

134 ENTITLED SINGLE-FAMILY PAPER LOTS IN MIXED-USE DEVELOPMENT

34.53 +/- Acres | 134 Single Family Lots | Kaufman, Texas 75142

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Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer qualified builders and developers the opportunity to purchase 134 entitled paper lots within the 100+/- acre Five Points mixed-use development in Kaufman, TX (the "Site"), which is a suburb of Dallas. This offering consists primarily of 50' x 120' and 60' x 130' lot sizes. Five Points is prominently located along South Washington Street, which connects US Highway 175 to Highway 34, in rapidly growing Kaufman, Texas. The mixed used development will also include multifamily, commercial, townhomes, and build-to-rent. The Seller has constructed the spine road (Five Points Drive) shown in the Concept Plan as well as brought sewer, storm water, and potable water to the Site. The Site is within the City of Kaufman's Tax Increment Reinvestment Zone 2A. Seller will retain any reimbursements related to the TIRZ.

A 2% Co-Broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity.

INVESTMENT OVERVIEW ^{(1) (2)}

Property	34.53 +/- Acres (134 Entitled Paper Lots)
Address	South Washington Street and Lakeside Drive, Kaufman, TX 75142
Access	Via Lakeside Drive and Five Points Drive
GPS Coordinates	32.567351, -96.322296
Utilities	8" Sewer Line and 12" Water Line
Zoning ¹	PD-22 – Planned Development District No. 22
Appraisal District Property ID	54860
School District	Kaufman ISD

(1) Per the Seller, the Planned Development (PD-22) and Development Agreement has been approved.

(2) Purchaser to confirm all information. Information subject to change.

PRICING

Asking Price	\$3,453,000
Asking Price Per Acre	\$100,000
Asking Price Per Paper Lot	\$25,768

DEMOGRAPHICS

ESTIMATED POPULATION (2023)



