

# 300 N Washington St

300 N Washington St, Kaufman TX 75142

FOR LEASE



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# HIGHLIGHTS

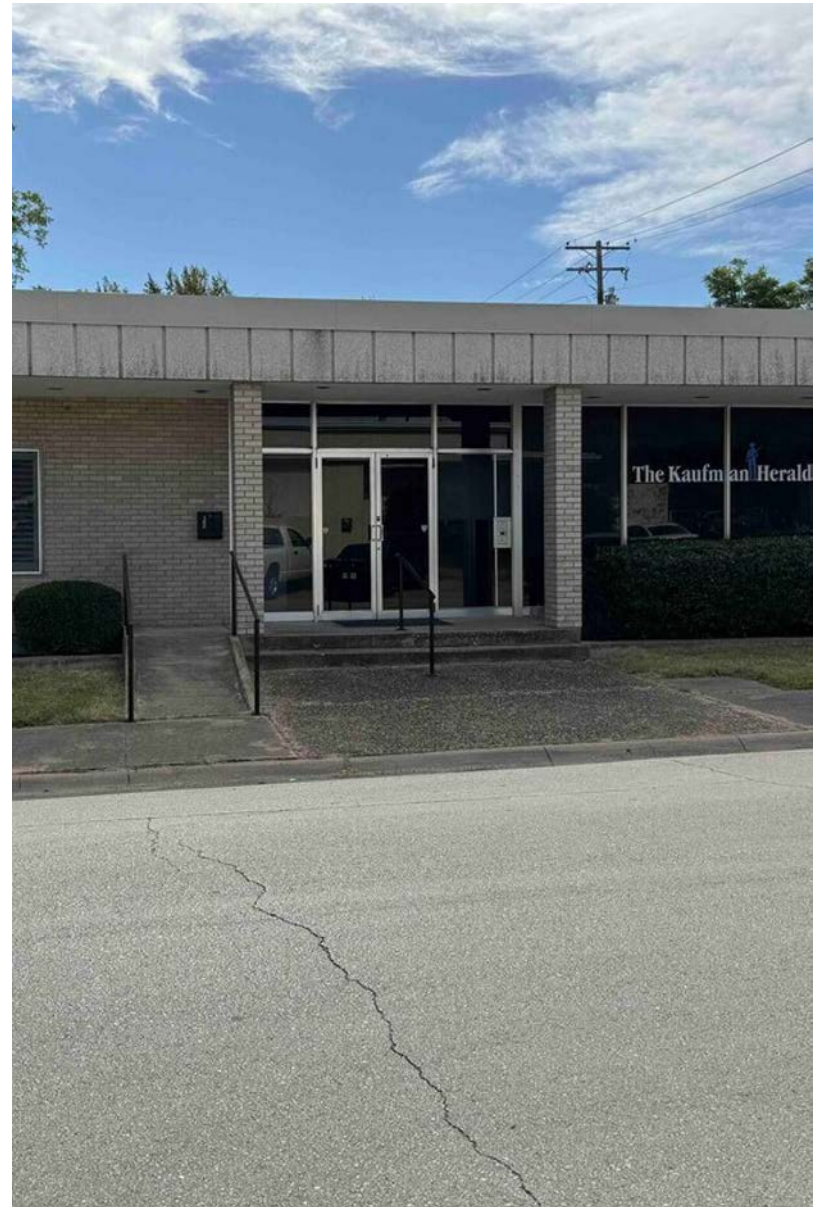
- Prime Downtown Location in Historic Area
- Fully Renovated & Move-In Ready
- High-Traffic Corner Lot in a Rapid-Growth Market



Tenant	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
		\$22.00	NNN	Restaurant or Event Space
Vacant	2,040	\$20.00		

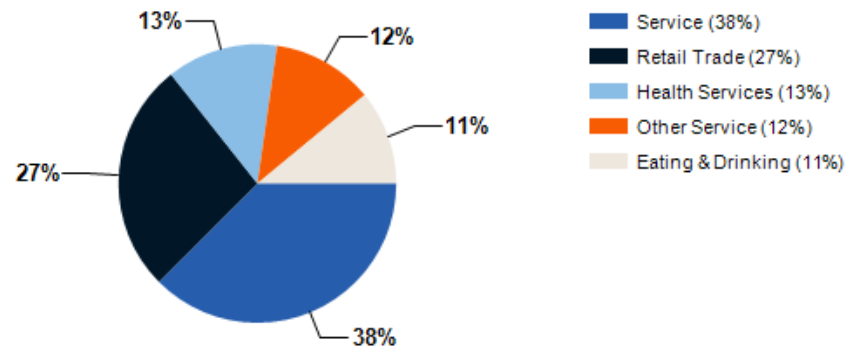
## PROPERTY FEATURES

BUILDING SF	2,040
LAND SF	13,504
LAND ACRES	.31
ZONING TYPE	Commercial
BUILDING CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
TRAFFIC COUNTS	6,382
CORNER LOCATION	Yes



