



2000 FRONT ST
Kaufman, TX | Unit 2000

1,200 SF

Zoned Commercial

Grade Level Door

High Traffic Area

Visibility on US-175



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PROPERTY

overview

This 1,200 square-foot warehouse is located just off Highway 175 and near downtown Kaufman, Texas. The property features an open floor plan, one grade level door, and one private office/reception. Situated on just over half an acre, the site is zoned commercial with visibility from Highway 175 with over 25,048 vehicles per day. The property is in a high traffic area, as it is just 1.5 miles from State Highway 34 and Downtown Kaufman. Surrounding major retailers include Starbucks, McDonald's, Walmart Supercenter, Whataburger, and many more.







US-175

SITE

BAKER
BAIL BONDS



SITE



DEMOGRAPHIC

overview

157,768

2021 Estimated Population
Kaufman County

\$72,179

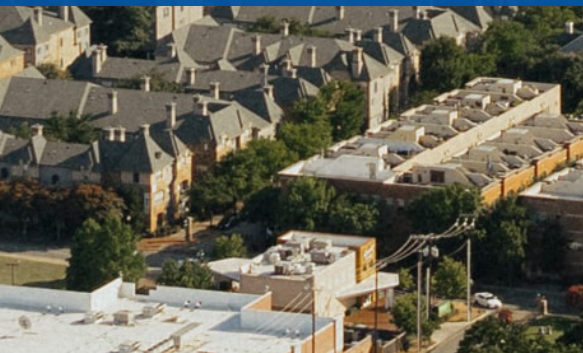
2020 Median HH Income
Kaufman County

\$398,398

July '22 Average Home Value
Kaufman County

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.



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 overview



Location

2000 Front St,
Kaufman, TX
75142

Zoning

Commercial

Square-Feet

1,200 SF

Traffic Counts

25,000 VPD in the
surrounding area

Opportunity

Option to acquire
warehouse space
in a prime high
traffic area.



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