1-MILE | 1,758
3-MILE | 8,809
5-MILE | 14,024

MEDIAN HOUSEHOLD INCOME



1-MILE | \$60,778
3-MILE | \$60,485
5-MILE | \$63,834

MEDIAN HOME VALUE



1-MILE | \$288,710
3-MILE | \$206,167
5-MILE | \$236,250

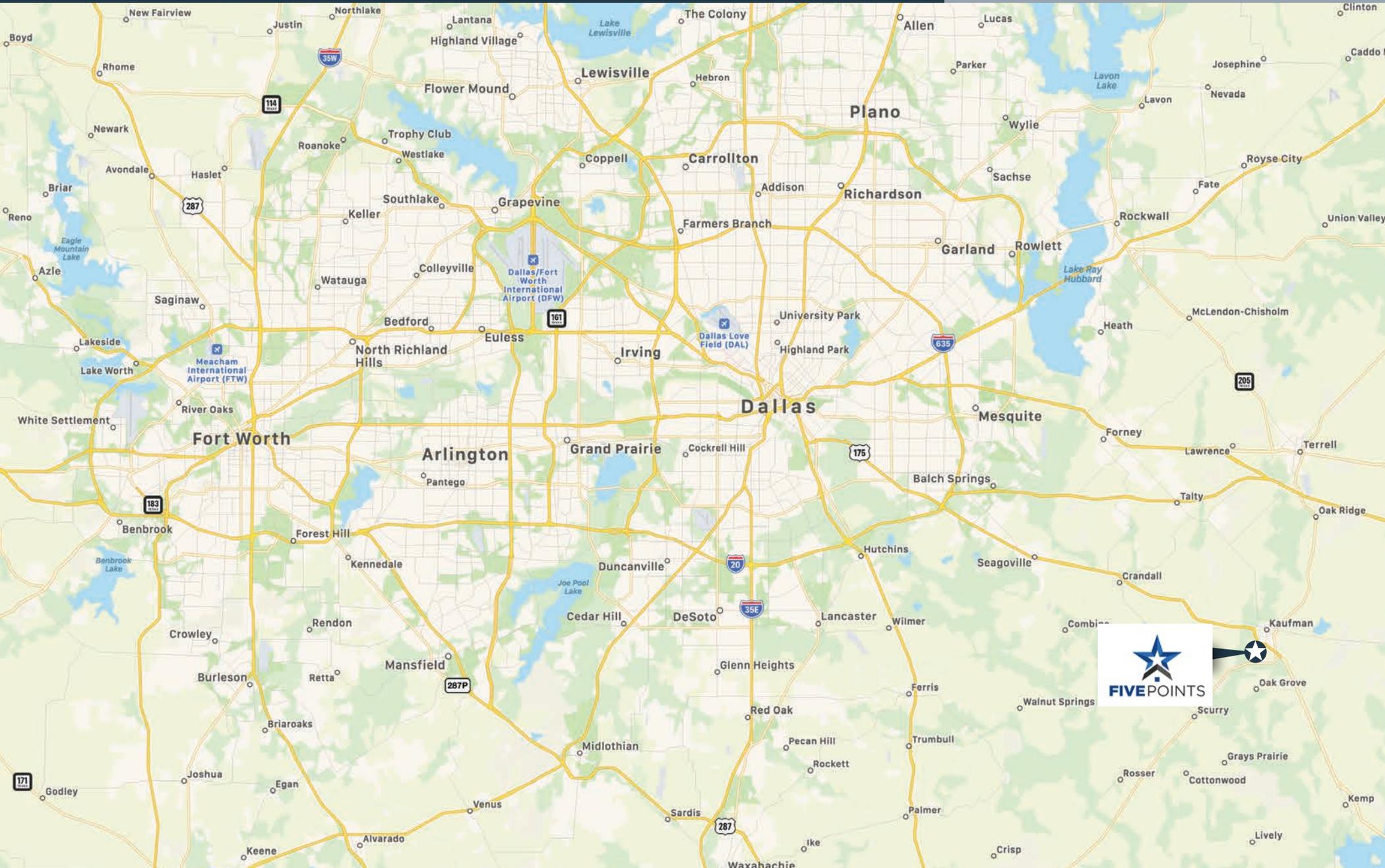
TAX INFORMATION

Taxing Entity	Tax Rate
City of Kaufman	0.760000
Kaufman County	0.328958
Road & Bridge	0.082500
Kaufman ISD	1.084800
Trinity Valley CC	0.110990
Total Tax Rate	2.367248

* Property currently has an Agricultural Exemption In-Place



Kaufman is the county seat of Kaufman County and is only 35 miles southeast of Downtown Dallas





Texas Health
Presbyterian Hospital[®]
KAUFMAN

Phillips Elementary
School

McDonald's SONIC BBVA
UNITED STATES POSTAL SERVICE. Chick-fil-A EXPRESS

WELLS FARGO AutoZone

Best Western WHATABURGER

BURGER KING

BLOOMFIELD HOMES
KINGS FORT
Home prices ranging
from \$300k-\$500k

175

175

Walmart

Brookshires
foods pharmacy

Kaufman High School

Pizza Hut DQ PANDA EXPRESS
Denny's AMERICAN NATIONAL BANK OF TEXAS
Kaufman Express Carwash
Sal's Liquor Store

Kaufman County Justice

OP Norman Junior
High School

134 Single-Family Lots

Five Points Drive

SWashington Street

Kaufman County Library

SHouston Street

Kaufman County Junior
Livestock Show

Bridgewood Ranch Apartments
106 Units

Plum Tree Apartments
143 Units



**BLOOMFIELD HOMES
KINGS FORT**
Home prices ranging
from \$300k-\$500k

Kaufman County Library

OP Norman Junior
High School

Kauman High School

Kaufman County Justice

Kaufman County Junior
Livestock Show

SWashingtonStreet

FivePointsDrive

Bridgewood Ranch Apartments
106 Units

Plum Tree Apartments
143 Units

134 Single-Family Lots



Kaufman Express Carwash
Sal's Liquor Store

SITE CONCEPT PLAN

Purchaser and their consultants are instructed to do their own due diligence as it relates to verifying the zoning. The concept plan below was provided by Ownership for illustrative purposes.



KAUFMAN, TEXAS



INVESTMENT HIGHLIGHTS



Strategic Location

- The approximately 34.53+/- acre site is located 35 miles southeast of Downtown Dallas via Highway 175.
- The spine road, Five Points Drive, has already been constructed providing access to the site from South Washington Street.
- The construction of Five Points Drive brought all necessary infrastructure (sanitary sewer, water, etc.) to service the Site.
- Kaufman High School and O.P. Norman Junior High School are across the intersection of Highway 34 and South Houston Street approximately a half mile east of the Site.
- The Site is less than half a mile from Highway 175 which boasts numerous national retailers such as Wal-Mart, Starbucks, McDonald's, and more.
- Other nearby single family builders such as Bloomfield Homes in their Kings Fort community are selling homes ranging from \$300k-\$500k.



