



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



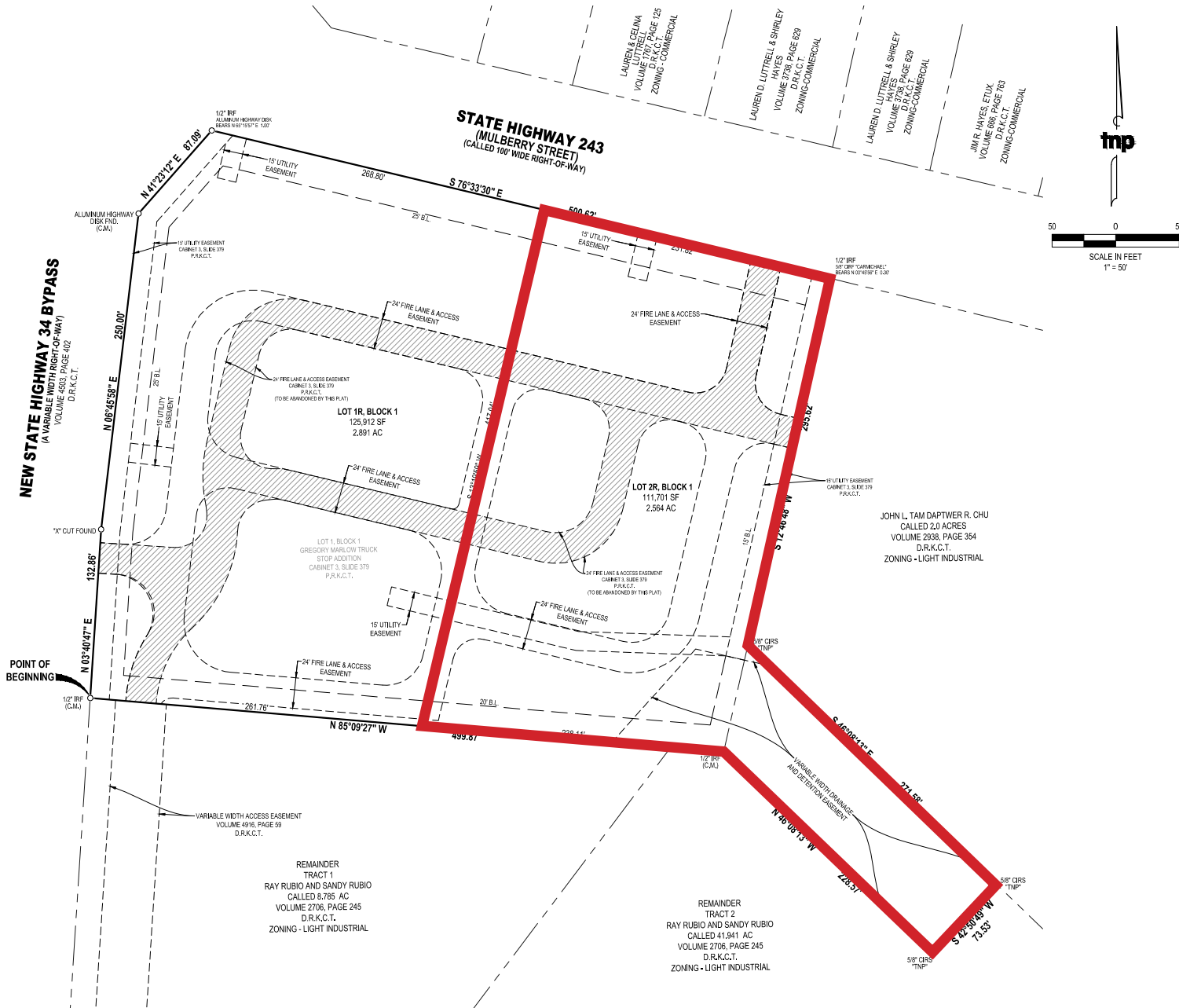
PROPERTY PHOTO



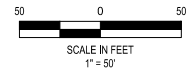
PROPERTY PHOTO



SITE SURVEY



tmp



VICINITY MAP



