4 | Property Overview

Page 5 | Floor Plan

Page 6 | Retail Map

Pages 7-8 | Demographic Overview

Page 9 | Property Summary

Page 10 | Contacts



1979 FM 1903, Caddo Mills, TX

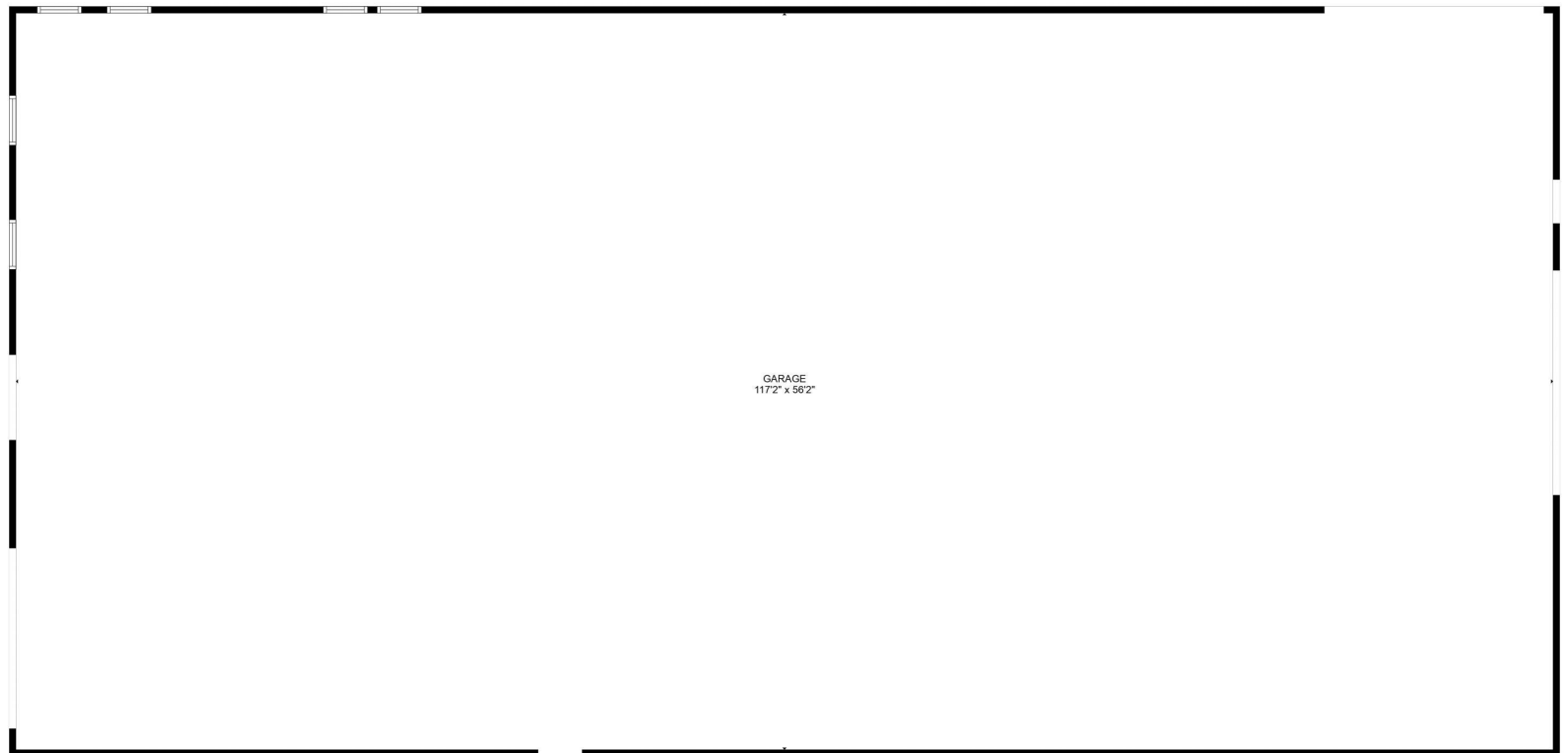
Property Overview

This newly constructed warehouse, encompassing 7,200 square feet, is available for lease in Caddo Mills, TX. Situated on 5.119 acres, the property includes essential features such as ventilation, spray foam insulation, a floor drain, plumbing hookups, a 20-foot clear height, and three grade-level doors measuring 14 x 14 feet. Located outside of city limits, the site is ideal for a range of light industrial applications and offers convenient access to Interstate 30 and State Highway 34, both less than two miles away. For further information, please contact the listing agents.





