

# 4132 Interstate 30, Caddo Mills, TX



Various Executive Suites for Lease  
Office Space Comes Furnished  
Full Kitchen & Reception Area  
High Speed Internet Available  
Frontage on Interstate 30

## **Zach Strickland**

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# 4132 Interstate 30, Caddo Mills, TX

## Property Overview

M&D Commercial Group is pleased to present a prime leasing opportunity for businesses seeking high-quality office space in the growing Caddo Mills market. This approximately 4,800 square-foot facility offers flexible executive suite options designed to meet the needs of modern professionals.

The space comes fully furnished and includes high-speed internet, a shared conference room, break room, and a welcoming common area reception. Positioned directly along Interstate 30, the property provides excellent visibility and convenient access to nearby amenities, including Buc-ee's and Royse City High School and stadium.

For leasing details or to schedule a tour, please contact Zach Strickland.







# Caddo Mills, TX Retail Map



The property is located on Interstate 30 Frontage Rd with over 50,000 VPD.



On I-30 Frontage Road



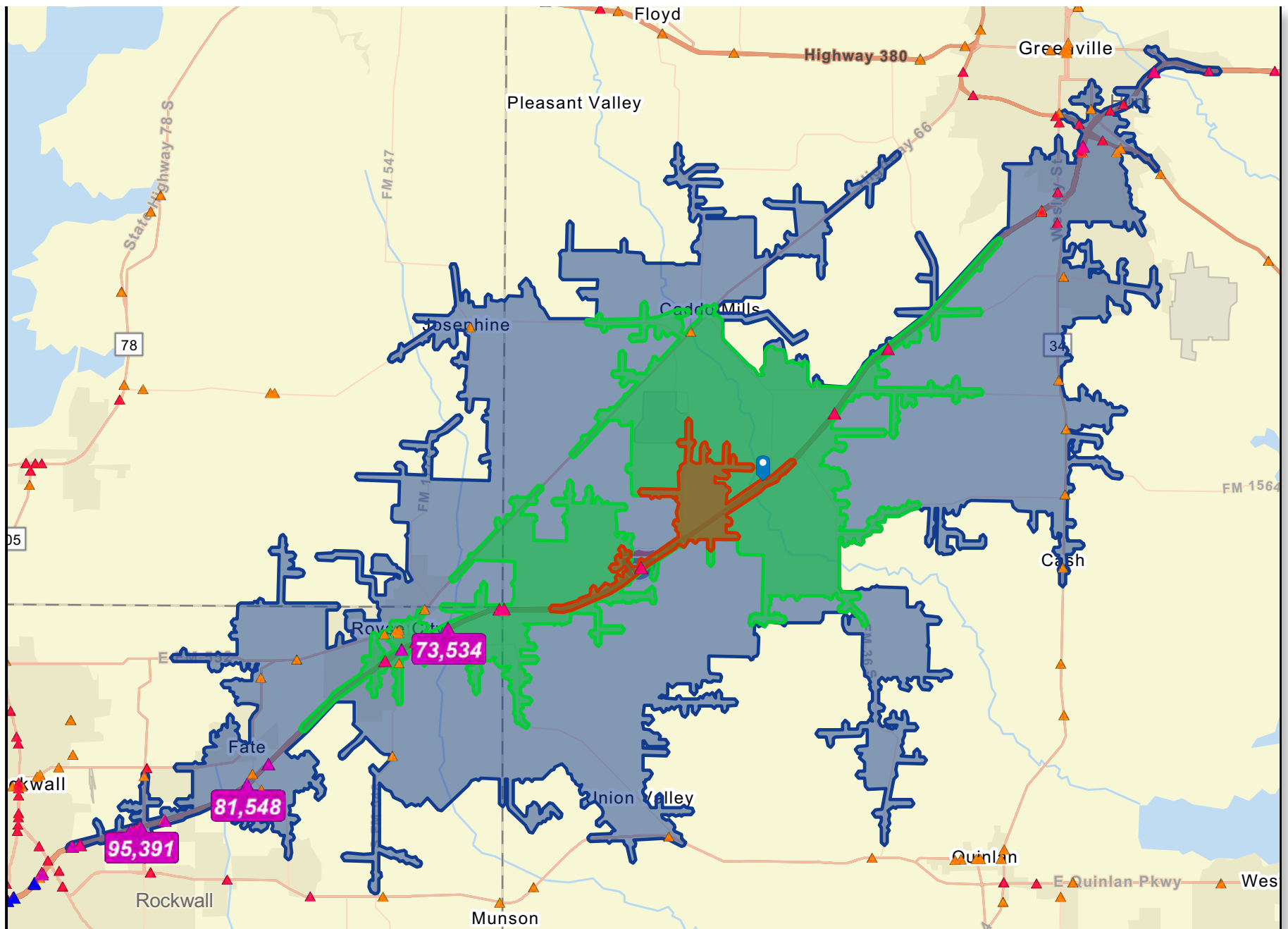
3.9 Miles from SH-66



6.8 Miles from SH-34



8.8 Miles from SH-276





## Market Profile

4132 Interstate 30 W, Caddo Mills, Texas, 75135  
Drive time: 5, 10, 15 minute radii

sri  
Latitude: 33.01768  
Longitude: -96.20927

	5 minutes	10 minutes	15 minutes
<b>Population Summary</b>			
2010 Total Population	254	5,950	28,838
2020 Total Population	409	9,443	45,146
2020 Group Quarters	0	1	108
2024 Total Population	431	17,264	67,400
2024 Group Quarters	0	0	108
2029 Total Population	567	22,770	81,525
2024-2029 Annual Rate	5.64%	5.69%	3.88%
2024 Total Daytime Population	566	13,089	50,667
Workers	337	3,820	16,115
Residents	229	9,269	34,552
<b>Household Summary</b>			
2010 Households	94	1,953	9,984
2010 Average Household Size	2.70	3.05	2.88
2020 Total Households	132	2,990	15,036
2020 Average Household Size	3.10	3.16	3.00
2024 Households	145	5,666	22,439
2024 Average Household Size	2.97	3.05	3.00
2029 Households	192	7,576	27,299
2029 Average Household Size	2.95	3.01	2.98
2024-2029 Annual Rate	5.78%	5.98%	4.00%
2010 Families	77	1,593	7,751
2010 Average Family Size	2.97	3.36	3.28
2024 Families	110	4,468	17,515
2024 Average Family Size	3.57	3.53	3.42
