



1984 INTERSTATE 30

Caddo Mills, TX

4,453 Acres

Outside of City Limits

Ground Lease

Visibility on I-30

Growing Community



An aerial photograph showing a large, open green field. A road with yellow double lines runs diagonally from the bottom left towards the center. To the right of the road, there are several utility poles with power lines. Further right, there is a dense line of green trees. In the bottom right corner, a portion of a building with a corrugated metal roof is visible. The top right corner of the image shows a parking lot with several white vehicles.

table of **CONTENTS**

Property Overview | Page 3-4

Demographics | Page 5

DFW Market | Page 6

Property Summary | Page 7

Agent Contact | Page 8

PROPERTY

overview

This prime piece of real estate is located at 1984 Interstate 30 in Caddo Mills, TX. The property provides countless opportunities and flexibility for usage outside of City Limits. This 4.453-acre ground lease offers ample room to suit your needs. For those seeking a convenient location with easy access to major highways, this property is an ideal choice. It is located directly on Interstate 30, ensuring that transportation to and from the location is a breeze. This piece of land is available for lease and promises to provide the perfect foundation for your business venture, storage needs, or other projects. Don't miss out on this rare opportunity to secure a substantial plot in a highly sought-after location.





1984 I-30, Caddo Mills, TX



Christopher Hargrave | 972.765.2432

DEMOGRAPHIC

o v e r v i e w

103,394

2021 Estimated Population
Hunt County

\$57,467

2020 Median HH Income
Hunt County

\$353,957

Sept. '22 Average Home Value
Hunt County

Caddo Mills, Texas is located in western Hunt County and is just 41 miles east of Downtown Dallas. Caddo Mills has two major airports (DFW International Airport & Dallas Love Field) less than a hour away. The city of Caddo Mills is anticipating that 1,500 to 2,000 new homes will be built over the next few years. Residents have easy access to four area malls, two outlet malls, Uptown Dallas nightlife, close proximity to area colleges, and are also close to recreational facilities at Lake Ray Hubbard, Lavon Lake and Lake Tawakoni.

Caddo Mills, Texas is within Hunt County lying just east of the DFW Metroplex. Hunt County boasts an excellent job growth with new development coming to the area. Future job growth over the next ten years is predicted to be 46.7%, which is higher than the US average of 33.5%. The county was previously ranked as the 43rd largest county in all of Texas with a major increase in development and residential communities. It is also home to a well-established L3 Technologies which is a leader in the global Intelligence, Surveillance and Reconnaissance (ISR) market and services products for the Department of Defense, Department of Homeland Security, United States Intelligence Community, NASA, and more.



MARKET overview

The DFW labor market is booming, along with the massive population growth seen by the region. Between 2019 and 2021, DFW added 59,000 workers in professional and business services, a gain of 8.9%, according to data from the U.S. Bureau of Labor Statistics. In contrast, New York, Los Angeles and Chicago had net declines in those workers over the same period (Dallas Morning News). Dallas-Fort Worth is leading every U.S. metro area in labor market performance, despite slowing national job gains, according to Dallas-based ThinkWhy's new data analysis of best-performing cities through September. According to Dallas Innovates, the city also had the 6th highest tech talent pool in the United States. Furthermore, over 110 California companies relocated to Texas between Jan. 1, 2018, to June 30, 2021, making it so the state is claiming California company headquarters at more than four times the rate of its nearest competitor, according to a study by Spectrum Location Solutions and Stanford University's Hoover Institution.



PROPERTY overview



Location

1984 Interstate 30
Caddo Mills, TX
75135

Zoning

None

Acres

4.453 Acres

Traffic Counts

12,000 VPD in the
surrounding area

Opportunity

Option to lease a prime
tract of land on I-30
outside of City Limits.



Christopher Hargrave
972.765.2432

chris.hargrave@mdregroup.com

Associate

2500 Discovery Blvd Suite 200

Rockwall, Texas 75032

