



2400 OLD KEMP HWY INDUSTRIAL

2400 OLD KEMP HWY | KAUFMAN, TX 75142

EXCLUSIVE MARKETING ADVISORS

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CBRE



HWY 175 20,064 VPD

WASHINGTON ST 11,299 VPD



INVESTMENT HIGHLIGHTS

Walmart Shadow – Directly Across from a 158,000 SF Walmart Supercenter

Surrounded by Retail Developments – Within the last 5 years, Walmart Supercenter, Whataburger, Starbucks, and a Multi-Tenant Neighborhood Center were all built directly around the site

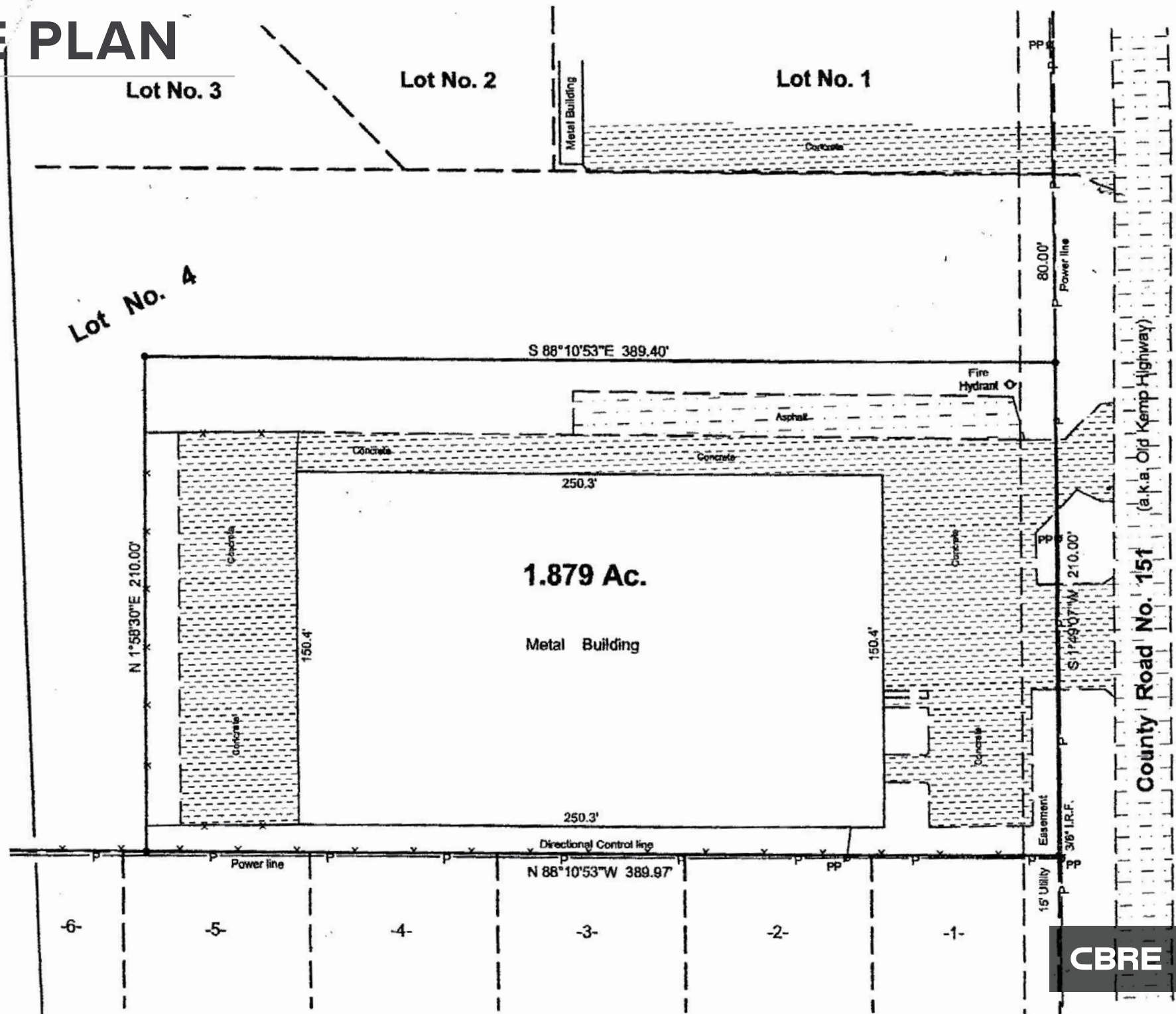
Ideal for Distribution & Storage – A ClearSpan 38,500 SF Site on 1.88 Acres with 3 Docks and 3 Drive-Ins, 23 Foot Clear Height and Heavy Power

