

# LAND FOR SALE IN CADDO MILLS, TX

## 220 ACRES SOUTHWEST OF GREENVILLE

FM 3211 - CADDO MILLS, TX 75135

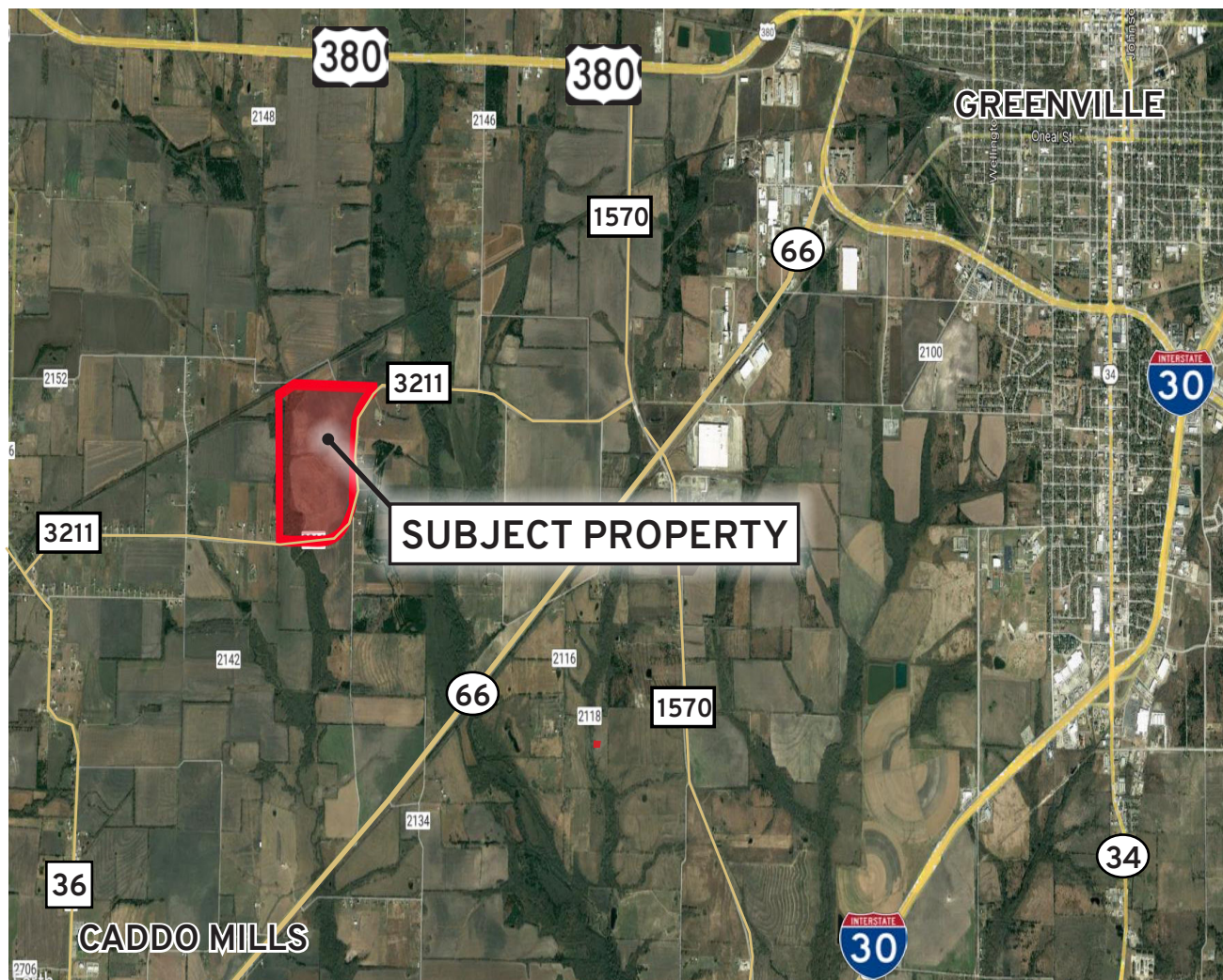
**CAREY COX**  
A REAL ESTATE COMPANY

### LAND FOR SALE

ZONING	AG
LAND SIZE (AC)	220 AC
TOPOGRAPHY	GENTLE SLOPE
AVAILABLE UTILITIES	WATER/ ELECTRIC
ACCESS	FROM US 380 OR TX 66
FLOODPLAIN	NONE
CURRENT IMPROVEMENTS	NONE
PRICE	CALL FOR PRICING

### FEATURES

- INVESTMENT OPPORTUNITY JUST OUTSIDE GREENVILLE ETJ
- CENTRAL TO RESIDENTIAL, COMMERCIAL AND INDUSTRIAL GROWTH IN HUNT COUNTY, INCLUDING THE WALTON MASTER PLAN DEVELOPMENT



