

1955 FM 1903, Caddo Mills, TX



15,000 SF Build-to-Suit
2.2 Acre Lot on FM 1903
Excellent Accessibility & Visibility
Ideal for Light Industrial Use
No Zoning or Restrictions

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Property Overview

M&D CRE is Now Offering a 15,000 Square-Foot New Construction Flex Space on FM 1903 in Caddo Mills, Texas.

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Property Summary

M&D CRE is please to offer this build-to-suit, new construction flex space. This fully insulated warehouse and office space will feature 15,000 square-foot with an estimated completion by the end of Q4 2026. The space will offer a full HVAC office build-out with eight 16' foot roll up doors, 22' clear height, and heavy power. In addition, the property will include modern features with a full glass storefront and optional monument signage. Located on FM 1903 on a 2.259 acre lot, the property offers ample paving for truck access, as well as will offer ample parking. Positioned along FM Highway 1903, this property provides excellent accessibility and visibility in a rapidly developing area and also presents a prime location with easy access to the surrounding Dallas-Fort Worth Metroplex. With a strong job market and economic profile, 1955 FM 1903 Caddo Mills presents a prime opportunity for light industrial, commercial, contractor, or automotive use. Contact Chris Hargrave and Cody Rollins for more information.

Total Square Feet	15,000
Lot Size	2.259 Acres
Roll-Up Doors	Eight Doors - 16'
Clear Height	22'
Power	Heavy Power
Signage	Monument
Construction	BTS Option
Zoning	None/No Restrictions



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Location Overview

Opportunity to join one of the fastest growing communities in Texas with population growth of almost 300% from 2020-2024.

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One of The Fastest Growing Cities in Texas

Caddo Mills, TX Overview

Caddo Mills, Texas, is a rapidly growing community located just 45 minutes northeast of Dallas, offering an ideal blend of small-town charm and access to major metropolitan amenities. With its strategic location along U.S. Highway 66 and proximity to major highways like I-30 and I-20, Caddo Mills provides excellent connectivity for logistics and distribution operations, making it an attractive destination for commercial real estate investment. The city boasts a business-friendly environment, low property taxes, and a growing residential base, creating a sustainable demand for retail, office, and industrial developments. With continued infrastructure improvements and a steadily expanding population, Caddo Mills is poised to be a key player in the region's economic growth, offering lucrative opportunities for forward-thinking investors.

5,921
2024
Population
(Caddo Mills EDC)

15,656
2029 Projected
Population
(Caddo Mills EDC)

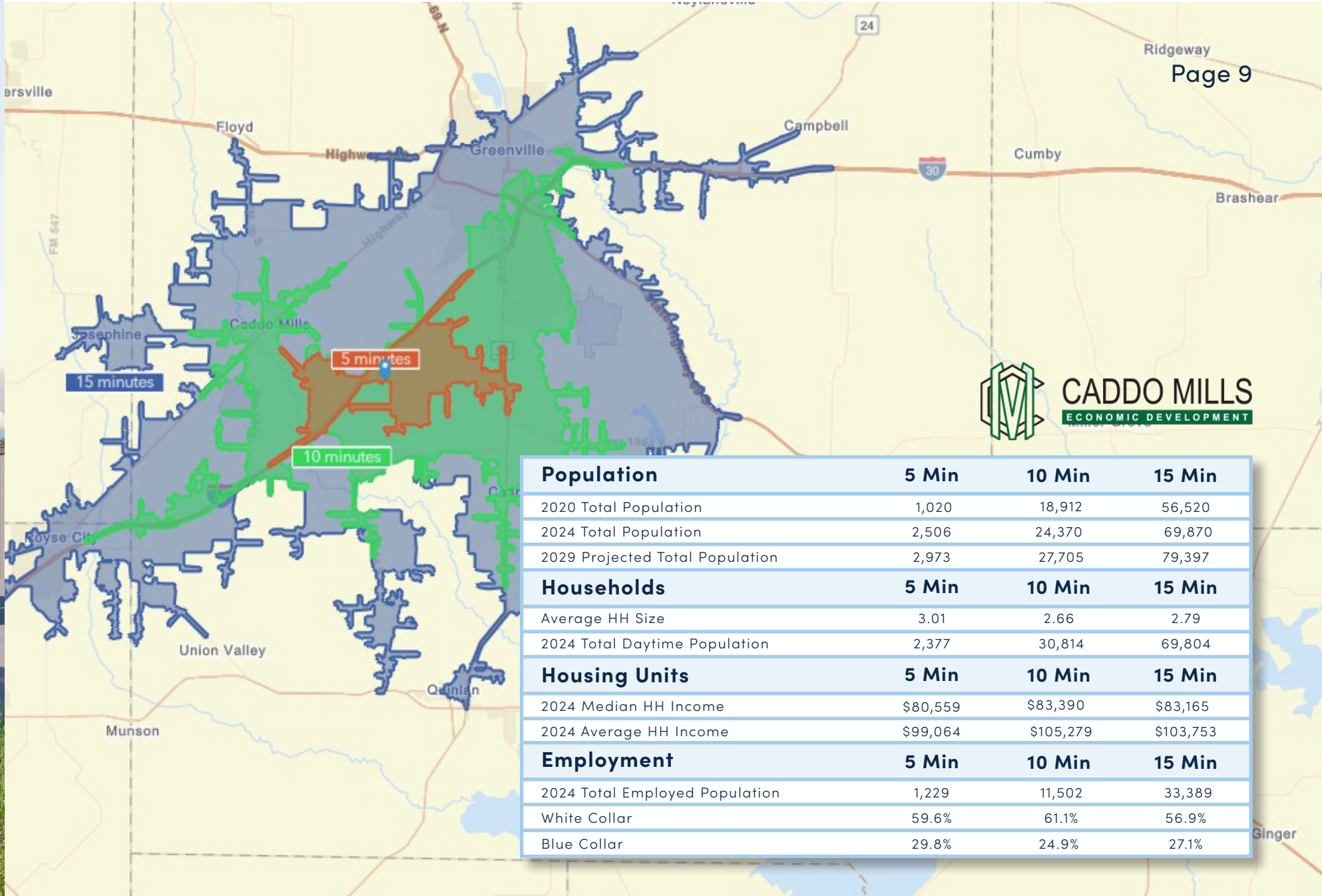
164.45%
Pop. Growth
2024-2029
(Caddo Mills EDC)

296.05%
Pop. Growth
2020-2024
(Caddo Mills EDC)



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Population	5 Min	10 Min	15 Min
2020 Total Population	1,020	18,912	56,520
2024 Total Population	2,506	24,370	69,870
2029 Projected Total Population	2,973	27,705	79,397
Households	5 Min	10 Min	15 Min
Average HH Size	3.01	2.66	2.79
2024 Total Daytime Population	2,377	30,814	69,804
Housing Units	5 Min	10 Min	15 Min
2024 Median HH Income	\$80,559	\$83,390	\$83,165
2024 Average HH Income	\$99,064	\$105,279	\$103,753
Employment	5 Min	10 Min	15 Min
2024 Total Employed Population	1,229	11,502	33,389
White Collar	59.6%	61.1%	56.9%
Blue Collar	29.8%	24.9%	27.1%

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