

**MIXED USE DEVELOPMENT FOR SALE**

# Five Points

**SOUTH WASHINGTON STREET AND LAKESIDE  
DRIVE**

Kaufman, TX 75142

**PRESENTED BY:**

**COURTNEY STANFORD, CCIM**

C: 972.998.2361

courtney.stanford@svn.com

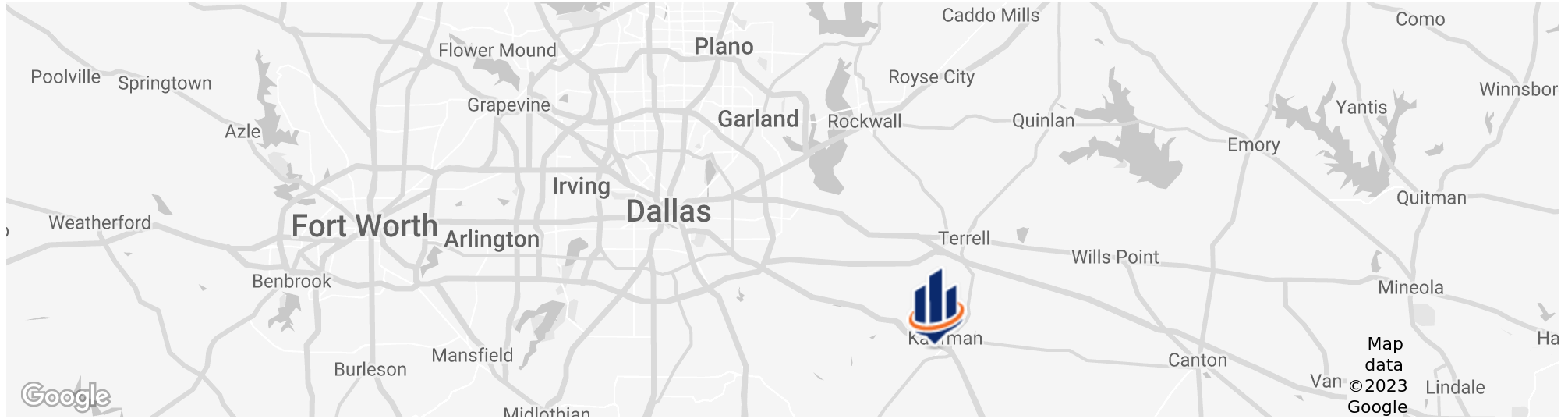
**ANNA LEE MOORE**

C: 972.670.5592

annalee.moore@svn.com



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3.25 - \$14.00 / SF
<b>LOT SIZE:</b>	85.2 Acres
<b>MARKET:</b>	Dallas/Ft Worth
<b>SUBMARKET:</b>	Mesquite/Forney/Terrell
<b>VIDEO:</b>	<a href="#">View Here</a>

### PROPERTY OVERVIEW

Five Points is a ± 85 acre master planned development located in the rapidly growing city of Kaufman, TX. Available parcels for development will include the following: multifamily, commercial/retail, build-to-rent, townhomes, and single-family residential. Five Points is located along South Washington Street, one of Kaufman's main thoroughfares, which connects US Highway 175 to Highway 34. The Seller currently plans to construct the spine road (Five Points Drive) shown in the Concept Plan as well as bring sewer, storm water, and water to the Site; the estimated completion is Summer 2023.

### PROPERTY HIGHLIGHTS

- Located 35 Miles Southeast of Downtown Dallas via US Highway 175
- 2,400 ft. of Frontage on S. Washington Street (Highway 34) and 1,550 ft. of Frontage on Lakeside Drive
- Kaufman High School and O.P. Norman Junior High School are Located 1/2 Mile East of the Development Across S. Washington Street (Highway 34)

