

CENTURY 21[®]

Judge Fite Company



FM 36

CADDO MILLS, TX 75135



\$2,550,000



1 acres

DESCRIPTION

Vanguard Real Estate Advisors (“VREA”) has been exclusively retained by Ownership to offer investors and developers the opportunity to purchase 66.86+- acres (the “Site”) located along FM 36 in the Caddo Mills ETJ. This Site directly fronts FM 36 with nearly 1,500' of frontage: a major thoroughfare serving Caddo Mills and the greater Hunt County area. FM 36 also connects the Site to Highway 66 (one mile south) and Interstate 30 (4.5 miles south). Situated in the Caddo Mills ETJ, the Site benefits from no known zoning restrictions, providing flexibility for a wide range of uses. Caddo Mills is one of the fastest-growing communities in the DFW area, making this an outstanding opportunity for forward-thinking investors and developers looking to capitalize on the area’s continued expansion. At a price at only \$38,139 per acre, this is an excellent value.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21153334
YEAR BUILT:
COUNTY: Hunt
TRACT OR SUBDIVIION: NA
LIST DATE: 01/14/2026

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 66.86
LOT SIZE (SQFT): 2,912,421

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage

UTILITIES

UTILITIES:

- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Jordan Cortez 

BROKERED BY: Vanguard Real Estsate Advisors