Just Off US-175 Connecting Kaufman to Dallas – Located Right Off of US HWY 175, This Site is Only 34 Miles from Downtown Dallas

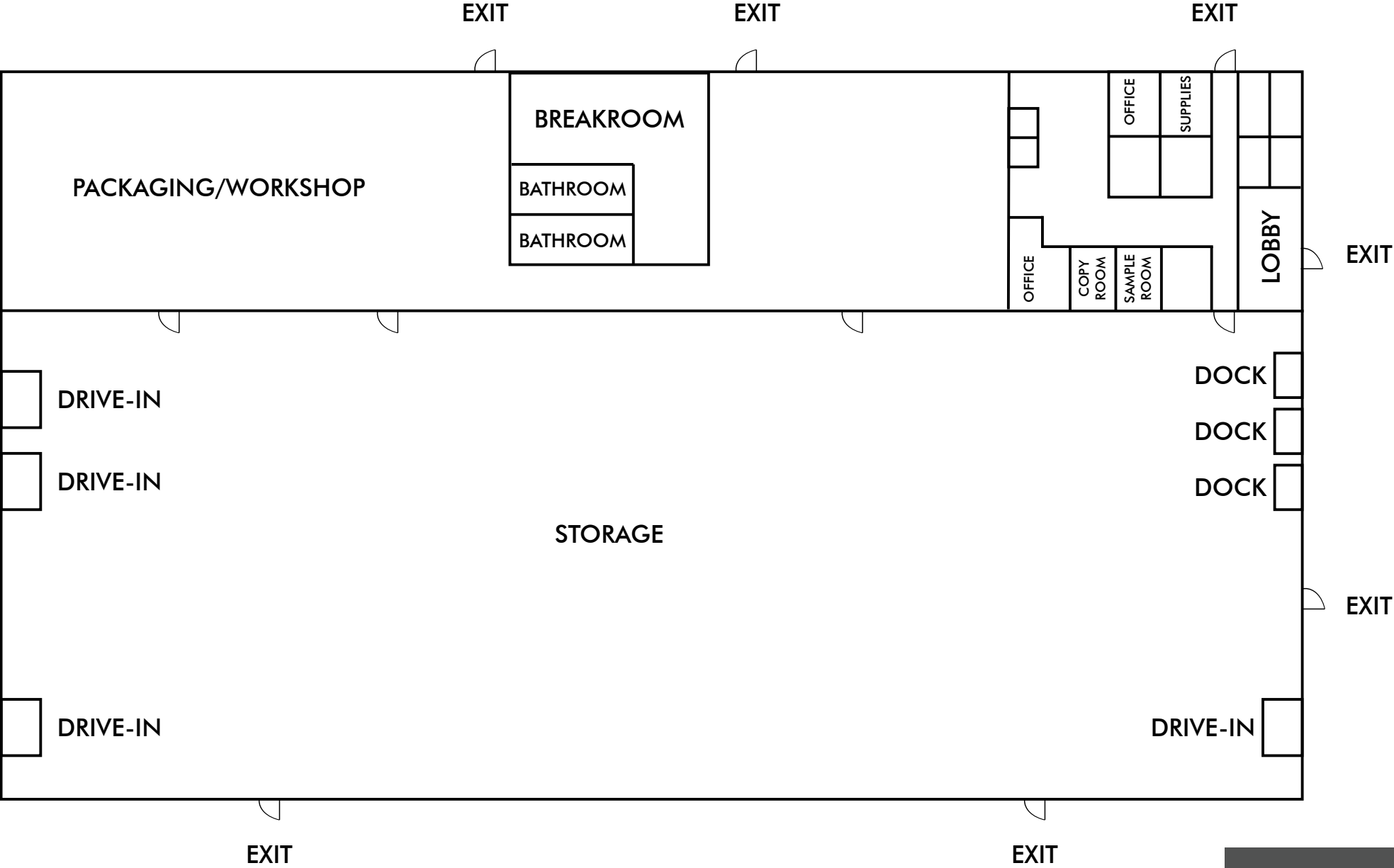
Growing Market – Kaufman is Growing at a Projected Double-Digit Growth Rate for 2019-2024 (Source: COSTAR)

