



FUTURE  
**Exxon**

**SITE**

34  
TEXAS

13,745 VPD

243  
TEXAS

10,055 VPD  
E MULBERRY ST  
12,761 VPD  
TERRELL HWY



# 1430 E MULBERRY ST

KAUFMAN, TX 75142

# PROPERTY DETAILS

**ADDRESS** 1430 E Mulberry St  
Kaufman, TX 75142

**PROPERTY TYPE** Land

**LAND SIZE** 2.564 Acres (Divisible)

**PRICING** Contact broker

## PROPERTY HIGHLIGHTS

- 30 miles southeast of Downtown Dallas
- Less than 1 mile from Downtown Kaufman City Hall
- Easy access to major Hwy 175 & Hwy 34
- Adjacent to future Exxon fuel station with full ingress/egress
- Kaufman County is the fastest growing county in the U.S.



# PROPERTY PHOTO



# PROPERTY PHOTO



**SITE**

FUTURE  
**Exxon**<sup>TM</sup>

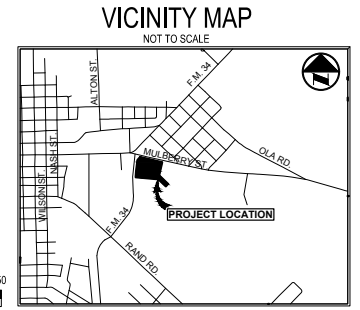
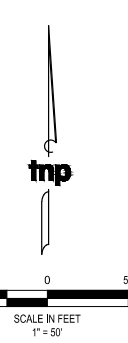
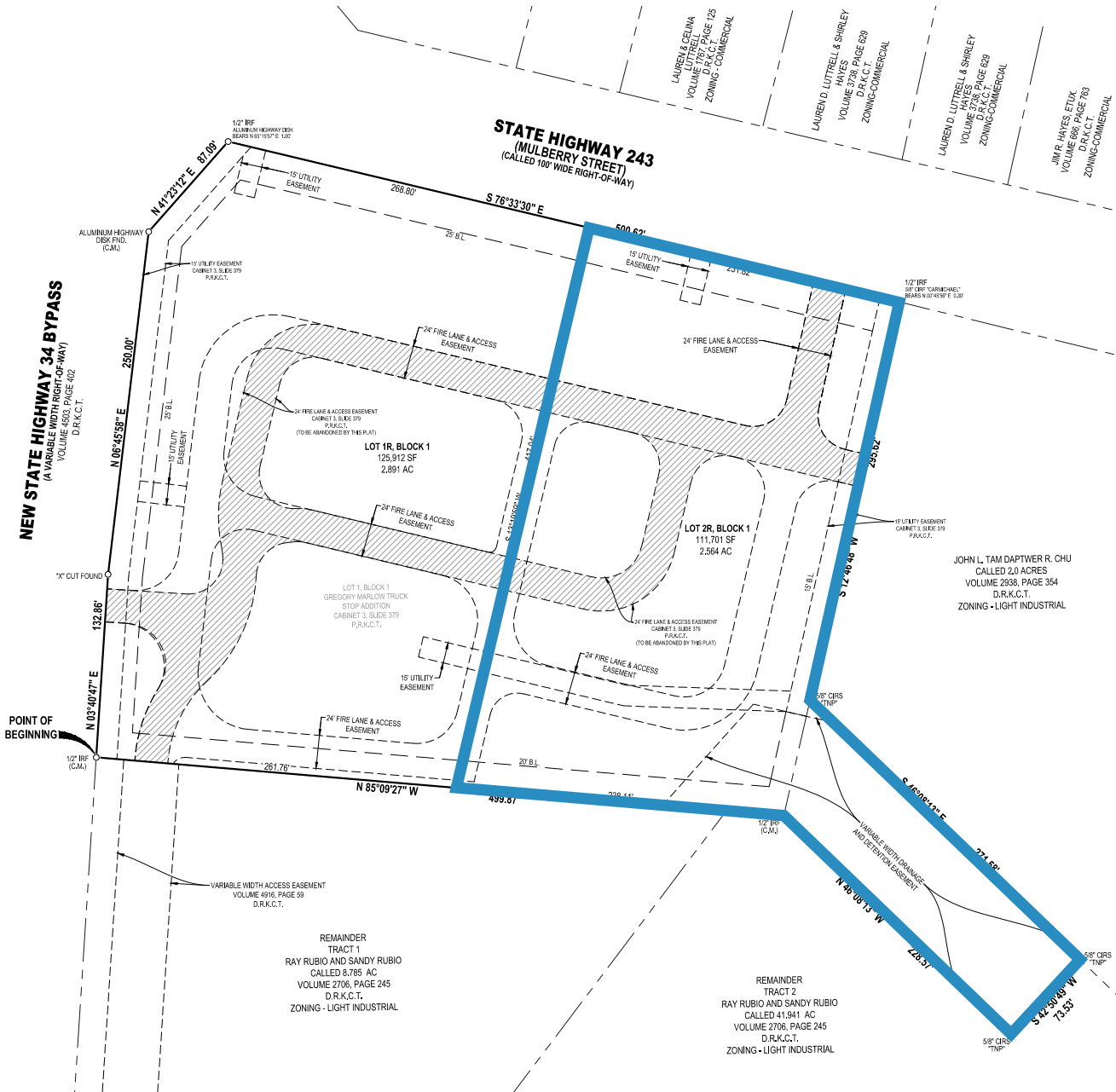
**34**  
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# SITE SURVEY