Zoning

- The Site currently has an approved Planned Development (PD) and Development Agreement in place with the City of Kaufman.
- According to the Preliminary Plat that was approved with the Planned Development, the Site consists of 134 single family lots that are primarily 50'x120' (60%) and 60'x130' (40%) lot sizes.
- The Site is located in the Tax Increment Reinvestment Zone 2A.
- *Purchaser to verify zoning and uses allowed on the Site.*



Population and Demographics

- According to the 2022 U.S. Census Bureau, Kaufman has a population of approximately 8,388, which is an 16.2 percent increase from 2020.
- Kaufman County was ranked first in the state for population percentage growth from 2020 to 2021, according to U.S. News & World report.



Kaufman



Dallas

DFW HIGHLIGHTS

- The DFW area has a well-diversified economy that ranks fifth in the nation with an estimated 2021 Gross Metropolitan Product (GMP) of \$688.9 billion and recent surveys by CBRE rank the DFW area as the top market for real estate investments in the U.S. for 2023.
- Between February 2022 and February 2023, the Dallas-Fort Worth Metroplex experienced the second fastest rate of job growth among metropolitan areas greater than one million, increasing total employment by 5.3 percent.
- The DFW metro has an estimated population of 7.7 million people which ranks fourth in the nation among metro areas and is projected to grow to a population of nearly 10 million by 2030 surpassing Chicago as the third-largest metro in the U.S.
- Recent rankings and awards received by DFW include: #2 in the country for Most Commercial Projects Underway, #5 Fastest-Growing Economy (2022), and #6 Most Innovative City in the World.
- The population of Dallas County grew by 10.36 percent to 2,613,539 between 2010 and 2020 per the U.S. Census Bureau.

The Site is located within Kaufman County which is part of the Dallas-Fort Worth-Arlington Metropolitan Statistical Area ("DFW"). DFW encompasses 12 counties in North Texas and has a population of 7.7 million, making it the largest population center in Texas, fourth-largest in the U.S., and seventh-largest in the Americas.



**GROSS METROPOLITAN
PRODUCT**
\$688.9 Billion



**DFW UNEMPLOYMENT
RATE**
3.30%



**DFW ESTIMATED
POPULATION**
7.7 Million



ECONOMIC OVERVIEW

DFW is one of the fastest growing economies in the nation with Dallas County boasting an impressive average weekly wage of over \$1,400 across all industries as of Q4 2022 according to the Bureau of Labor Statistics. The Dallas-Fort Worth MSA economy centers around well-established industries such as manufacturing, logistics, professional/business services, and healthcare. According to the Federal Reserve Bank of Dallas, the Dallas-Fort Worth metro experienced continued job growth in seeing 13,400 new jobs from April to June 2023 with an unemployment rate of only 3.3 percent. Southern Dallas County has seen major developments across all asset classes due accompanied by pro-growth municipalities, affordable living options, and a number of strong employment opportunities. Major employers in the area include Lockheed Martin, VA North Texas Healthcare, the Army & Air Force Exchange Service, Stevens Transport, UPS, and the Methodist Medical Center.



KAUFMAN MAJOR EMPLOYERS	
EMPLOYER	EMPLOYEES
Kaufman County	629
Kaufman ISD	533
Walmart	295
Texas Health Presbyterian Hospital	204
Numo Manufacturing	183
Trinity Valley Electric Co-Op	178
Advanced Tabco	175
Brookshire's	102

Source: Kaufman Chamber of Commerce



AREA OVERVIEW AND HOUSING OVERVIEW

Kaufman is located along US-175, which takes travelers all the way from Dallas, southeast to Athens, Texas. Kaufman is also located nine miles south of Interstate 20, a major east-west Interstate Highway in the southern United States that runs from West Texas to South Carolina. Kaufman residents benefit from convenient accessibility to major employment hubs only 35 miles northwest in the Dallas CBD and surrounding areas. Kaufman’s estimated population in 2022 is 8,388 and is anticipated to double over the next decade. According to Texas Realtors, the median home price in the city of Kaufman rose 42.8 percent year-over-year to \$274,950 and the median price per square foot rose 5.9 percent to \$140.22.