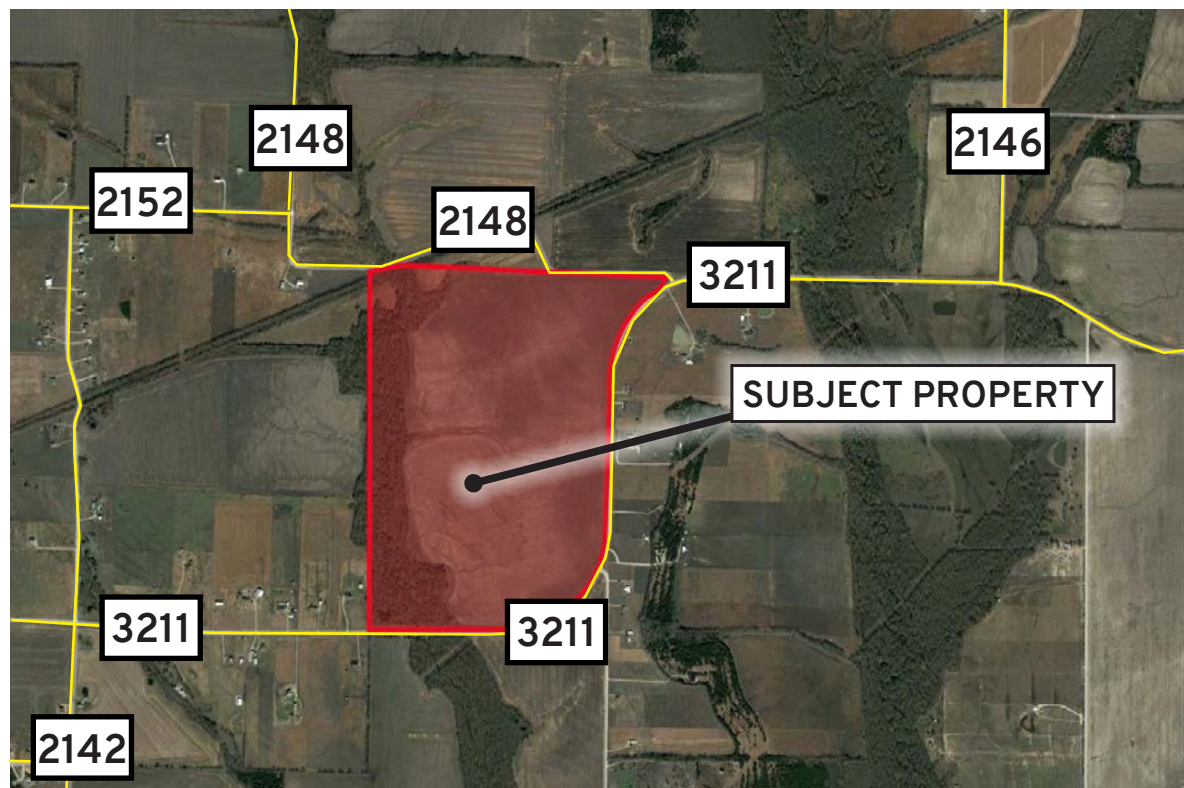


# LAND FOR SALE IN CADDO MILLS, TX

## 220 ACRES SOUTHWEST OF GREENVILLE

### FM 3211 - CADDO MILLS, TX 75135

**CAREY COX**  
A REAL ESTATE COMPANY



### LAND FOR SALE IN CADDO MILLS, TX

220 AC south of US HWY 380 just outside of Greenville ETJ in Hunt County. This property touches the old NE Texas Rural Railroad railbed to the northwest and is just south of the 6,700 AC Walton Development project that promises to bring a “phased generational master planned development” including about 3,000 AC of industrial growth. Investment opportunities for residential, commercial or industrial projects.

+/- 6,000 ft of frontage on FM 3211. Utility Easement runs across the SE corner of the property for +/- 1,800 ft and is +/- 400 ft away from the road at the furthest point.



### NEARBY BUSINESSES



### DEMOGRAPHICS

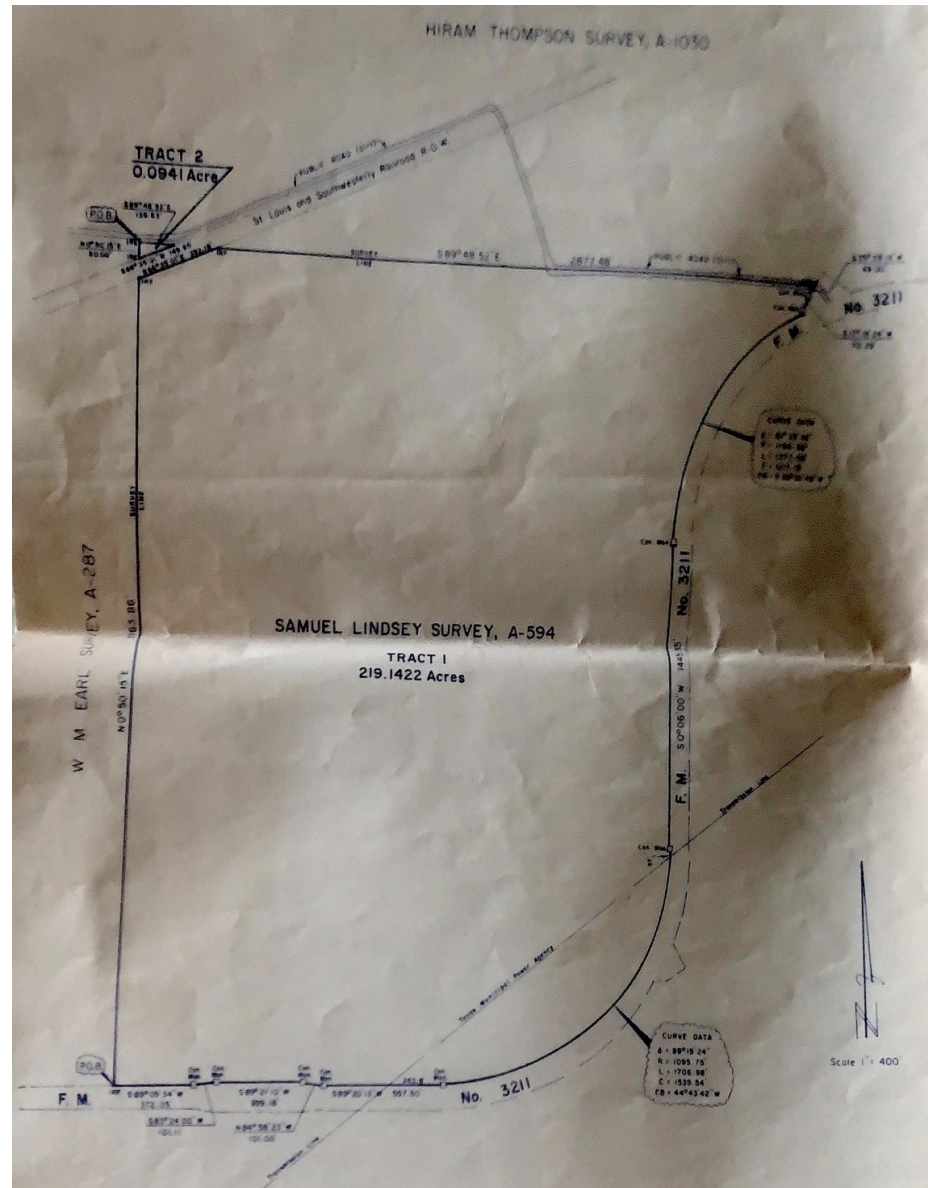
2021 - Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	1,370	8,991	53,163
Median Household Income	\$89,351	\$55,149	\$57,790