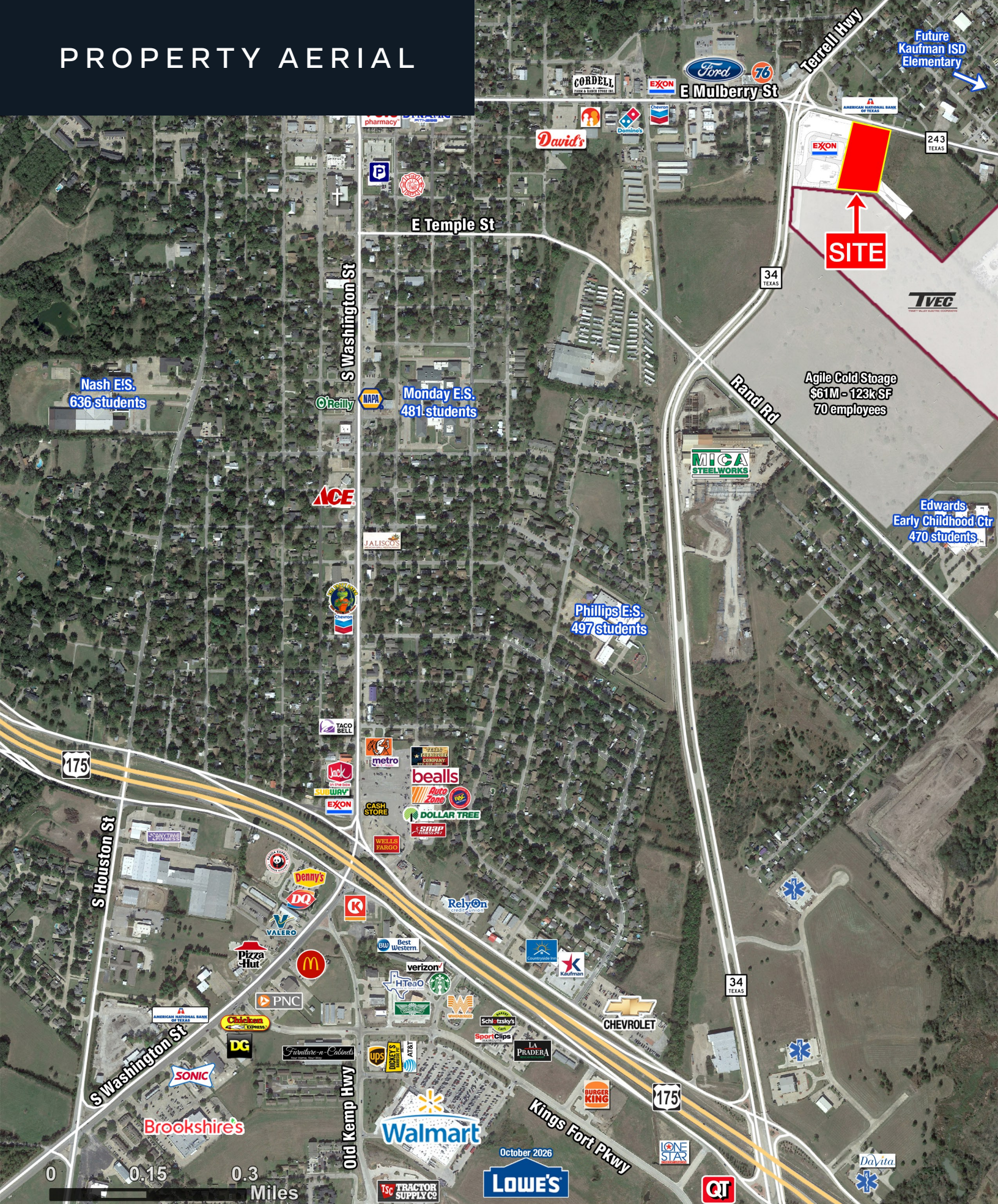
LEGEND

- (C.A.) - 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.K.C.T. - PLAT RECORDS KAUFMAN COUNTY, TEXAS
- O.P.R.K.C.T. - OFFICIAL PUBLIC RECORDS KAUFMAN COUNTY, TEXAS

