

CORNER COMMERCIAL BUILDING FOR LEASE

2411 Main St, Caddo Mills, Texas 75135



CURRENTLY UNDER RESTORATION & REDEVELOPMENT

BUILDING SIZE: 3,360 sq ft

TYPE: One-story commercial building

LOCATION: NE jard corner at Highway 66 & Main Street

EXPOSURE: Major Caddo Mills thoroughfare with continuous daily traffic

OVERVIEW:

Situated at one of the most visible intersections in Caddo Mills, this highly adaptable 3,360 sq ft commercial building offers exceptional frontage, excellent access, and prime exposure.

Located directly on Main Street and just steps from the center of town, the property benefits from constant flow along Highway 66, making it ideal for users who value visibility and convenience.

Caddo Mills is known for its community spirit, open landscapes, and a blend of rural charm and suburban growth. The owner is restoring and finishing out the building, bringing it back to its original character and architectural appeal. Once complete, this space will be perfectly positioned for a boutique retail store, destination restaurant, specialty shop, or professional service location in the heart of downtown Caddo Mills.

ridgepcr.com
972-961-8532

For more information, please contact Bethany Williams or David English

469-534-2350 • bwilliams@ridgepcr.com | 214-676-6424 • denglish@ridgepcr.com

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HIGHLIGHTS:

- NE hard-corner location at Highway 66 and Main Street
- Single-story 3,360 sq ft commercial building
- Strong visibility, curb appeal, and signage presence
- Convenient ingress/egress from both Main Street and Highway 66
- Surrounded by expanding retail, dining, and service businesses
- Ideal for office, boutique retail, medical, creative studio, restaurant, or specialty commercial use
- Situated within a rapidly growing Hunt County corridor with increasing residential and commercial demand

WHY THIS PROPERTY STANDS OUT:

Caddo Mills is experiencing notable growth, creating heightened demand for prime commercial space in central, high-traffic locations.

This Main Street property provides the rare combination of corner exposure, accessibility, charm, and future-ready redevelopment. It represents an exceptional opportunity for business owners, restaurateurs, or investors seeking a standout location in a thriving market.

TRAFFIC COUNTS:

Highway 66: 7,691 VPD

Main Street: 4,712 VPD

(TXDOT 2024)

DEMOGRAPHICS:

	1 mile	3 miles	5 miles
2025 Population	1,479	9,606	20,673
2030 Proj. Pop.	1,628	11,363	24,395
Daytime Pop.	1,445	6,341	13,939
Avg. HH Income	\$111,761	\$109,746	\$122,800

