

# Mixed Use Development, Kaufman, TX



Pad Sites for Sale  
Mixed-Use Development  
Hard Corner Location  
Fast Growing Community  
Seller Financing Available

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# 0000 S Houston St, Kaufman, TX

## Property Overview

This 7.8-acre Mixed Use Development Plan is located on the hard corner of Houston Street and Washington Street within the heart of Kaufman, Texas. The site features five pad sites for sale, ranging from 0.58 to 3-acres, with all utilities to the site ready for development. One parcel has already been secured by Soulman's Barbeque offering an excellent business opportunity to join this established tenant within the fastest growing county in the nation. Development plan and sizing is subject to change. Seller Financing is available. Contact the listing agent for more information.

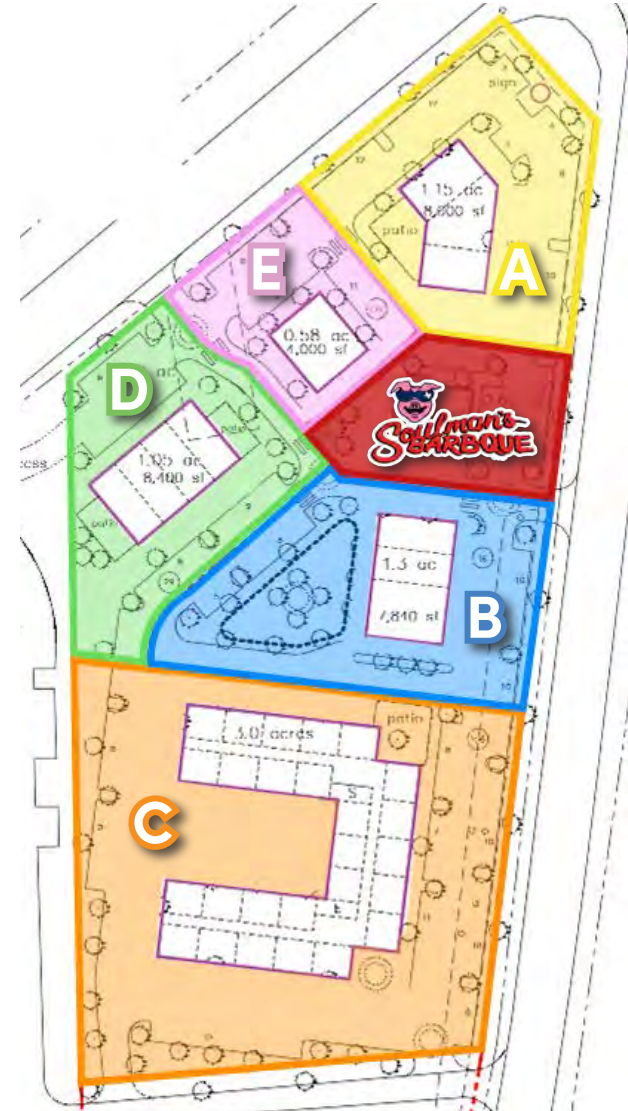


# Mixed-Use Development Site Plan

The site plan features five parcels for sale, with one parcel secured by Soulman's Barbeque. All parcels will be allow for office or retail use, with the 3-acre site (Section C) available for multi-family as well.

Sizing and parcel outlines are subject to change depending on investor needs. Contact the listing agent for more information and pricing.

| Section  | Size (AC) |
|----------|-----------|
| <b>A</b> | 1.15 Ac   |
| <b>B</b> | 1.30 Ac   |
| <b>C</b> | 3.00 Ac   |
| <b>D</b> | 1.05 Ac   |
| <b>E</b> | 0.58 Ac   |



## Section A Overview

Section A features 1.15-acres with the opportunity for retail or office development. The parcel will allow for an  $\pm 8,600$  square-foot building with an outdoor patio and signage on the hard corner of Houston Street and Washington Street.

The site is adjacent to Soulman's Barbeque and can be conveniently accessed from Houston Street or Washington Street.

Acreage and square footage are subject to change depending on investor needs. Contact the listing agent for more information on Section A. Seller Financing is available.



## Section B Overview

Section B features 1.30-acres with the opportunity for retail or office development. The parcel will allow for a  $\pm 7,840$  square-foot building with frontage on Houston Street.

The site is adjacent to Soulman's Barbeque and Kaufman High School and can be directly accessed from Houston Street.

Acreage and square footage is subject to change depending on investor needs. Contact the listing agent for more information on Section B. Seller Financing is available.



## Section C Overview

Section C features 3.00-acres with the opportunity for multi-family, retail, or office development. The parcel will allow for a  $\pm 34,400$  square-foot 4-story multi-family complex or a  $\pm 28,500$  square-foot retail/office center with frontage on Houston Street.

