

COMMERCIAL PROPERTY

FOR LEASE

2508 1st Street, Caddo Mills, Texas 75135



Discover one of Caddo Mills' most charming and beautifully restored commercial properties. This fully renovated 3,085-square-foot historic building blends timeless character with modern functionality, offering an exceptional opportunity for a destination business, boutique medical practice, or special-use operator seeking a truly unique space.

The building features rich hardwood floors, updated systems, tasteful finishes, and an inviting, warm atmosphere rarely found in today's commercial market. Every inch has been thoughtfully refreshed, making this a turnkey option for users who value design, ambiance, and a one-of-a-kind presence.

PERFECT FOR:

- Professional office or counseling center
- Medical or wellness clinic
- Event venue or creative studio
- High-end boutique or specialty retailer
- Assisted living or adult day care (SUP required)
- Boutique restaurant or specialty café (SUP required)

ridgepcr.com
972-961-8532

For more information, please contact **Bethany Williams**

469-534-2350 • bwilliams@ridgepcr.com

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With Caddo Mills' growing population and demand for destination businesses in walkable historic locations, this property offers exceptional visibility and endless potential for operators who want a building that elevates their brand.

A Special Use Permit may be required depending on the intended business type, and the property's flexible character makes it ideal for a variety of approved uses.

This is a rare chance to lease a premium-quality, fully renovated historic space in a fast-growing Texas community, perfect for businesses wanting beauty, charm, and a memorable customer experience.

HIGHLIGHTS:

- 3,085 square foot of space
 - 5 large office suites
 - Conference rooms
 - Large entryway
 - 3 bathrooms
 - Full Kitchen
- Wrap around porch
- Spacious yard for outside events
- Parking
- Zoned C1- neighborhood commercial district
- Parking lot with frontage to Hwy 66

TRAFFIC COUNTS:

Highway 66: 7,691 VPD
(TXDOT 2024)

DEMOGRAPHICS:

	1 mile	3 miles	5 miles
2025 Population	1,383	9,451	20,242
2030 Proj. Pop.	1,516	11,143	23,888
Daytime Pop.	1,393	6,245	13,659
Avg. HH Income	\$112,524	\$109,419	\$122,724

