

# 2ND GEN QSR / PAD SITE FOR PURCHASE

2223 S Washington St, Kaufman, TX 75142



## LOCATION

2223 S Washington Street  
(SEQ Kings Fort Pkwy & Washington St)  
Kaufman, TX 75142

## PROPERTY HIGHLIGHTS:

- **Lot Size:** 0.57 AC (25,012 SF)
- **Building Size:** 1,855 SF
- Located in the center of the fastest growing county in the country
- Adjacent to major future developments, including Kings Fort Development (*future multi-family, public park, and school*)
- Surrounded by several big box retailers such as Walmart (*2.4 million annual visits\**), Brookshire's (*542,000 annual visits\**), and a future Lowe's.  
\*Data sourced from placer.ai
- Contact broker for pricing

## DEMOGRAPHICS

|                    | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------|-----------|-----------|-----------|
| Total Population   | 4,132     | 9,590     | 14,206    |
| Daytime Population | 5,331     | 10,343    | 13,442    |
| Average HH Income  | \$102,052 | \$102,181 | \$105,424 |

## TRAFFIC COUNTS:

|                |                   |
|----------------|-------------------|
| Hwy 175:       | 23,310 VPD (2023) |
| Washington St: | 8,497 VPD (2023)  |

CONTACT:

**WALKER HAIRSTON** | 214.718.9449 | WALKER@FALCONCOMPANIES.COM  
**COOPER MONROE** | 501.515.0173 | CMONROE@FALCONCOMPANIES.COM

7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

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WWW.FALCONCOMPANIES.COM

The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.