- Positioned just steps from Historic Kaufman Town Square, this fully renovated ±2,040 SF commercial building offers exceptional visibility, walkability, and flexibility for a wide range of professional, medical, retail, or service-based users. The property features modern interior upgrades, multiple private offices, open workspace areas, updated restrooms, and prominent storefront windows. Positioned on a 0.31-acre corner lot with traffic counts exceeding 6,000–13,000 vehicles/day, it sits in the heart of Kaufman’s growing commercial corridor, surrounded by government offices, retail, restaurants, and community activity.

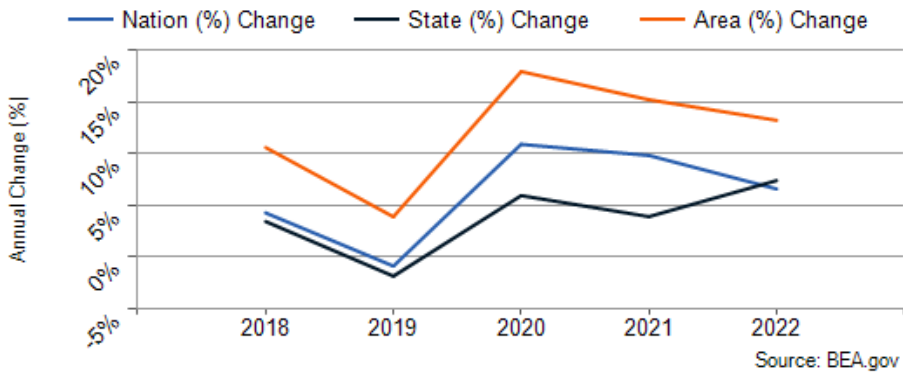
### Major Industries by Employee Count



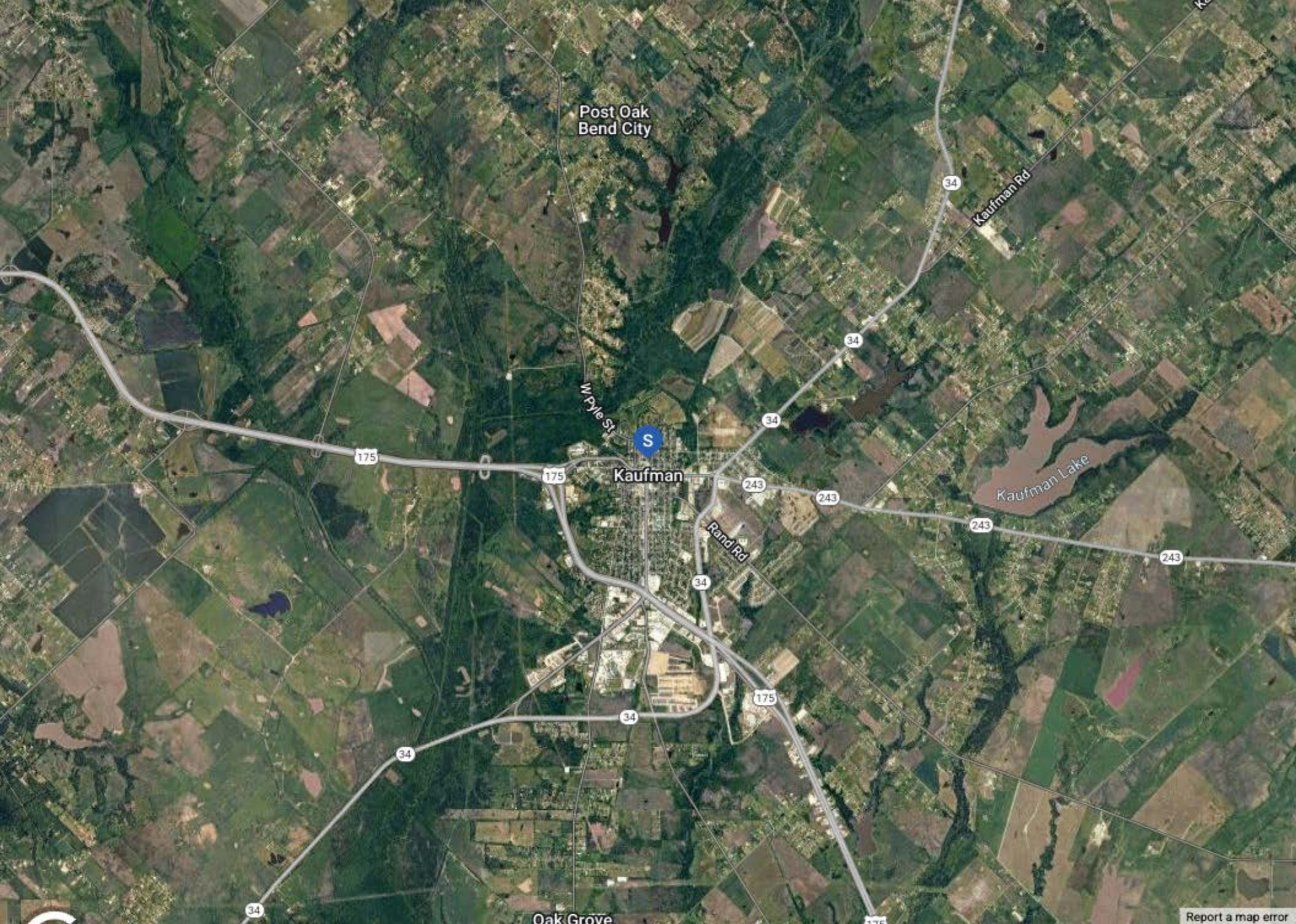
### Largest Employers

Wal-Mart Stores, Inc.	34,000
American Airlines	27,000
Texas Health Resources	22,296
Dallas Independent School District	19,740
Baylor Health Care System	16,500
University of North Texas	5,100
Denton Independent School District	4,417
Peterbilt Motors	2,000

