

Downtown Kaufman Office & Medical Space

±4,000 SF TOTAL | WILL SUBDIVIDE TO ±2,000 SF



Two Adjacent ±2,000 SF Spaces
Lease Separately or Together
Office & Medical Buildout
Downtown Storefront Presence
CBD Central Business
District Zoning

108 & 110 W Grove St | Kaufman, TX 75142

Kevin Weable, CCIM
Market Director | 214.801.7787
kevin@mdcregroup.com



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Potential uses, dimensions, access, utilities, jurisdictional status and development concepts are presented for informational purposes only and are subject to independent verification, engineering and applicable governmental approvals.



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Property Overview

DOWNTOWN | FLEXIBLE | ESTABLISHED

Two adjacent $\pm 2,000$ SF downtown spaces offer approximately $\pm 4,000$ SF combined, with existing office, medical-service and support areas available separately or together.

For Info:
Kevin Weable, CCIM | 214.801.7787



Property Overview

TWO DISTINCT SPACES. ONE FLEXIBLE DOWNTOWN OPPORTUNITY.

M&D CRE is pleased to present 108 & 110 W Grove St, an approximately $\pm 4,000$ SF commercial leasing opportunity in Downtown Kaufman. The offering consists of two adjacent $\pm 2,000$ SF spaces that may be leased individually or together, providing flexibility for both smaller occupiers and users requiring a larger downtown footprint. The property is positioned within Kaufman's CBD—Central Business District and is identified for office, retail and health-care use.

The two spaces provide complementary existing layouts. 108 W Grove is configured primarily as a professional-office environment with reception and waiting space, private work areas, a dedicated conference room, larger open or multipurpose areas, built-in cabinetry and employee support space. 110 W Grove provides a larger front reception and waiting area, multiple substantial private rooms, a dedicated breakroom and an established service-oriented layout that may accommodate medical, behavioral-health, counseling or professional-office users.

Taken together, the adjacent spaces create a flexible footprint capable of supporting client-facing, private, administrative, meeting and employee-support functions within one downtown location. A tenant may occupy the full $\pm 4,000$ SF opportunity or select either $\pm 2,000$ SF space based on operational needs.

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

IDEAL FOR

- Professional Office
- Medical & Behavioral Health
- Counseling & Therapy
- Financial & Legal Services
- Nonprofit & Community Services
- Real Estate Brokerage
- Administrative Offices

Total Available SF	$\pm 4,000$ SF
Side 1—108 W Grove St	$\pm 2,000$ SF
Side 2—110 W Grove St	$\pm 2,000$ SF
Lease Structure	NNN
Zoning	CBD—Central Business District
Property Types	Office / Retail / Health Care
Utilities	City Water, City Sewer, Electricity



For Info:
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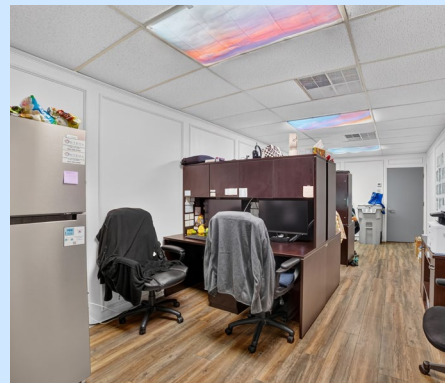
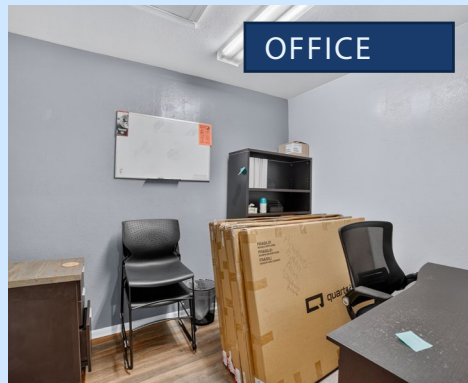
108 W GROVE ST | SIDE 1 — DOWNTOWN KAUFMAN