NOTES:

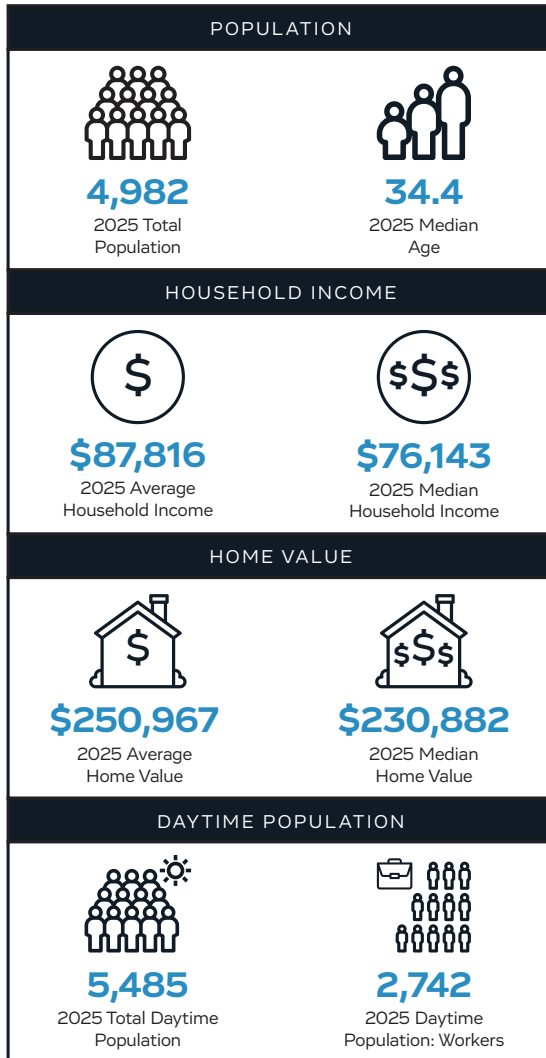
1. BEARINGS ARE REFERENCED TO THE FINAL PLAT OF LOT 1, BLOCK 1, GREGORY MARLOW TRUCK STOP ADDITION, AN ADDITION TO THE CITY OF KAUFMAN AS RECORDED IN CABINET 3, SLIDE 379 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.
2. BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO BE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE KAUFMAN COUNTY, TEXAS AND INCORPORATED AREAS (FIRM NO. 48203C010D DATED JULY 3, 2012 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
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 5/8 INCH IRON ROD WITH CAP STAMPED "TMP" SET UNLESS OTHERWISE NOTED ON THE SURVEY.
5. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE PRIVATE DRAINAGE/RETENTION EASEMENT. SHOULD THE ENTITY RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRAINAGE/RETENTION EASEMENT FAIL TO PERFORM THE FUNCTION THE CITY HAS THE AUTHORITY TO PROVIDE APPROPRIATE MAINTENANCE AND REPAIR AND COLLECT APPROPRIATE FEES AND REIMBURSEMENTS.