[careycoxcompany.com](http://careycoxcompany.com) / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

David Cox / 972.632.5050  
[dcox@careycoxcompany.com](mailto:dcox@careycoxcompany.com)

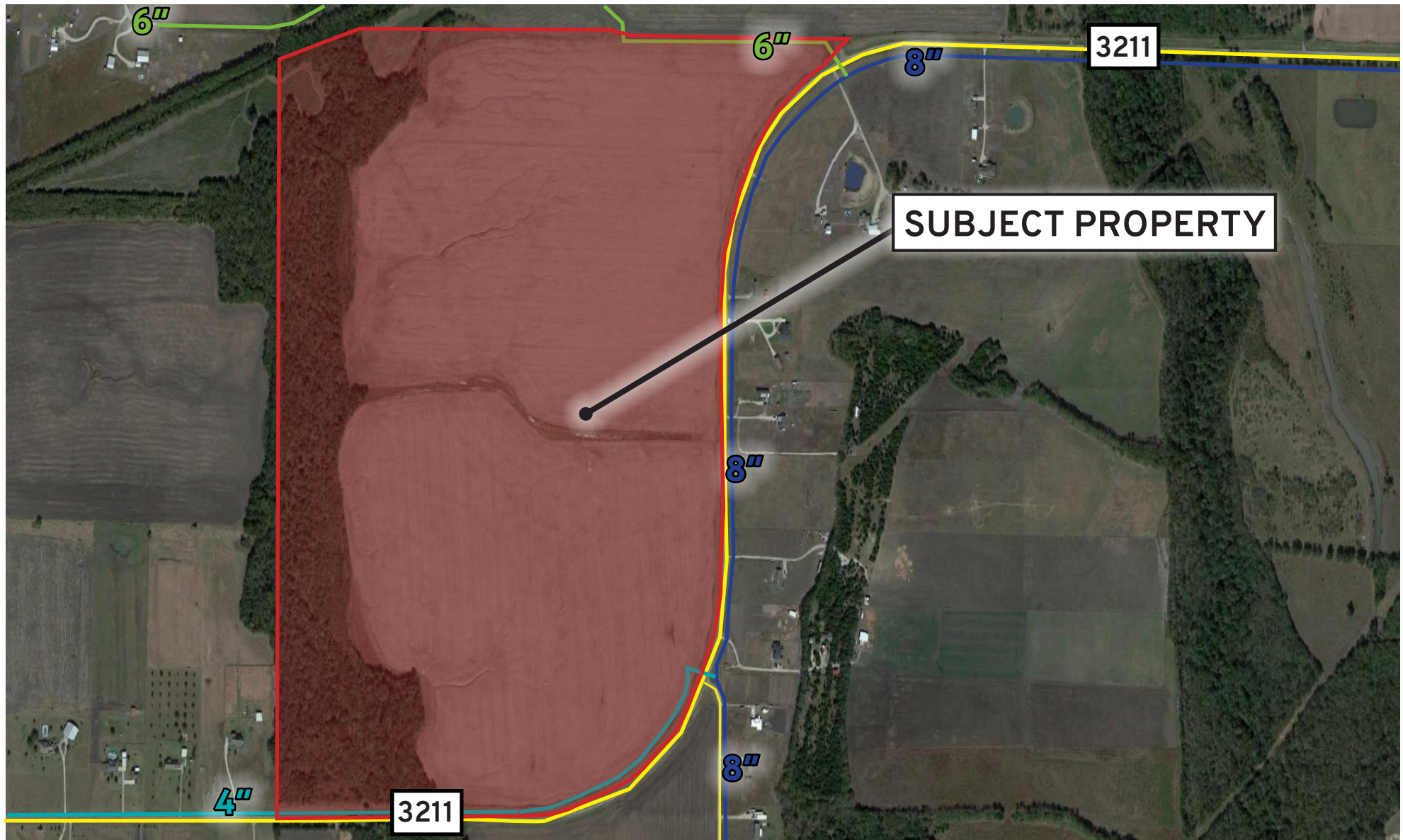
The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.





