



SEQ TX-34 & TX-243

1430 E MULBERRY ST | KAUFMAN, TX 75142

PROPERTY DETAILS

ADDRESS

1430 E Mulberry St
Kaufman, TX 75142

PROPERTY TYPE

Pad Ready

LAND SIZE

2.564 AC (gross)

ZONING

Light Industrial (LI)

ISD

Kaufman ISD

PRICING

Contact brokers

SITE

PROPERTY HIGHLIGHTS

- Busy intersection of 25k+ Vehicles Per Day (VPD)
- **5,000+ new rooftops** planned within 5 miles – fueling strong demand for goods and services.
- **10.5% population growth** since 2020 – Kaufman is one of DFW's fastest-growing exurbs & among the top fastest growing counties in the U.S.
- Adjacent to recently completed Exxon fuel station with full ingress/egress providing easy access to HWY 175, TX-34, or Downtown Kaufman
- 30 miles southeast of Downtown Dallas

PROPERTY PHOTO



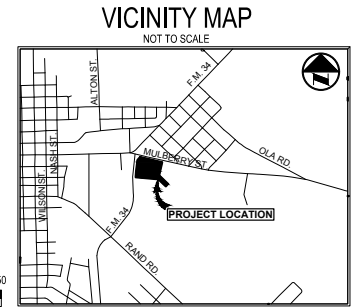
PROPERTY PHOTO



PROPERTY PHOTO



weitzman®



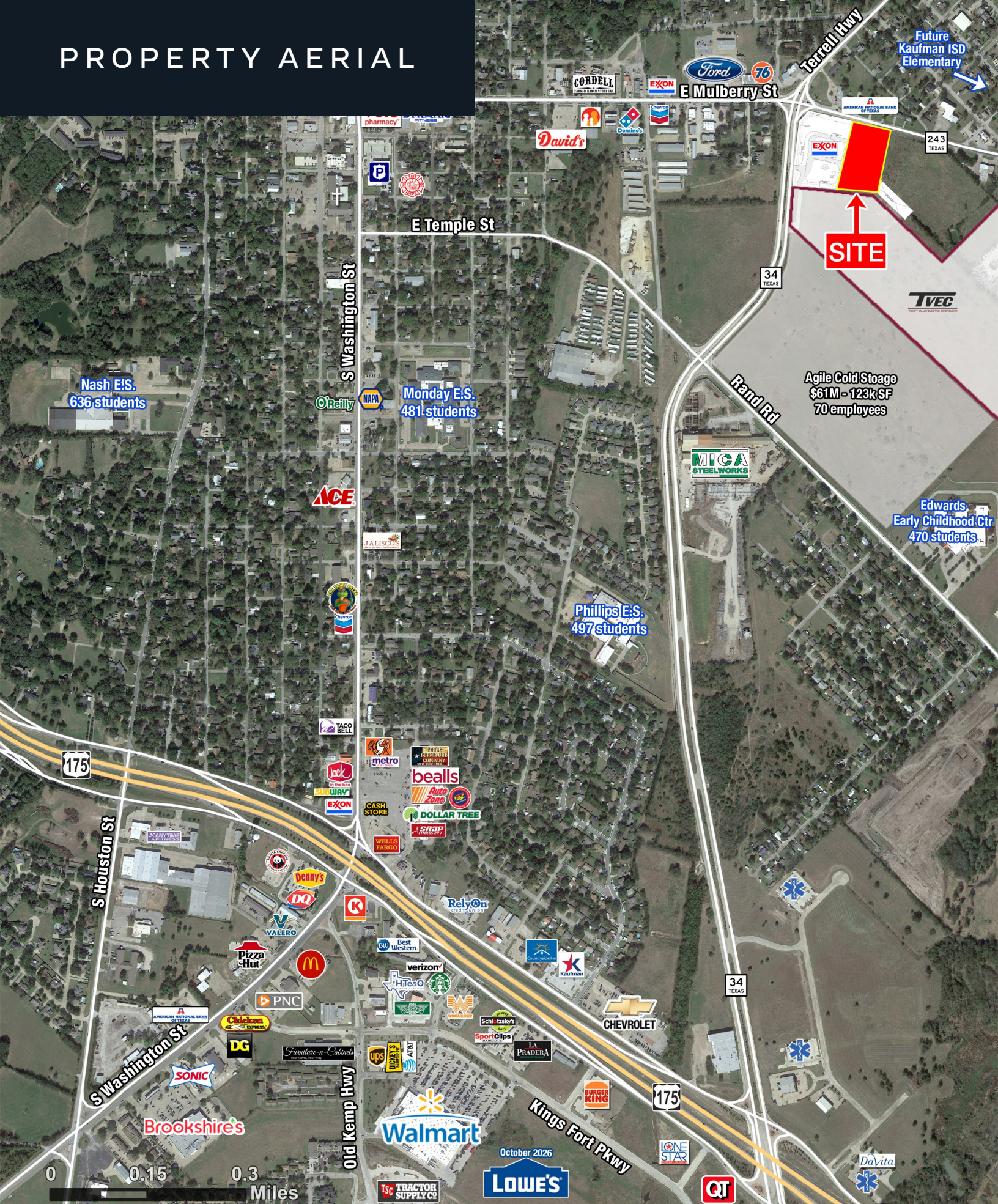
(C.M.) - CONTROLLING MONUMENT
IRF - IRON ROD FOUND
CIRF - CAPPED IRON ROD FOUND
CIRS - CAPPED IRON ROD SET
N.T.S. - NOT TO SCALE
R.O.W. - RIGHT OF WAY
SF - SQUARE FEET
AC - ACRES
B.L. - BUILDING LINE
D.R.K.C.T. - DEED RECORDS KAUFMAN COUNTY, TEXAS
P.R.C.T. - PLAT RECORDS KAUFMAN COUNTY, TEXAS
O.P.R.C.T. - OFFICIAL PUBLIC RECORDS KAUFMAN COUNTY, TEXAS