Texas has NO State Income Tax

SITE PLAN



BUILDING LAYOUT





PROPERTY SUMMARY

PRICE: **\$2,050,000**

PRICE PSF: **\$53**

YEAR BUILT 1995

GROSS LEASABLE AREA (GLA) 38,500 SF

LOT SIZE 1.88 ACRES

DOCK DOORS 3

GRADE LEVEL DOORS 3

TRAILER PARKING YES

CONSTRUCTION METAL

STRUCTURE CLEARSPAN

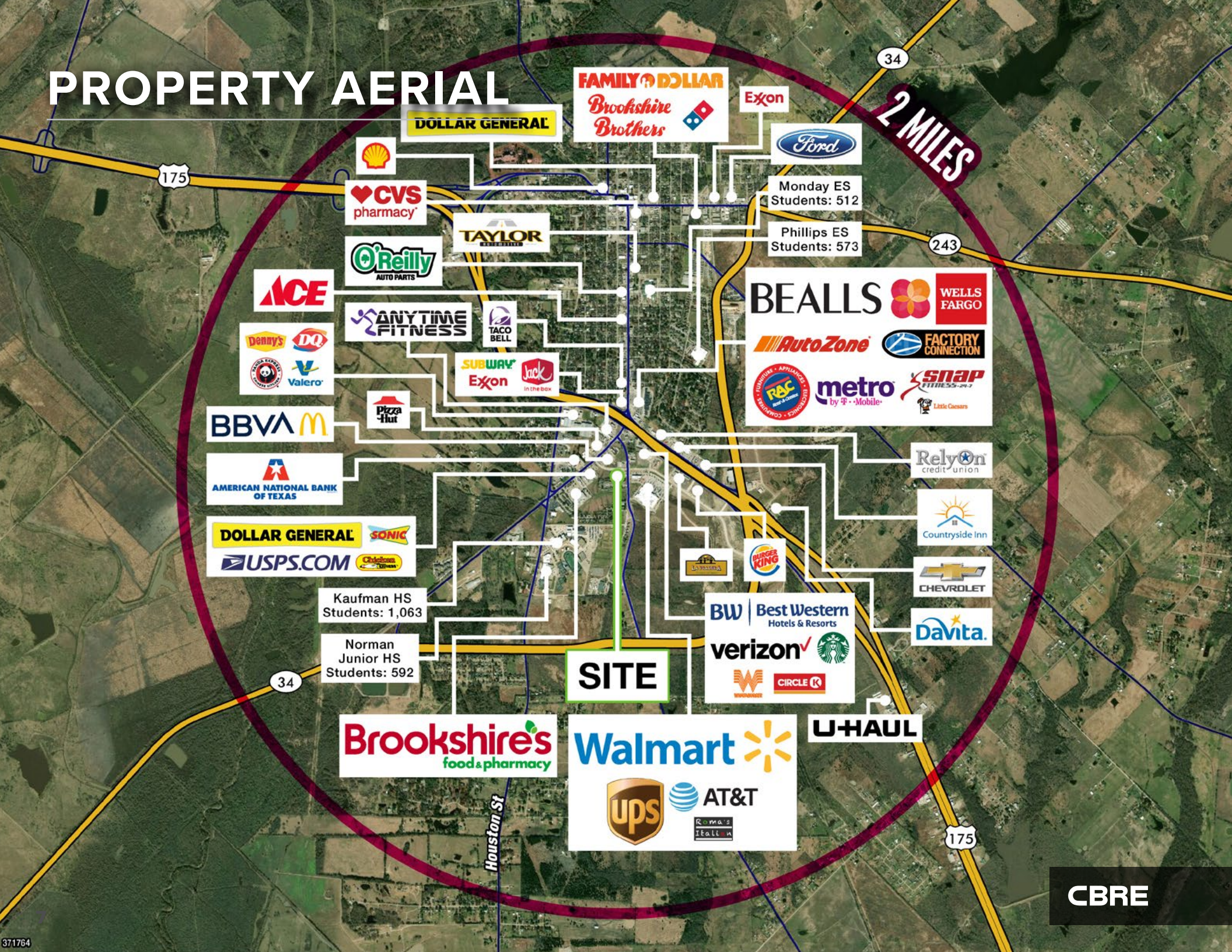
PARKING SPACES 30

POWER 1400 AMP 3-PHASE 240V

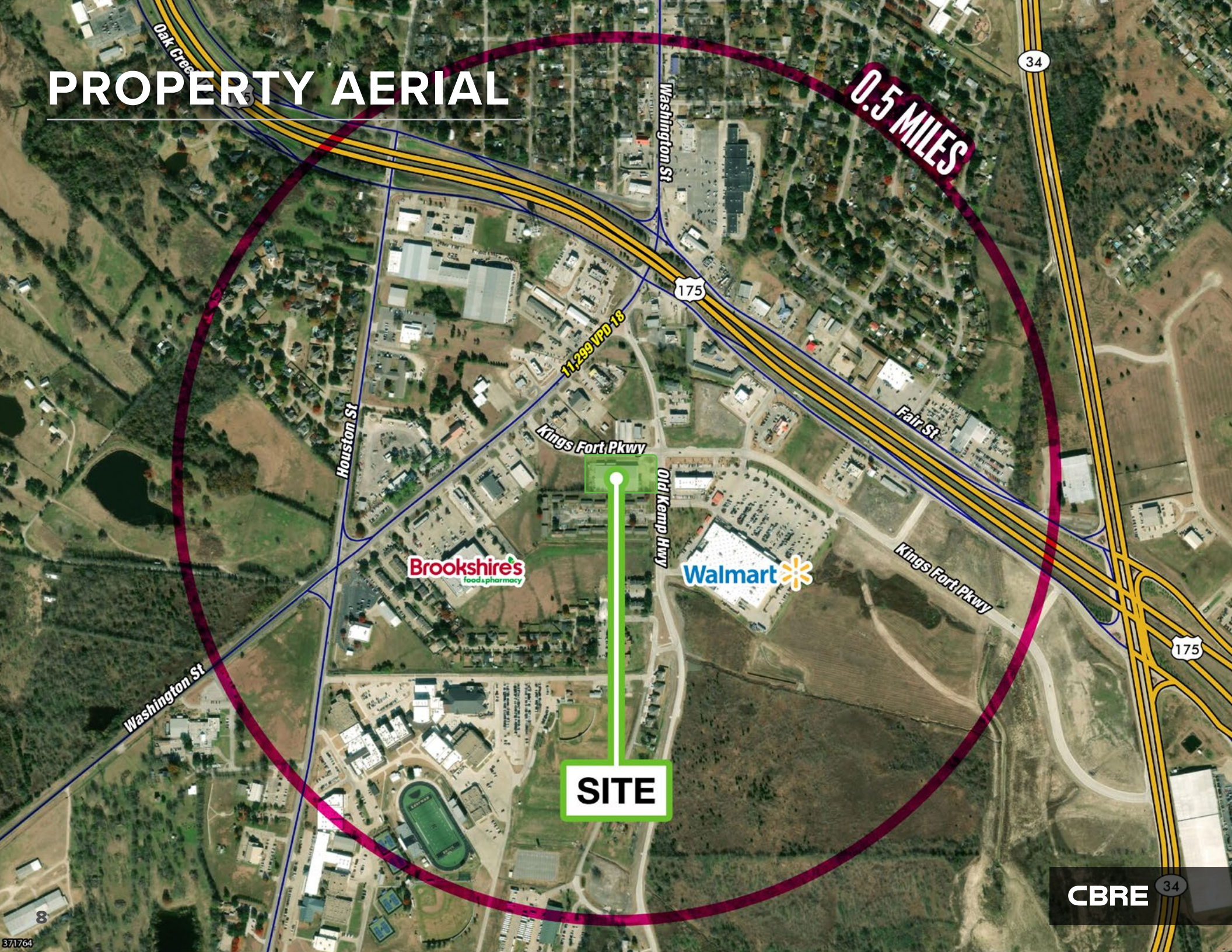
SPRINKLERED YES

CLEAR HEIGHT 23'