# CADDO BASIN SUD WATER MAP

**CAREY COX**  
A REAL ESTATE COMPANY



[careycoxcompany.com](http://careycoxcompany.com) / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

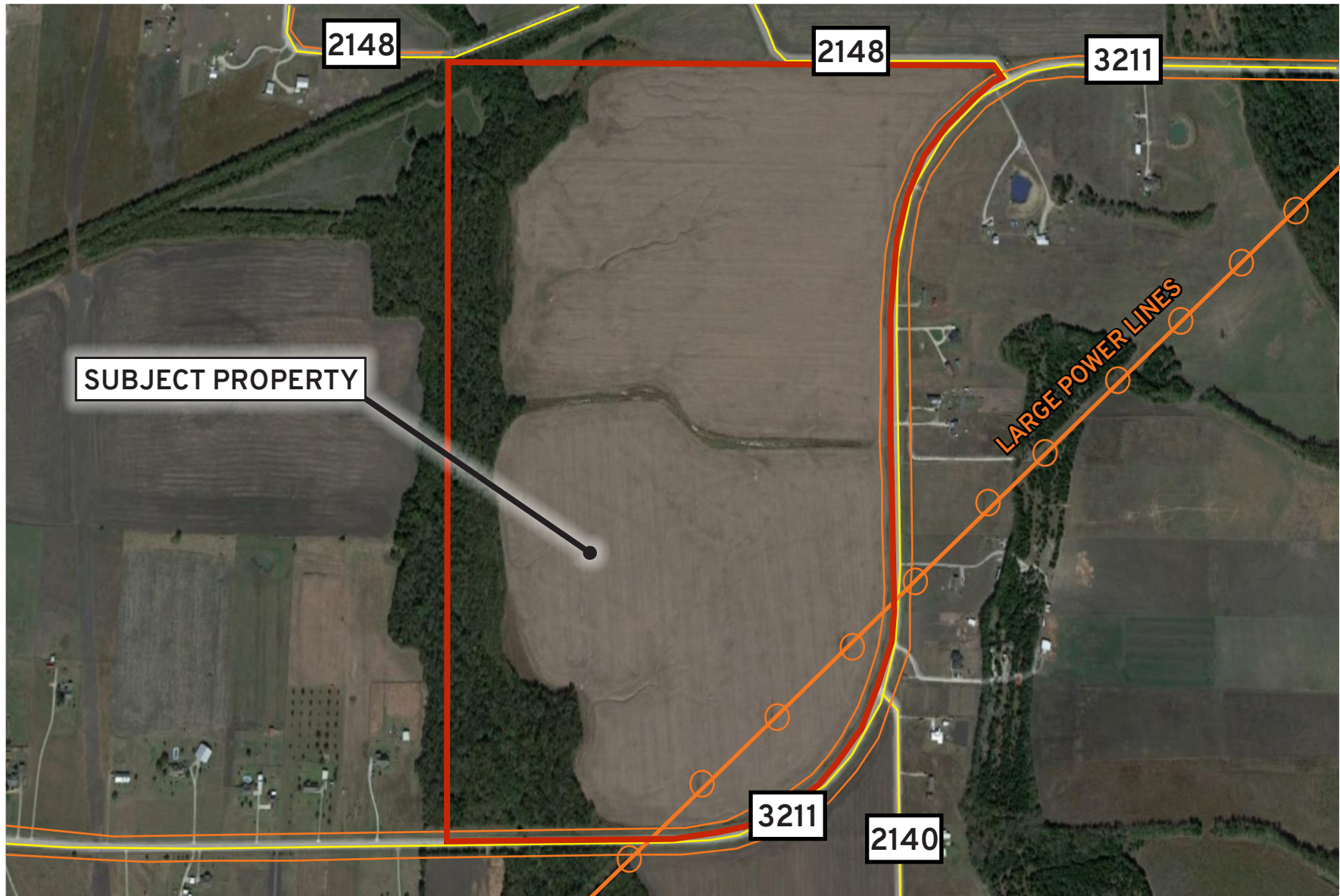
David Cox / 972.632.5050  
[dc Cox@careycoxcompany.com](mailto:dc Cox@careycoxcompany.com)

The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



# POWER LINES

**CAREY COX**  
A REAL ESTATE COMPANY



[careycoxcompany.com](http://careycoxcompany.com) / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070



David Cox / 972.632.5050  
[dcox@careycoxcompany.com](mailto:dcox@careycoxcompany.com)

