

US380 Frontage Land - Caddo Mills, TX

US 380 & N FM 36, CADDO MILLS, TX 75135

FOR SALE
32.68 ACRES



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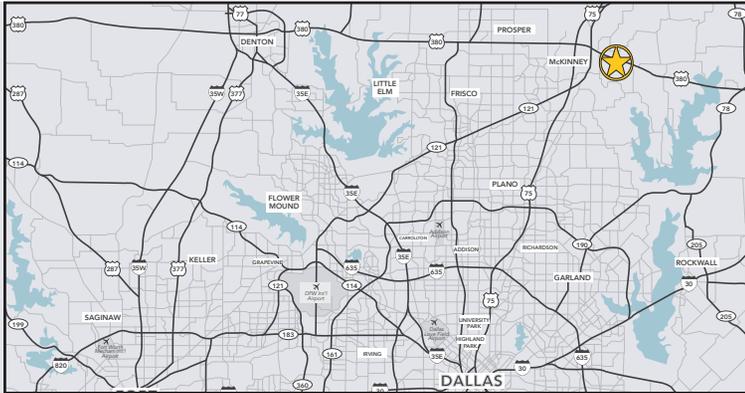
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2 | Property Overview

US 380 & N FM 36,
CADDO MILLS, TX 75135



ADDRESSES:

5258 Hwy 380, Caddo Mills, TX 75135 – 30.68 Gross Acres
146 N FM 36, Greenville, TX 75401 – 2.00 Gross Acres

TOTAL ACREAGE:

32.68 Gross Acres
22.83 Net Acres

ZONING:

None, unincorporated land; Subject to
Hunt County Development Standards

UTILITIES:

12" water line that runs along US 380 and FM 36
Provided by Caddo Mills SUD CCN

FLOOD PLAIN:

Approximately 9.85 Acres on the Southwestern portion of the
property are in the flood plain (Zone A)

TRAFFIC COUNTS:

US 380: 18,576 VPD (2024)
FM 36: 2,508 VPD (2024)



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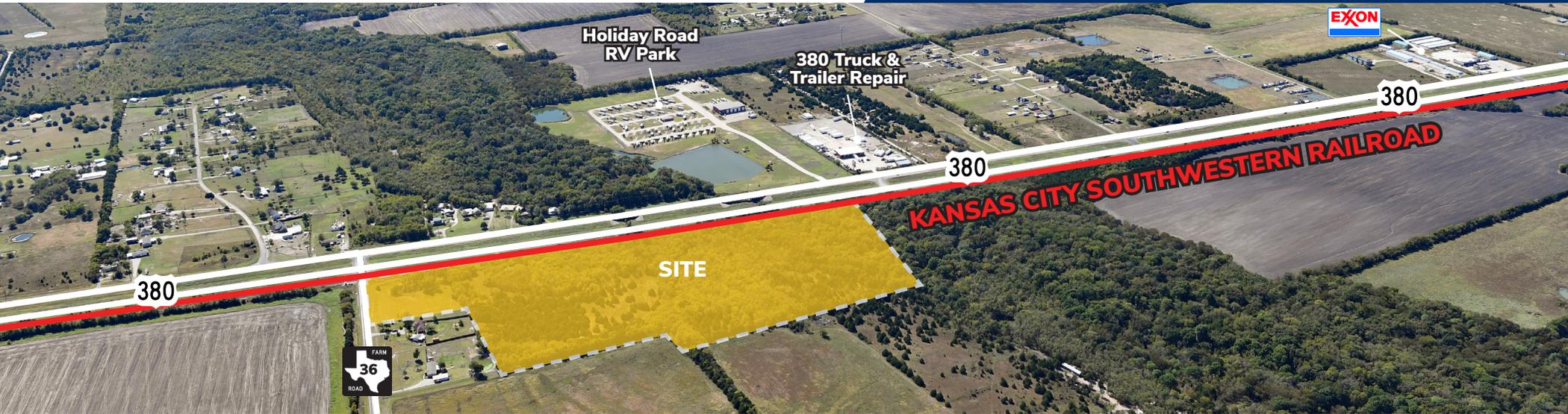
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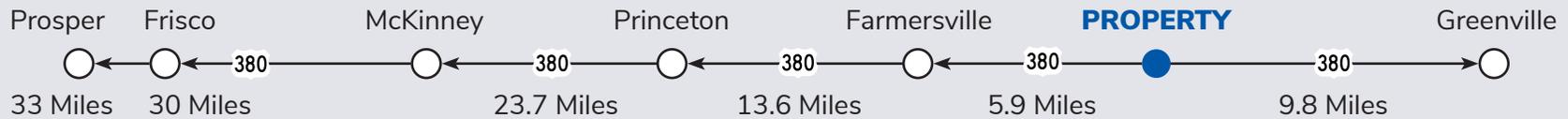
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3 | Market Overview

US 380 & N FM 36,
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DISTANCES FROM PROPERTY



LOCAL RETAILERS



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4 | Development Overview

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