PROPERTY AERIAL



PROPERTY AERIAL



0.5 MILES

SITE

Brookshire's
food & pharmacy

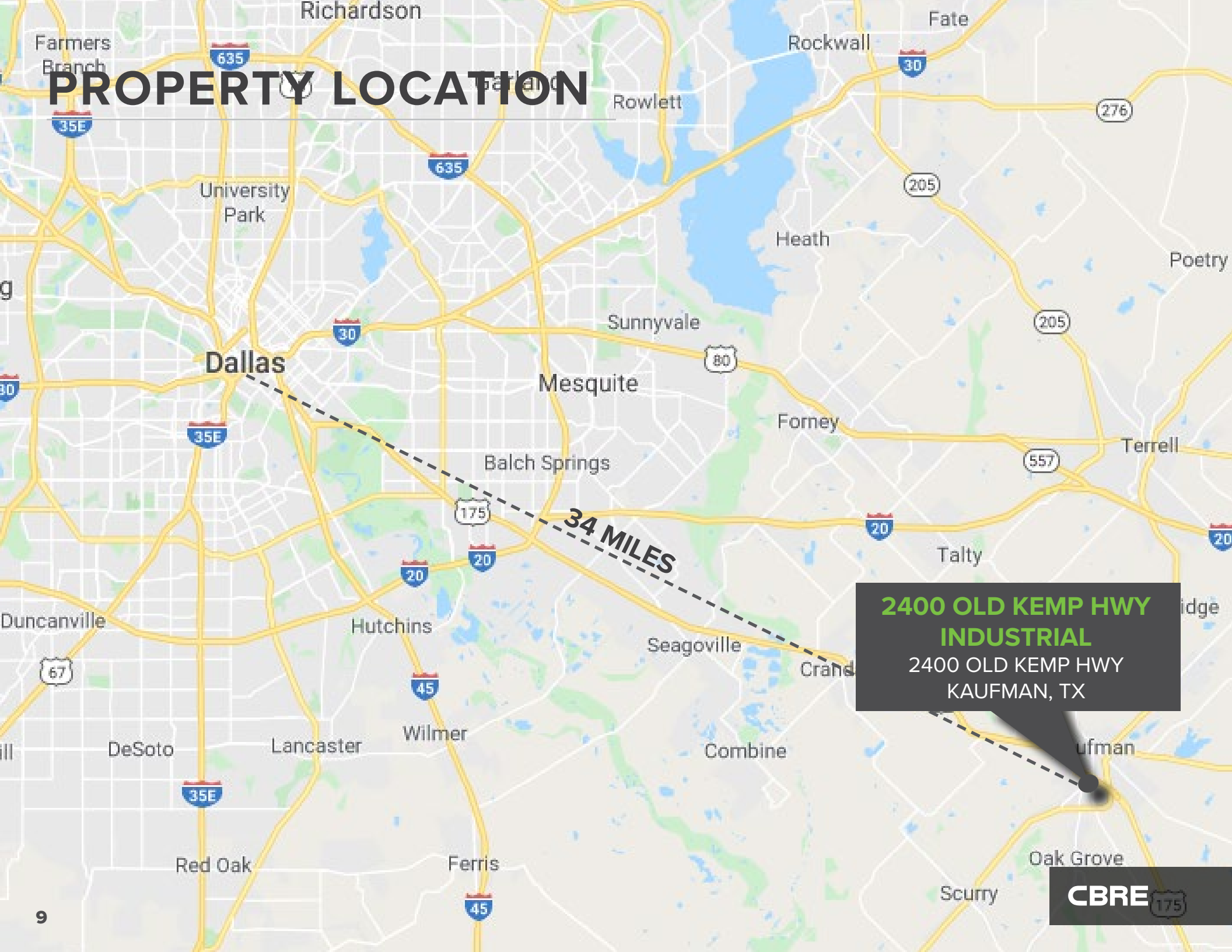
Walmart

11299 VPD 18

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34

PROPERTY LOCATION



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175

DEMOGRAPHICS

POPULATION (2019)

1 MILE	3,853
3 MILES	8,450
5 MILES	12,611
7 MILES	19,953

HOUSEHOLDS (2019)

1 MILE	1,408
3 MILES	2,837
5 MILES	4,186
7 MILES	6,653

AVG HH INCOME (2019)

1 MILE	\$64,275
3 MILES	\$65,215
5 MILES	\$72,051
7 MILES	\$75,712

TRAFFIC COUNTS (VPD)

HWY 175	20,064 VPD
WASHINGTON ST	11,299 VPD



WHY KAUFMAN?

The seat and namesake of Kaufman County, Kaufman sits just 30 miles southeast of Dallas. The city is surrounded by incredible growth, yet maintains its small town heritage. Kaufman is currently projected to grow at double digit rates from 2019-2024.

In a city of just 7,000 residents, Kaufman employs over 4,000 people. It serves as an economic and transportation hub for the county. State Highway 175 is the only divided highway between Interstate 45 and Interstate 20, serving as the pathway from the Dallas-Fort Worth Metroplex to all of East Texas.

With an unemployment rate well below and recent job growth well above the US average, Kaufman has a strong economy with a promising outlook. Future job growth over the next year is predicted to be 49.1%, well above the US average of 33.5%.