According to the Bureau of Labor Statistics, the unemployment rate in Kaufman County was 3.7% as of October 2023.

TRANSPORTATION



Air: DFW International Airport, located approximately 55 miles northwest of the Site, is the fourth largest in the world in terms of operations and twelfth largest in terms of passengers. The total estimated economic output of DFW Airport is \$37 billion and it served over 69 million passengers in 2018. American Airlines’ corporate headquarters is in Fort Worth while its main operational hub is at DFW International Airport.



Highway: The Property is located within the City of Kaufman, southeast of the City of Dallas. The main thoroughfare through the city is US-175, which is located just north of the Site and connects with Highway 34 and Highway 243, providing convenient access throughout DFW. The Property is also approximately 12 miles south of I-20, a major east-west Interstate in the southern United States. Travel time from the Site to Downtown Dallas and Downtown Fort Worth is approximately 40 minutes and 65 minutes, respectively.



Public Transit: Dallas Area Rapid Transit (DART) is the public transportation authority in the Dallas area which provides bus and light rail transportation throughout the Greater Dallas Area including to DFW International Airport and Dallas Love Field. Overall, DART moves more than 220,000 passengers per day across a 700-square-mile service area.

Trinity Metro, formerly known as the Fort Worth Transportation Authority or “The T,” is the public transportation authority in the Fort Worth Area which provides bus and light rail transportation. Trinity Metro annually provides nearly 10 million passenger trips on buses, van pools, and the Trinity Railway Express (TRE) commuter rail, which it jointly owns with Dallas Area Rapid Transit (DART).



NOVEMBER 2023

MEDIAN HOME PRICE
\$274,950
 ▲ 42.8% YoY

MEDIAN PRICE PSF
\$140.22
 ▲ 5.9% YoY



NOVEMBER 2023 SINGLE-FAMILY HOME MARKET STATISTICS | KAUFMAN, TEXAS

MEDIAN PRICE

\$274,950

▲ 42.8% YoY

CLOSED SALES

4

▲ -42.9% YoY

ACTIVE LISTINGS

42

▼ 82.6% YoY

MONTHS INVENTORY

6.2

▼ 3.6% YoY

TRANSACTION TIME STATS



DAYS ON MARKET
35

3 days less than November 2022

DAYS TO CLOSE
24

7 days more than November 2022

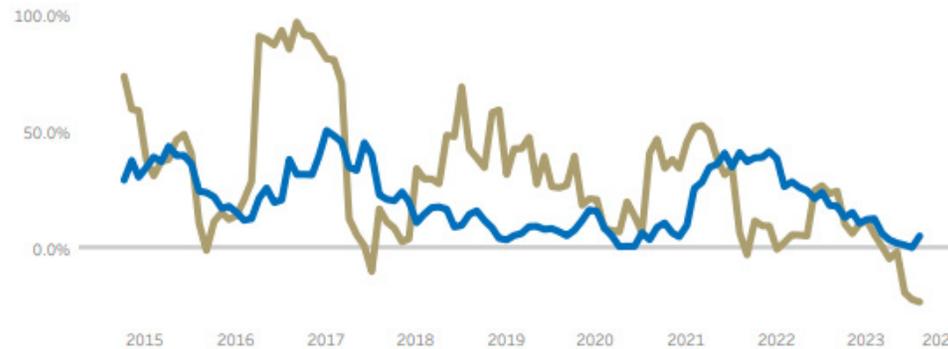
TOTAL DAYS
59

4 days less than November 2022



2023 Texas REALTORS® – Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among Texas REALTORS® and local REALTOR® associations throughout the state. Analysis provided through a research agreement with the Real Estate Center at Texas A&M University.

GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



HOME VALUATION STATS



MEDIAN PRICE/SF
\$140.22

▲ 5.9% YoY

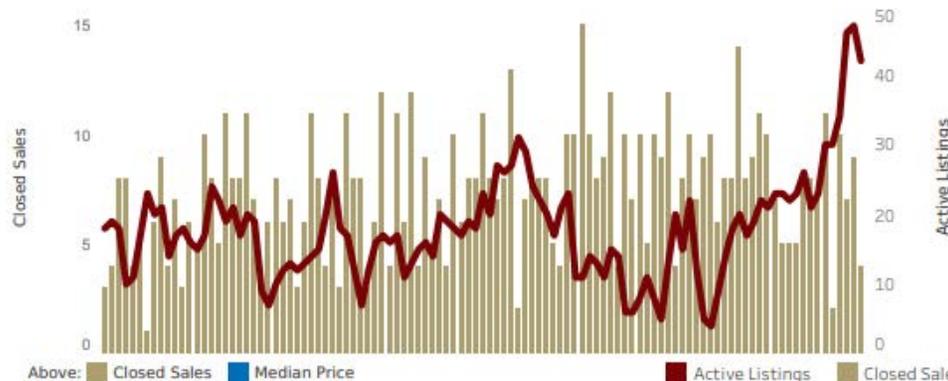
MEDIAN HOME SIZE
1,749 SF

CLOSE/ORIGINAL LIST
87.6%

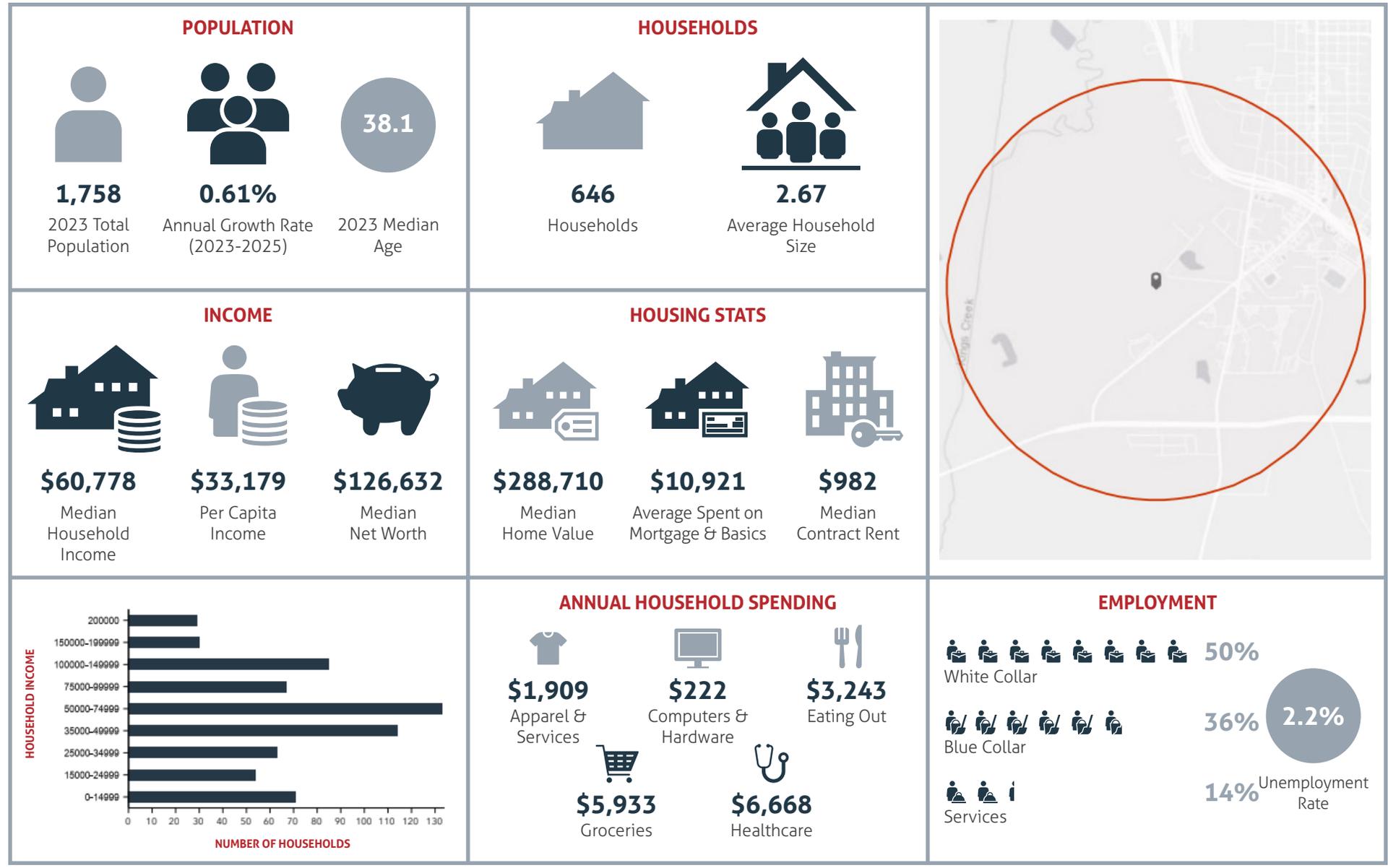
PRICE DISTRIBUTION