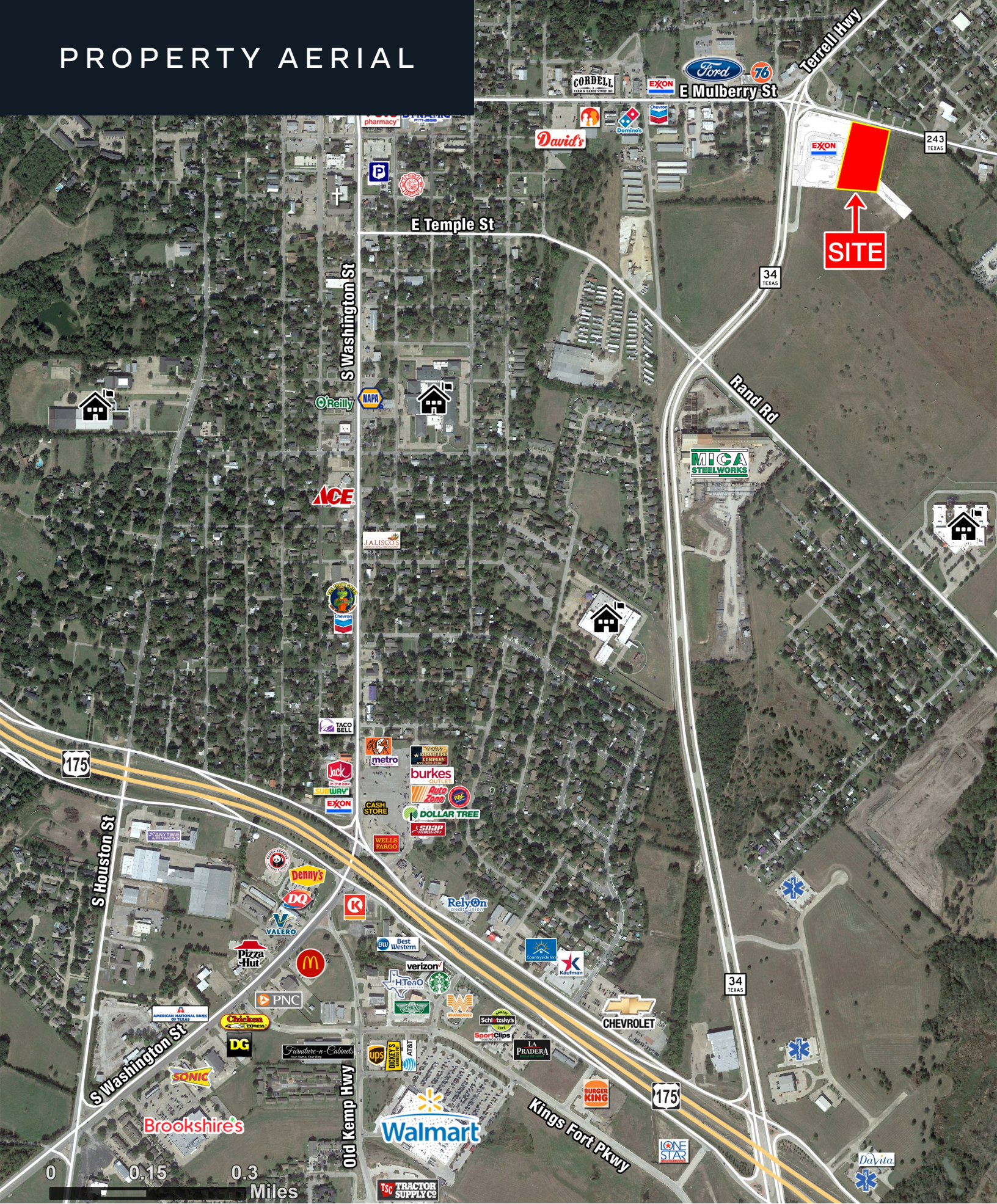
- LEGEND**
- ICM - CONTROLLING MONUMENT
  - IRF - IRON ROD FOUND
  - CRF - CAPPED IRON ROD FOUND
  - CRS - CAPPED IRON ROD SET
  - N.T.S. - NOT TO SCALE
  - R.O.W. - RIGHT OF WAY
  - SF - SQUARE FEET
  - AC - ACRES
  - B.L. - BUILDING LINE
  - D.R.K.C.T. - DEED RECORDS KAUFMAN COUNTY, TEXAS
  - P.R.K.C.T. - 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 LIE 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. 48267C0310D 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 DETENTION EASEMENT. SHOULD THE ENTITY RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRAINAGE DETENTION 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