1. BEARINGS ARE REFERENCED TO THE FINAL PLAT OF LOT 1, BLOCK 9, CHANDLER CREEK TRUST ACROSS AN ADDITION TO THE CITY OF KAUFMAN AS RECORDED IN C. 3, D. 38 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.
2. BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO BE WITHIN ZONE K AREAS DETERMINED TO BE OUTSIDE THE 10.2% ANNUAL CHANCE FLOODPLAIN OF THE NATIONAL INSURANCE RATE MAP FOR THE KAUFMAN COUNTY, TEXAS AND AN OUTSIDE ZONE K AREAS DETERMINED TO BE OUTSIDE THE 1% OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS STATEMENT DOES NOT CREATE LIABILITY FOR THE CITY OF KAUFMAN.
3. THE SURVEYOR AS REQUIRED BY STATE LAW IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
4. ALL CORNERS ARE 58 INCH IRON ROD WITH CAP STAMPED "TN" SET UNLESS OTHERWISE NOTED ON THE SURVEY.
5. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE PRIVATE DRAINAGE DETENTION SYSTEM. SHOULD THE CITY BE REQUIRED TO PROVIDE MAINTENANCE OF PRIVATE DRAINAGE DETENTION CESSMENT FOR TO PERFORM THE FUNCTION THE CITY HAS THE AUTHORITY TO PROVIDE APPROPRIATE MAINTENANCE AND TO RECOVER THE FULL COST OF APPROPRIATE FEES AND REIMBURSEMENTS.