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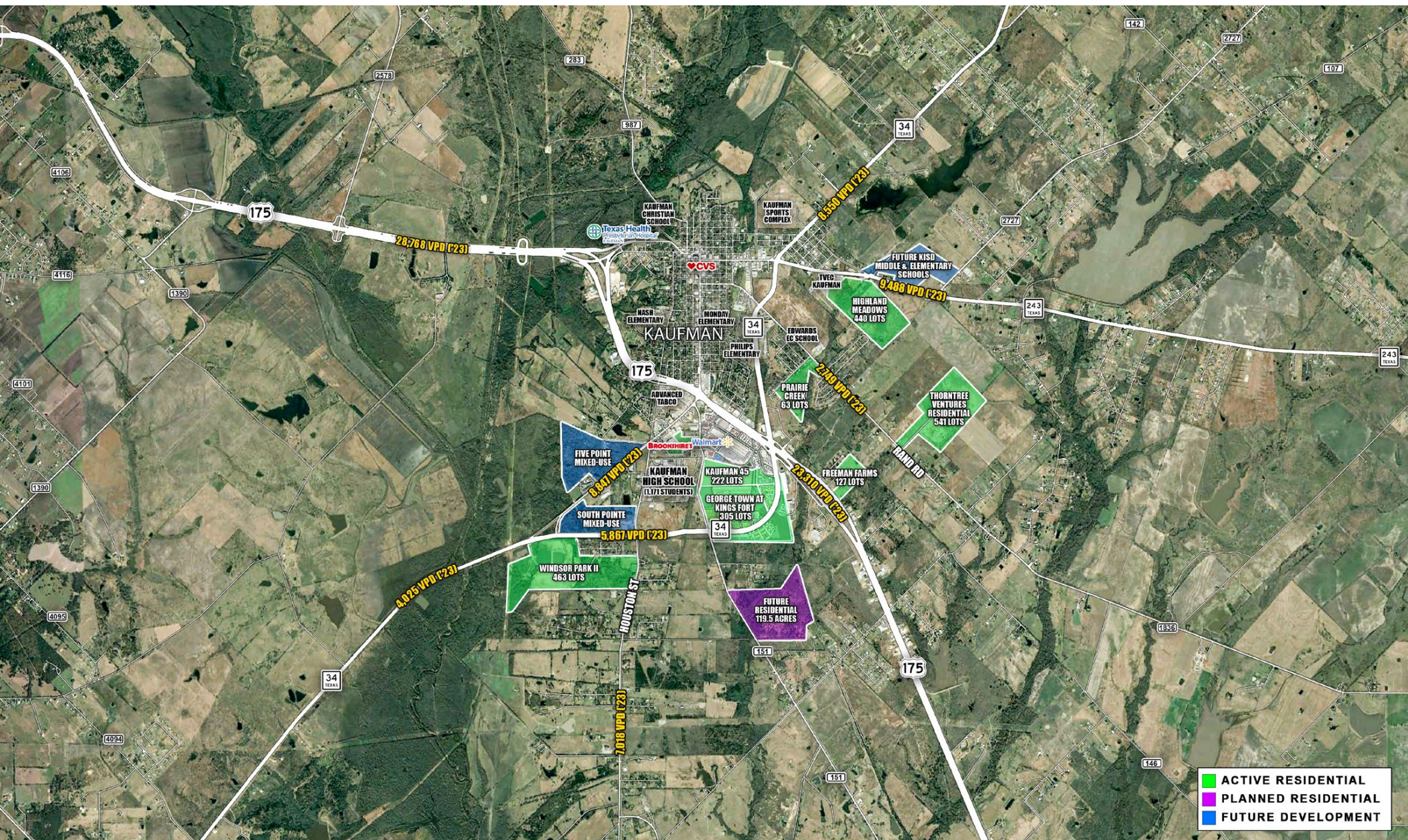
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