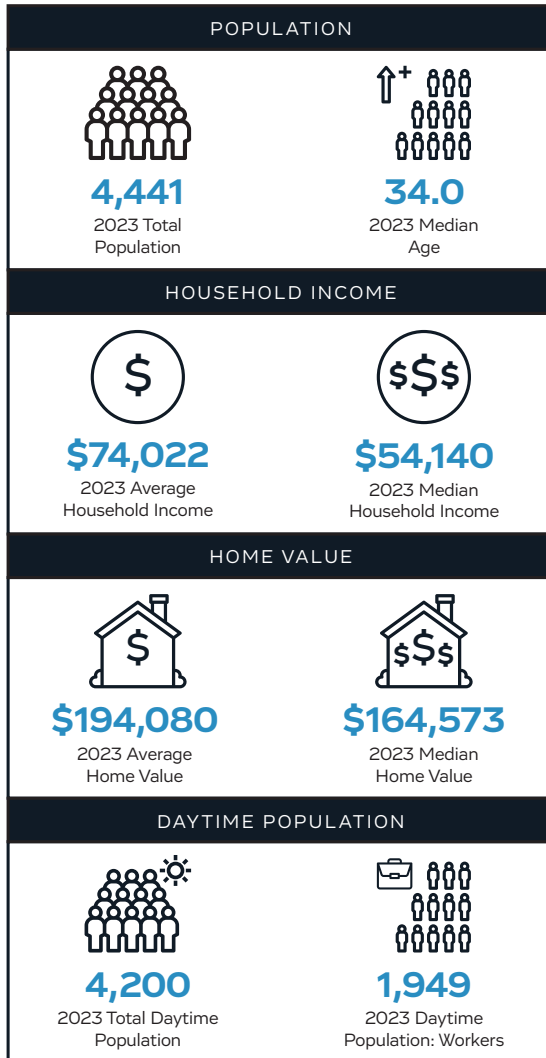


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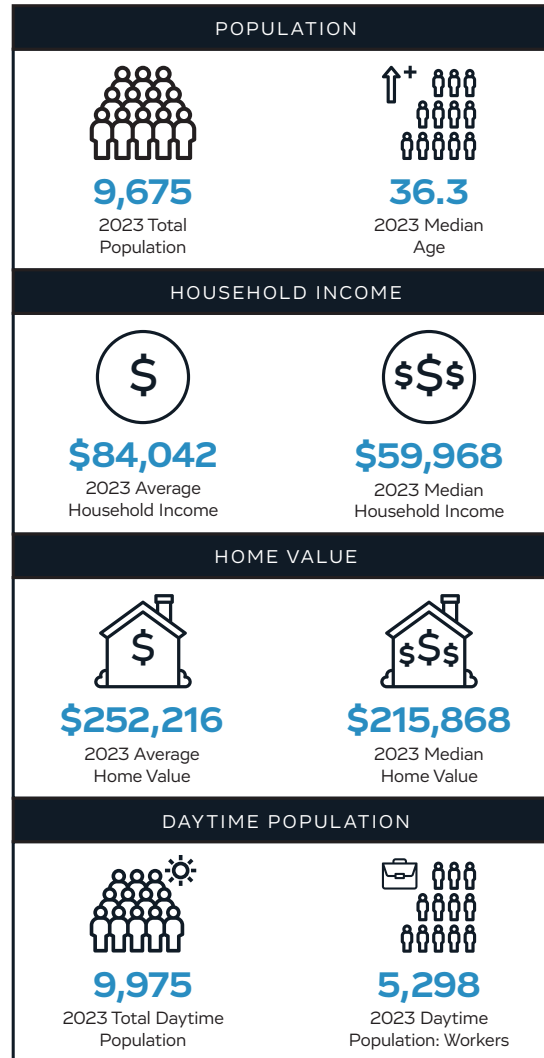


