Versatile Professional Office Space Near Downtown Kaufman

2,300-6,856 SF ON ±0.741 ACRES FOR SALE OR LEASE



- ±6,856 SF Commercial Building
- ±0.741-Acre Site For Sale or Lease
- Potential Subdivision to ±2,300 SF
- Private Offices Along 3 Main Corridors
- Lobby, Conference & Meeting Rooms
- Reception & Administrative Areas
- On-Site Parking plus Covered Spaces

101 N Houston St | Kaufman, TX 75142

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M&D CRE

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Property Overview

ESTABLISHED | FUNCTIONAL | VERSATILE

A ±6,856 SF commercial building on ±0.741 acres in Kaufman, Texas, offering an extensive private-office layout, meeting and administrative spaces, and flexible sale or lease options.

For Info:
Kevin Weable, CCIM | 214.801.7787

Property Overview

ESTABLISHED OFFICE LAYOUT W/ FLEXIBILITY FOR MULTIPLE OCCUPANCY NEEDS

M&D CRE is pleased to present 101 N Houston St, a ±6,856 SF commercial property situated on ±0.741 acres in Kaufman, TX. Available for sale or lease, the single-story building features an established office configuration with multiple private workspaces, reception areas, conference and meeting rooms, and dedicated administrative support spaces.

The interior layout accommodates a variety of office operations, with individual offices connected by interior corridors and complemented by meeting spaces, restrooms, kitchen areas, and storage. Interior photographs show wood-look flooring throughout much of the office space, neutral wall finishes, interior service windows, and a combination of private and shared work areas. The property offers on-site parking, including a covered parking area, with access from N Houston Street and Barnes Street. Its location near downtown Kaufman provides a setting for businesses and organizations serving the surrounding community.

The property is offered as a whole building, with the listing also identifying potential lease subdivisions beginning at approximately 2,300 SF. The existing configuration is particularly relevant to professional offices, administrative operations, and other organizations requiring multiple individual workspaces. Medical and retail uses may also be explored, subject to zoning, building suitability, and any required approvals.

For more information, please contact **Kevin Weable, CCIM** at **214.801.7787** or **kevin@mdcregroup.com**.

IDEAL FOR

- Professional Services
- Government & Municipal Offices
- Medical & Healthcare Offices
- Corporate & Regional Offices
- Nonprofit Organizations
- Education & Training Providers
- Multi-Tenant Office Users

Offering	For Sale or Lease (Subdivided Available)
Building / Land	±6,856 SF / ±0.741 Acres
Minimum Proposed Space	Minimum 2,300 SF
Use Types	Professional Offices, Medical, Retail
Zoning	CBD - Central Business District
Utilities	City Water, City Sewer, Connected Electricity



101 N HOUSTON
KAUFMAN
FLOORPLAN

SALE OR LEASE:

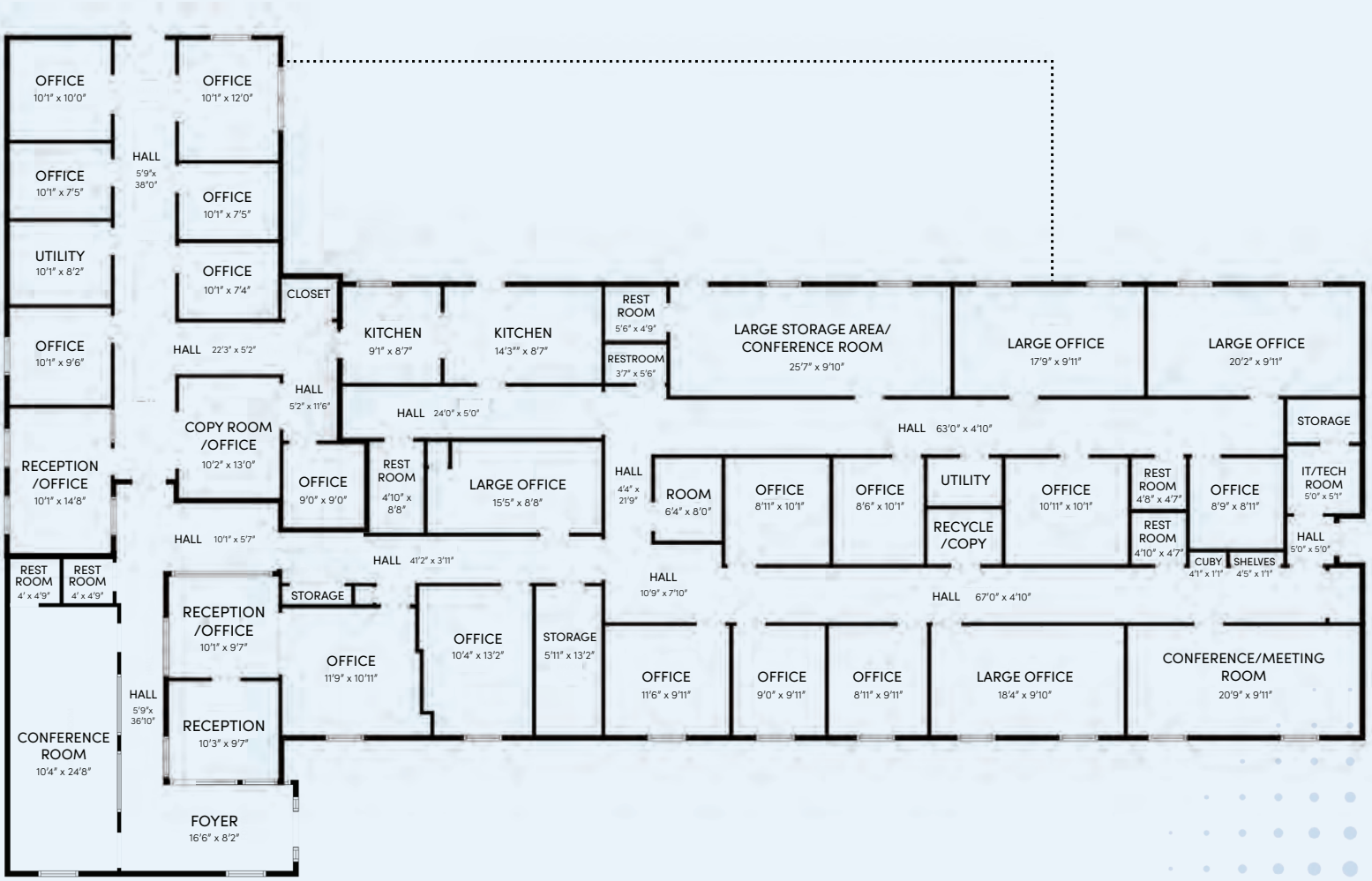
ENTIRE BUILDING

±6,856 SF

OTHER LEASE OPTIONS:

MINIMUM SPACE:

· ±2,300 SF



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101 N HOUSTON ST — KAUFMAN







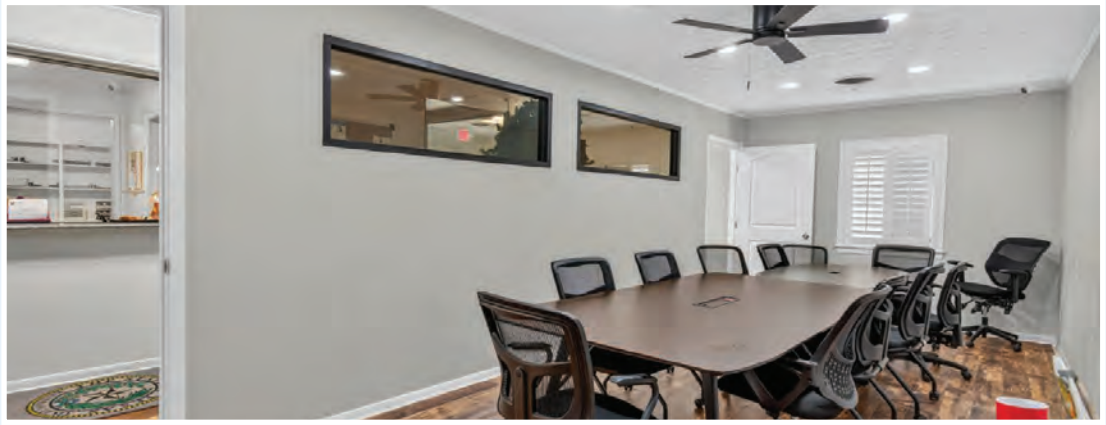


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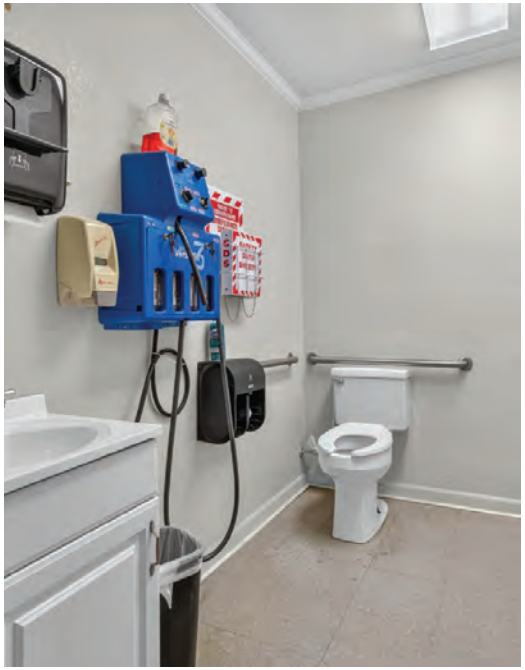












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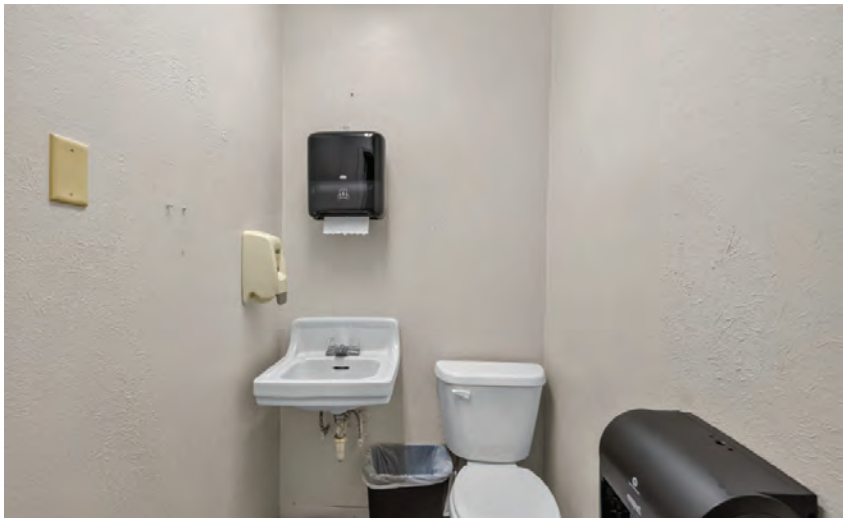




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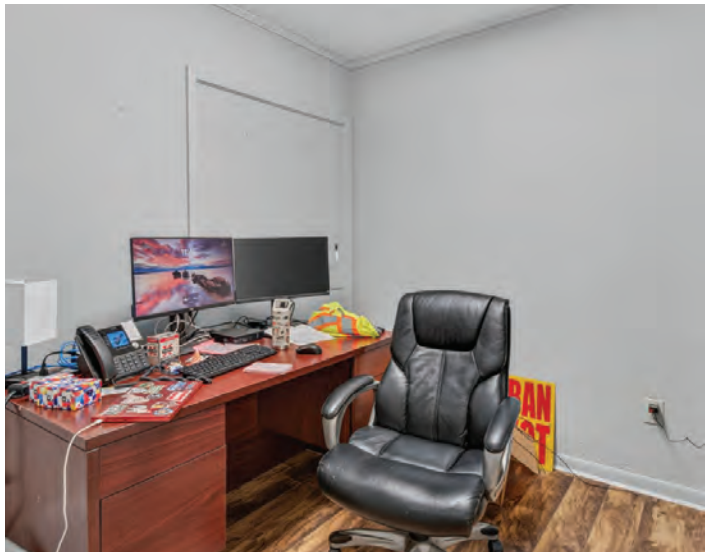