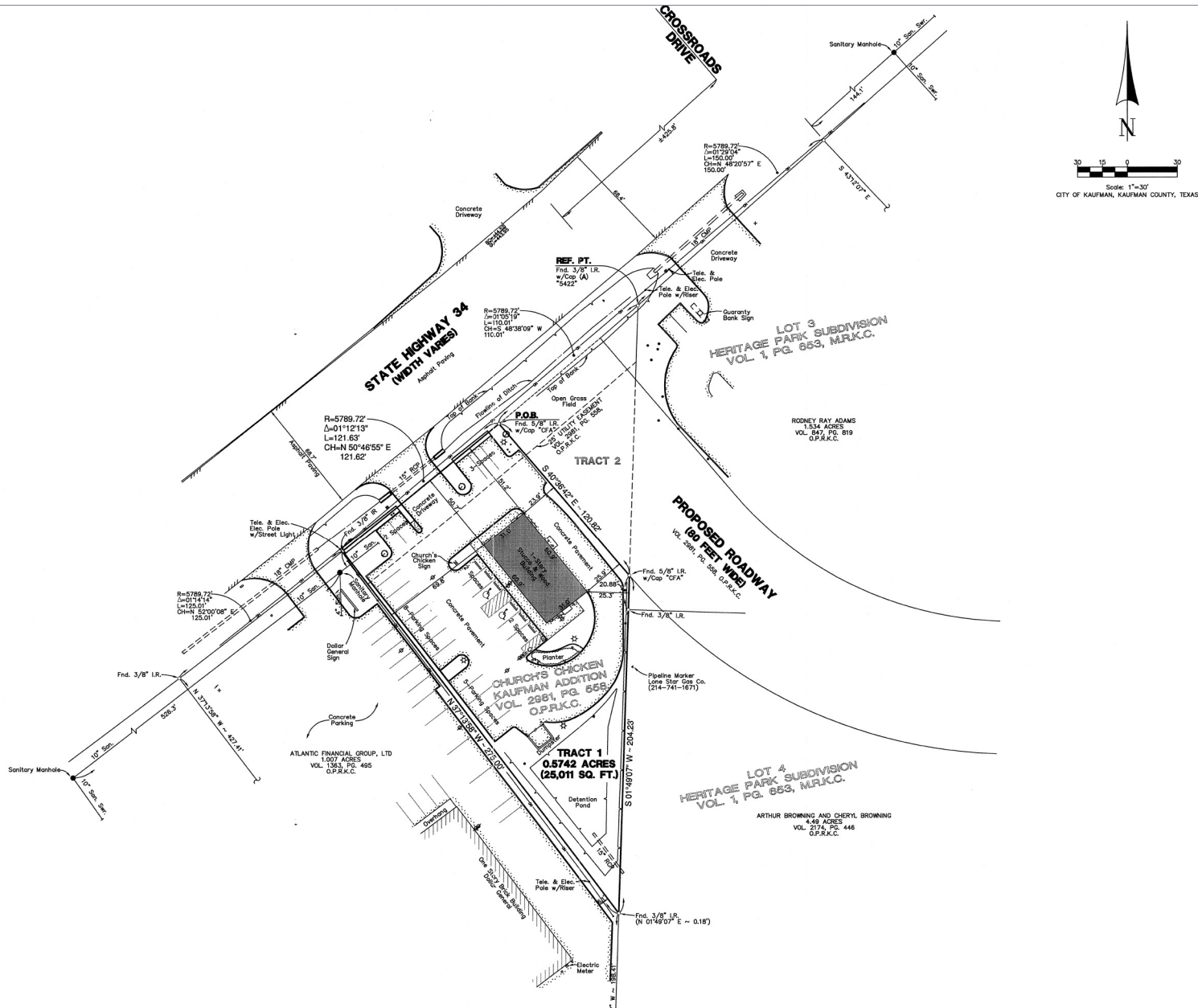
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# DEMOGRAPHIC SUMMARY