# DEMOGRAPHICS

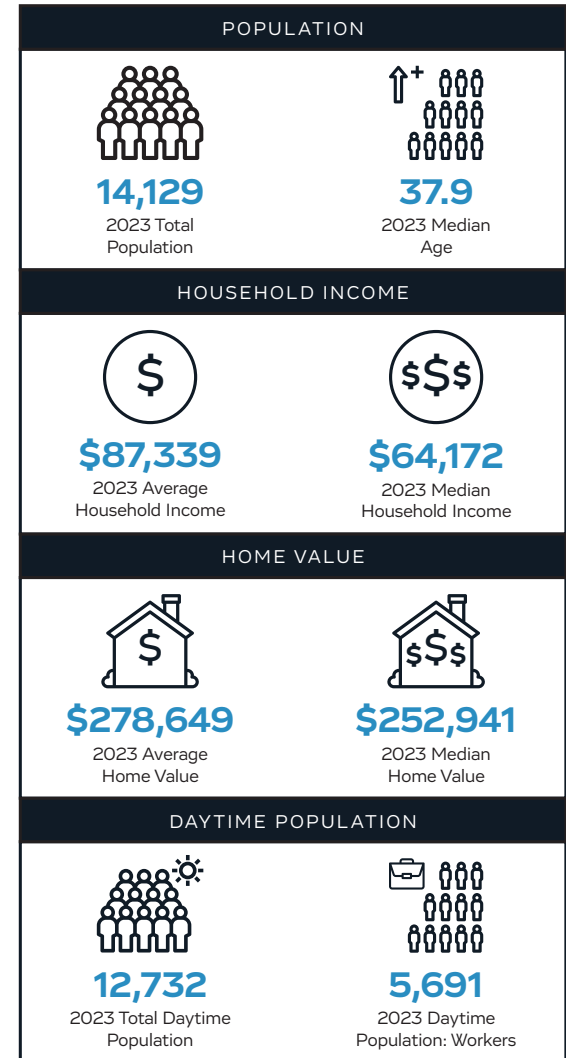
## 1 MILE



## 3 MILE



## 5 MILE





# DFW BY THE NUMBERS

# 1

## IN TEXAS FOR JOB GROWTH

294,700 NET NEW JOBS  
MAY 2021-MAY 2022  
#3 IN THE NATION

U.S. BUREAU OF LABOR STATISTICS

# 1

## IN THE U.S. FOR 3-YEAR JOB GROWTH

U.S. BUREAU OF LABOR STATISTICS

# 1

## IN THE NATION FOR POPULATION GROWTH

DFW ADDED 97,290 RESIDENTS  
JULY 2020-JULY 2021

U.S. CENSUS

# 1

## IN THE NATION FOR SINGLE-FAMILY DEVELOPMENT

OVER THE PAST DECADE, SINGLE-FAMILY BUILDING PERMITS IN DFW TOTALED 323,000

STORAGECAFE

# 1

## IN THE NATION FOR MULTI-FAMILY DEVELOPMENT

OVER THE PAST DECADE, DFW HAS REPORTED 233,000 NEW MULTI-FAMILY UNITS

STORAGECAFE

# TEXAS BY THE NUMBERS

# 1

## IN JOB GROWTH

**82,500 JOBS** IN JUNE 2022 – #1  
**779,000 JOBS** YEAR TO DATE – #1

U.S. BUREAU OF LABOR STATISTICS

# 1

## IN POPULATION GROWTH

**310,200** BETWEEN 2020 AND 2021  
**4 MILLION** BETWEEN 2010 AND 2020

U.S. CENSUS

# 5

## BEST STATES FOR BUSINESS

CNBC

# 1

## FOR FORTUNE 500 COMPANIES

TEXAS IS HOME TO **53** FORTUNE 500  
COMPANY HEADQUARTERS, MORE  
THAN ANY OTHER STATE

FORTUNE

# 9

## WORLD ECONOMY

TEXAS IS THE WORLD'S 9<sup>TH</sup> LARGEST  
ECONOMY WITH **\$1.985 TRILLION** IN  
GDP

TEDC

# 1

## FOR ECONOMIC GROWTH

TEXAS RANKS 1<sup>ST</sup> IN THE NATION  
IN FORECASTS FOR STRONG  
EMPLOYMENT AND INCOME GROWTH  
FOR THE NEXT 5 YEARS.

FORBES

**weitzman<sup>®</sup>**

**SCOTT SMITH**

VICE PRESIDENT

ssmith@weitzmangroup.com

214.720.3663

**OWEN GRIMM**

ASSOCIATE

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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

# 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 on 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:
  - 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Phone

Robert E. Young, Jr.

Designated Broker of Firm

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Licensed Supervisor of Sales Agent/ Associate

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Phone

Scott Smith

Sales Agent/Associate's Name

701664

License No.

ssmith@weitzmangroup.com

Email

214-720-3663

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Date