**COURTNEY STANFORD, CCIM**

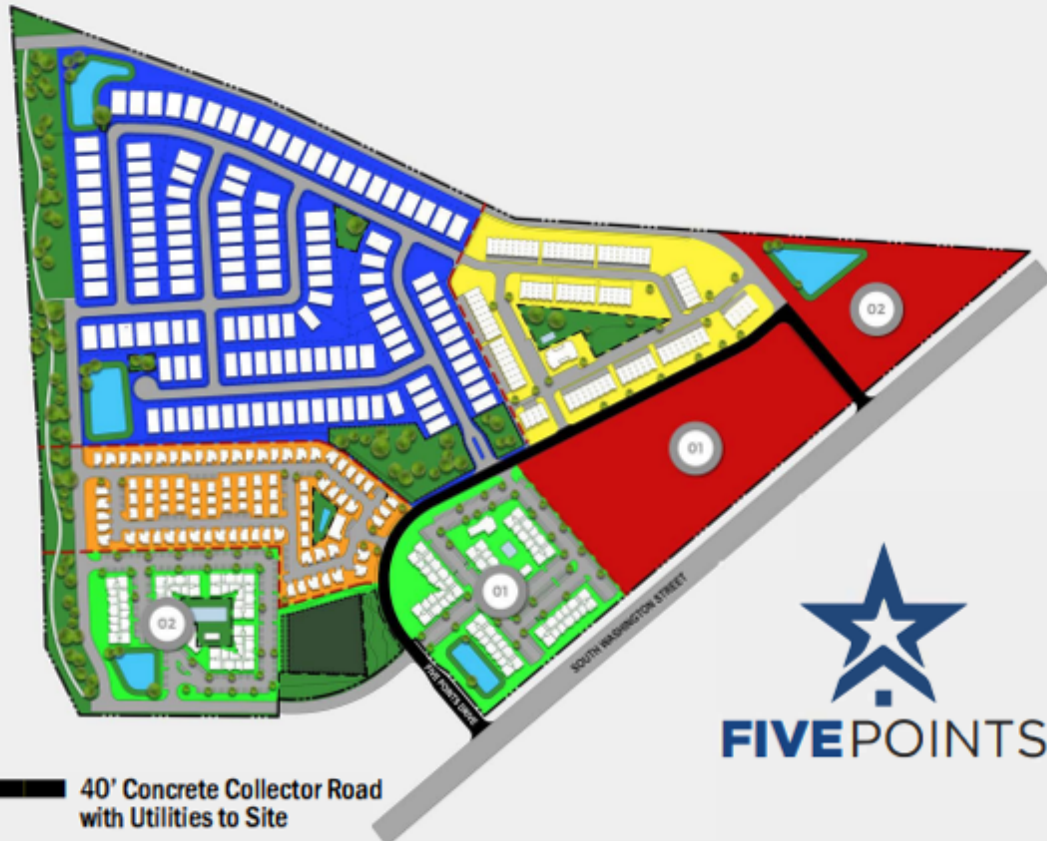
C: 972.998.2361

courtney.stanford@svn.com

**ANNA LEE MOORE**

C: 972.670.5592

annalee.moore@svn.com



**Parcel Type                      Size (acres)                      Price/SqFt\***

	<b>Commercial/Retail 1</b> <i>Will subdivide</i>	9.82	\$14.00
	<b>Commercail/Retail 2</b> <i>Will subdivide</i>	5.52	\$14.00
	<b>Townhomes</b> <i>12 units/acre; 93 as shown</i>	10.91	\$6.35
	<b>Single Family Homes</b> <i>6 units/acre; 134 as shown</i>	34.53	\$3.25
	<b>Single Family for Rent (BTR)</b> <i>12 units/acre; 110 as shown</i>	9.22	\$7.95
	<b>Multi-Family 1</b> <i>24 units/acre</i>	8.39	\$12.50
	<b>Multi-Family 2</b> <i>24 units/acre</i>	6.81	\$12.00

**Five Points - Kaufman, TX**

- Entitled with PD & DA**
- Exceptional Location**
- Beautiful Park/Amenities**
- Integrated Trails**

