

# Prime Investment/Development Tract

± 65.96 AC

CADDO MILLS | HUNT COUNTY | TEXAS  
EXCLUSIVELY LISTED BY YOUNGER PARTNERS



DESTINY DR

**CADDO FORK ESTATES - 58 LOTS**

PAIGE DR

JANA WAY

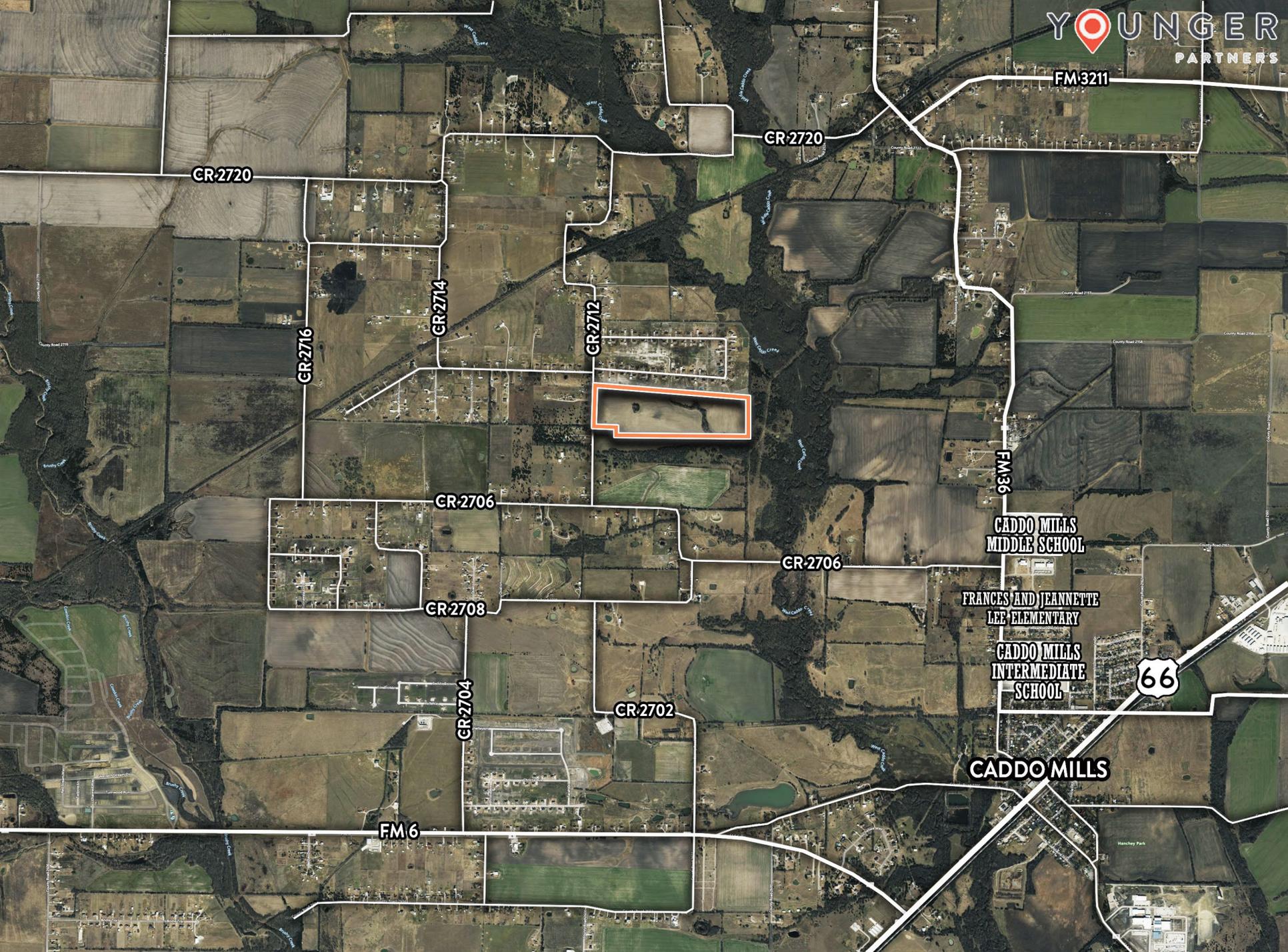
**± 65.96 AC**

GR-2714

GR-2712

6" Water Line

GR-2706



FM 3211

CR 2720

CR 2720

CR 2716

CR 2714

CR 2712

FM 36

**CADDO MILLS  
MIDDLE SCHOOL**

CR 2706

CR 2706

**FRANCES AND JEANNETTE  
LEE ELEMENTARY**

CR 2708

**CADDO MILLS  
INTERMEDIATE  
SCHOOL**

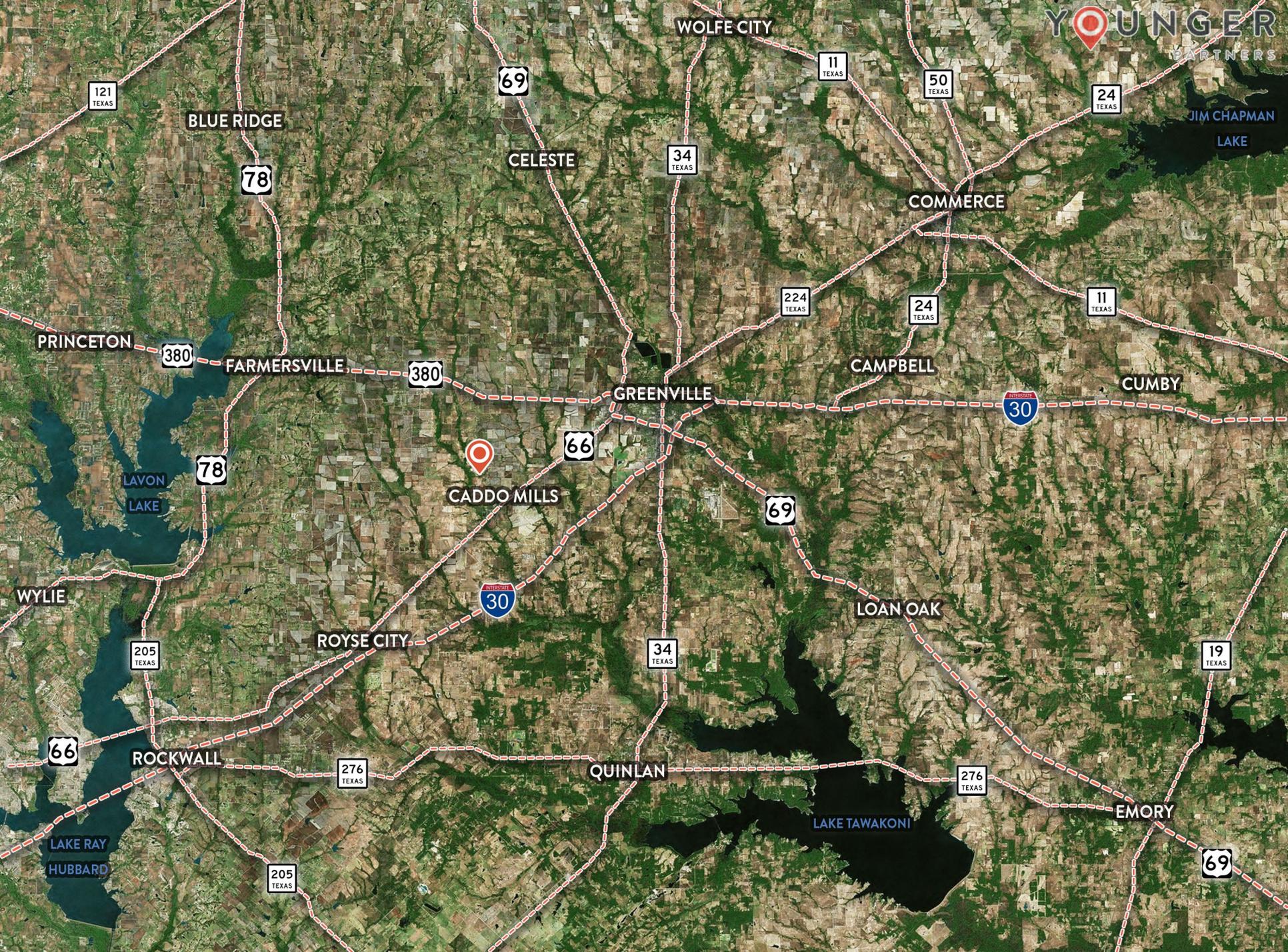
**66**

CR 2704

CR 2702

**CADDO MILLS**

FM 6



WOLFE CITY

11 TEXAS

50 TEXAS

24 TEXAS

JIM CHAPMAN LAKE

BLUE RIDGE

69

CELESTE

34 TEXAS

COMMERCE

78

224 TEXAS

24 TEXAS

11 TEXAS