Property Floor Plan



Caddo Mills, TX Retail Map



1.5 Miles from I-30



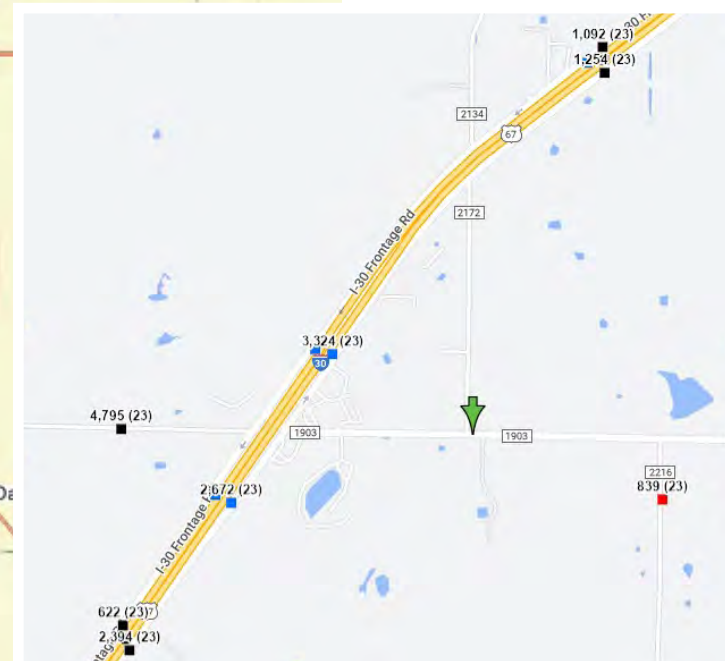
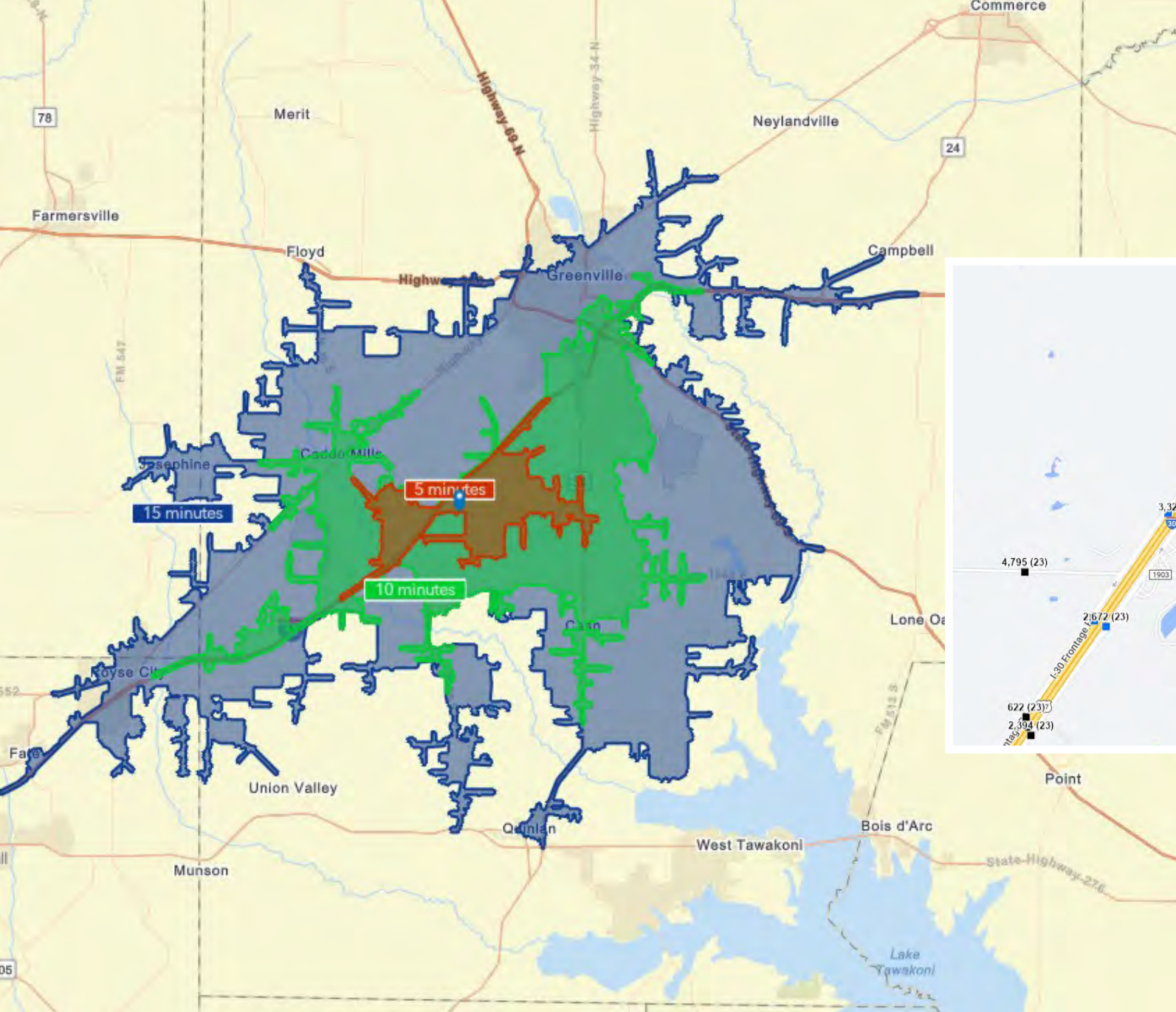
2 Miles from SH-34