**Contract now to close**  
**Fall 2023**

# RETAILER MAP



Google

Imagery ©2023 , CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

**COURTNEY STANFORD, CCIM**  
 C: 972.998.2361  
 courtney.stanford@svn.com

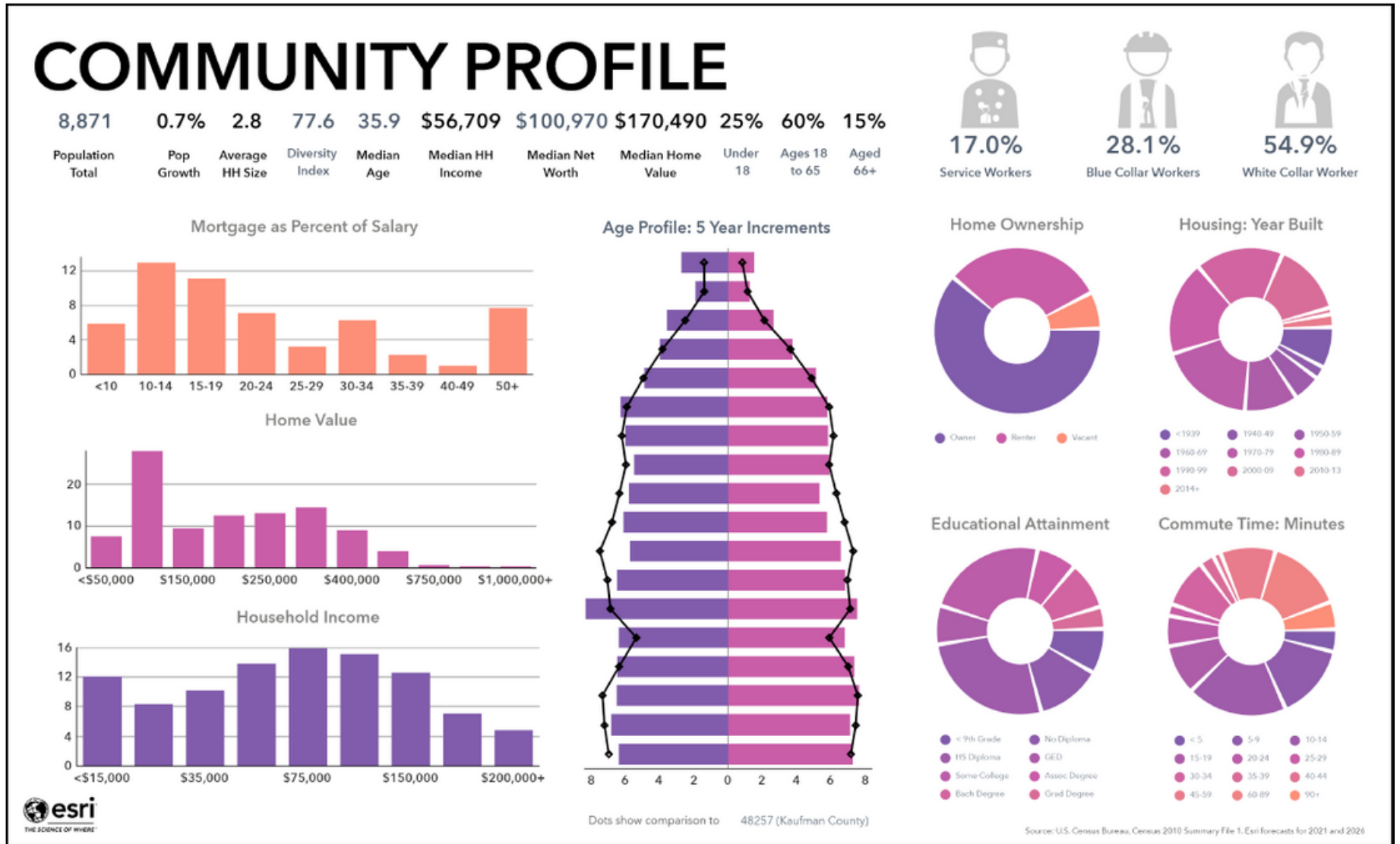
**ANNA LEE MOORE**  
 C: 972.670.5592  
 annalee.moore@svn.com

