

106 W Grove St, Kaufman

Your Company Name Here

Downtown Kaufman
2 Story
1,800-3,800
Office/Retail

ROD
HOLLAND
Real Estate
GROUP

JUDY KURTZ

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ROD HOLLAND REAL ESTATE TEAM

KW
COMMERCIALSM

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106 W Grove St, Kaufman

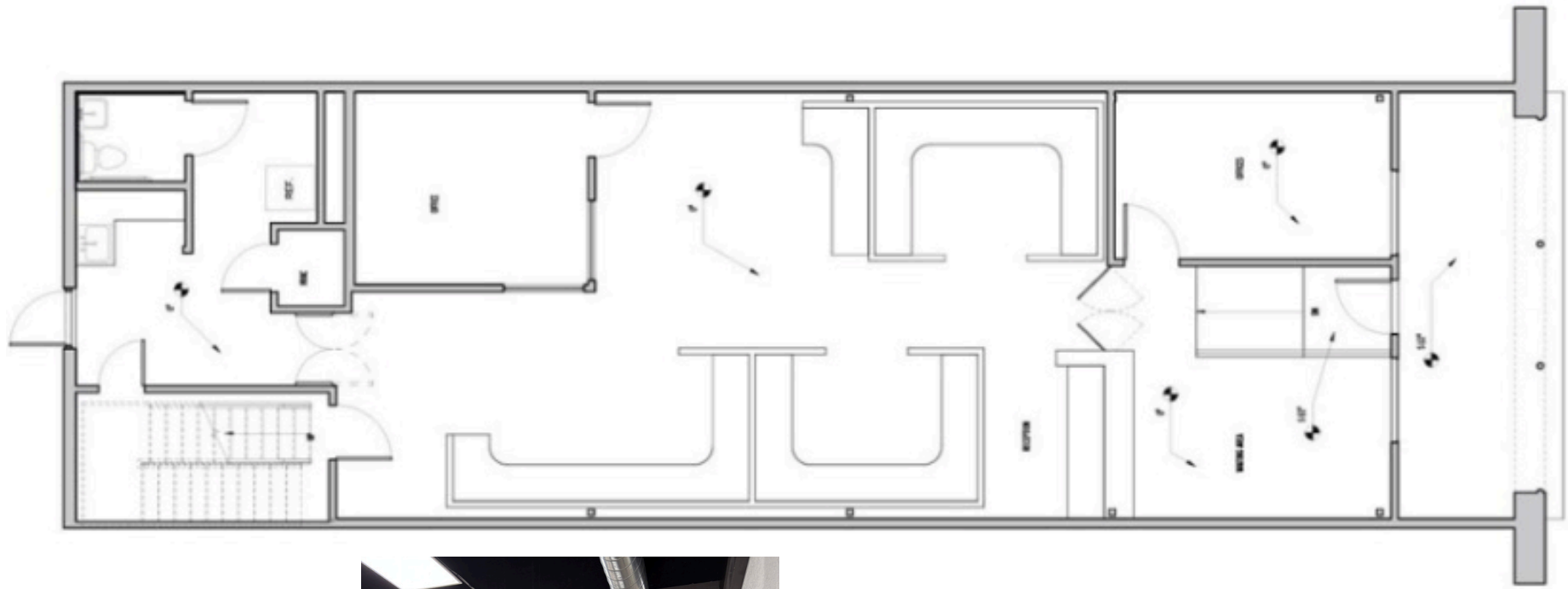
PROPERTY OVERVIEW

1,800-3,800 square feet, renovated, office/retail space available for lease in historic downtown Kaufman. Property is two story, with office/retail on first floor and storage or apartment located on second floor that can be configured for separate tenant. The historic townsquare has a variety of retail, office and restaurant space, creating an atmosphere of all day entertainment. The square is popular year-round, with families and couples enjoying the amenities and taking in the general ambiance. Festivities boosting traffic to the area include multiple annual events, such as Oktoberfest, Halloween on Huston and Fourth of July Fireworks Show.