2223 S Washington St  
Ring of 3 miles

## KEY FACTS



9,590

Population



10,343

Daytime Population



-0.17%

'23-'28 Compound  
Annual Growth Rate



3,161

Households



\$224,329

Median Home Value



35.5

Median Age

## EDUCATION



31%

High School Diploma



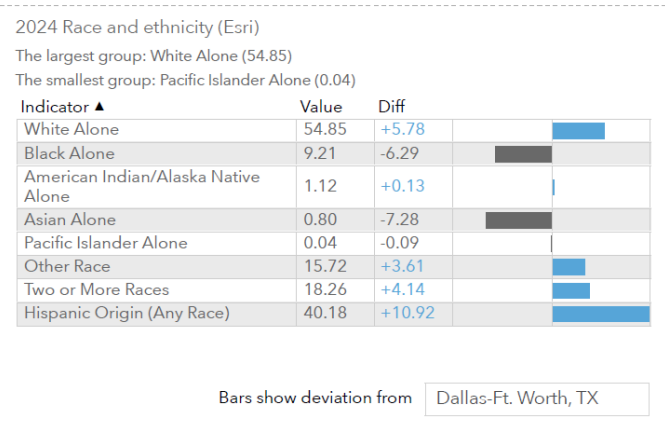
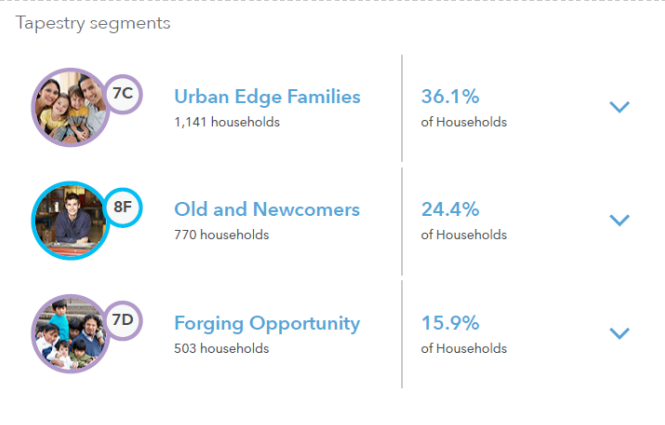
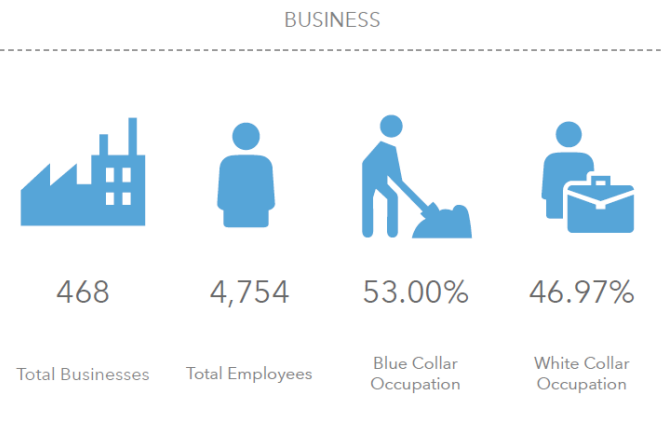
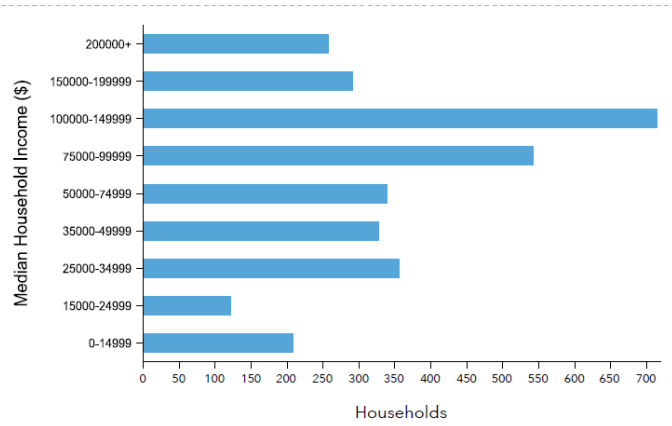
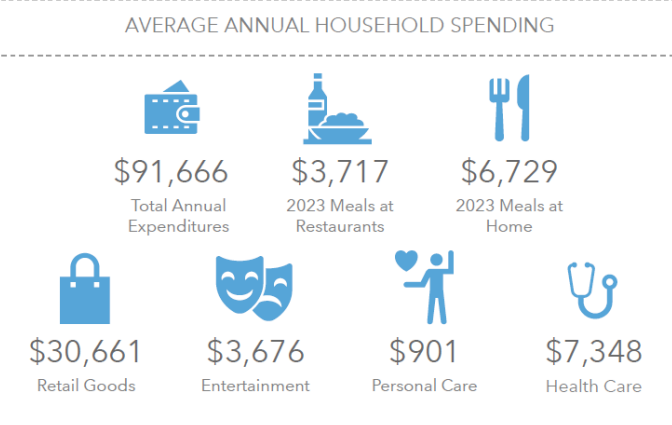
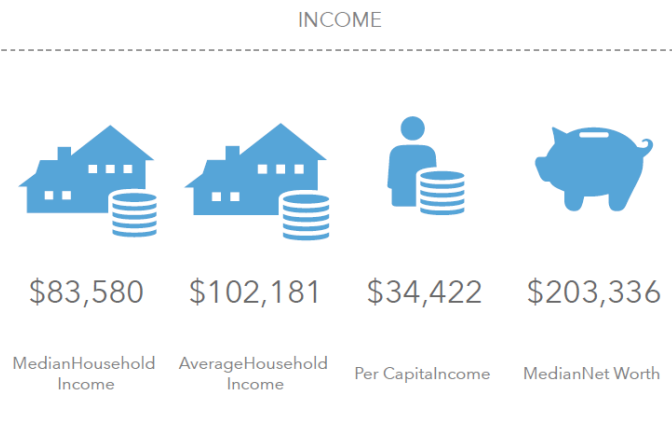
20%

Some College



15.22%

Bachelor's Degree or  
Graduate Degree



# INFORMATION ABOUT BROKERAGE SERVICES

## 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:
  - 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.

\_\_\_\_\_  
Falcon Realty Advisors  
Licensed Broker / Broker Firm Name or Primary Assumed  
Business Name

\_\_\_\_\_  
497539  
License No.

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Designated Broker of Firm

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\_\_\_\_\_  
Sales Agent / Associate's Name

\_\_\_\_\_  
License No.

\_\_\_\_\_  
E-Mail

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date