PRINCETON

380

FARMERSVILLE

380

GREENVILLE

CAMPBELL

CUMBY

30 INTERSTATE

78

LAVON LAKE

CADDO MILLS

66

69

WYLIE

30 INTERSTATE

LOAN OAK

205 TEXAS

ROYSE CITY

34 TEXAS

19 TEXAS

66

ROCKWALL

276 TEXAS

QUINLAN

276 TEXAS

EMORY

LAKE RAY HUBBARD

205 TEXAS

LAKE TAWAKONI

69

# Property Information

CR 2712 | ± 65.96 AC

## LOCATION

- Caddo Mills, Hunt, Texas
- Parcel ID - 212341

## INITIAL OFFERING

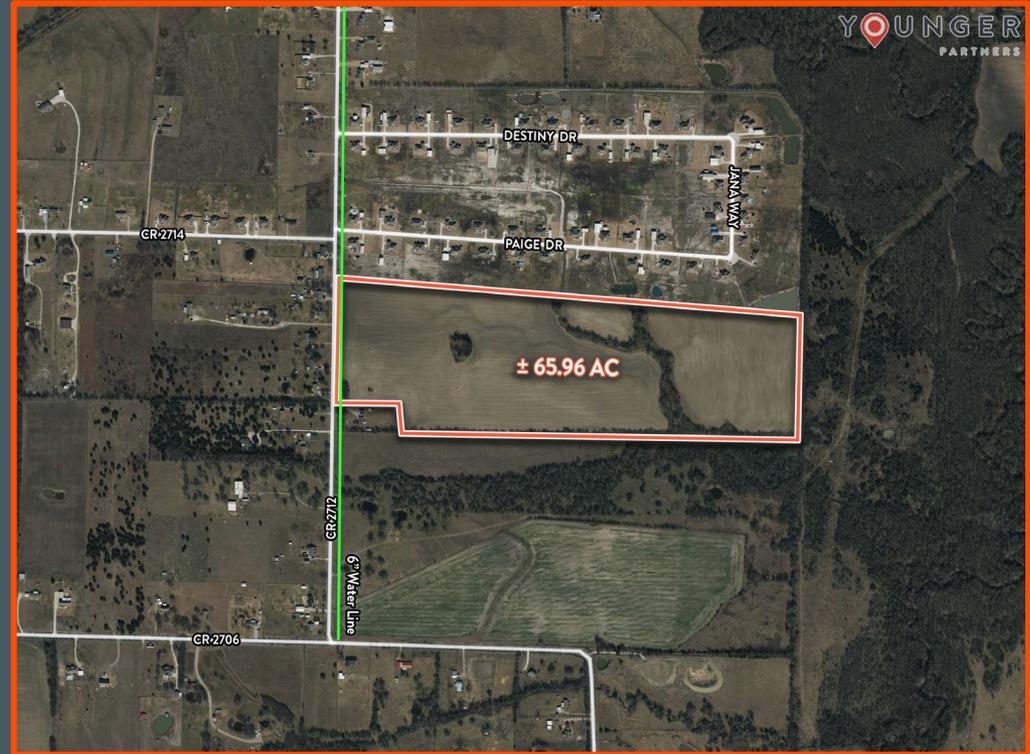
- Property Size
  - ± 56.5 buildable AC
- Asking Price
  - Contact broker

## PROPERTY TYPE

- AG Land

## PROPERTY INFORMATION

- Current Zoning:
  - Not zoned; in the County
- Future Land Use:
  - Investment/Development
- School District:
  - Caddo Mills ISD
- Utilities:
  - Water - Caddo Basin SUD
  - 6" water line N/S along CR 2712



**JASON HAWKINS** | ASSOCIATE  
214.238.8026

**JOHN ST. CLAIR** | EXECUTIVE MANAGING DIRECTOR  
214.238.8003

JASON.HAWKINS@YOUNGERPARTNERS.COM JOHN.STCLAIR@YOUNGERPARTNERS.COM

## APPROXIMATE DISTNACE FROM

**HWY 66**

1.75 MILES

**GREENVILLE**

8.5 MILES

**DALLAS**

36 MILES



## DEMOGRAPHICS

	1 MILE	5 MILE	10 MILE
TOTAL HOUSING UNITS	269	2,328	6,657
AVG HH INCOME	\$124,697	\$132,739	\$115,091
TOTAL HH EXPENDITURE	\$29.68 M	\$728.79 M	\$3.72 B



CR2712

CR2714

DESTINY DR

RAIGE DR



DESTINY DR

PAIGE DR

CR 2712



GR2706

GR2712

PAIGE DR





CR-2708

CR-2706

CR-2714

CR-2712



PAGE DR

DESTINY DR





SCOTT T. HUNT  
2015-5894  
R.R.H.C.T.

