

\$2,970,000 - Tbd County Road 2226, Caddo Mills

MLS® #21087204

\$2,970,000

0 Bedroom, 0.00 Bathroom,
Land on 119.10 Acres

NONE, Caddo Mills, TX

Discover a rare gem nestled in the heart of East Texas, where natural beauty meets exceptional convenience! This expansive vacant land offers the perfect canvas for your dream project, whether you envision a stunning residential development or your own private estate retreat. The property showcases nature's finest artistry with magnificent hardwood trees scattered throughout, creating a park-like atmosphere that's both serene and inspiring. Multiple ponds dot the landscape, adding tranquil water features that enhance the property's natural charm and provide excellent recreational opportunities. Well-established trails wind through the terrain, perfect for hiking, horseback riding, or simply enjoying peaceful walks among the towering trees. What makes this land truly special is its remarkable combination of rural tranquility and urban accessibility. Located within minutes of Interstate 30, you'll enjoy the best of both worlds " countryside living with easy access to major transportation corridors. The proximity to Dallas, just an hour's drive away, makes this an ideal location for those seeking a peaceful retreat without sacrificing convenience. The diverse topography includes beautiful open pasture areas alongside wooded sections, offering flexibility for various development possibilities. Some floodplain areas add to the natural ecosystem, supporting local wildlife and maintaining the property's authentic rural character. Multiple potential home sites



throughout the acreage provide options for creating your perfect sanctuary. This unique property represents an exceptional opportunity to own a piece of Texas countryside with development potential, recreational amenities, and unmatched convenience. The combination of natural hardwoods, water features, and strategic location creates endless possibilities for investors, developers, or anyone seeking their own slice of rural paradise.

Essential Information

MLS® #	21087204
Price	\$2,970,000
Bathrooms	0.00
Acres	119.10
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Tbd County Road 2226
Subdivision	NONE
City	Caddo Mills
County	Hunt
State	TX
Zip Code	75135

Amenities

Utilities	Asphalt, Co-op Electric, Co-op Water, Gravel/Rock, Outside City Limits, Overhead Utilities, No City Services
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Exterior

Lot Description	Acreage, Many Trees, Tank/ Pond, Bottom, Brush, Pasture, Varied
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School Information

District	Caddo Mills ISD
Elementary	Frances And Jeannette Lee
Middle	Caddomills

High	Caddomills
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Additional Information

Zoning	unzoned
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Listing Details

Listing Agent	Susan Zachary
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Listing Office	eXp Realty LLC
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