



HWY 175
KAUFMAN, TX 75142

MILTON BLACK
214.416.8219
mblack@rangerealtyadvisors.com

PROPERTY OVERVIEW



LOCATION

Hwy 175
Kaufman, TX 75142



ACREAGE

Gross: ± 44.04
Net: ± 42.58



ZONING

Kaufman ETJ



PROPOSED USE

Investment



UTILITIES

Water: Off Site
Sewer: Off Site



ISD

Kaufman ISD



VPD

US Hwy 175: $\pm 28,820$



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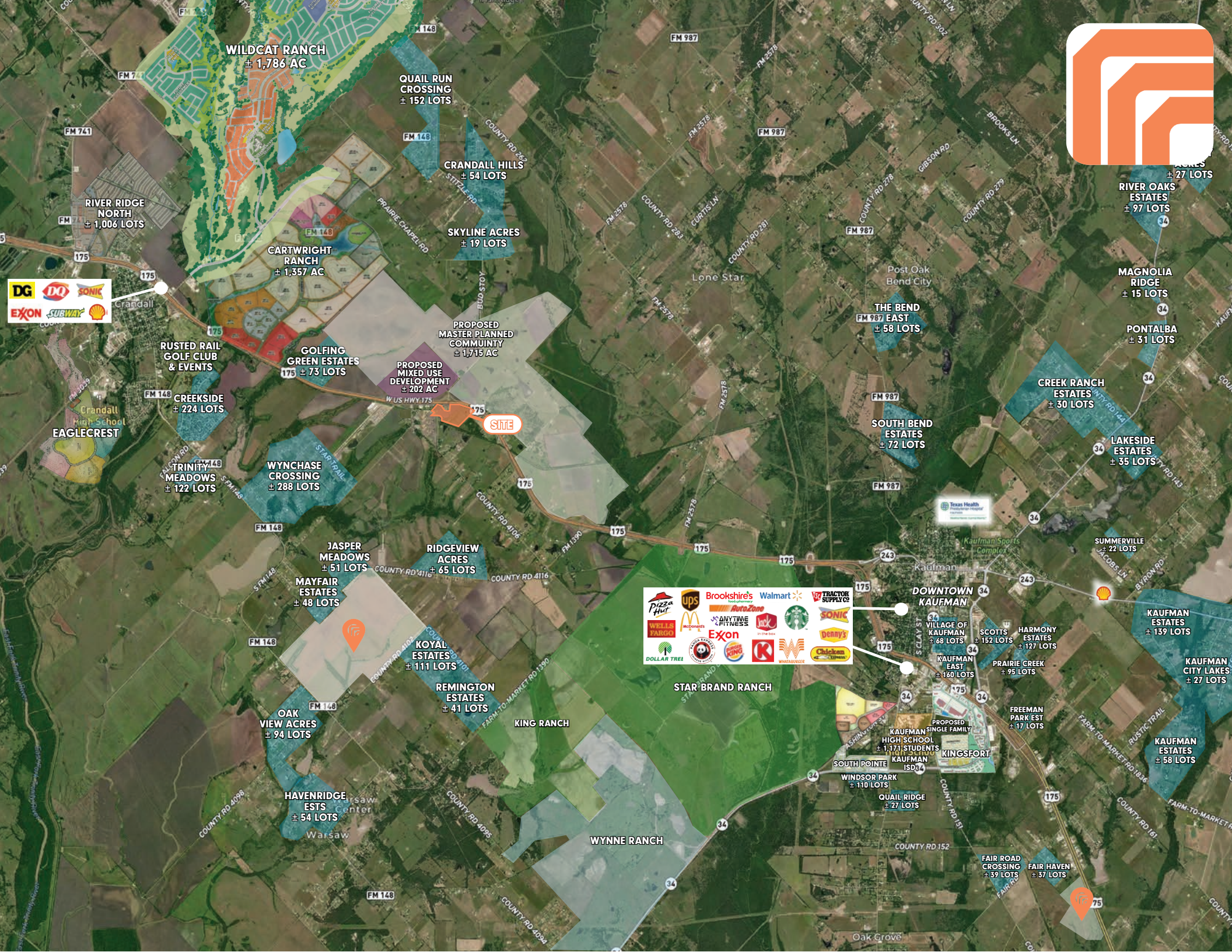
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MARKET OVERVIEW



SUMMARY

THE CITY OF KAUFMAN, POSITIONED 30 MILES SOUTHEAST OF DOWNTOWN DALLAS AND EASILY ACCESSIBLE WITHIN A 40-MINUTE DRIVE, IS NESTLED WITHIN KAUFMAN COUNTY. WITH A POPULATION OF 7,000 RESIDENTS, KAUFMAN SERVES AS THE VIBRANT HUB OF THIS COUNTY, WHICH BOASTS A POPULATION OF 80,000. SERVING AS THE COUNTY SEAT, KAUFMAN PULSATES AS THE EPICENTER OF ACTIVITY.

STATE HIGHWAY 175 STANDS AS THE SOLE DIVIDED HIGHWAY LINKING THE DALLAS-FORT WORTH METROPLEX TO EAST TEXAS, BRIDGING INTERSTATE 45 AND INTERSTATE 20.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2024 POPULATION	5,072	12,879	101,057
2029 POPULATION	6,033	15,329	117,866
POP. GROWTH 2024-2029	3.8%	3.8%	3.3%
2024 TOTAL HOUSEHOLDS	1,628	4,181	32,992
MEDIAN HOUSEHOLD INCOME	\$85,161	\$79,194	\$77,442
2024 TOTAL BUSINESSES	58	207	2,353
2024 TOTAL EMPLOYMENT	248	1,825	21,411



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**RANGE REALTY ADVISORS
4633 N CENTRAL EXPY, SUITE 250
DALLAS, TX 75205**

214-416-8222 | [RANGEREALTYADVISORS.COM](https://rangerealtyadvisors.com)



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.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Range Realty Advisors, LLC	9008180	info@rangerealtyadvisors.com	214-416-8222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dillon Cook	650315	dcook@rangerealtyadvisors.com	214-416-8223
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Milton Black	698469	mblack@rangerealtyadvisors.com	214-416-8219
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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