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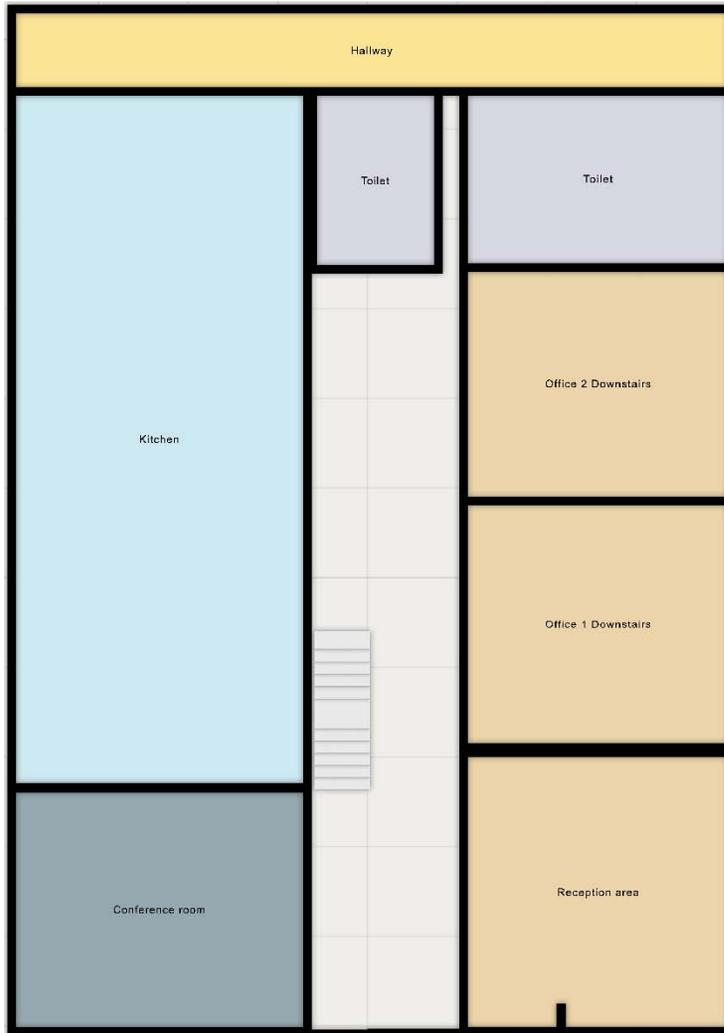
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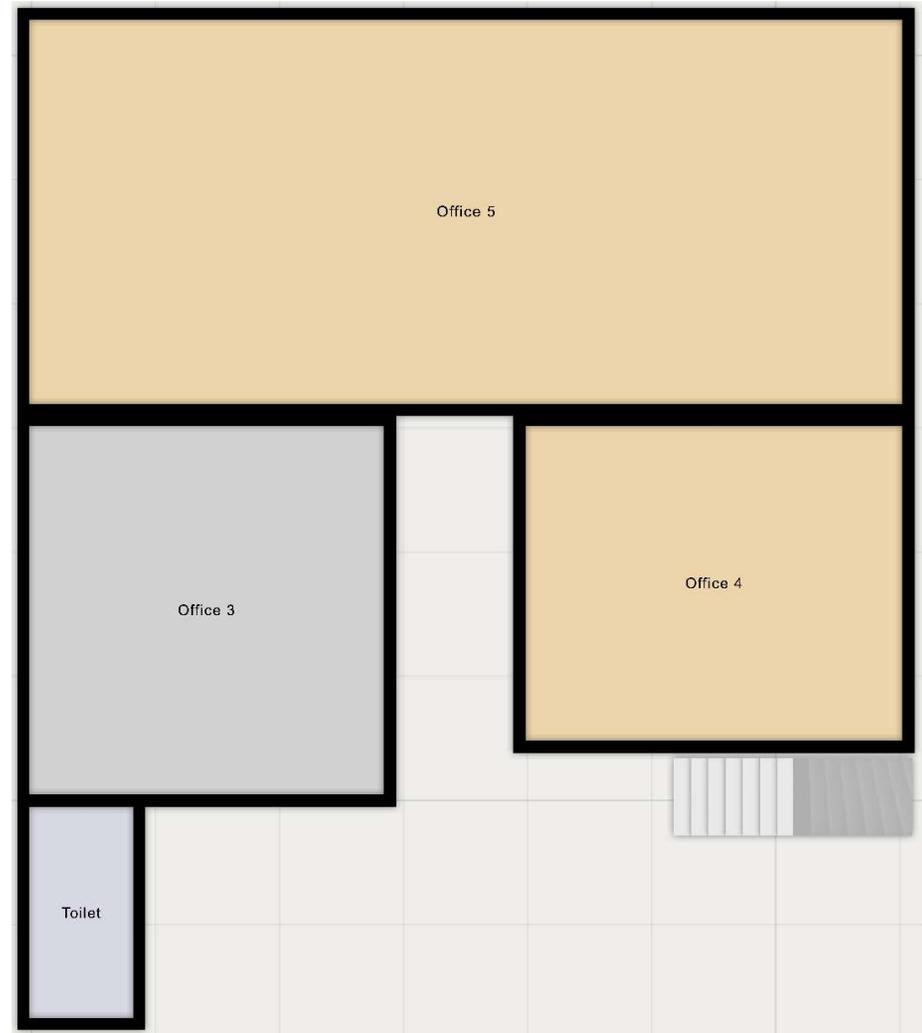
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FIRST FLOOR