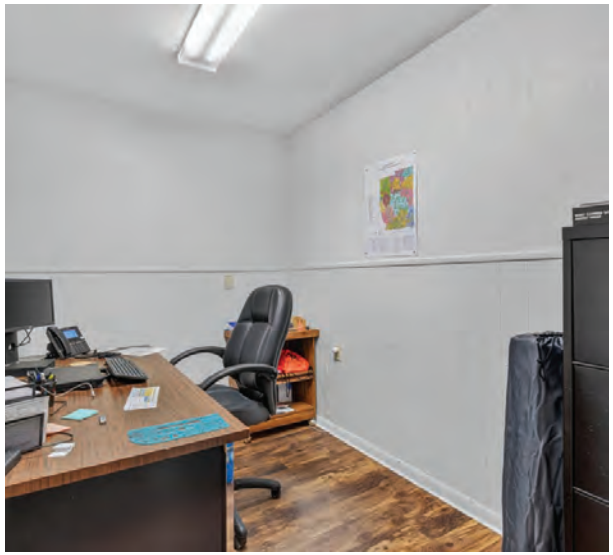




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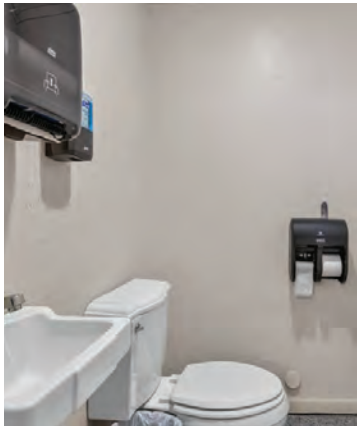




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Highlights

- ±6,856 SF Building on ±0.741 Acres
- For Sale or Lease with potential subdivision starting at approximately ±2,300 SF
- Extensive private-office configuration
- Multiple conference and meeting rooms
- Dedicated reception and administrative areas
- Two kitchen spaces and multiple restrooms
- Central heating and cooling
- Established brick exterior and single-story layout
- On-site parking with covered spaces
- Central Business District—CBD Zoning Location Near Downtown Kaufman

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M&CRE

Location Overview

Kaufman, Texas, combines historic small-town character, an established civic and business community, and a growing surrounding population, creating an appealing setting for professional services, healthcare, and community-focused businesses.

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Kaufman, TX: An Established County-Seat Setting for Commercial Operations

Kaufman, TX Overview

Kaufman, Texas, combines the character of an established county-seat community with a growing surrounding residential market. Its historic downtown, civic institutions, local businesses, and surrounding neighborhoods create a setting for professional services, government administration, healthcare providers, and community-oriented organizations.

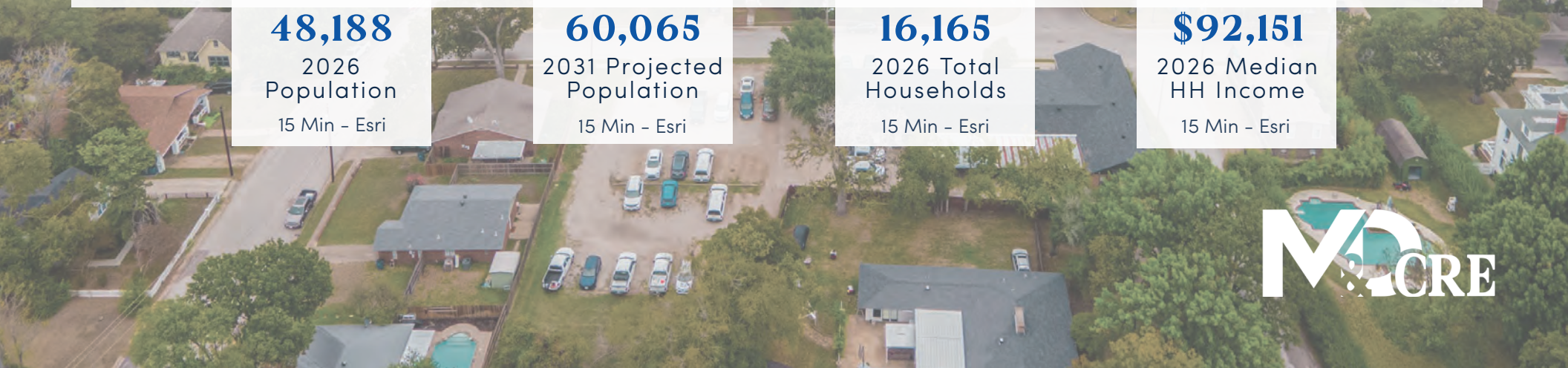
Esri estimates that the population within a 15-minute drive of central Kaufman will grow from 48,188 in 2026 to 60,065 by 2031, while households are projected to increase from 16,165 to 20,413. This expanding residential base adds to Kaufman's appeal for businesses and service providers seeking to establish or strengthen their presence in the community.