### Kaufman County GDP Trend





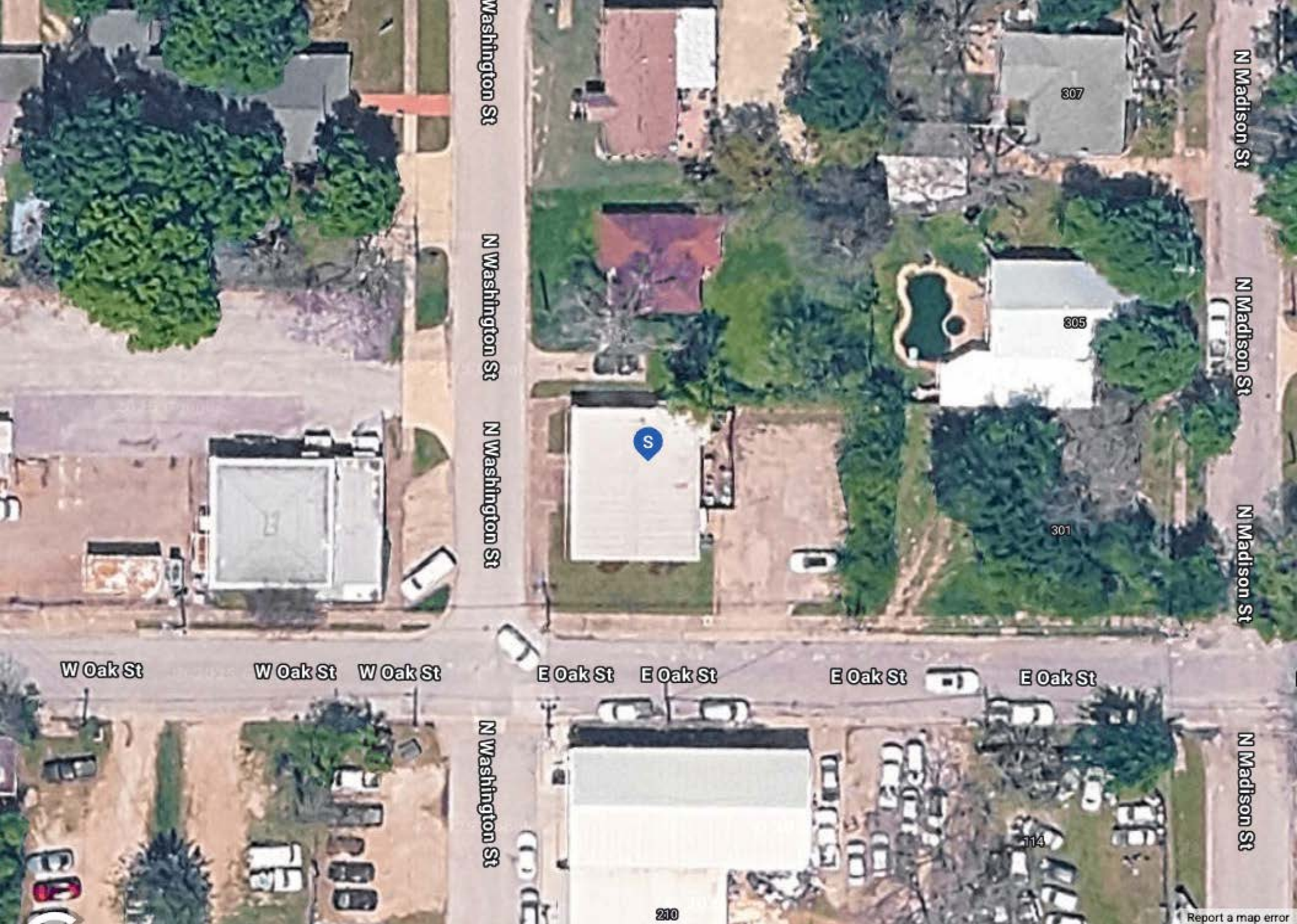


