



BUILDING ON THE TOWN SQUARE FOR SALE

8235 Douglas Ave
Suite 720
Dallas, Texas 75225
T 214.378.1212
venturedfw.com

SEC DOWNTOWN SQUARE
KAUFMAN, TX



SKY MILLER SMILLER@VENTUREDFW.COM

LOCATION

101 MULBERRY ST & 104 WASHINGTON ST
KAUFMAN, TX

SIZE

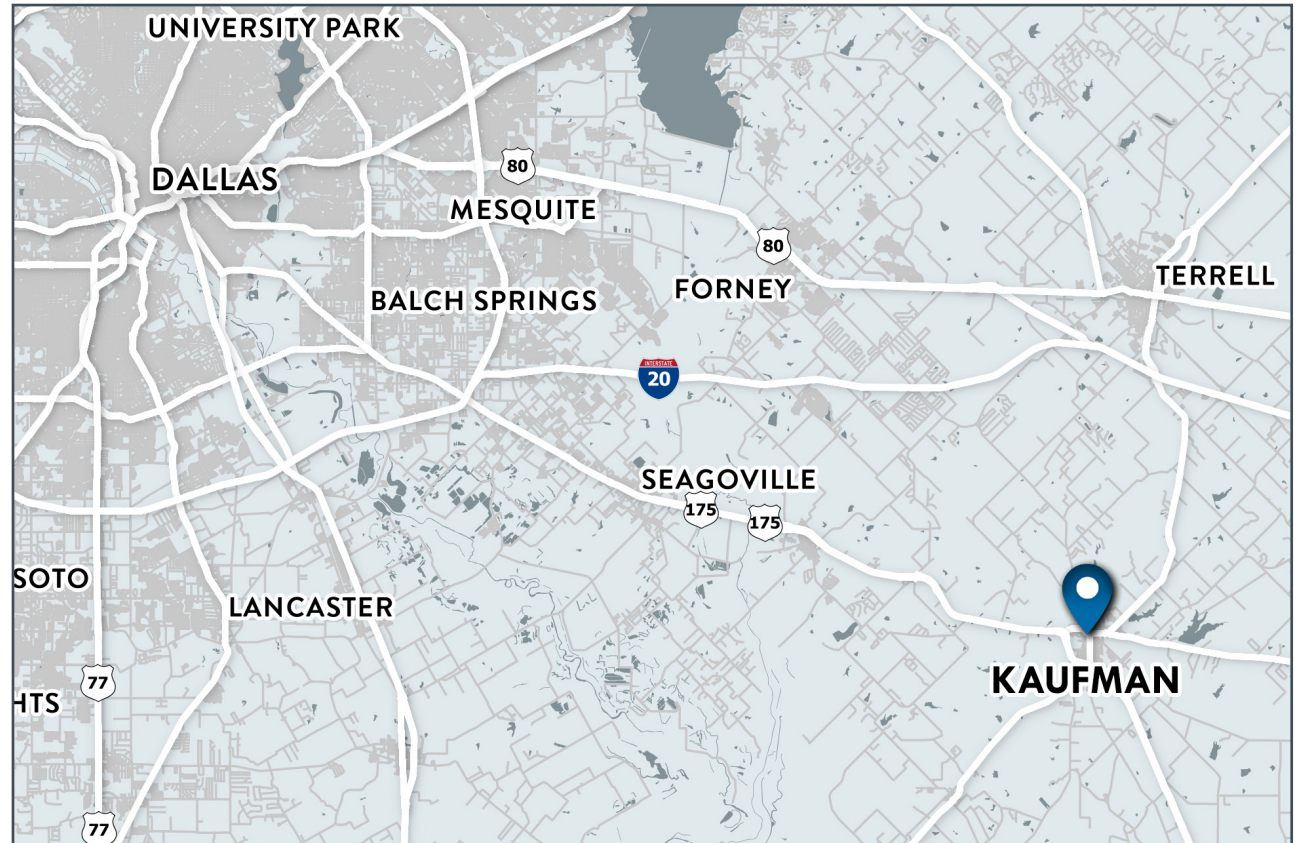
LAND 5,000 SF 1ST FLOOR 5,000 SF
2ND FLOOR 4,000 SF

