



FOR SALE

Caddo Retail 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.

Flexible Suites

From 1,775 SF up to the full 9,112 SF, including a drive-thru end-cap suite.

Hard FM 36 Frontage

6,500 VPD with monument and facade signage, city utilities, and ample parking.

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

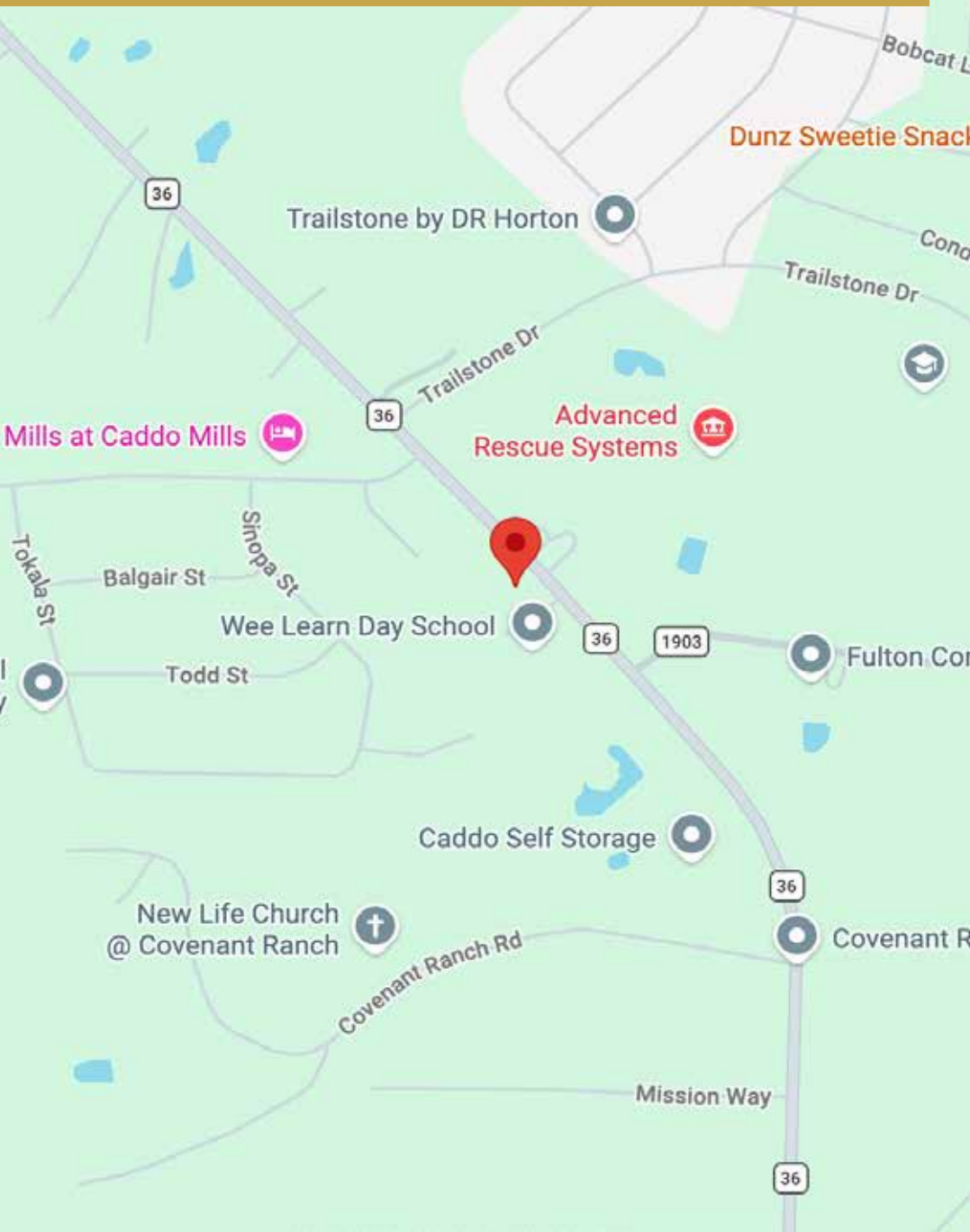
- 9,112 SF total, divisible from 1,775 SF up to five suites
- Hard FM 36 frontage with 6,500 VPD
- City water and sewer with ample power
- Class A construction, delivering late Q1 2027
- Drive-thru end-cap ideal for coffee or QSR
- Monument and facade signage available
- Ample on-site parking
- Ideal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



TRADE AREA

Location & Connectivity

LOCATION MAP | CADDO MILLS / HUNT COUNTY



retail

LABOR MARKET • 5 - MILE RADIUS

~8,065

POPULATION

\$111,235

MEDIAN HOUSEHOLD INCOME

~32 mi

TO DALLAS CBD

8.5%

UNEMPLOYMENT RATE

33.5 yrs

MEDIAN AGE

68.7%

LABOR FORCE PARTICIPATION RATE

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



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. **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.

<u>Covenant Commercial Real Estate, Inc</u>	<u>9016023-BB</u>	<u>info@covenantcre.com</u>	<u>(469)698-5609</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Stan Britton</u>	<u>759287-B</u>	<u>stan.britton@covenantcre.com</u>	<u>(972)415-5171</u>
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



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COMMERCIAL
REAL ESTATE

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