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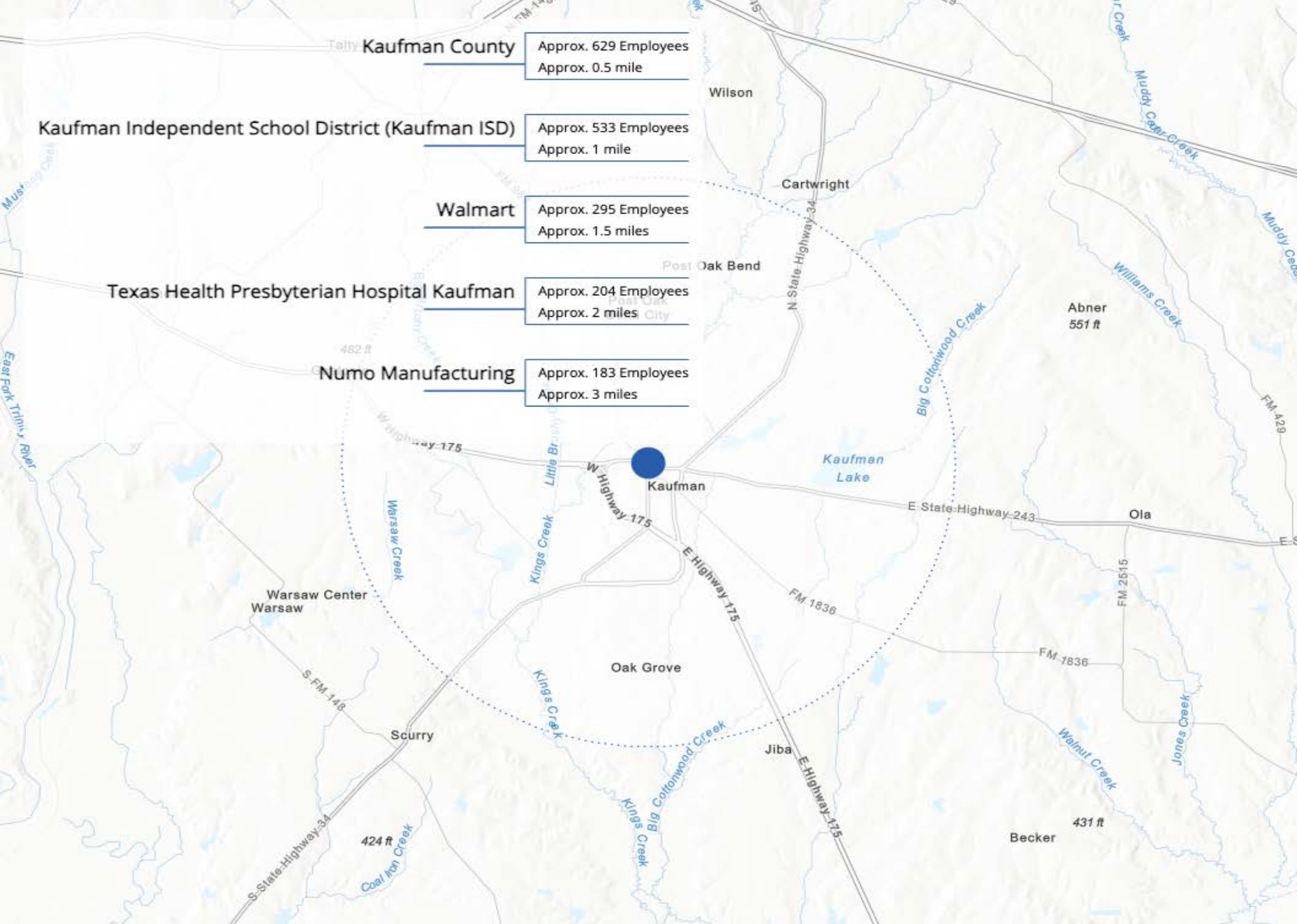




