

**STEVE GRANT
REAL ESTATE**

**HISTORIC BUILDING ON THE
TOWN SQUARE
201 West Mulberry Street
Kaufman, Texas 75142**



HISTORIC BUILDING on Kaufman Town Square.- Constructed in 1899 with approximately 20 offices and breakroom area. Originally, this building had a mixed usage. This building has much potential. Enjoy the charm of the original metal ceilings and hand-crafted masonry work on the exterior of the building. Bridge the gap between historic town of Kaufman County and the future.

A new and existing opportunity awaits in the Kaufman County growth corridor!

201 West Mulberry Street maintains the historical perspective of a bygone time and offers the unique located and character to launch a new era for development.

Offered Exclusively By:

STEVE GRANT REAL ESTATE LLC

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GENERAL INFORMATION:

LOCATION: The subject property is located at 201 West Mulberry Street in Kaufman, Texas.

Directions: From Athens, take US Highway 175 to Kaufman, turn right on Highway 34 (aka Washington Street.). Go to the town square and the building is on the corner of West Mulberry Street and South Jackson Street.

Latitude: 32.588736 **Longitude:** -96.3101054

ASKING PRICE: \$675,000.00

BUILDING SQUARE FOOTAGE:

- A. Total Estimated Square Footage of Building—15,000 sq. ft.
- B. Estimated Square Footage of Building Used for Office Building—9,000 sq. ft.

BUILDING DESCRIPTION:

- A. Constructed in 1899, this two-story building structure is characterized by hand-crafted brick veneer design. The building faces north and has a metal awning that is appropriately designed to complete the era of the building.

The downstairs consists of 20 private professional office for attorneys. The downstairs also features a conference room, work area and elevated breakroom area. This area is heated and cooled and contains approximately 9,000 square feet.

The upstairs transforms time and is used for storage. Formerly a hotel with tall ceilings with the original metal ceilings and original fireplaces are found in the room.

The front of the building overlooks the courthouse and commands a fabulous view of the town square.

BUILDING CONSTRUCTION:

- A. Brick veneer exterior
- B. Slab foundation
- C. Central air (electric) and central heat (gas)
- D. Rolled asphalt roof

BUILDING HISTORY:

- A. The building was constructed in 1899 and was utilized as a general store/office space with living quarters and offices on second floor.
- B. A longtime occupant was Perkins Brothers (an early version of Walmart) which offered an assortment of goods.

SITE:

- A. Size—0.241 acre or 10,500 square feet (rounded)
- B. Parking—On street, alley and private parking lots nearby

TAXES AND TAXING ENTITIES:

- A. Kaufman County
- B. Kaufman Independent School District
- C. Estimated Taxes—Approximately \$9,364.94 per year per the Kaufman County Appraisal District

OTHER INFORMATION:

- A. Zoning—Commercial per the City of Kaufman Zoning Code
- B. Utilities Available—
 - 1. Electric—Oncor (888-313-4747)
 - 2. Water and Sewer—City of Kaufman (972-932-2216)
 - 3. Telephone and Internet—One Ring Networks (903-264-1111)
 - 4. Gas—Atmos
- C. Current Tenant Structure—Made up of professional offices. A current proforma is available upon request. Lease Terms are month-to-month.

WHY KAUFMAN:

- A. US Highway 175 connects to the Dallas/Fort Worth area
- B. Truly one of North Texas' fastest growing corridors. Located just south and east of I-20, the area is seeing major growing pains.
- C. Economic Business Incentive—The City of Kaufman and the County are playing a major role in business incentives for the development of businesses, residential and recreational opportunities for the area. For more information regarding incentives, please contact the Kaufman Economic Development Corporation at (972)932-5332 or visit their website at www.kaufmanedc.com.

TAX INCENTIVES:

- A. Based on the age of the building, the property may have the possibility of receiving a tax incentive utilizing a historic tax credit. Owner makes no warranty of the benefits of a historic tax credit and encourages any Prospective Buyer if interested to consult with their attorney and/or their certified public accountant.

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