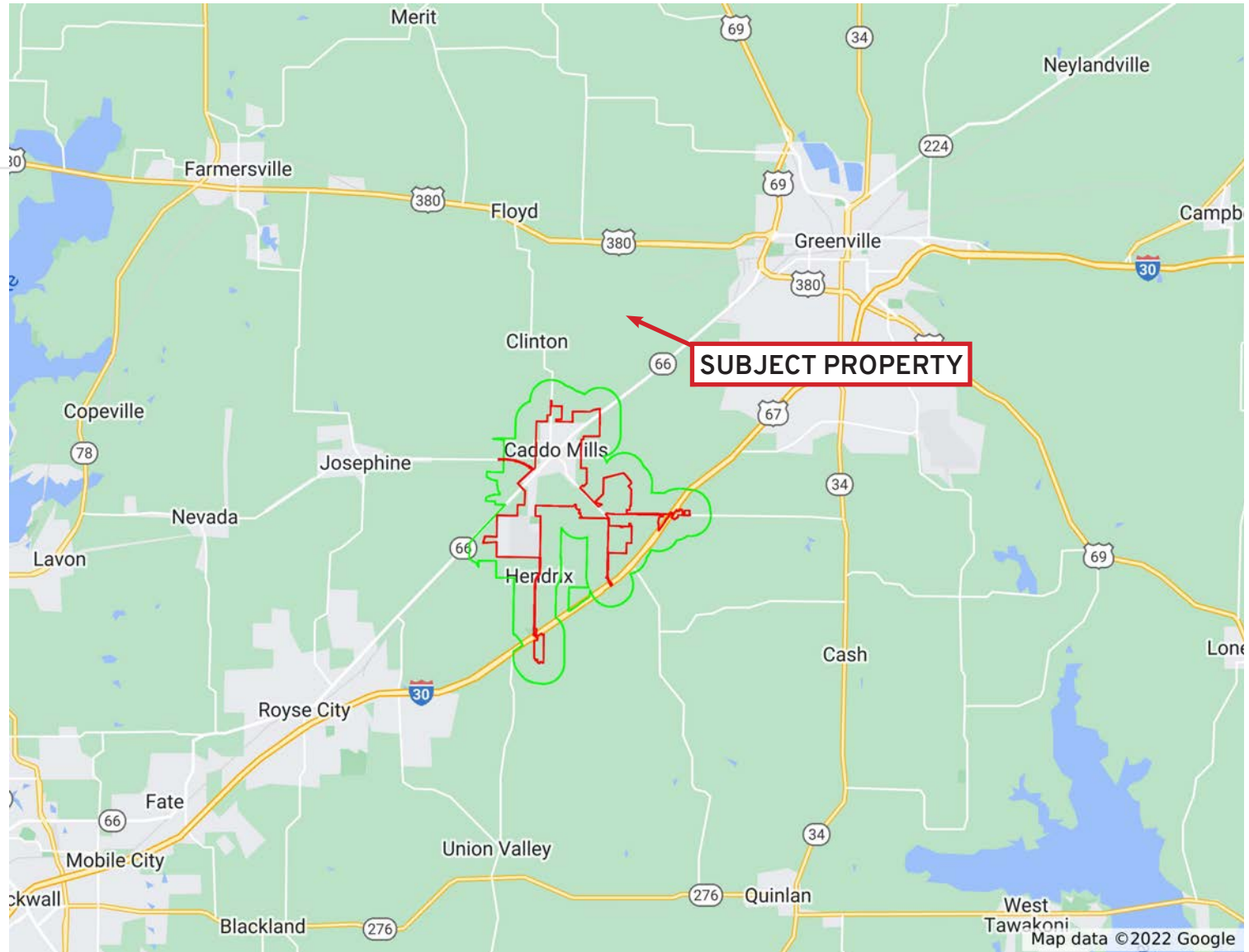
The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

# CADDO MILLS ZONING MAP

**CAREY COX**  
A REAL ESTATE COMPANY

## Boundaries

-  City Limits
-  ETJ



[careycoxcompany.com](http://careycoxcompany.com) / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