The Kaufman Economic Development Corporation aims to make the city one of the most economically prosperous suburbs of Dallas and one of the best places to work in North Texas. The Kaufman EDC is interested in attracting new manufacturing, distribution, national retailers, medical office, corporate headquarters, general office, recycling, call centers and small warehouses.

Developments such as the brand new Joint City Hall/PD Complex, planned Downtown Streetscape Project, and improvements to numerous streets and county roads throughout the city display Kaufman's continued efforts to make the city as business and resident-friendly as possible.



WHY DALLAS - FORT WORTH?

The Dallas-Fort Worth region is an innovation hub with a wealth of resources that make it an ideal business location. The DFW region's attractive quality of life, strong regional and state economy, low cost of living, skilled labor force, pro-business mindset, and absence of corporate and personal income taxes all contribute to the thriving Dallas-Fort Worth location.

**DFW HAS THE MOST DIVERSE
ECONOMY IN TEXAS**

**4TH BUSIEST AIRPORT IN THE
U.S. (DFW INTERNATIONAL)**

**ONE OF THREE HIGH-TECH JOBS
IN TEXAS ARE LOCATED IN DFW**

**90 MEMBER HOSPITALS IN
THE DFW HOSPITAL COUNCIL,
20,000+ HOSPITAL BEDS**

**DFW COST OF LIVING IS 22.5%
BELOW THE LARGE U.S. METRO
AVERAGE**

**15 MAJOR UNIVERSITIES, 380,880
STUDENTS ENROLLED**

SOURCE: FORBES, DALLAS NEWS, CENSUS BUREAU, WORLD POPULATION REVIEW, REAL CAPITAL MARKETS

CBRE

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc. nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.



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