SECOND FLOOR



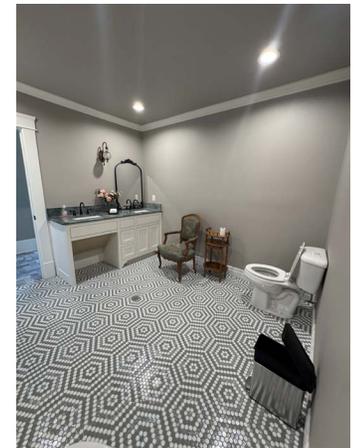
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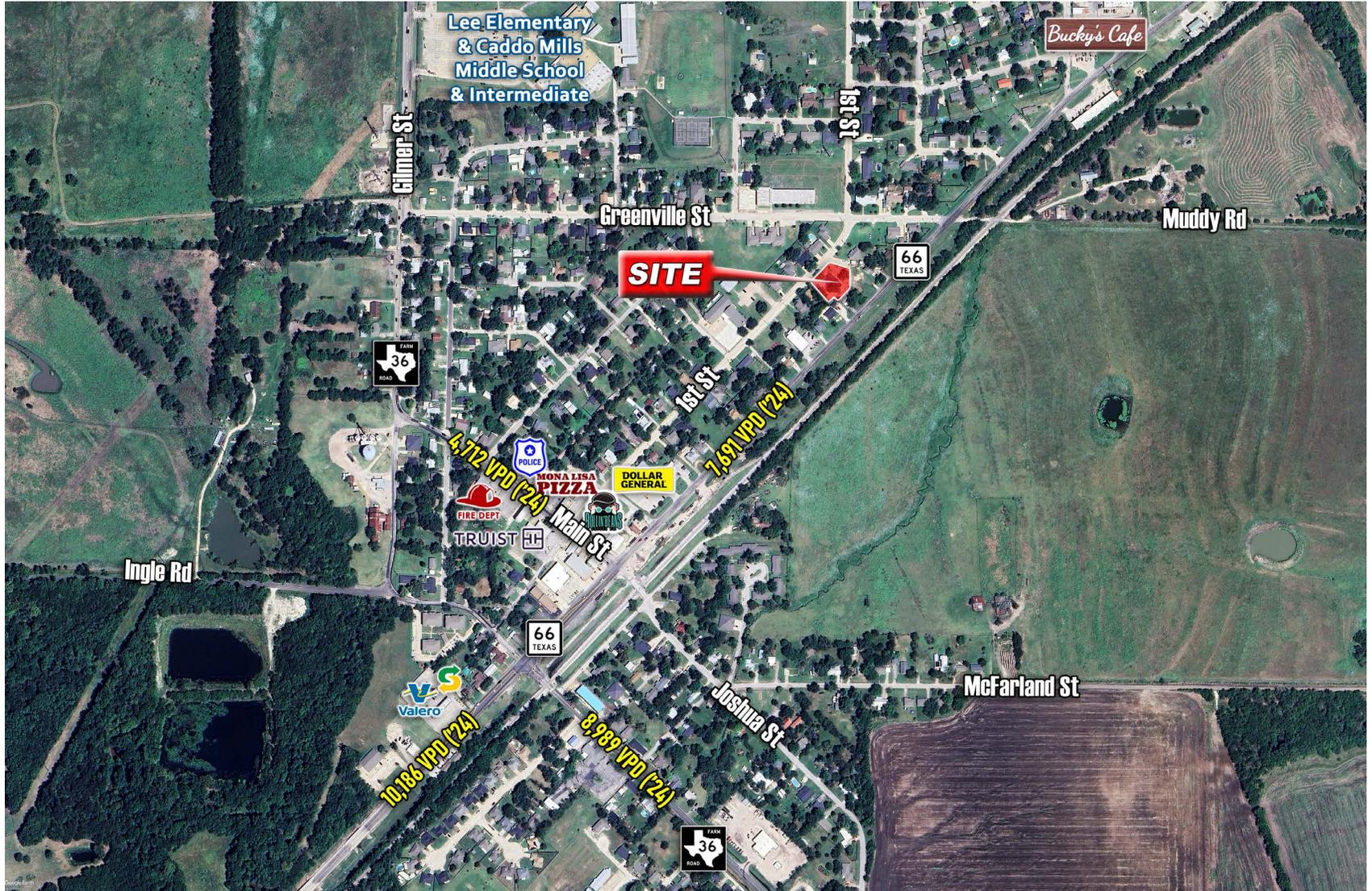
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Information About Brokerage Services

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. **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.

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's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date