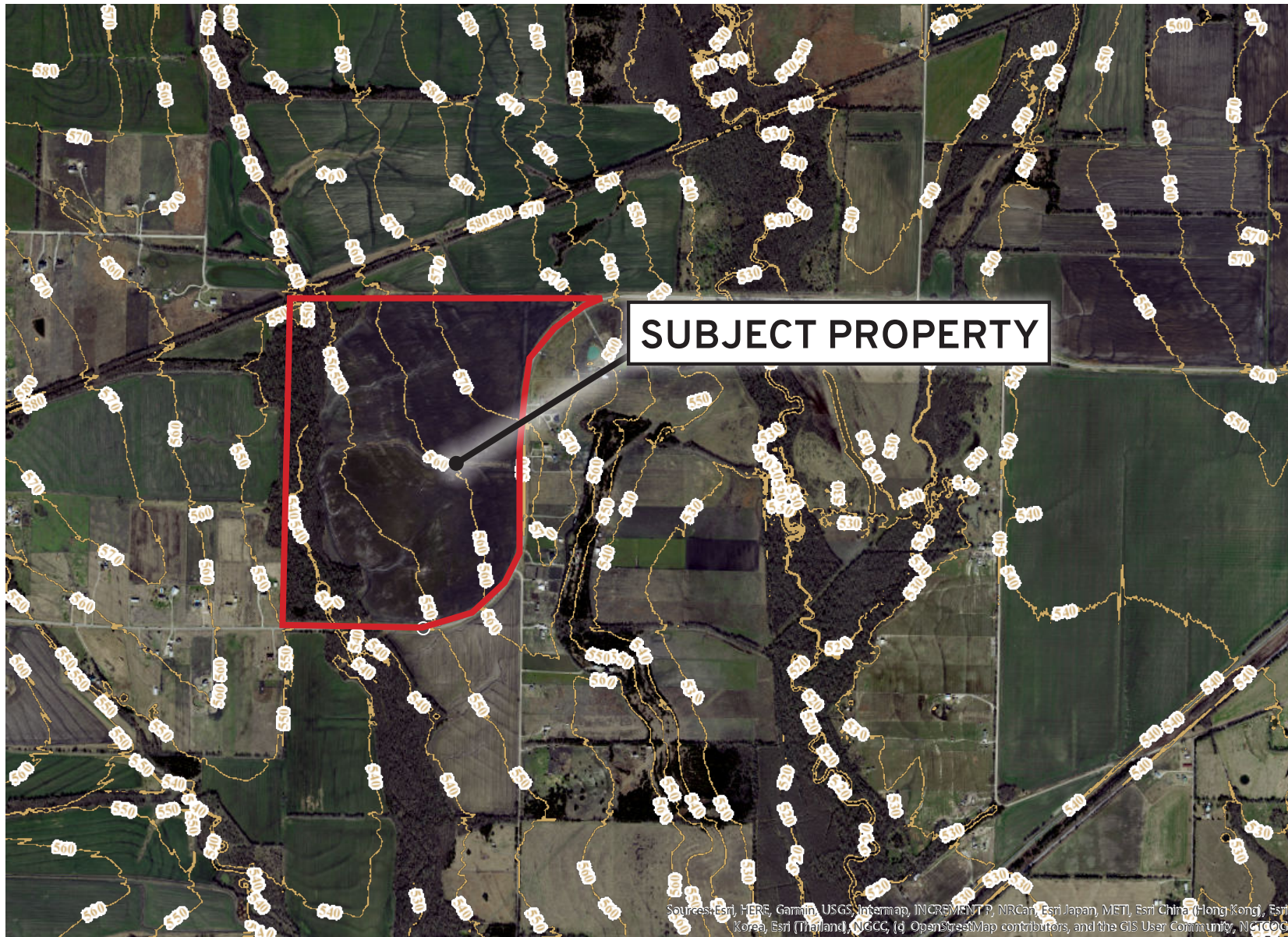
David Cox / 972.632.5050  
[dc Cox@careycoxcompany.com](mailto:dc Cox@careycoxcompany.com)

The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



# TOPOGRAPHY

CAREY COX  
A REAL ESTATE COMPANY



[careycoxcompany.com](http://careycoxcompany.com) / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

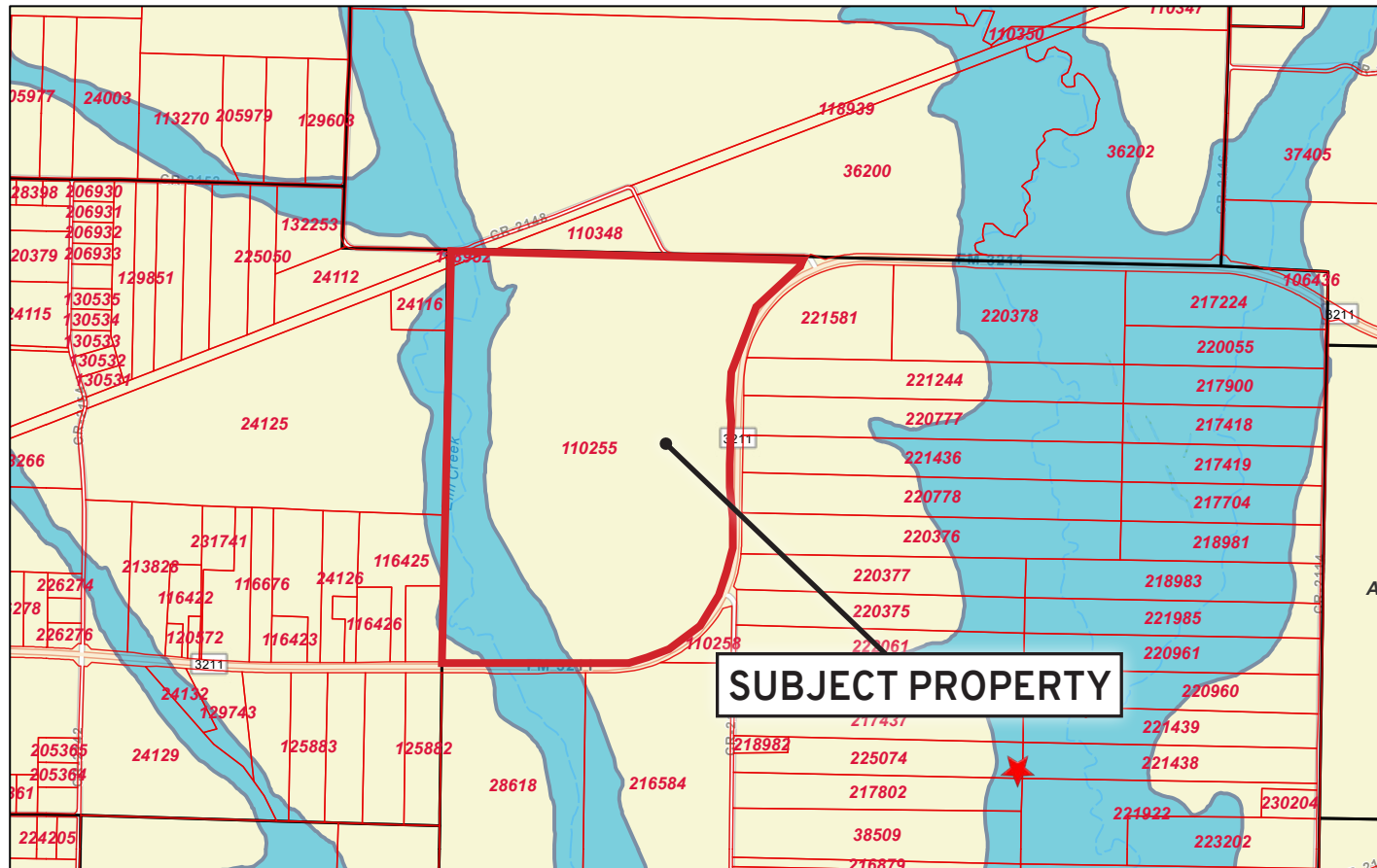
David Cox / 972.632.5050  
[dcox@careycoxcompany.com](mailto:dcox@careycoxcompany.com)

