



PREMIER DEVELOPMENT SITE IN STRATEGIC GROWTH LOCATION

50 +/- Acres | County Road 2150 | Hunt County | Caddo Mills, Texas 75135

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Vanguard Real Estate Advisors ("Vanguard REA") has been exclusively retained by Ownership to offer qualified investors and developers the opportunity to purchase 50+/- acres (the "Site") out of a larger 145.49+/- acre parcel located off County Road 2150 in Caddo Mills, Texas. The Site is located outside of the Caddo Mills ETJ within Hunt County. Caddo Mills, a city of 1,666 residents, is located in Hunt County just 8.5 miles southwest of Greenville. The Site is located less than one mile south of US-380, a major east-west thoroughfare that connects Greenville to McKinney. **The asking price has recently been reduced from \$30,000 per acre to only \$27,900 per acre.** This is an excellent opportunity to acquire a site in the future path of growth in the continually developing Dallas-Fort Worth region.

INVESTMENT OVERVIEW

Property	50+/- Acres
Address	County Road 2150, Caddo Mills, TX 75135
Legal Description	A0273 Davis A Jackson, Tract 3, Acres 145.49
Access	Along County Road 2150
Utilities *	1.5" water line along County Road 2150, branching from a 4" water line along FM 36
Mineral Rights	Seller to retain any and all mineral rights
Zoning *	N/A (Hunt County)
Appraisal District Property ID	23988
School District	Bland ISD

* Purchaser to confirm

PRICING

Asking Price	\$1,395,000
Asking Price per Acre	\$27,900

DEMOGRAPHICS

ESTIMATED POPULATION (2021)



1-MILE | 93
3-MILE | 1,791
5-MILE | 6,295

MEDIAN HOUSEHOLD INCOME



1-MILE | \$71,555
3-MILE | \$83,462
5-MILE | \$83,738

MEDIAN HOME VALUE



1-MILE | \$218,750
3-MILE | \$235,833
5-MILE | \$239,276

TAX INFORMATION

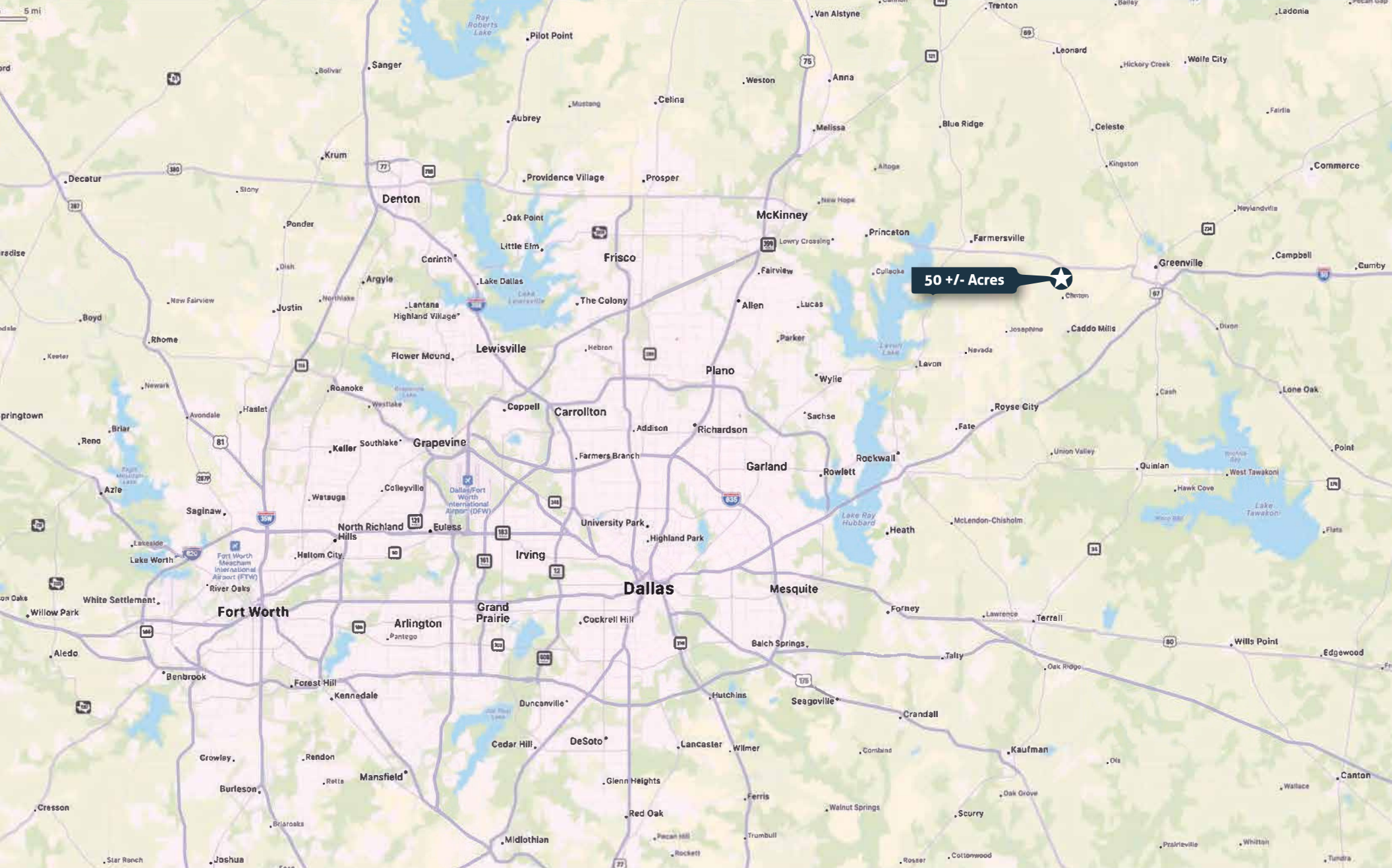
Taxing Entity	Tax Rate
Hunt County	0.428379
Hunt Memorial HD	0.235831
Bland ISD	1.112000
Total Tax Rate	1.776210