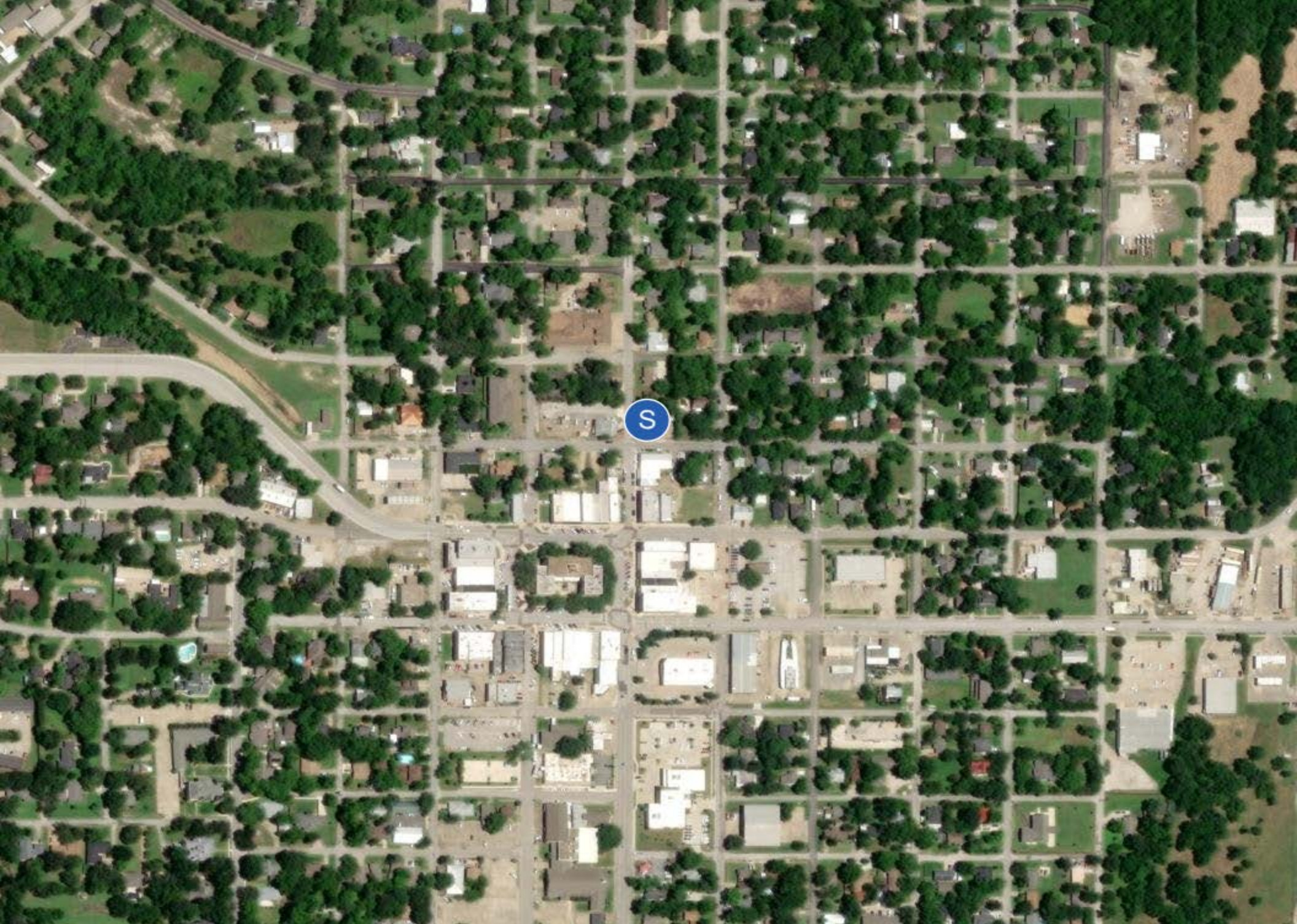


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