**FIVE POINTS - MIXED USE DEVELOPMENT** | South Washington Street And Lakeside Drive Kaufman, TX 75142

**SVN | DUNN COMMERCIAL** 4

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

# COMMUNITY PROFILE - KAUFMAN, TX



**COURTNEY STANFORD, CCIM**  
 C: 972.998.2361  
 courtney.stanford@svn.com

**ANNA LEE MOORE**  
 C: 972.670.5592  
 annalee.moore@svn.com

# DEMOGRAPHICS MAP & REPORT

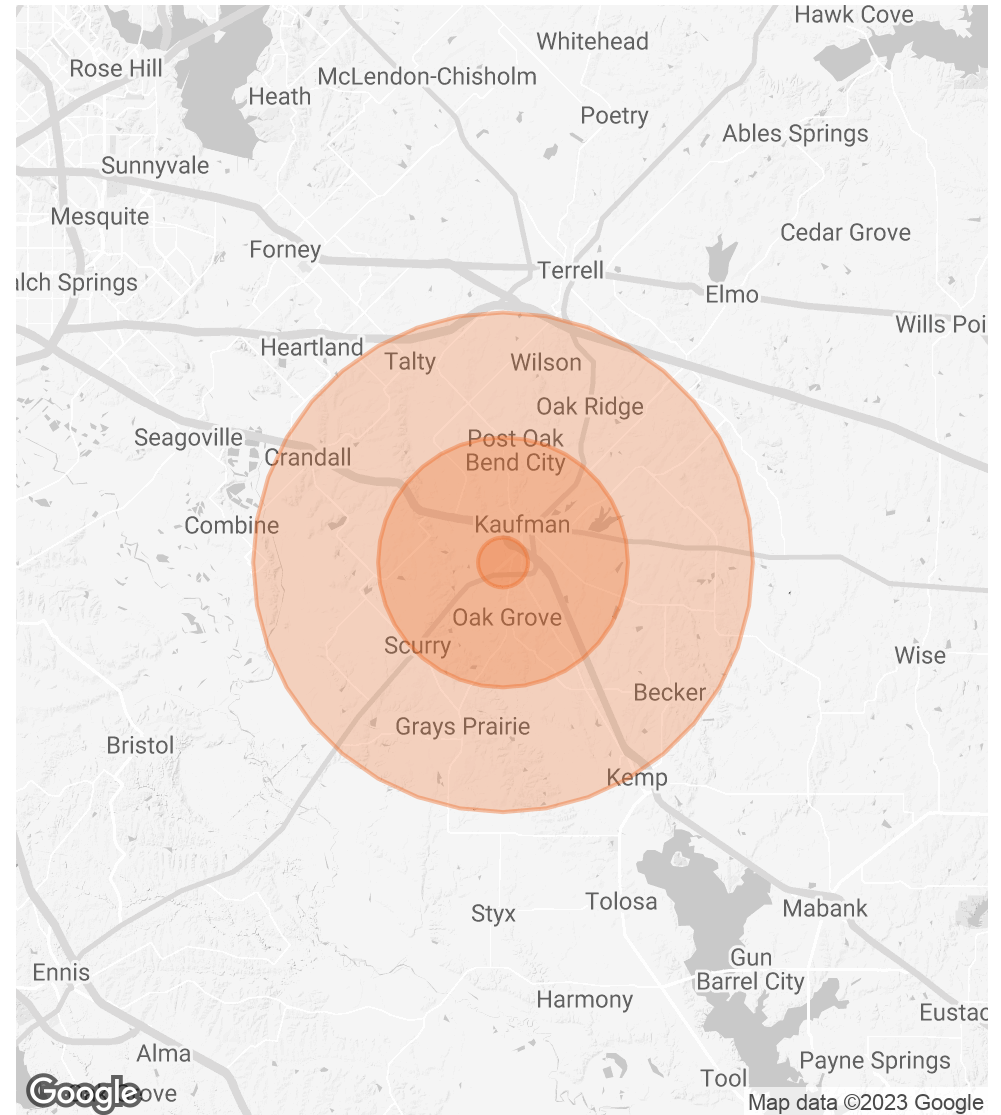
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	259	20,173	62,754
<b>AVERAGE AGE</b>	44.2	34.3	38.4
<b>AVERAGE AGE (MALE)</b>	48.3	35.0	37.5
<b>AVERAGE AGE (FEMALE)</b>	41.9	33.5	38.8

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	112	7,854	25,514
<b># OF PERSONS PER HH</b>	2.3	2.6	2.5
<b>AVERAGE HH INCOME</b>	\$77,762	\$59,953	\$64,074
<b>AVERAGE HOUSE VALUE</b>	\$293,519	\$147,585	\$168,127

\* Demographic data derived from 2020 ACS - US Census



**COURTNEY STANFORD, CCIM**

C: 972.998.2361

courtney.stanford@svn.com

**ANNA LEE MOORE**

C: 972.670.5592

annalee.moore@svn.com

**FIVE POINTS - MIXED USE DEVELOPMENT** | South Washington Street And Lakeside Drive Kaufman, TX 75142

**SVN | DUNN COMMERCIAL** 6

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.