

11639 E US-175, Kemp, TX



7,500 Total SF For Lease
Professional Front Office
High Visibility on US-175
Four 16' Grade-Level Doors
Excellent Location & Connectivity

Contacts

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Property Overview

Located on US-175 in Kemp, this 7,500 SF gated flex space pairs a professional front office with a high-function warehouse, offering visibility and operational efficiency.

Features include 16' clear height, multiple grade-level doors, and a fenced yard, making it ideal for contractors, service fleets, or light industrial users.

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Property Summary—Premier Flex Space on US-175

Located directly on US-175 in Kemp within Kaufman County, Texas, this 7,500 square-foot gated flex facility delivers a seamless mix of contemporary office space and efficient warehouse functionality, designed for users prioritizing exposure, control, and scalable operations.

The site features a dedicated 1,500 square-foot front office offering a polished reception area, three private offices, a showroom, restrooms, and a breakroom—ideal for administrative staff, sales teams, dispatch, or executive use. Behind the office, the warehouse provides approximately 6,000+ SF of clear-span industrial space with 16-foot clear height, four 16' grade-level doors, and a clean concrete slab.

The layout supports efficient vehicle access, drive-in loading, and flexible interior configurations for contractor operations, service fleets, equipment storage, light manufacturing, or distribution. Located outside city limits, the property is unzoned with no restrictions, allowing for flexible use types with fewer operational constraints, while maintaining excellent regional connectivity to Kaufman, Seagoville, and the broader Southeast Dallas corridor. Contact listing agent for more information.

Total Square Feet	7,500
Power	600 Amps
Traffic	15,466 VPD
Zoning/Use Restrictions	None Known
Private Offices	3
Office Features	Reception & Showroom
Doors	Four 16' Grade-Level
Clear Height	16'



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Highlights

7,500 Total Square Feet

Direct Frontage and Visibility on
US-175 with 14K VPD

Professional Office with
Reception & Private Office Layout

Ideal for Warehouse, Logistics,
Contractor, or Office-Based
Operations

Strong Regional Access to
Kaufman County & Southeast
DFW

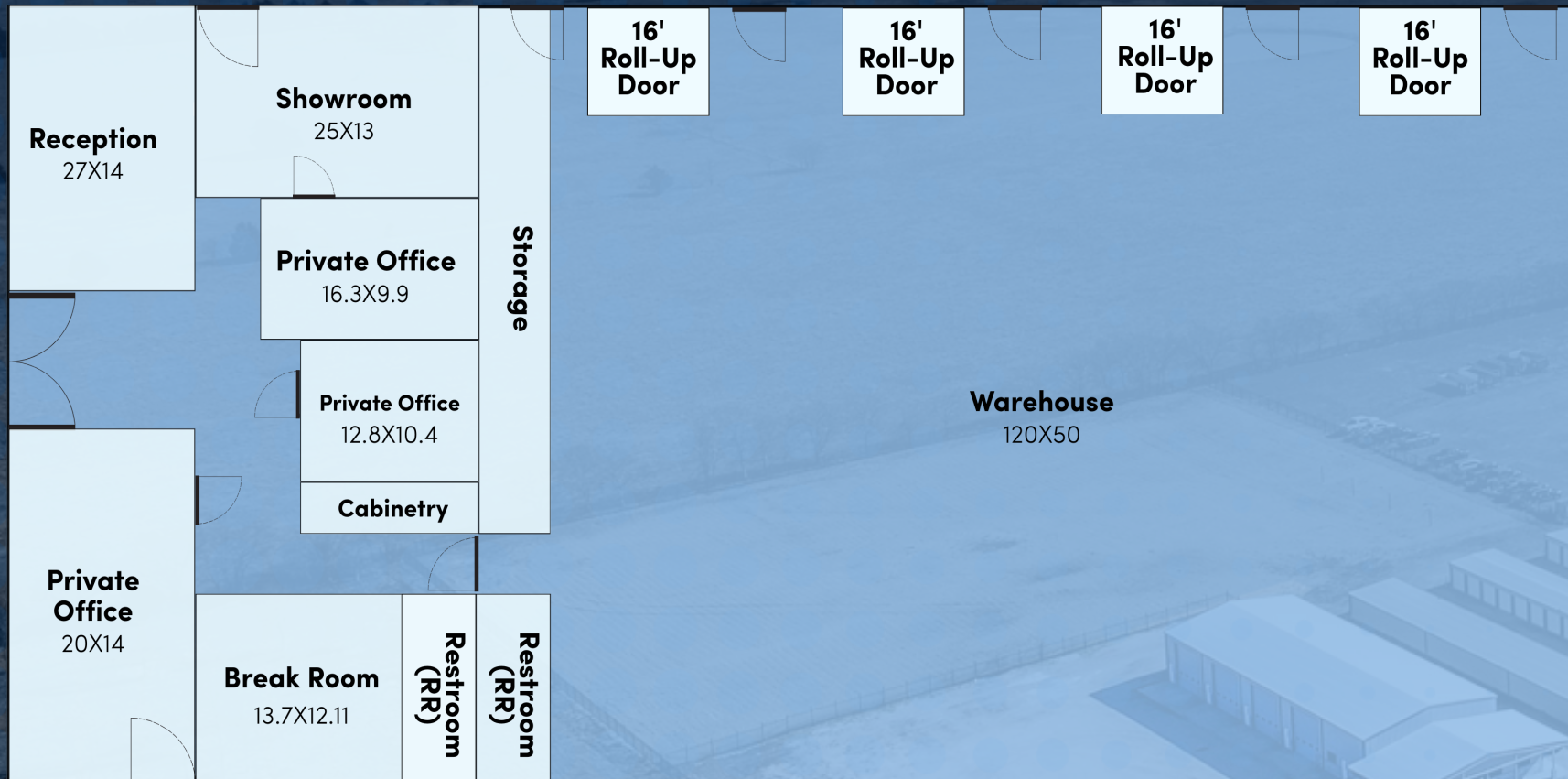
2nd Fastest Growing County in
the United States



