

# 5329 Novak St, Caddo Mills, TX



15,000 SF New Construction Flex Space  
Custom Office Build-Out Packages  
2.03 Acres w/ Outside Storage Available  
Expected September 2025 Delivery  
Less Than 1 Mile From Interstate 30

## Main Contact

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# Property Overview

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M&D CRE offers a light industrial space for sale/lease in the rapidly growing community of Caddo Mills, TX.

Listed By:  
Cody Rollins | 972.322.3388





## Property Summary

M&D CRE is pleased to present a prime opportunity for business owners looking to expand with the purchase or lease of a 15,000 square-foot new construction flex space in Caddo Mills, Texas. Positioned on 2.03 acres just off Interstate 30, this light industrial property combines visibility, functionality, and ease of access—making it ideal for a wide range of commercial or industrial operations.

Scheduled for delivery in Sept. 2025, the building will feature customizable office build-out options,  $\pm 8$  grade-level doors, ample parking, outside storage with a 0.55 acre yard, and large truck ingress and egress. Notably, this is one of the final new construction opportunities available within this community, offering a rare chance to secure space in a rapidly growing commercial hub.

Located outside city limits, on the corner of Novak Street and County Road 2508, the property also benefits from flexible zoning operations and minimal regulatory constraints. For more information, please contact Cody Rollins or Chris Hargrave.

Size	15,000 SF
Acres	2.03 Acres
Zoning	Outside City Limits
Year Built	2025 New Construction
Utilities	Water, Septic, & Electric
Grade Level Doors	$\pm 8$
Delivery	Sept. 2025
Location	Just Off I-30



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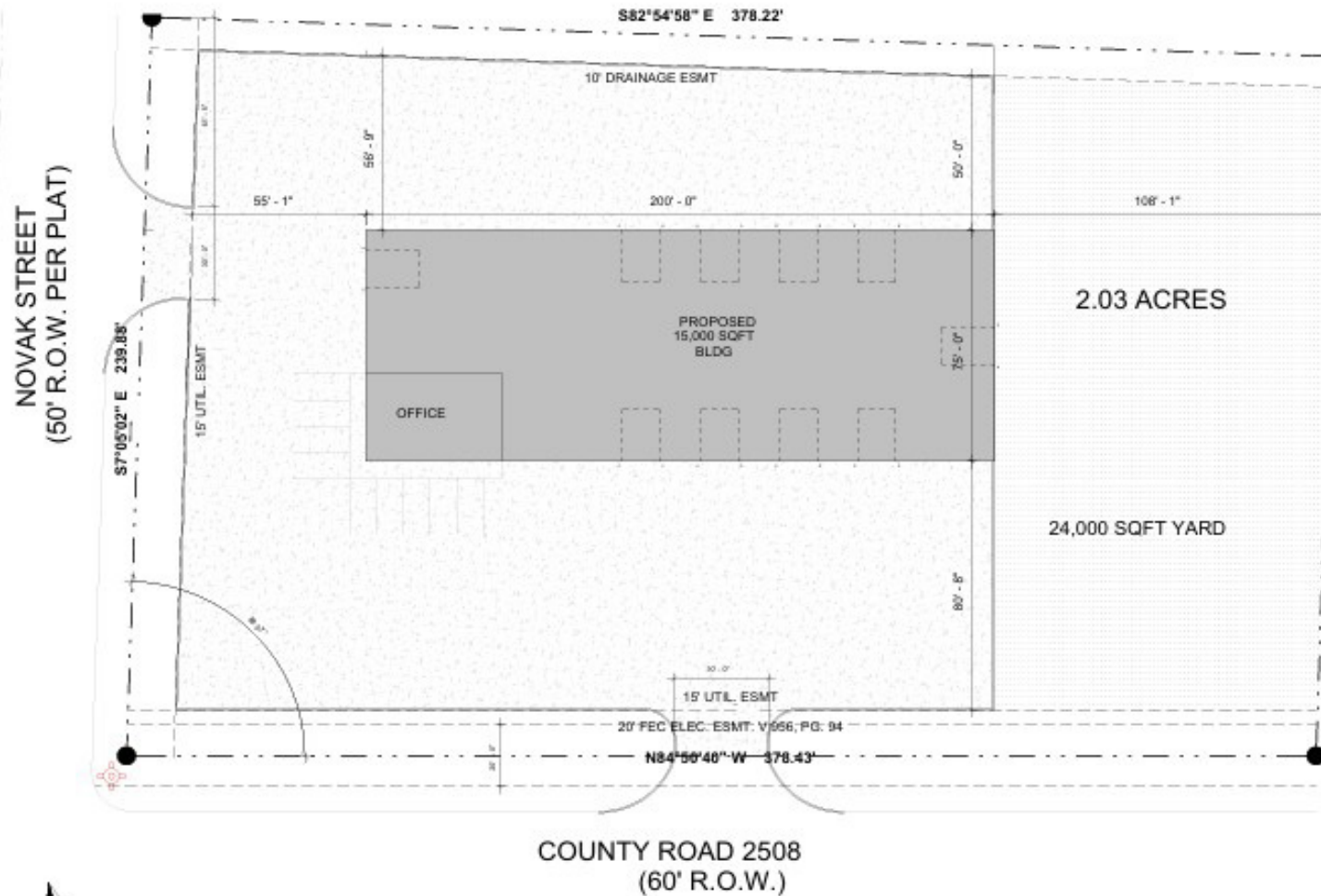




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## Highlights

15,000 SF Building

2025 New Construction

Outside City Limits

Ample Outside Storage

All Utilities On-Site

Just Off Interstate 30

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# Location Overview

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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	11	5,752	40,268
2024 Total Population	17	10,235	53,430
2029 Projected Total Population	21	13,239	62,538
Households	5 Min	10 Min	15 Min
Average HH Size	4.25	3.04	2.80
2024 Total Daytime Population	41	7,693	46,066
Housing Units	5 Min	10 Min	15 Min
2024 Median HH Income	\$84,511	\$85,722	\$90,274
2024 Average HH Income	\$92,762	\$97,098	\$107,596
Employment	5 Min	10 Min	15 Min
2024 Total Employed Population	9	4,825	26,070
White Collar	55.6%	61.0%	60.3%
Blue Collar	44.4%	31.7%	25.7%

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