For Info:
Kevin Weable, CCIM | 214.801.7787



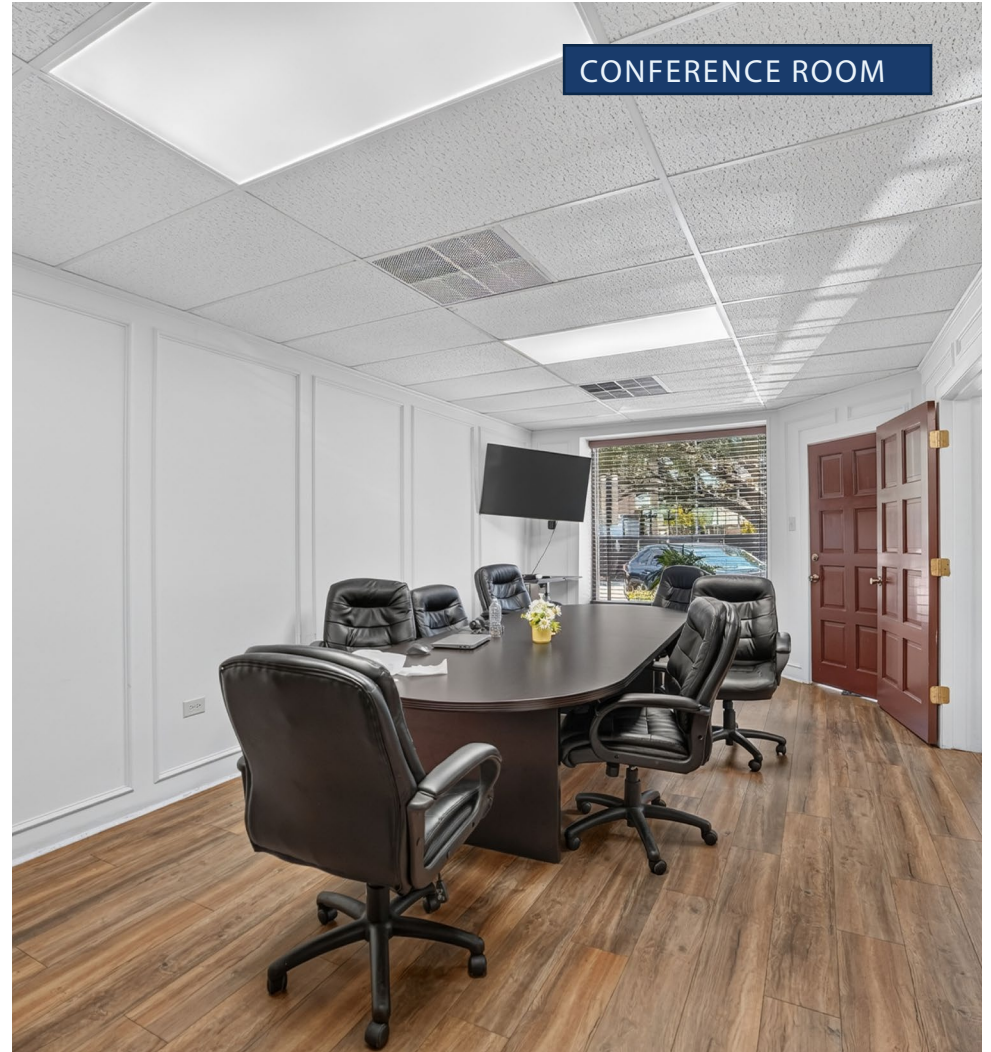
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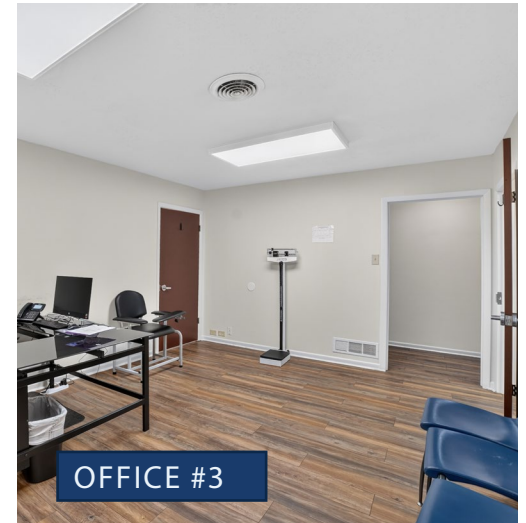
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For Info:
Kevin Weable, CCIM | 214.801.7787