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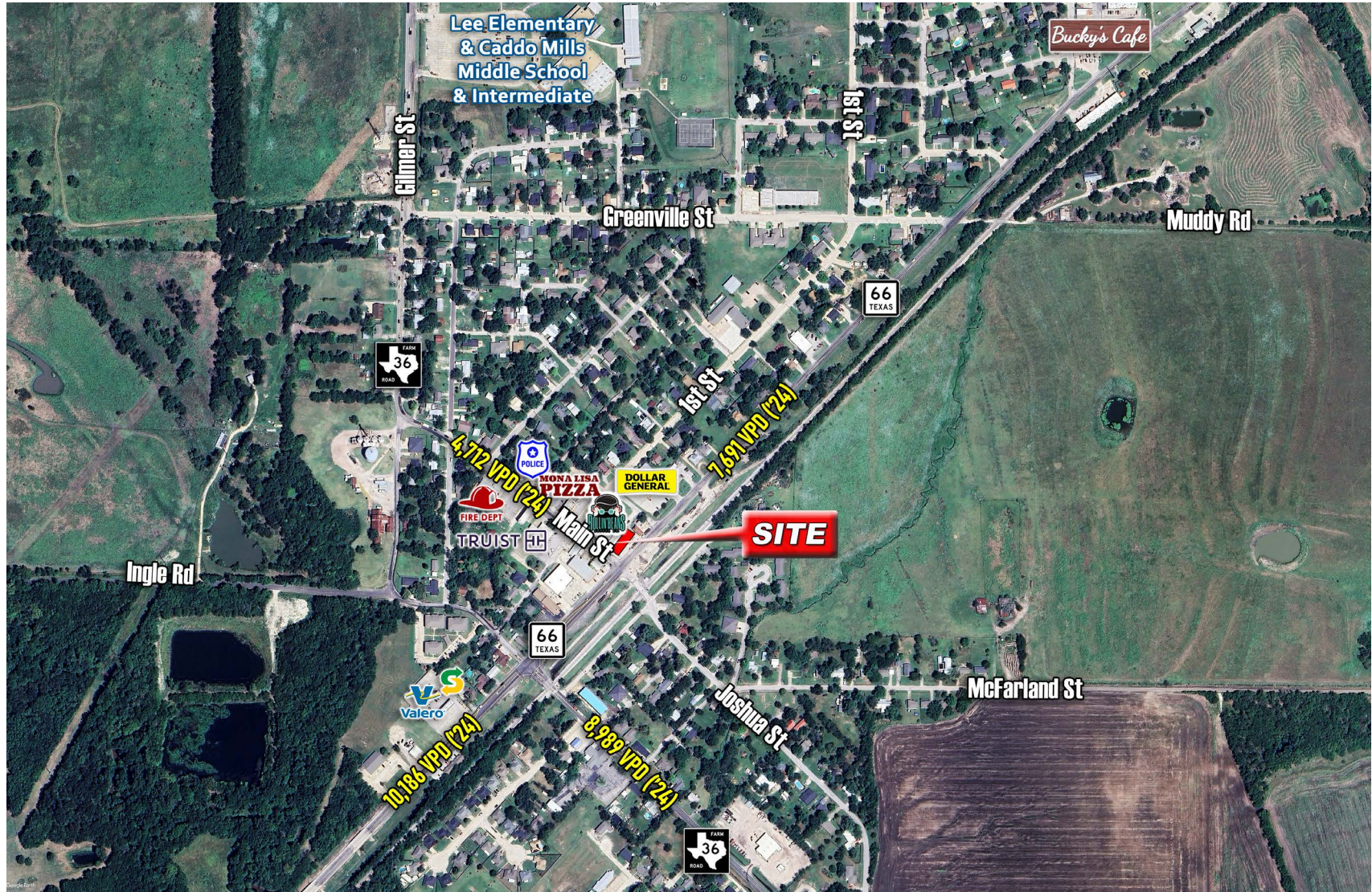
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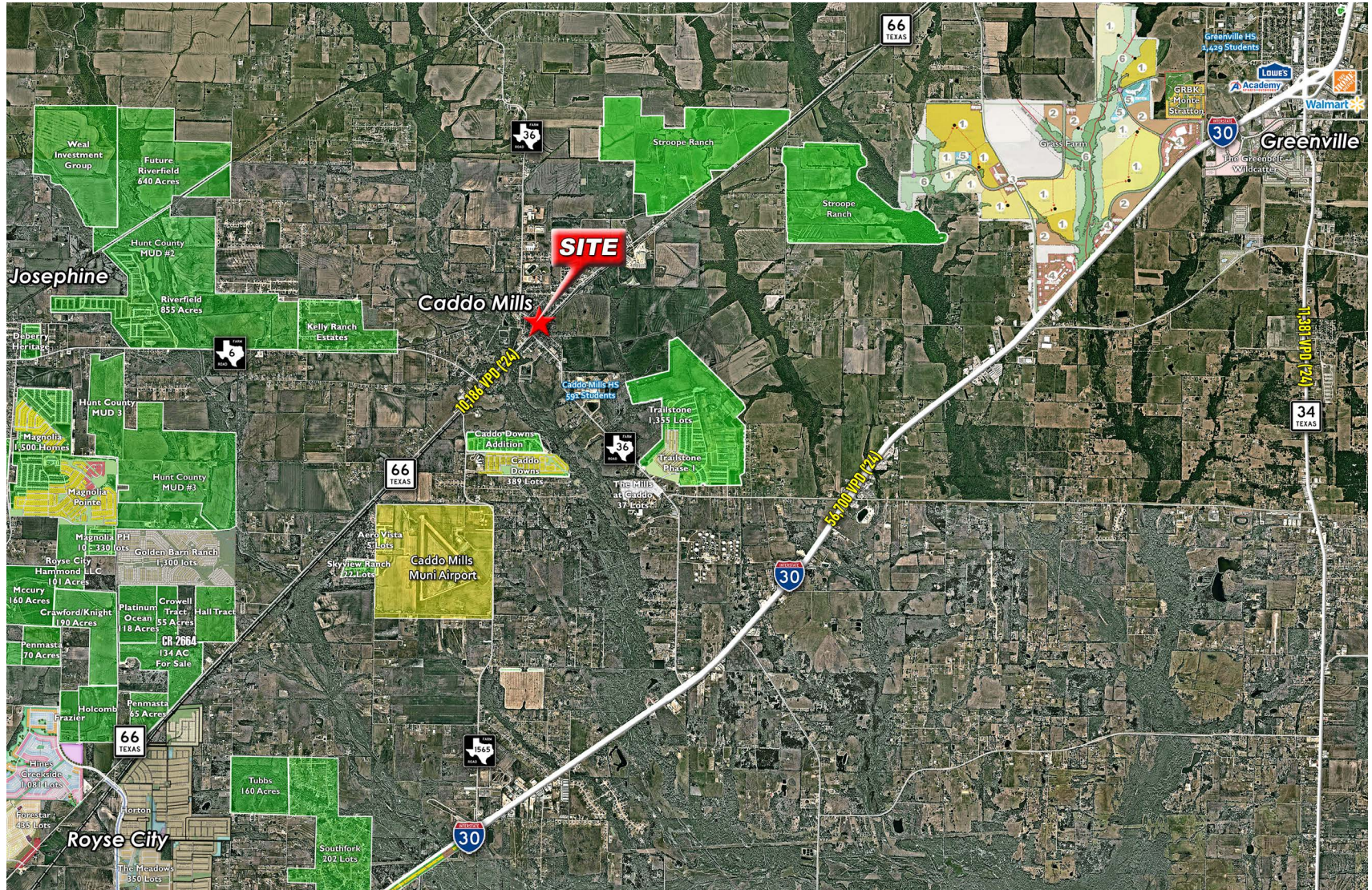
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Information About Brokerage Services

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.

Ridge Pointe Commercial Real Estate LTD	9002250	info@ridgepcr.com	972-961-8532
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bethany Williams	801880	bwilliams@ridgepcr.com	469-534-2350
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date