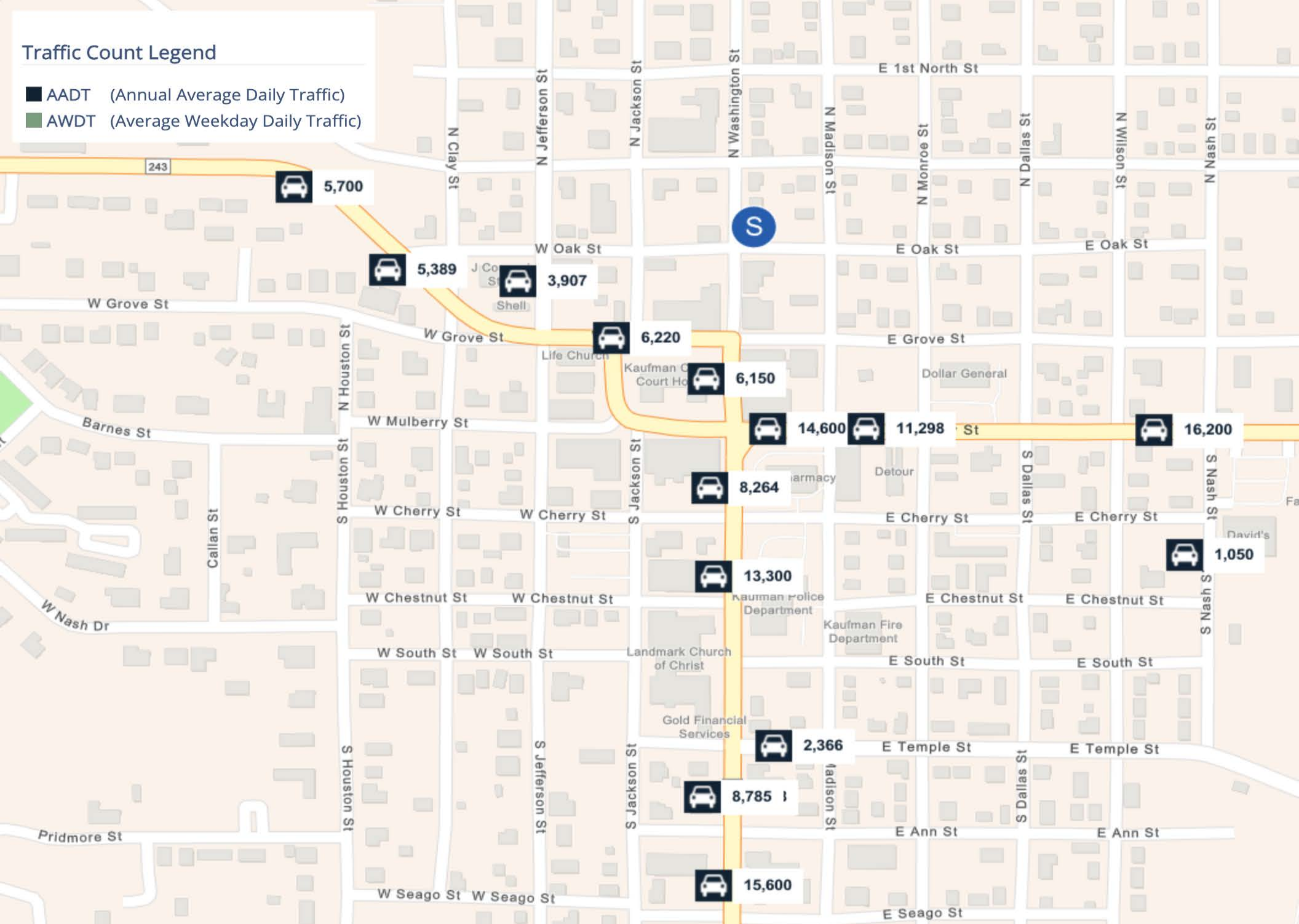