2029 Families	144	5,914	21,273
2029 Average Family Size	3.58	3.51	3.41
2024-2029 Annual Rate	5.53%	5.77%	3.96%
<b>Housing Unit Summary</b>			
2000 Housing Units	75	1,159	6,669
Owner Occupied Housing Units	82.7%	77.4%	70.2%
Renter Occupied Housing Units	16.0%	16.9%	23.5%
Vacant Housing Units	1.3%	5.7%	6.3%
2010 Housing Units	98	2,116	10,920
Owner Occupied Housing Units	80.6%	77.6%	71.3%
Renter Occupied Housing Units	15.3%	14.7%	20.1%
Vacant Housing Units	4.1%	7.7%	8.6%
2020 Housing Units	136	3,183	16,011
Owner Occupied Housing Units	80.1%	75.9%	73.6%
Renter Occupied Housing Units	16.9%	18.0%	20.3%
Vacant Housing Units	5.1%	5.6%	5.4%
2024 Housing Units	146	5,955	23,582
Owner Occupied Housing Units	91.1%	85.4%	81.0%
Renter Occupied Housing Units	8.2%	9.7%	14.2%
Vacant Housing Units	0.7%	4.9%	4.8%
2029 Housing Units	192	7,926	28,571
Owner Occupied Housing Units	93.2%	88.1%	83.2%
Renter Occupied Housing Units	6.8%	7.5%	12.4%
Vacant Housing Units	0.0%	4.4%	4.5%



**67,400**

2024 Population  
15 Minutes



**\$118,576**

2024 Average HH Income  
15 Minutes



**22,439**

2024 Households  
15 Minutes



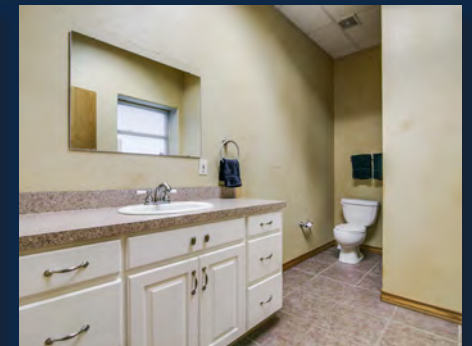
**33,344**

2024 Employees  
15 Minutes



# Property Summary

Address	4132 Interstate 30, Caddo Mills, TX
County	Hunt County
Zoning	Commercial
Size	Varies per Suite
Floor Plan	Executive Offices
Restrooms	Two Private Restrooms
Traffic	50,000+ VPD





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**Office Information:**

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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.

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.

<b>M&amp;D Real Estate LP</b>	<b>9009323</b>	<b>Danny@mdregroup.com</b>	<b>(972)772-6025</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Danny Perez</b>	<b>0656355</b>	<b>Danny@mdregroup.com</b>	<b>(972)772-6025</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Danny Perez</b>	<b>0656355</b>	<b>Danny@mdregroup.com</b>	<b>(972)772-6025</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Zach Strickland</b>	<b>0834068</b>	<b>zach.strickland@mdregroup.com</b>	<b>(682)229-9100</b>
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](http://www.trec.texas.gov)





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Sales Agent/Associate's Name	License No.	Email	Phone

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