TRAFFIC COUNTS

MULBERRY ST 11,994 VPD WASHINGTON ST 11,214 VPD

PROPERTY HIGHLIGHTS

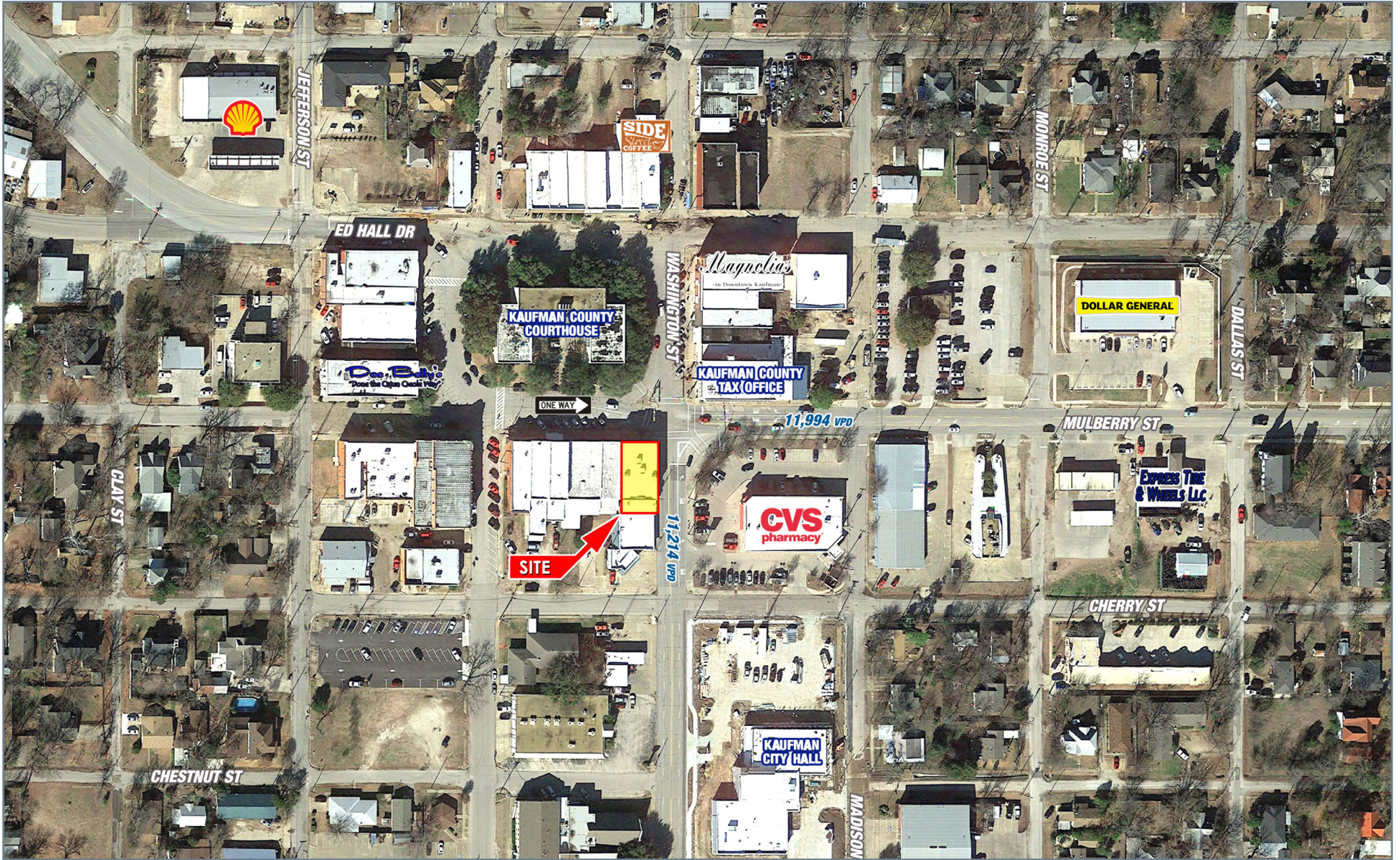
- ★ CBD: HEIGHT 3 STORIES 45'
- ★ MULTIPLE ENTRY POINTS (UP TO 5 CONCEPTS INCLUDING RESIDENTIAL)
- ★ DOWNTOWN SQUARE RENOVATION Q1 2019 (NEW SIDEWALKS, SITTING AREAS, LANDSCAPING)
- ★ INCLUDES GREASE TRAP, NEWER ROOF (5 YR), FIRE SUPPRESSION, NEW HVAC
- ★ INCLUDED IN COMMERCIAL BUILDING TAX ABATEMENT PROGRAM TO ENCOURAGE RESTORATION



2015 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,535	9,234	13,914
EST. DAYTIME POPULATION	4,235	7,430	9,536
EST. AVG. HH INCOME	\$58,536	\$73,495	\$78,450











8235 Douglas Ave
Suite 720
Dallas, TX 75225
T 214.378.1212
venturedfw.com

ROBERT "SKY" MILLER
Vice President Broker Services
214.378.1212 office
972.890.8588 cell
smiller@venturedfw.com