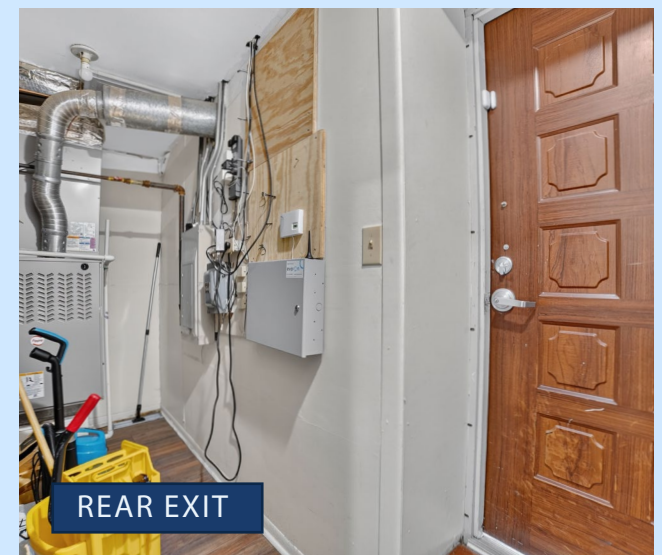
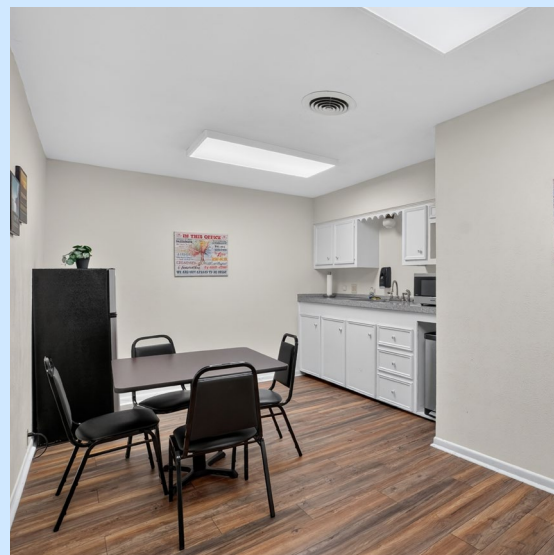
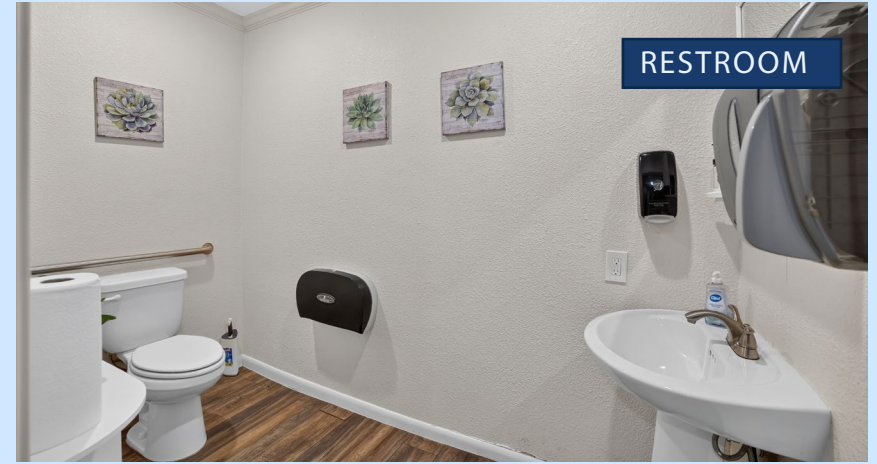
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Highlights

- ±4,000 SF Combined
Downtown Footprint
- Two ±2,000 SF Leasing Options
- Professional and Medical-
Oriented Configurations
- Dedicated Conference and
Meeting Space
- Breakroom and Employee
Support Areas
- Private Offices and Larger
Rooms for Collaborative or
Consultation Use
- Flexible Administrative and
Client-Facing Space
- Adjacent Spaces Allow Future
Expansion
- Storefront Presence Along W
Grove Street
- Lease Either Space Individually
or Combine Both Adjacent
Spaces for Expanded
Operational Flexibility



For Info:
Kevin Weable, CCIM | 214.801.7787



Location Overview

Downtown Kaufman provides an established commercial setting within one of North Texas' historically fast-growing counties.

Listed By:
/npkw



Kaufman, Texas— Fastest Growing County Just East of Dallas

Kaufman, TX Overview

Located southeast of Dallas, Kaufman combines an established local commercial base with access to the broader Dallas-Fort Worth region. The city is positioned within a regional transportation network that includes connections to I-20, I-30 and I-45, along with access to DFW International Airport, Dallas Love Field and Terrell Municipal Airport.

Kaufman County has experienced substantial long-term growth, expanding by more than 40% between 2010 and 2020. Earlier market data also identified strong job growth and ranked the county among Texas' fastest-growing counties, supporting continued demand for professional services, health care, financial services and other community-serving businesses.

For 108 & 110 W Grove, the Downtown Kaufman setting complements the property's professional and medical-service positioning by placing tenants within an established business environment rather than a conventional suburban office development.