The site is adjacent to Kaufman High School and the Kaufman Central Appraisal District and can be directly accessed from Houston Street.

Acreage and square footage are subject to change depending on investor needs. Contact the listing agent for more information on Section C. Seller Financing is available.



## Section D Overview

Section D features 1.05-acres with the opportunity for retail or office development. The parcel will allow for a  $\pm 8,400$  square-foot building with an outdoor patio and frontage on Washington Street.

The site is adjacent to the Kaufman County Courthouse and can be directly accessed from Washington Street.

Acreage and square footage is subject to change depending on investor needs. Contact the listing agent for more information on Section D. Seller Financing is available.



## Section E Overview

Section E features 0.58-acres with the opportunity for retail or office development. The parcel will allow for a  $\pm 4,000$  square-foot building with frontage on Washington Street.

The site is adjacent to Soulman's Barbeque and can be directly accessed from Washington Street.

Acreage and square footage is subject to change depending on investor needs. Contact the listing agent for more information on Section E. Seller Financing is available.



# Kaufman, TX Retail Map



The property is situated on the hard corner of Kaufman and Washington Street.



14 Miles to Terrell



30 Miles to Rockwall



30 Miles to Canton



34 Miles to Dallas

# Kaufman County Demographic Overview

Kaufman, Texas is located in southeastern Kaufman County and is just 20 minutes SE of Dallas and I-20, I-30 and I-45. Kaufman has two major airports (DFW International Airport & Dallas Love Field) less than an hour away, as well as Terrell Municipal Airport located just a few miles away. The city of Kaufman is strategically centered and located in a primary retail trade area. The city has grown nearly 15 percent in the past decade and is expected to grow another five to 10 percent in the next five years. Residents have easy access to four area malls, two outlet malls, Dallas Uptown nightlife, close proximity to area colleges, and are also close to recreational facilities at Lake Ray Hubbard, Lake Tawakoni and Cedar Creek lake. The community of Kaufman also boasts seven well appointed parks including Kaufman City Lake Park, a 232.2 acre park in northeast Kaufman.

Kaufman County is located in the Southeast Outlying Sub-market of DFW, a regular target among retail investors in Dallas-Fort Worth. Helping drive population growth is excellent job growth of 12.3 percent, 11 percent over the national average. This quickly growing market has lured companies and retailers alike, including Amazon, who opened their new \$80 million 1,000,000 SF distribution center in June 2021 and Goodyear who opened their 1,200,000 SF distribution center in 2020. Kaufman County grew by more than 40 percent between 2010 and 2020, making it one of the top five fastest-growing counties in Texas. The county was also ranked the #1 fastest-growing county in the nation between 2020 and 2021 by U.S. News & World Report. Kaufman County is also in an ideal, centralized location within the region's highway network, putting 93 percent of the country only a two-day drive away. Strong population growth coupled with tax incentives for development make Kaufman County an excellent choice for commercial investors.



**157,768**

2021 Population  
Kaufman County



**\$72,179**

2020 Median HH Income  
Kaufman County



**\$398,398**

July '22 Average Home Value  
Kaufman County



**35**

2020 Median Age  
Kaufman County

# Dallas-Fort Worth Market Overview

The DFW labor market is booming, along with the massive population growth seen by the region. Between 2019 and 2021, DFW added 59,000 workers in professional and business services, a gain of 8.9%, according to data from the U.S. Bureau of Labor Statistics. In contrast, New York, Los Angeles and Chicago had net declines in those workers over the same period (Dallas Morning News). Dallas-Fort Worth is leading every U.S. metro area in labor market performance, despite slowing national job gains, according to Dallas-based ThinkWhy's new data analysis of best-performing cities through September. According to Dallas Innovates, the city also had the 6th highest tech talent pool in the United States. Furthermore, over 110 California companies relocated to Texas between Jan. 1, 2018, to June 30, 2021, making it so the state is claiming California company headquarters at more than four times the rate of its nearest competitor, according to a study by Spectrum Location Solutions and Stanford University's Hoover Institution.



# Property Summary

|            |                                                  |
|------------|--------------------------------------------------|
| Location   | Houston & Washington St.<br>Kaufman, TX<br>75142 |
| Zoning     | PD-25                                            |
| Acres      | 7.8 Acres                                        |
| Grading    | Raw Land                                         |
| Topography | Level                                            |
| Flood Zone | None                                             |
| Utilities  | All to Site                                      |



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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.

**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's Name                                          | License No. | Email               | Phone          |

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| Buyer/Tenant/Seller/Landlord Initials                                                          |                                                                                                |                                                                                                |                                                                                                | Date  |