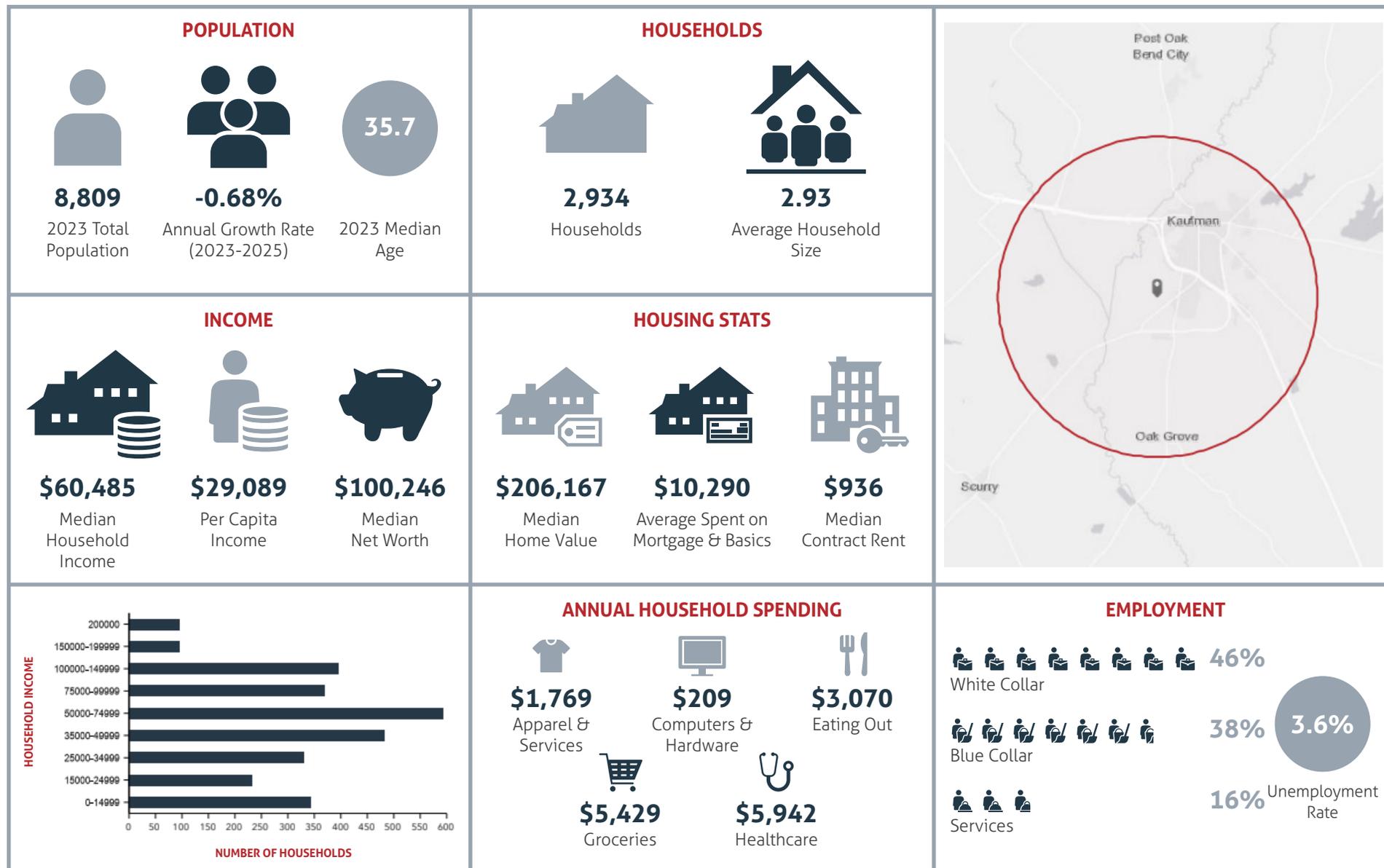
CLOSED SALES AND ACTIVE LISTINGS



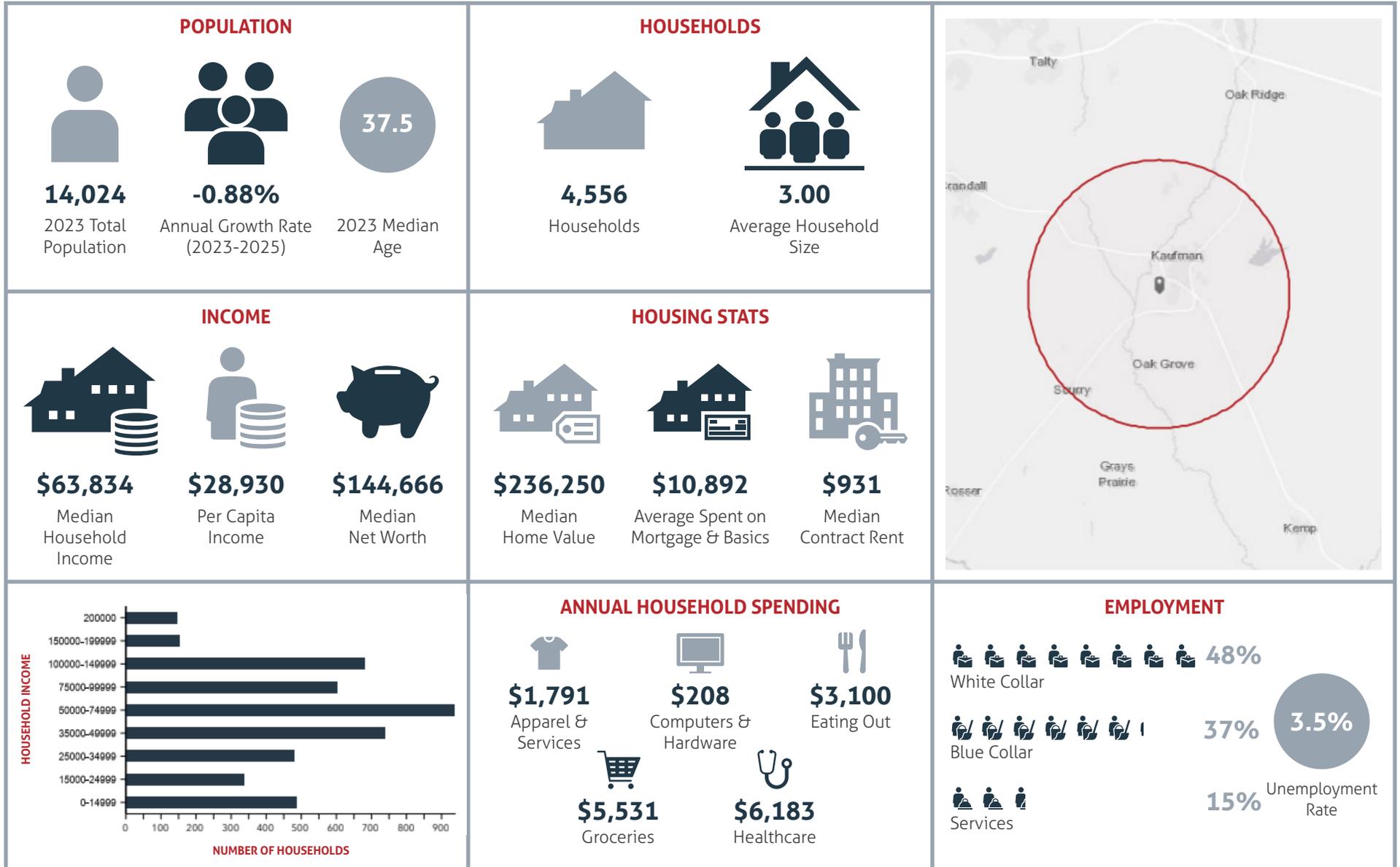
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name: Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Designated Broker of Firm: Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

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Sales Agent/Associate: Jim McNulty | License No. 813890 | Jim@VanguardREA.com | 214-556-1949



134 Single-Family Lots | South Washington Street | Kaufman, Texas 75142



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