* Site has an Agricultural exemption in-place

Please note, the Seller has requested the following **Restrictive Covenants** be put on the Property at closing; these uses will not be allowed: manufactured homes, mobile homes, RVs, RV parks, salvage yards, landfills, commercial solar or wind farms, and livestock confinement facility. Site-built homes shall be a minimum of 1,500 square feet.



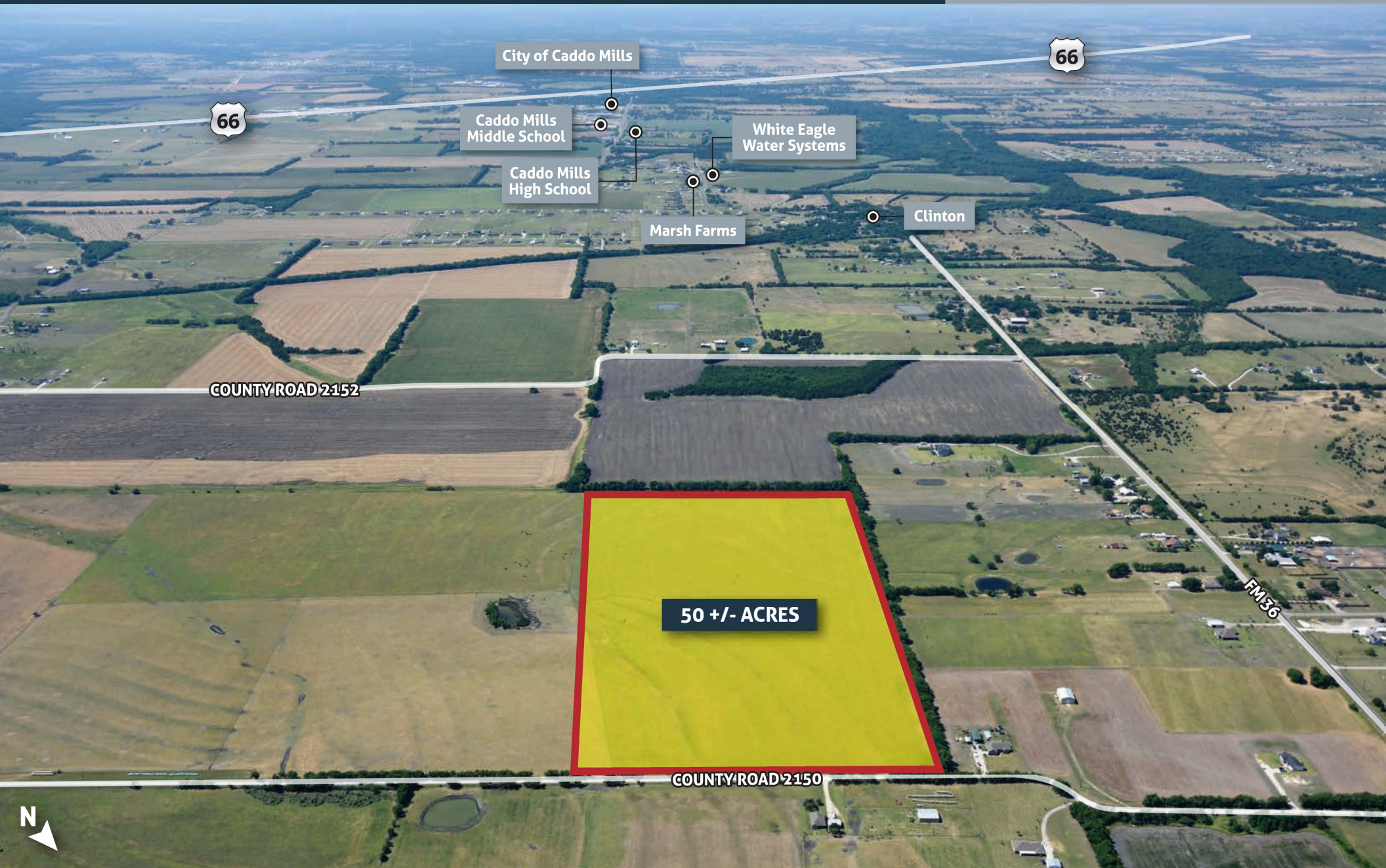
50 +/- ACRES
CADDO MILLS, TEXAS



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INVESTMENT HIGHLIGHTS



Strategic Location

- The 50+/- acre Site is located along County Road 2150 less than a mile south of US-380 which provides convenient and direct access to Greenville, 5.5 miles to the east, and McKinney 20 miles to the west.
- Located just 5.5 miles west of Greenville, the Site is within proximity to a number of major employers in the area with leading industries being manufacturing, retail, healthcare and social services, and education.
- The Site is a quarter mile east of FM 36 which is one of the main north-south roads in Hunt County connecting US-380 to State Highway 66 and Interstate 30 that run parallel through this section of Hunt County; Interstate 30 connects Greenville to Downtown Dallas.



Zoning

- The Site is located in Hunt County, outside of the Caddo Mills extraterritorial jurisdiction (ETJ).
- Located outside of Caddo Mills city limits, the Site lends itself well to a variety of uses as there is no zoning in place.
- *The Seller has asked the following use restrictions to be put in place on the Site at closing: manufactured homes, mobile homes, RVs, RV parks, salvage yards, landfills, commercial solar or wind farms, and livestock confinement facility. Site-built homes shall be a minimum of 1,500 square feet.*
- *Purchaser to verify zoning and uses allowed on the Site.*



Population and Demographics

- According to the 2020 U.S. Census Bureau, Hunt County has a current population of approximately 99,596 with forecasts projecting a population of over 130,000 by 2030 according to the Texas Water Development Board.
- The median price per square foot of single-family homes for sale in Hunt County in Sep 2022 increased 22.0 percent year-over-year from Sep 2021 to \$177.84.
- Median home price in Hunt County in Sep 2022 was \$304,750, a 20.1 percent increase from Sep 2021.



Greenville, Texas



Hunt County Courthouse

DFW HIGHLIGHTS

- The DFW area has a well-diversified economy that ranks sixth in the nation with an estimated 2020 Gross Metropolitan Product (GMP) of \$516.5 billion.
- The population of Hunt County, where Caddo Mills is located, grew by 15.6 percent from 86,129 to 99,956 between 2010 and 2020, and a further 3.4 percent from 99,956 to 103,394 between 2020 and 2021, with forecasts projecting a population of over 130,000 by 2030.
- Between May 2021 and May 2022, the Dallas-Ft. Worth Metroplex experienced the third-fastest job growth rate among metropolitan areas greater than 1 million, increasing total employment by 7.7%.
- The median home price for the Dallas-Ft. Worth MSA reached \$362,782 in April 2022, up 39.5 percent from \$260,000 in April 2021.
- The DFW metro has an estimated population of 7.7 million people which ranks fourth in the nation among metro areas and is projected to grow to a population of nearly 10 million by 2030.
- Recent rankings and awards received by DFW include: **#2 in the country for Most Commercial Projects Underway** and **#6 Most Innovative City in the World**.

