

WASHINGTON SQUARE: RETAIL SPACE FOR LEASE

Kaufman, TX



LOCATION

2005 S Washington Street (NEC US-175 & Washington St)
Kaufman, TX 75142

PROPERTY HIGHLIGHTS:

- Available Space:**
 - A: +/- 1,100 SF
 - B: +/- 7,655 SF (divisible)
 - C: +/- 4,200 SF
 - D: +/- 6,400 SF (divisible)
- Major \$2 million renovation now complete, positioning this center as the premier tenant destination in the trade area located at the primary retail intersection in Kaufman
- +/- 20k SF of space available surrounding strong national retail anchors driving traffic to this center
- Seeking a strong mix of retail, restaurant, and service-oriented tenants for this greatly underserved market experiencing dynamic growth as the County Seat of one of the nation's fastest-growing counties
- 523,000 annual visits to the center with 60% occupied space (with 20% vacant and 20% under construction)
- Contact broker for pricing

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	4,856	10,442	14,577
Daytime Population	7,249	11,884	14,696
Average HH Income	\$94,905	\$97,744	\$100,795

TRAFFIC COUNTS:

Highway 175:	23,300 VPD (2023)
Washington St:	11,167 VPD (2024)

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

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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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DEMOGRAPHIC SUMMARY

Washington Center

Ring of 3 miles

KEY FACTS



10,442

Population



11,884

Daytime Population



2.98%

'23-'28 Compound
Annual Growth Rate



3,406

Households



\$285,771

Median Home Value



35.9

Median Age

EDUCATION



30%

High School Diploma



17%

Some College



18.32%

Bachelor's Degree or
Graduate Degree

INCOME



\$82,446

Median
Household Income



\$97,744

Average
Household Income



\$32,867

Per Capita
Income



\$187,738

Median
Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$85,927

Total Annual
Expenditures



\$3,607

2025 Meals at
Restaurants



\$6,400

2025 Meals at
Home



\$28,425

Retail Goods



\$3,426

Entertainment



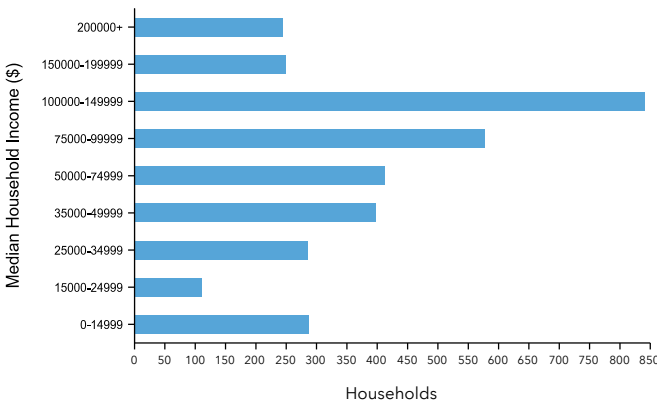
\$902

Personal Care



\$6,891

Health Care



BUSINESS



504

Total Businesses



5,425

Total Employees



52.72%

Blue Collar
Occupation



47.23%

White Collar
Occupation

Tapestry

Top 3 segments by household count

E6 Family Bonds > 1,378 | **40.5%**

I6 Southern Satellites > 567 | **16.6%**

G2 Up and Coming Families > 557 | **16.4%**

Other 904 | **26.5%**

[View comparison table](#)

2025 Race and ethnicity (Esri)

The largest group: White Alone (53.59)

The smallest group: Pacific Islander Alone (0.05)

Indicator ▲	Value	Diff		
White Alone	53.59	+5.04		
Black Alone	10.26	-5.46		
American Indian/Alaska Native Alone	1.09	+0.12		
Asian Alone	0.96	-7.44		
Pacific Islander Alone	0.05	-0.08		
Other Race	15.70	+3.63		
Two or More Races	18.36	+4.20		
Hispanic Origin (Any Race)	40.02	+10.84		

Bars show deviation from Dallas-Ft. Worth, TX

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
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Business Name

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Buyer / Tenant / Seller / Landlord Initials

Date