PROPERTY AERIAL

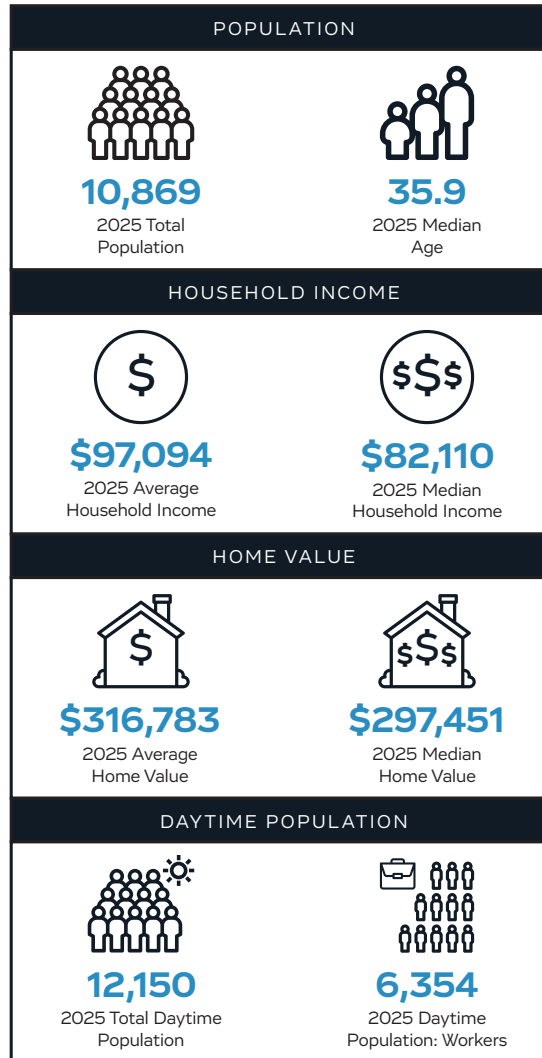


DEMOGRAPHICS

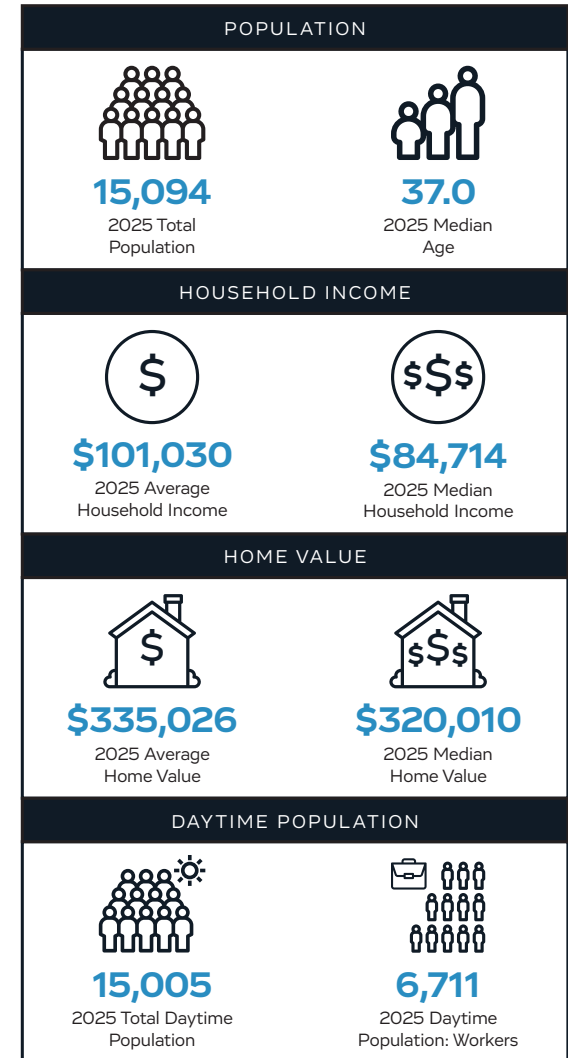
1 MILE



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



SCOTT SMITH

SENIOR VICE PRESIDENT

ssmith@weitzmangroup.com

214.720.3663

OWEN GRIMM

ASSISTANT VICE PRESIDENT

ogrimm@weitzmangroup.com

214.720.6629

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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

Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

Scott Smith

Sales Agent/Associate's Name

402795

License No.

292229

License No.

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License No.

701664

License No.

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Phone

(214) 720-3663

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Sales Agent/Associate's Name

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Date