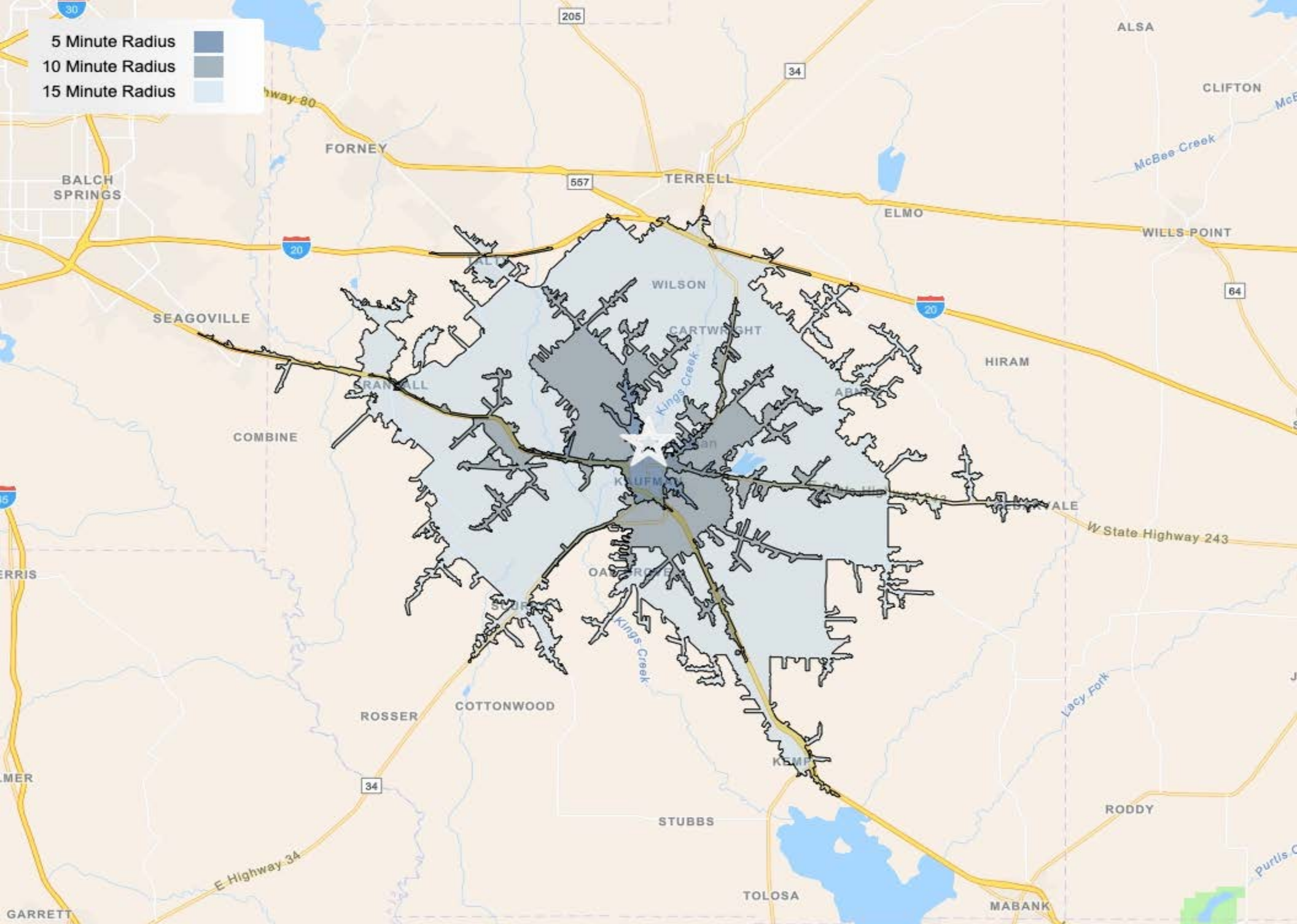


## Traffic Count Legend

-  AADT (Annual Average Daily Traffic)
-  AWDT (Average Weekday Daily Traffic)























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*Exclusively Marketed by:*



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