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Site Plan



***This floorplan is a conceptual layout and not an exact representation of dimensions.**

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Kemp, TX: A High-Growth Commercial Frontier

Kemp, TX—Overview

Kemp, Texas is a growing Kaufman County trade center strategically positioned along US Highway 175, providing direct connectivity to Kaufman, Seagoville, and the broader Southeast Dallas–Fort Worth corridor. The community has long served as a regional hub for agriculture, construction, and local commerce, and continues to benefit from steady population growth and workforce availability. Proximity to Cedar Creek Reservoir supports continued residential and commercial activity in the area. Kemp offers businesses a cost-effective operating environment with strong highway visibility, regional access, and long-term stability for commercial and industrial users.

86,576

2025 15-Min
Population
(STDB)

100,159

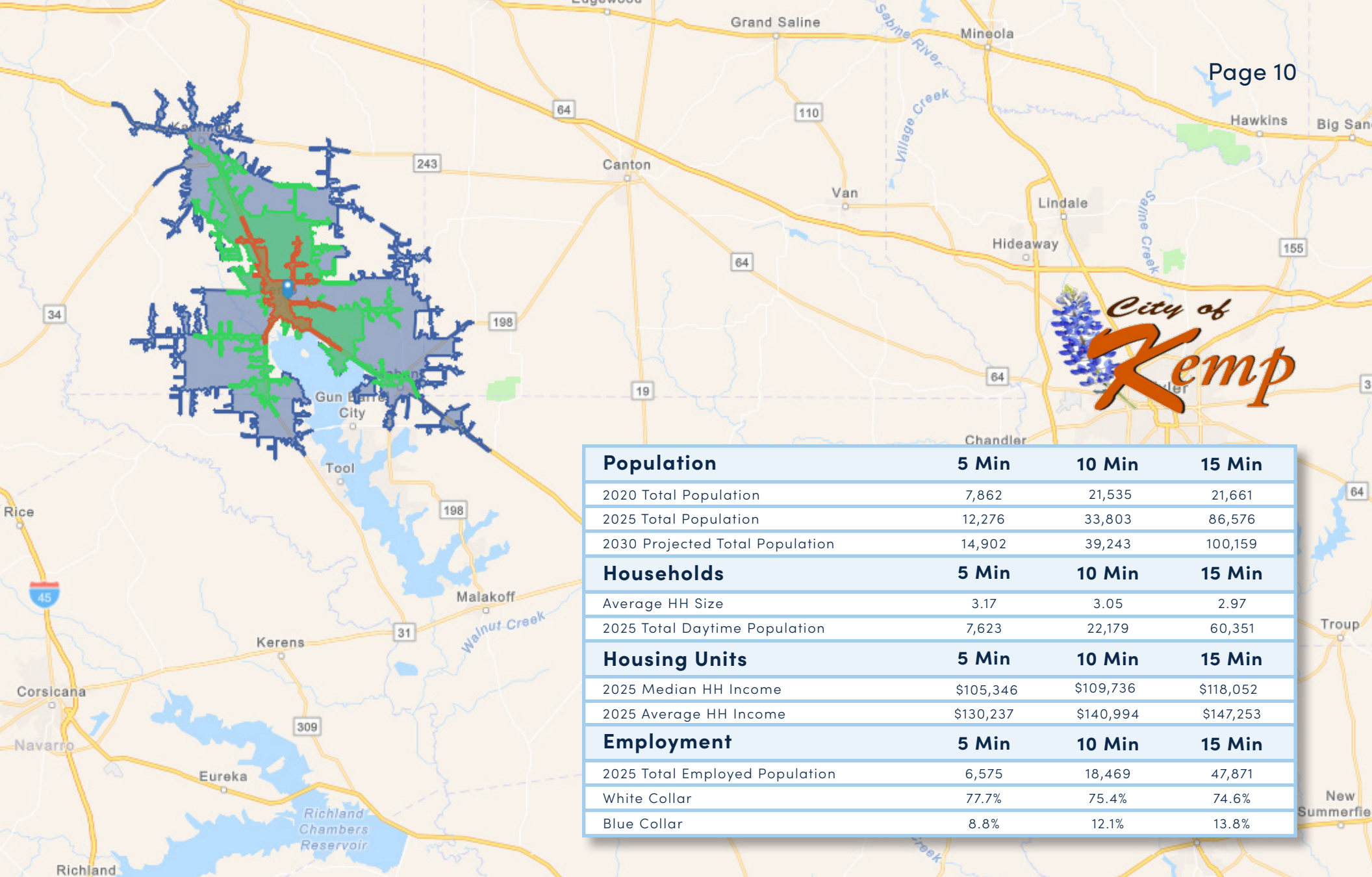
2030 Projected
15-Min Pop.
(STDB)

\$147,253

2025 Average
HH Income
(STDB)

47,871

2025 Employed
Population
(STDB)



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Sales Agent/Associate's Name	License No.	Email	Phone
<div></div> <div></div> <div></div> <div></div>	Date		
Buyer/Tenant/Seller/Landlord Initials			



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