47,979

2026 Population
Amount

15 MIN—ESRI

12.3%

Job Growth

15 MIN—ESRI

157,768

Kaufman County
Population

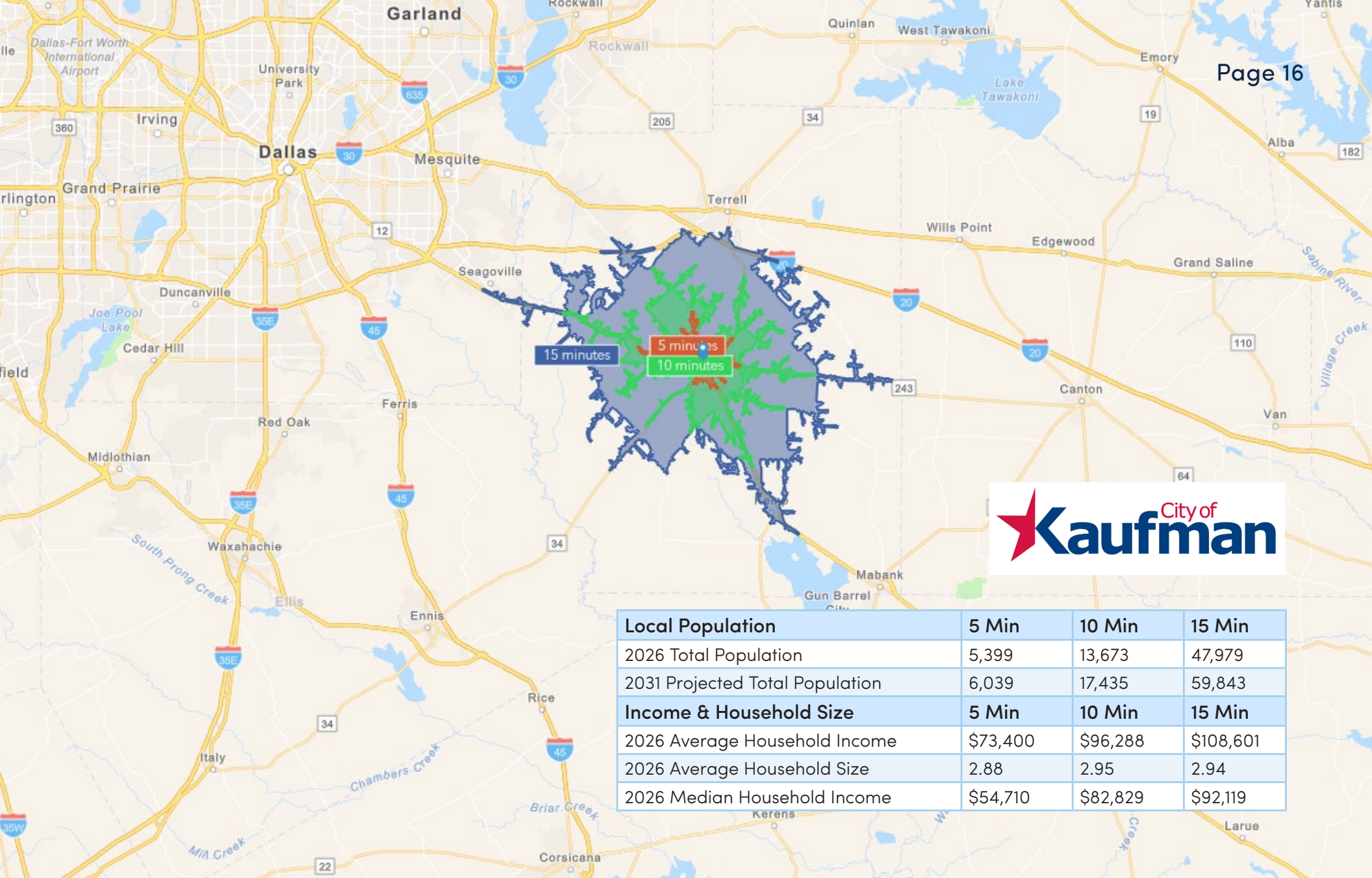
ESRI

\$108,601

Median HH
Income

15 MIN—ESRI





Listed By:
Kevin Weable, CCIM | 214.801.7787





AWNING

LARGE WINDOWS

Kevin Weable, CCIM

Market Director | 214.801.7787

kevin@mdcregroup.com

Office Information

2701 Sunset Ridge Dr, Suite 109, Rockwall, TX 75032

info@mdcregroup.com

469.607.0471





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.

2-10-2025



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.

M&D CRE,LLC	9010586	danny@mdregroup.com	(972) 772-6025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kevin Weable	0689810	kevin@mdcregroup.com	972-845-1663
Sales Agent/Associate's Name	License No.	Email	Phone
	Date		
Buyer/Tenant/Seller/Landlord Initials			