6 Miles from SH-66



8 Miles from US-380



Market Profile

1979 FM 1903, Caddo Mills, Texas, 75135
Drive time: 5, 10, 15 minute radii

Latitude: 33.04285
Longitude: -96.16865

	5 minutes	10 minutes	15 minutes
Population Summary			
2010 Total Population	822	14,375	45,290
2020 Total Population	1,020	18,912	56,520
2020 Group Quarters	0	147	601
2024 Total Population	2,506	24,370	69,870
2024 Group Quarters	0	148	602
2029 Total Population	2,973	27,705	79,397
2024-2029 Annual Rate	3.48%	2.60%	2.59%
2024 Total Daytime Population	2,377	30,814	69,804
Workers	1,071	17,798	32,936
Residents	1,306	13,016	36,868
Household Summary			
2010 Households	291	5,529	16,510
2010 Average Household Size	2.82	2.58	2.70
2020 Total Households	342	7,117	20,024
2020 Average Household Size	2.98	2.64	2.79
2024 Households	833	9,105	24,814
2024 Average Household Size	3.01	2.66	2.79
2029 Households	997	10,389	28,376
2029 Average Household Size	2.98	2.65	2.78
2024-2029 Annual Rate	3.66%	2.67%	2.72%
2010 Families	231	4,017	11,912
2010 Average Family Size	3.19	3.04	3.19
2024 Families	618	6,303	17,845
2024 Average Family Size	3.60	3.19	3.30
2029 Families	727	7,163	20,399
2029 Average Family Size	3.62	3.20	3.30
2024-2029 Annual Rate	3.30%	2.59%	2.71%
Housing Unit Summary			
2000 Housing Units	276	4,947	13,962
Owner Occupied Housing Units	83.0%	67.4%	62.1%
Renter Occupied Housing Units	12.0%	26.9%	30.1%
Vacant Housing Units	5.1%	5.6%	7.8%
2010 Housing Units	317	6,074	18,213
Owner Occupied Housing Units	79.2%	63.9%	61.0%
Renter Occupied Housing Units	12.6%	27.1%	29.7%
Vacant Housing Units	8.2%	9.0%	9.4%
2020 Housing Units	364	7,661	21,629
Owner Occupied Housing Units	80.2%	62.6%	62.5%
Renter Occupied Housing Units	13.7%	30.3%	30.0%
Vacant Housing Units	5.8%	6.6%	7.2%
2024 Housing Units	888	9,745	26,518
Owner Occupied Housing Units	85.4%	69.2%	69.6%
Renter Occupied Housing Units	8.4%	24.2%	24.0%
Vacant Housing Units	6.2%	6.6%	6.4%
2029 Housing Units	1,055	11,020	30,188
Owner Occupied Housing Units	87.6%	71.7%	73.0%
Renter Occupied Housing Units	6.9%	22.6%	21.0%
Vacant Housing Units	5.5%	5.7%	6.0%



69,870

2024 Population
15 Minutes



\$103,753

2024 Average HH Income
15 Minutes



24,814

2024 Households
15 Minutes



33,389

2024 Employees
15 Minutes

Property Summary

Location	1979 FM 1903 Caddo Mills, TX 75135
Zoning	None
Size	7,200 SF
Acres	5.119 Acres



Chris Hargrave

Associate

chris.hargrave@mdregroup.com

972.765.2432

Cody Rollins

Associate

cody.rollins@mdregroup.com

972.322.3388

Office Information:

2500 Discovery Blvd, Rockwall, TX | Suite 200 75032

info@mdregroup.com

972.772.6025





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.

<u>M&D Real Estate LP</u>	<u>9009323</u>	<u>Danny@mdregroup.com</u>	<u>(972) 772-6025</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Danny Perez</u>	<u>0656355</u>	<u>Danny@mdregroup.com</u>	<u>(972) 772-6025</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Danny Perez</u>	<u>0656355</u>	<u>Danny@mdregroup.com</u>	<u>(972) 772-6025</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Christopher Hargrave</u>	<u>0794595</u>	<u>chris.hargrave@mdregroup.com</u>	<u>(972)765-2432</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date



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.

11-2-2015



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.

M&D REAL ESTATE, LP	9009323	Danny@mdregroup.com	(972) 772-6025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Perez	0656355	Danny@mdregroup.com	(972) 772-6025
Designated Broker or Firm	License No.	Email	Phone
Danny Perez	0656355	Danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cody Rollins	0821652	cody.rollins@mdregroup.com	972-322-3388
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date