The Site is located within Hunt County which is part of the Dallas-Fort Worth-Arlington Metropolitan Statistical Area ("DFW"). DFW encompasses 12 counties in North Texas with the Site being situated in Hunt County. DFW has a population of 7.7 million, making it the largest population center in Texas, fourth largest in the U.S., and seventh-largest in the Americas.



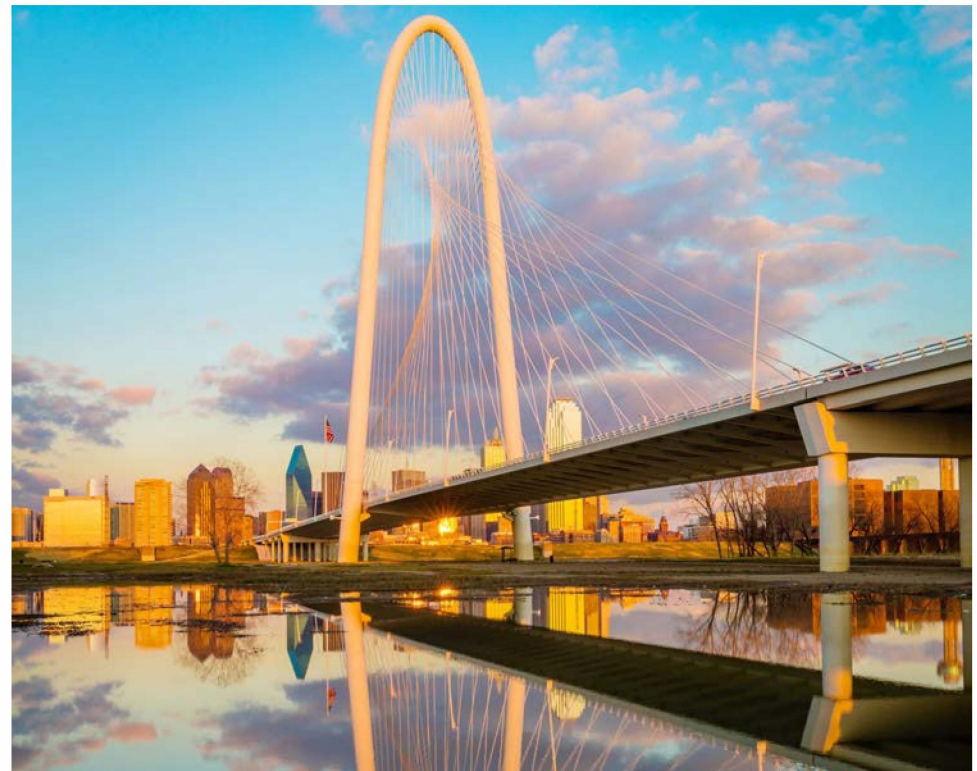
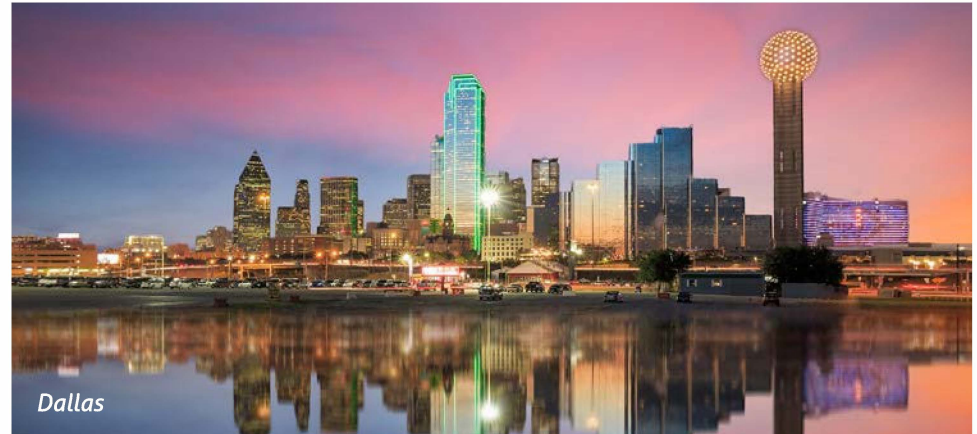
**GROSS METROPOLITAN
PRODUCT**
\$516.5 Billion