The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

# FLOOD PLAIN MAP

**CAREY COX**  
A REAL ESTATE COMPANY

Hunt CAD Web Map



2/22/2022, 11:57:40 AM

Abstracts Flood Hazard Area  
Parcels A - Areas with a 1% annual chance of flooding.  
X - Area of Minimal Flood Hazard

1:18,056  
0 0.13 0.25 0.5 mi  
0 0.2 0.4 0.8 km  
Esri Community Maps Contributors, Texas Parks & Wildlife, Esri, HERE,

Hunt County Appraisal District  
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property

[careycoxcompany.com](http://careycoxcompany.com) / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

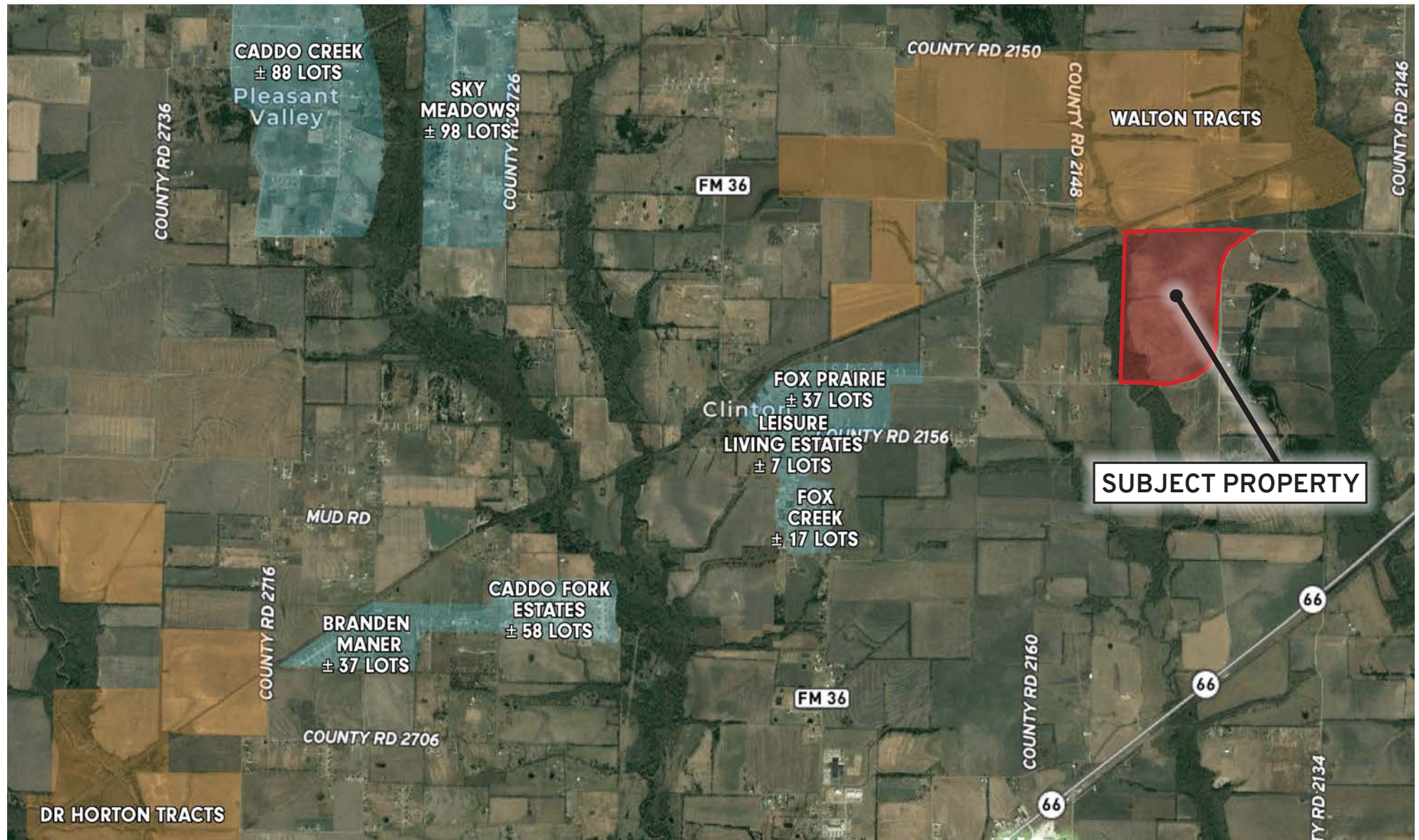
David Cox / 972.632.5050  
[dcoc@careycoxcompany.com](mailto:dcoc@careycoxcompany.com)