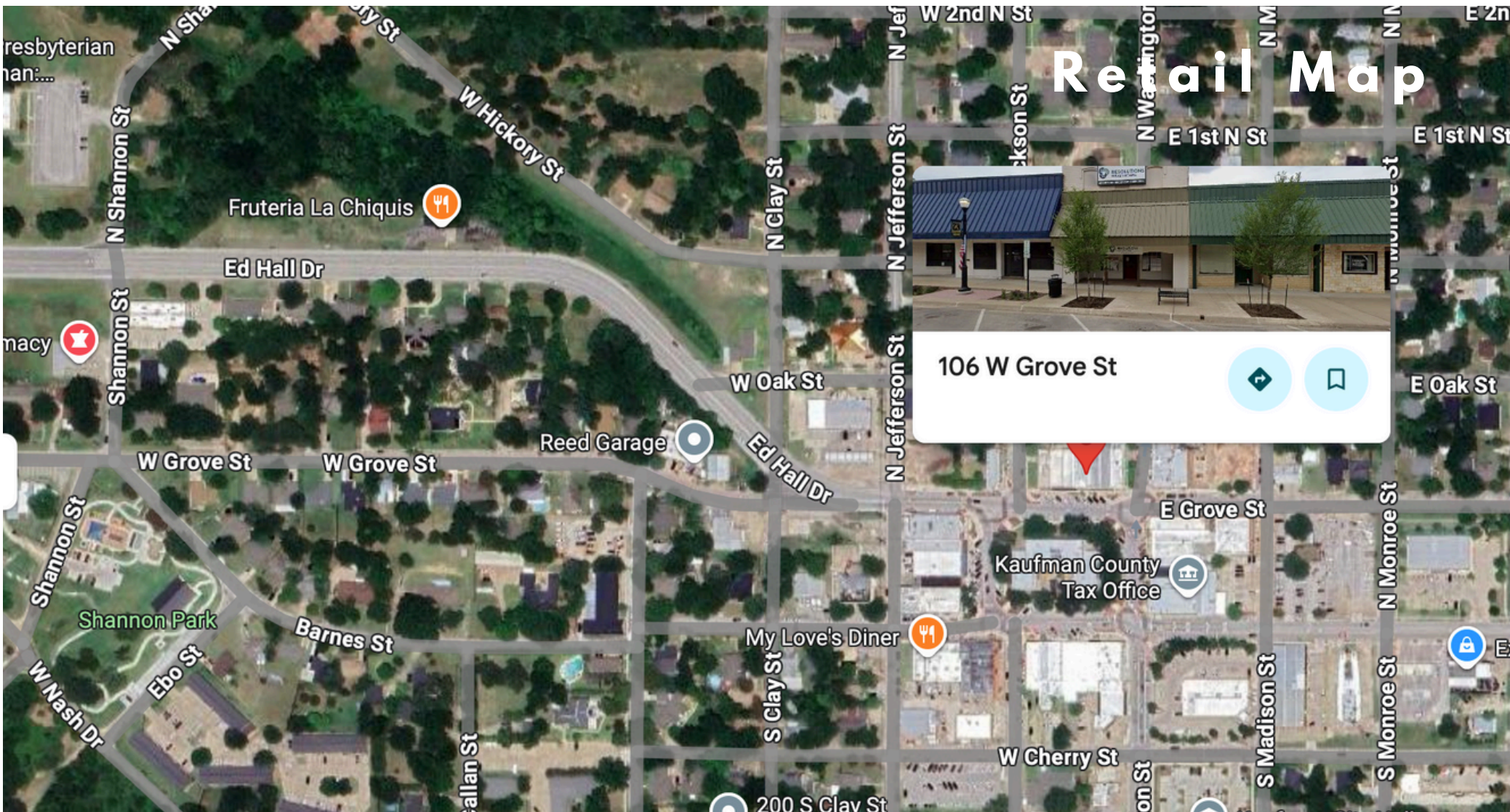
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Retail Map



**ROD
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- **Office/Retail**
- **Downtown Kaufman**
- **2,000 Sq Ft down for offices/retail**
- **1,800 Sq Ft up for events or storage**

Kaufman County Demographic Overview

Downtown Kaufman square has seen a revitalization and influx of new and diverse businesses. The City of Kaufman is committed to the promotion and development of the Washington Street Corridor and Downtown Central Business District.

Businesses

Therapy on the Square – Counseling
Lott's Cleaners
Remax Real Estate
Kaufman Heritage Park
ReChurch
YWRD CPA Firm
Law Office of Taryn Davis, PLLC
Aaron Bail Bonds
Law Offices of John Moseley, Jon Burt, Calabria & Calabria
Rowden, Hendrickson, Shipley & Rymer Inc. Insurance Agency
Gent Law Firm
Tony's Computer & Electronics Repair
Magic Scissors Salon
Empowered Finances
Gomez Paint & Body

Downtown Merchant Members

The Charter Room
Trading Co. & Shared Spaces
Especially For You Gift Shop & Tea Room
The Mercantile on Grove
My Love's Diner
Kirby's Boutique
Hydrangea House Florist & Gifts
Latham's Bakery
Kindred Market Boutique
The Studio – Greg Doster Art
Jasien Insurance Group
The Lot on Grove
Sweet Tee Boutique
Cowabunga Coffee Shop
Tiger Roofing
Jani-Care Cleaning Solutions
Craft Cork & Keg – Wine & Craft Beer Restaurant
Mama's & Daughters Boutique
Sarah's View Photography Studio
The Kaufman Herald
Lux Lounge Salon & Spa Services

POPULATION



8,812

*Source: worldpopulationreview.com

% GROWTH RATE



6.09

*Source: worldpopulationreview.com

HOUSEHOLDS



2,229

*Source: point2homes.com

MEDIAN HOUSEHOLD SIZE



3.65

*Source: worldpopulationreview.com

MEDIAN AGE



30.9

*Source: worldpopulationreview.com

MEDIAN HOUSEHOLD INCOME



\$52,019

*Source: datausa.io/profile/geo/Kaufman-tx

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Property Summary

Location	106 W Grove Street, Kaufman, TX
County	Kaufman County
Zoning	Retail/Offices
Square Feet	1st Floor 2,000 + 2nd Floor 1,800



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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.

<u>Keller Williams Rockwall</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>535327</u> License No.	<u>klrw552@kw.com</u> Email	<u>972-772-7000</u> Phone
<u>Russell Ratterree</u> Designated Broker of Firm	<u>688529</u> License No.	<u>russellr@kw.com</u> Email	<u>214-448-0247</u> Phone
<u>Sherry Price</u> Licensed Supervisor of Sales Agent/ Associate	<u>562555</u> License No.	<u>sherryprice@kw.com</u> Email	<u>214-395-9537</u> Phone
<u>Judy Kurtz</u> Sales Agent/Associate's Name	<u>0436159</u> License No.	<u>judy@rodholland.com</u> Email	<u>469-323-0485</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date