**HUNT COUNTY
POPULATION GROWTH**
15.6% (2010-2020)



**DFW ESTIMATED
POPULATION**
7.7 Million



ECONOMIC OVERVIEW

Hunt County is strategically positioned in the northeast quadrant of the Dallas-Fort Worth (DFW) MSA, the fourth-largest MSA in the country, creating large growth potential in Hunt County as urban outflow from Dallas to its surrounding cities continues to trend upward. Major employers in the area include L-3 Communications Integrated Systems, McKesson, Solvay, and Weatherford International. Prominent industries within the area include education, healthcare, construction, and manufacturing. Educational institutions in the area include Bland ISD, Collin College in Farmersville, and Paris Junior College in Greenville. Major hospitals include Hunt Regional Medical Center and Wesley Medical Plaza.

Collin College Farmersville



Hunt Regional Medical Center

DALLAS MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Texas Instruments	11,527
Baylor University Medical Center	9,671
AT&T	8,100
Southwest Airlines	7,859
Texas Health Presbyterian Hospital Dallas	6,501
TXU	5,500
Match Group	4,800
ClubCorp USA Inc.	4,634
Children's Medical Center of Dallas	4,487
Walmart Stores	4,204

Source: Dallas Regional Chamber



AREA OVERVIEW AND HOUSING OVERVIEW

Major thoroughfares that create convenient mobility in and around Hunt County include US-380, which connects Greenville to the east all the way to New Mexico, and Interstate 30, which runs east-west connecting Greenville to Dallas, running parallel to Highway 66. Hunt County sits directly northeast of Dallas, the 9th largest and one of the fastest-growing cities in the U.S. The Dallas region ranks first in job growth among major U.S. metros.

According to FRED's Employed Persons report, from 2015 to 2022, jobs increased by 21.7 percent in Hunt County from 36,972 to 45,008. As the number of jobs increased, the unemployment rate decreased from 4.4 percent to 3.8 percent between 2015 and 2022.

The Site is served by Bland ISD which has a student enrollment of approximately 723 students across three campuses. Bland ISD is rated 2nd in Best School Districts in Hunt County and is within the top 20 percent of Top School Districts in the state per www.niche.com.

According to the U.S. Census, as of July 2021 Hunt County's population was approximately 103,394. The median home price in Hunt County in September 2022 was \$304,750, a 20.1 percent increase for the year according to the NTREIS September 2022 Market Statistics for Hunt County.

TRANSPORTATION



Air: Caddo Mills Municipal Airport, located just 6.16 miles from the Site, is a public-use, general aviation facility. The total estimated economic output of Caddo Mills Municipal airport is \$3.5 million, with potential to grow as the airport is eligible for federal airport improvement grants.



Highway: The Site is approximately 0.75 miles south of US-380, a major thoroughfare connecting Interstate 30 and State Highway 69 in Greenville with US-75, Dallas North Tollway, and I-35, which provides easy access from the Site to the rest of the DFW Metroplex. Travel time from the Site to McKinney via US-380 is approximately 25 minutes.



Public Transit: Hunt County is served by the Senior Center Resources and Public Transportation, a reservation-based transit system that connects residents of Hunt County to DART stations in Dallas County.