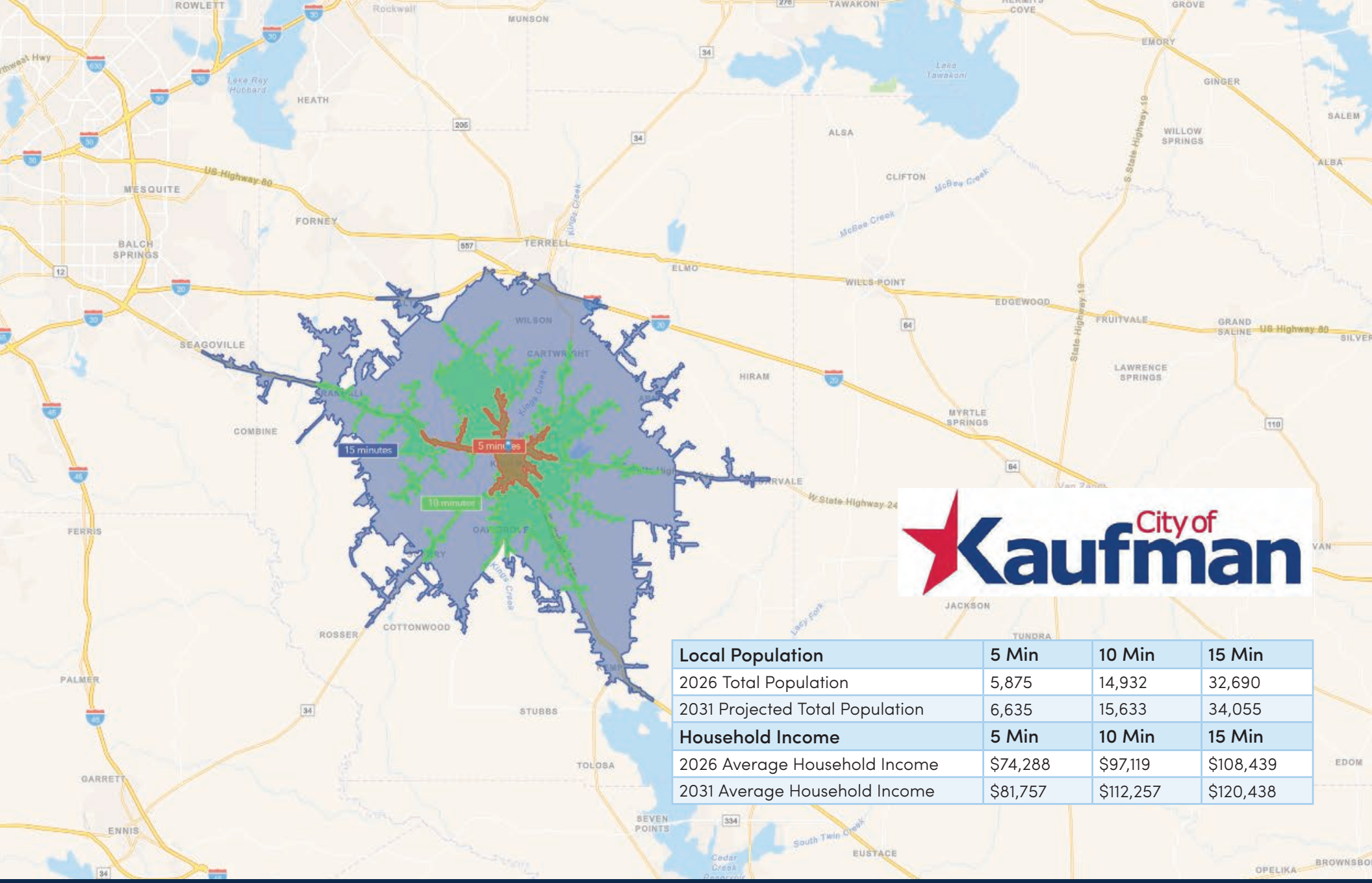
48,188
2026 Population
15 Min - Esri

60,065
2031 Projected Population
15 Min - Esri

16,165
2026 Total Households
15 Min - Esri

$92,151
2026 Median HH Income
15 Min - Esri





Local Population	5 Min	10 Min	15 Min
2026 Total Population	5,875	14,932	32,690
2031 Projected Total Population	6,635	15,633	34,055
Household Income	**5 Min**	**10 Min**	**15 Min**
2026 Average Household Income	$74,288	$97,119	$108,439
2031 Average Household Income	$81,757	$112,257	$120,438

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Office Information

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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.

EQUAL HOUSING OPPORTUNITY

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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____