The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



# RESIDENTIAL/INDUSTRIAL DEVELOPMENT

**CAREY COX**  
A REAL ESTATE COMPANY



[careycoxcompany.com](http://careycoxcompany.com) / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

David Cox / 972.632.5050  
[dcoc@careycoxcompany.com](mailto:dcoc@careycoxcompany.com)

The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



# SITE AERIAL & NEARBY AMENITIES

**CAREY COX**  
A REAL ESTATE COMPANY



[careycoxcompany.com](http://careycoxcompany.com) / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

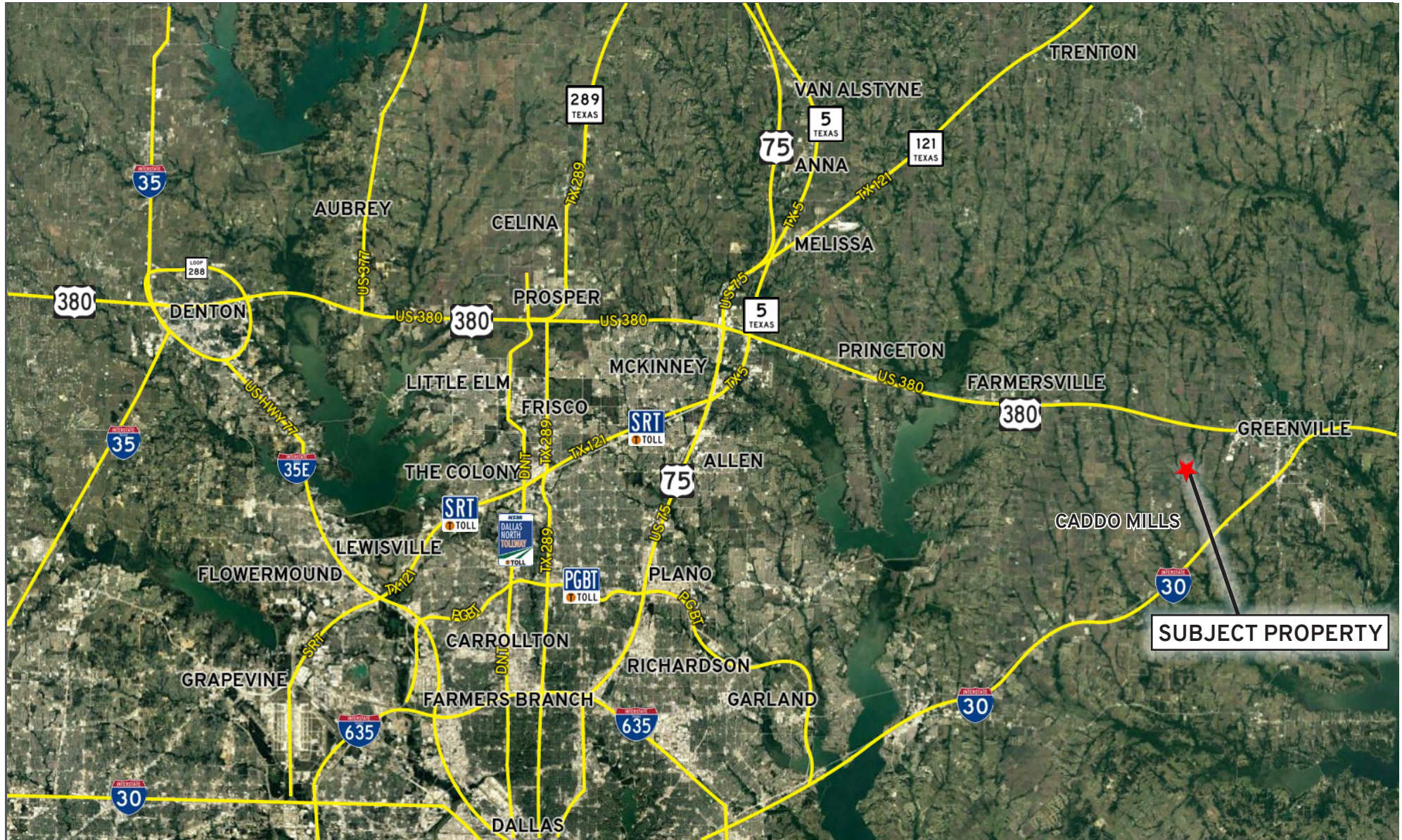
David Cox / 972.632.5050  
[dc Cox@careycoxcompany.com](mailto:dc Cox@careycoxcompany.com)

The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



# DFW METROPLEX LOCATION

**CAREY COX**  
A REAL ESTATE COMPANY



[careycoxcompany.com](http://careycoxcompany.com) / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

David Cox / 972.632.5050  
[dc Cox@careycoxcompany.com](mailto:dc Cox@careycoxcompany.com)

The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.





# 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.

Carey Cox Company	385233	bcox@careycoxcompany.com	972-562-8003
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
Designated Broker of Firm	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date