SEPTEMBER 2022 SINGLE-FAMILY HOME MARKET STATISTICS | HUNT COUNTY

MEDIAN PRICE

\$304,750

▲ 20.1% YoY

CLOSED SALES

460

▲ 1.8% YoY

ACTIVE LISTINGS

539

▲ 126.5% YoY

MONTHS INVENTORY

3.5

▲ 1.7% YoY

**TRANSACTION
TIME STATS**



DAYS ON MARKET

28

5 days more than Sep 2022

DAYS TO CLOSE

35

4 days less than Sep 2022

TOTAL DAYS

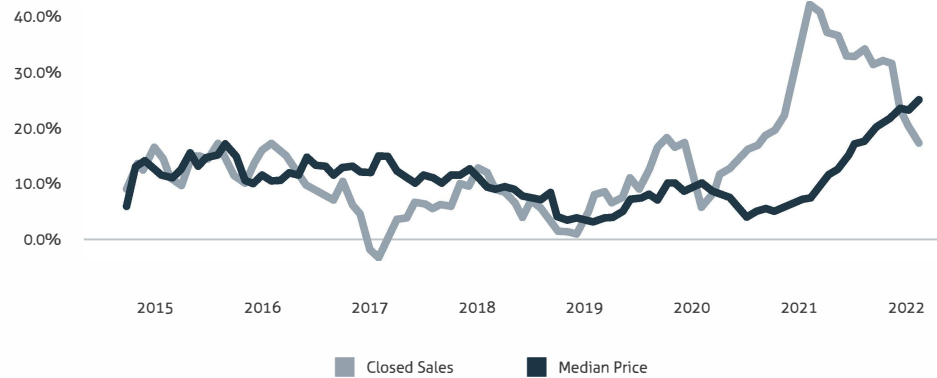
63

1 day less than Sep 2022



2022 Texas REALTORS® – Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among Texas REALTORS® and local REALTOR® associations throughout the state. Analysis provided through a research agreement with the Real Estate Center at Texas A&M University.

GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



**HOME VALUATION
STATS**



MEDIAN PRICE/SF

\$177.84

▲ 22.0% YoY

MEDIAN HOME SIZE

1,785 SF

CLOSE/ORIGINAL LIST

96.6%

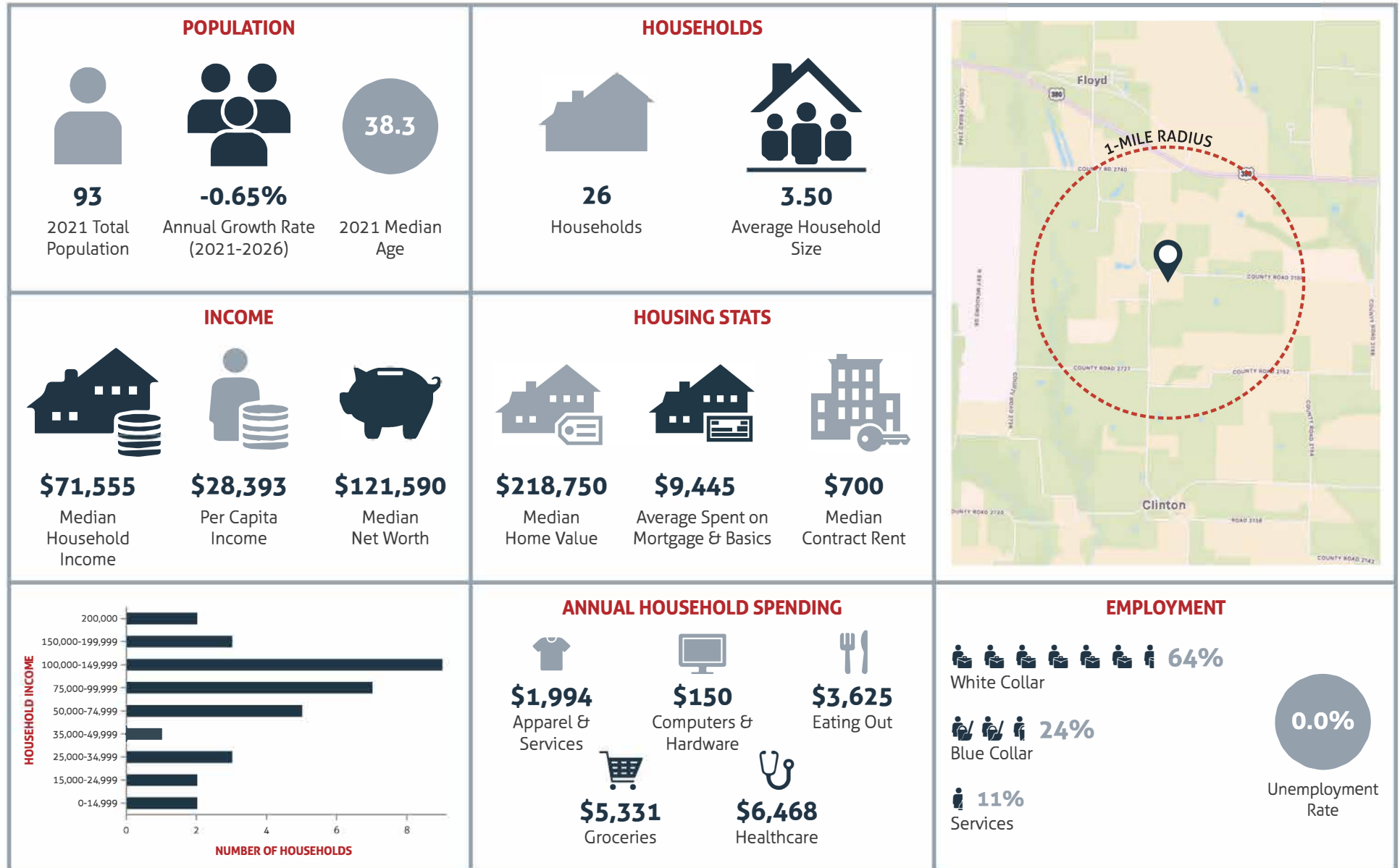
CLOSED SALES AND ACTIVE LISTINGS



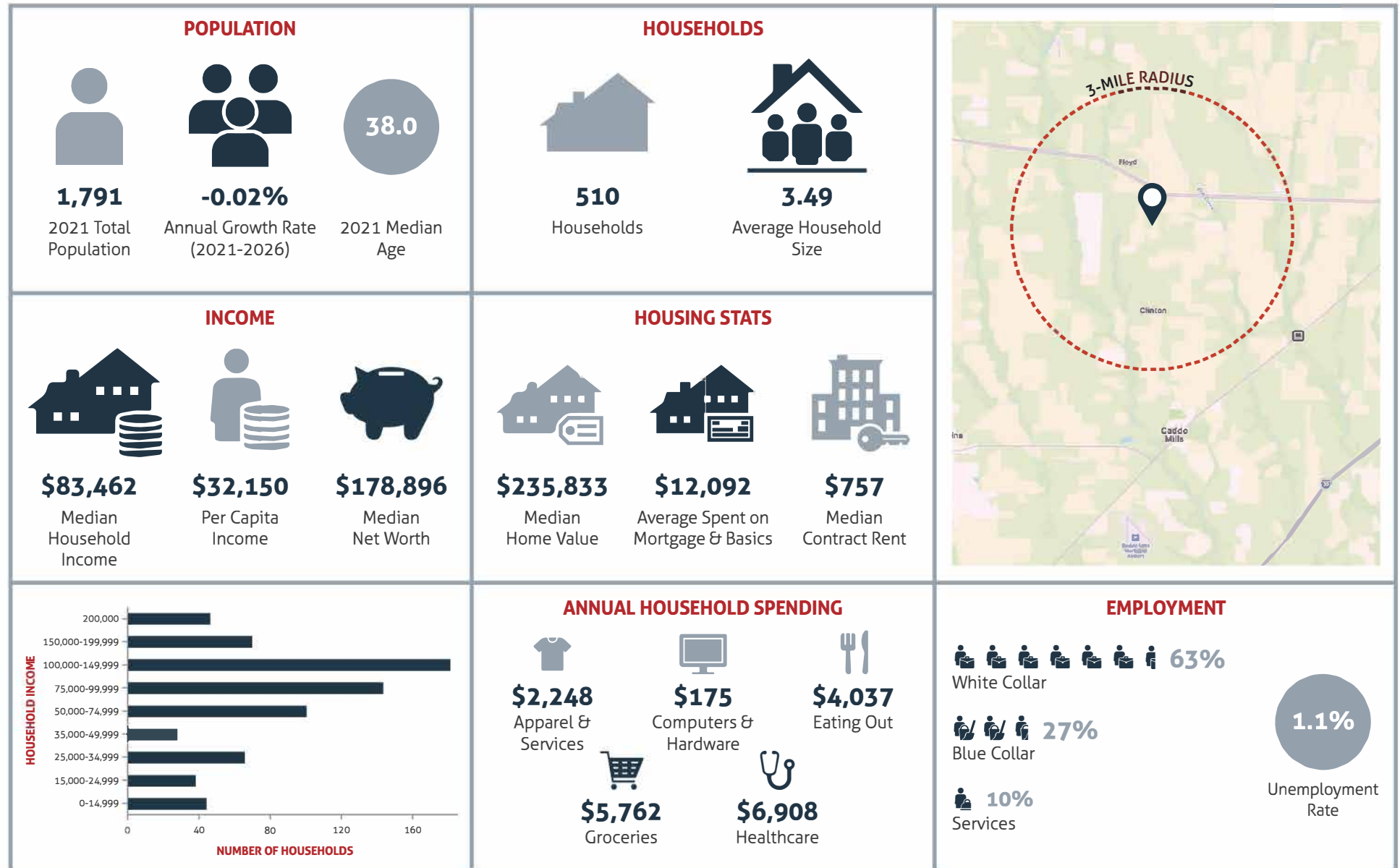
PRICE DISTRIBUTION

\$100-\$199K	12.6%