100 ACRES  
2009-16022  
R.R.H.C.T.

**DESCRIPTION**

All that certain lot, tract or parcel of land situated in the Eliza Hunt Survey, Abstract No. 465, Hunt County, Texas, and being known as that tract of land described in a Deed to Scott T. Hunt as recorded in Doc. No. 2015-5894 of the Real Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a bois d'arc fence corner post found for corner at the Southeast corner of said Hunt tract;

THENCE S. 89 deg. 54 min. 31 sec. W. with the most Easterly South line of said Hunt tract, a distance of 2612.12 feet to a 1/2" iron rod with cap stamped "Stovall" found for corner at the Southeast corner of a called 2.001 acre tract of land described in a Deed recorded in Doc. No. 2018-16987 of the R.R.H.C.T.;

THENCE N. 00 deg. 26 min. 38 sec. W. with the East line of said 2.001 acre tract, a distance of 199.91 feet to a 1/2" iron rod found for corner at the Northeast corner of said 2.001 acre tract;

THENCE S. 89 deg. 53 min. 24 sec. W. with the North line of said 2.001 acre tract, passing a 1/2" iron rod with cap stamped "Stovall" found at a distance of 405.61 feet and continuing for a total distance of 435.62 feet to a point for corner in the centerline of County Road 2712 and at the Northwest corner of said 2.001 acre tract;

THENCE N. 00 deg. 25 min. 43 sec. W. along the centerline of said road, a distance of 867.83 feet to a point for corner at the Northeast corner of said Hunt tract;

THENCE S. 86 deg. 26 min. 44 sec. E. with the North line of said Hunt tract, passing a 1/2" iron rod with cap stamped "Stovall" found at a distance of 20.51 feet, passing a 1/2" iron rod with cap stamped "CCG INC" found at the Southwest corner of Lot 1, Block A of Caddo Fork Estates, an addition to Hunt County, as recorded in Cabinet G, Slides 33-34 in the P.R.H.C.T. at a distance of 30.65 feet and continuing with the common line between said addition and said Hunt tract for a total distance of 3061.43 feet to a 1/2" iron rod found for corner at the Southeast corner of Lot 13, Block A of said addition and at the Northeast corner of said Hunt tract;

THENCE S. 00 deg. 00 min. 56 sec. E. with the East line of said Hunt tract, a distance of 872.89 feet to the POINT OF BEGINNING and containing 65.964 acres of land more or less.

**NOTES**

- 1) BEARING SOURCE: GPS TEXAS NORTH CENTRAL, NAD 83
- 2) Survey prepared with benefit of Title Commitment, G.F. No. 23107129, Effective Date MAY 1, 2023.
- 3) The following easements DO AFFECT this tract: V. 207, P. 566.

I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat and are true to the best of my knowledge and belief, and the improvements are within the boundaries of the property, and there are NO USABLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat hereon.

*David W. Fite*  
David W. Fite, R.P.L.S. No. 5837

**LEGEND**

IRS	IRON ROD SET W/CAP "FITE 5837"	⊗	POWER POLE	Ⓜ	TELEPHONE PEDESTAL
IRFC	IRON ROD FOUND W/CAP	⊙	LIGHT POLE	Ⓜ	FIBER OPTIC CABLE
IRF	IRON ROD FOUND	⊖	ANCHOR	Ⓜ	TELEVISION PEDESTAL
"CM"	CONTROL MONUMENT	⊕	ELEC. METER	Ⓜ	SUB SURFACE BOX
---	FENCE LINE	Ⓜ	ELECTRIC TRANSFORMER	Ⓜ	UTILITY WARNING SIGN
---	OVERHEAD POWER LINE	⊙	GAS METER	Ⓜ	GAS PIPELINE SIGN
---	ADJOINING PROPERTY LINE	⊙	WATER METER	Ⓜ	CONCRETE
---	EASEMENT BOUNDARY LINE	⊙	WATER VALVE	Ⓜ	WOOD
---	BUILDING SETBACK LINE	⊙	FIRE HYDRANT	Ⓜ	BRICK

<b>FITE &amp; ASSOCIATES LAND SURVEYING, LLC</b>		
SCALE: 1" = 150'	DATE: 6-21-2023	
JOB NO. EA230227	OF NO. 23107129	
DRAWN: D.W.F.	FILE NO. 10184651	
P.O. BOX 1488 GREENVILLE, TX 75403 903-453-8002 fiteandassociateslandsurveying.com		



## 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.

11-03-2025



### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

### 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 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

YOUNGER PARTNERS DALLAS, LLC	9001486	moody.younger@youngerpartners.com	214-294-4400
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
MOODY YOUNGER	420379	moody.younger@youngerpartners.com	214-294-4412
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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