PROPERTY AERIAL

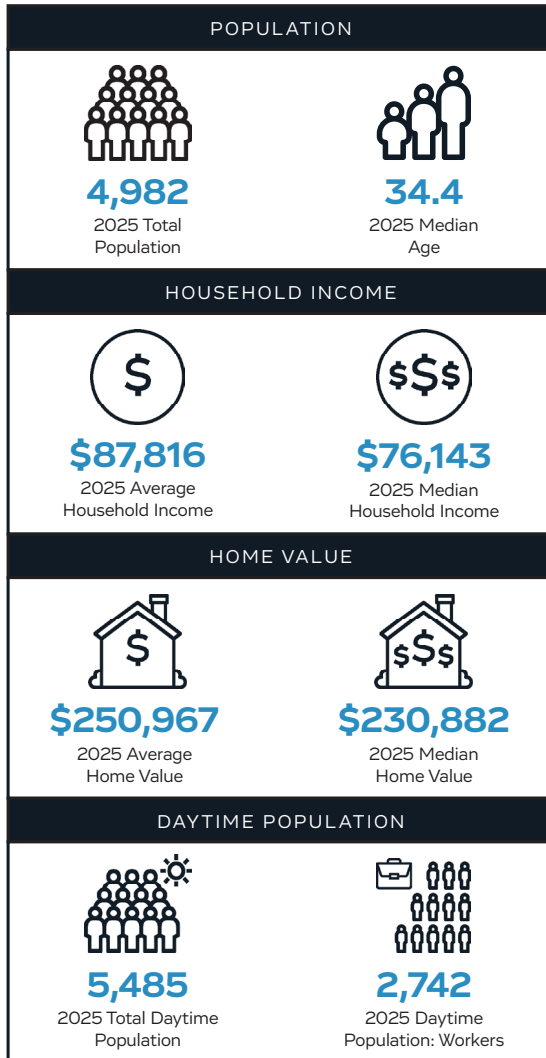


PROPERTY AERIAL

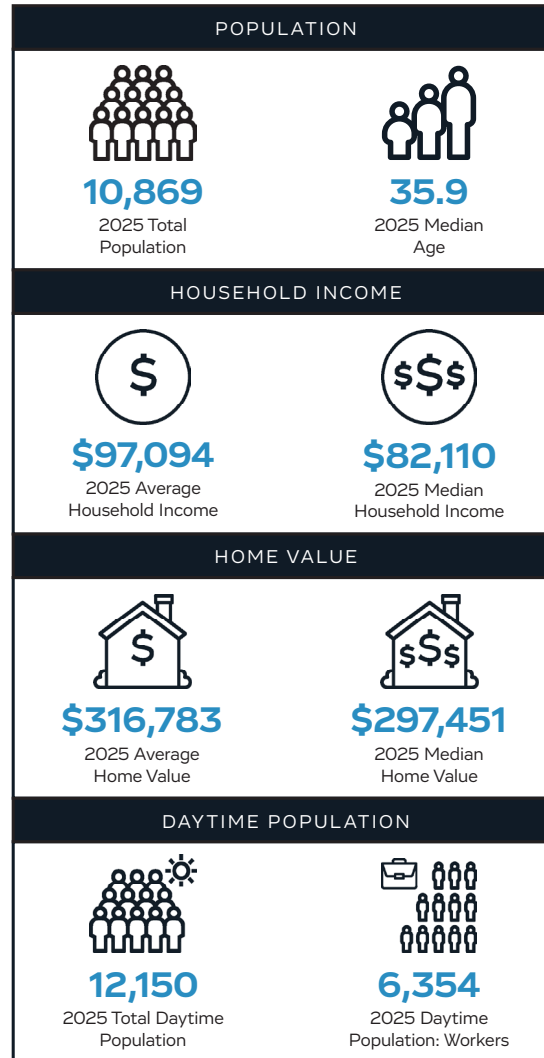


DEMOGRAPHICS

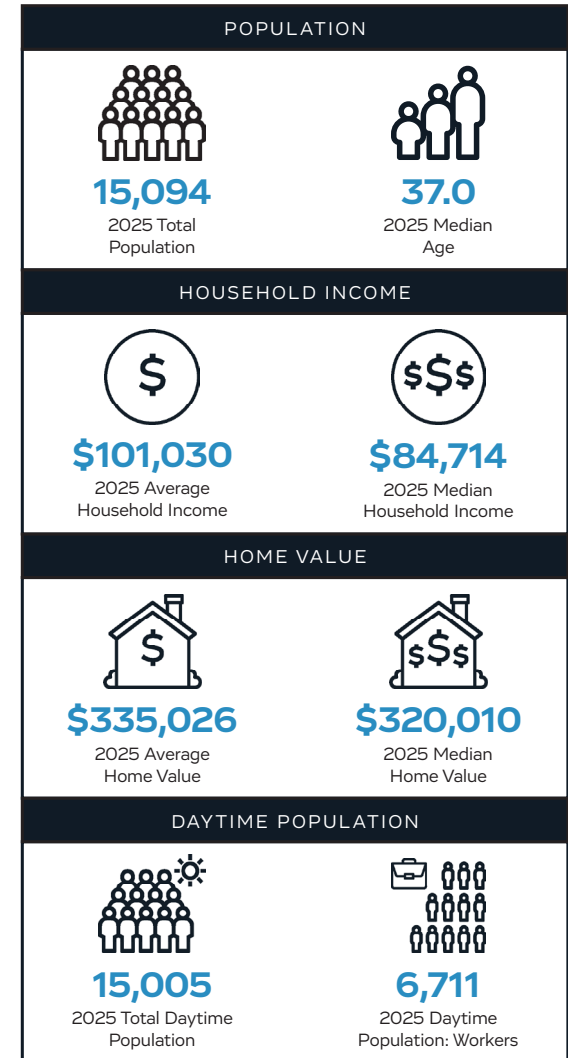
1 MILE



3 MILE



5 MILE



DFW BY THE NUMBERS

1

TOP MARKET TO WATCH

THE URBAN LAND INSTITUTE (ULI) AND PWC'S EMERGING TRENDS IN REAL ESTATE REPORT NAMED D-FW THE NATION'S TOP MARKET TO WATCH IN 2025.

3

IN THE NATION FOR POPULATION GROWTH

D-FW ADDED 177,922 RESIDENTS IN 2024

U.S. CENSUS

1

CORPORATE HQ RELOCATIONS

100 NEW HEADQUARTERS FROM 2018 TO 2024

CBRE

2

IN THE NATION FOR HOME STARTS

53,000 NEW STARTS IN 2024

CONSUMER AFFAIRS

1

IN THE NATION FOR MULTI-FAMILY CONSTRUCTION

33,276 NEW UNITS IN 2024

MULTI-HOUSING NEWS/YARDI MATRIX

TEXAS BY THE NUMBERS

#2

IN JOB GROWTH

284,200 NONFARM JOBS

DEC 2023 – DEC 2024

U.S. BUREAU OF LABOR STATISTICS

#1

IN POPULATION GROWTH

563,000 NEW RESIDENTS IN 2024

U.S. CENSUS

#1

BEST STATES FOR BUSINESS

*CHIEF EXECUTIVE MAGAZINE
SITE SELECTION MAGAZINE*

#2

FOR FORTUNE 500 COMPANIES

TEXAS IS HOME TO **54** FORTUNE 500 COMPANY HEADQUARTERS, MORE THAN ANY OTHER STATE

FORTUNE

#8

WORLD ECONOMY

TEXAS IS THE WORLD'S 8TH LARGEST ECONOMY WITH **\$2.6 TRILLION** IN GDP

TEDC

#1

FOR EXPORTS

NO. 1 EXPORTING STATE FOR 23 YEARS IN A ROW; NO. 1 SEMICONDUCTOR EXPORTING STATE FOR 14 YEARS IN A ROW; NO. 1 TECH EXPORTING STATE 12 YEARS IN A ROW.

FORBES



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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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(214) 720-3663

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Date