\$200-\$299K	31.4%
\$300-\$399K	29.4%
\$400-\$499K	10.0%
\$500-\$749K	11.1%

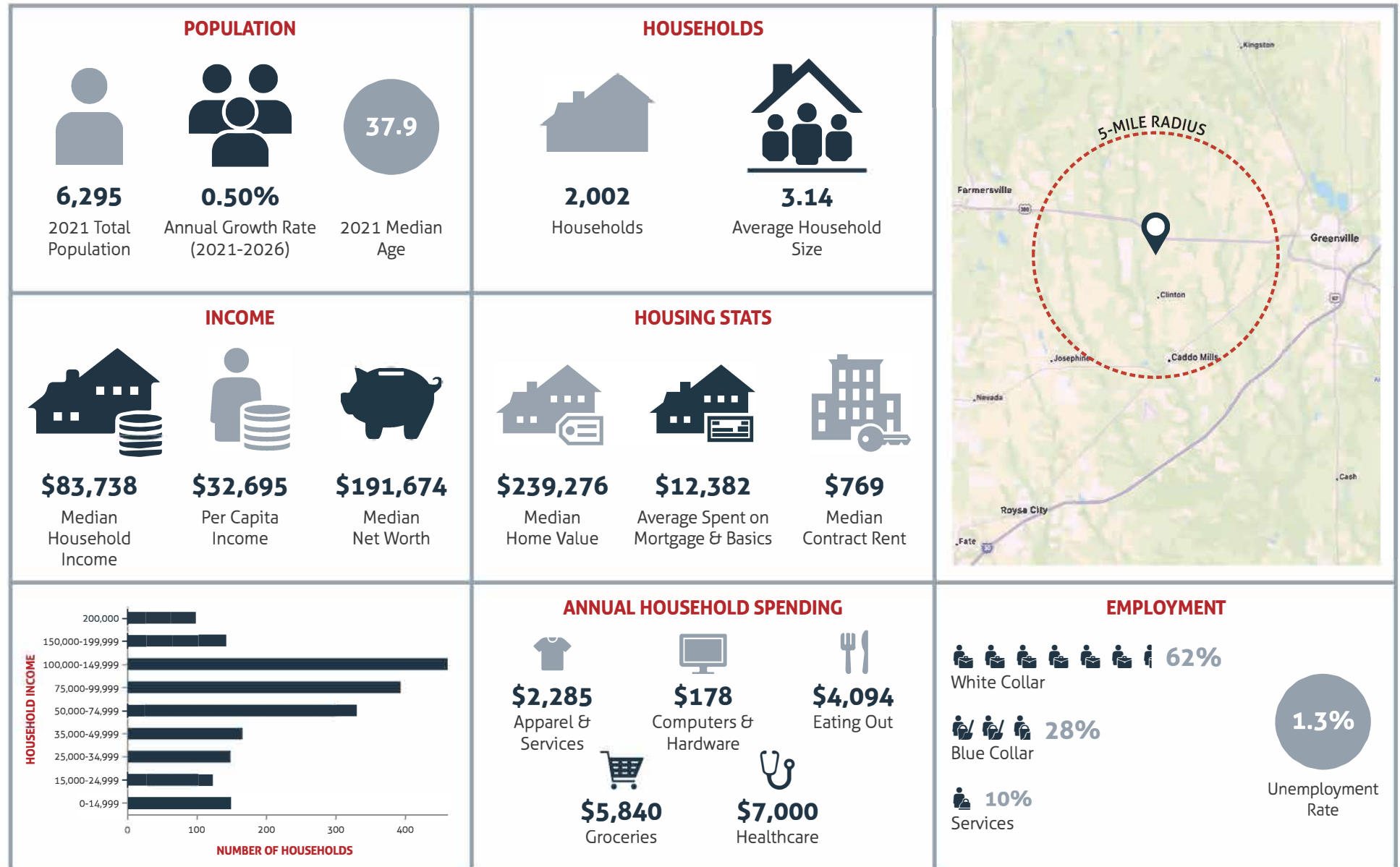
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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.



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.

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.

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.

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Sales Agent/Associate: David Losson | License No. 737231 | David@VanguardREA.com | 214-556-1949

Sales Agent/Associate: Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954

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