

36
ACRES

For sale:
Hwy 34 & Murrah Ln
Kaufman, Texas
75142

VENTURE

JARED JOWDY
JJOWDY@VENTUREDFW.COM

NICK HOOVER
NHOOVER@VENTUREDFW.COM

SCOTT ESPENSEN
SESPENSEN@VENTUREDFW.COM

Metrics

Location

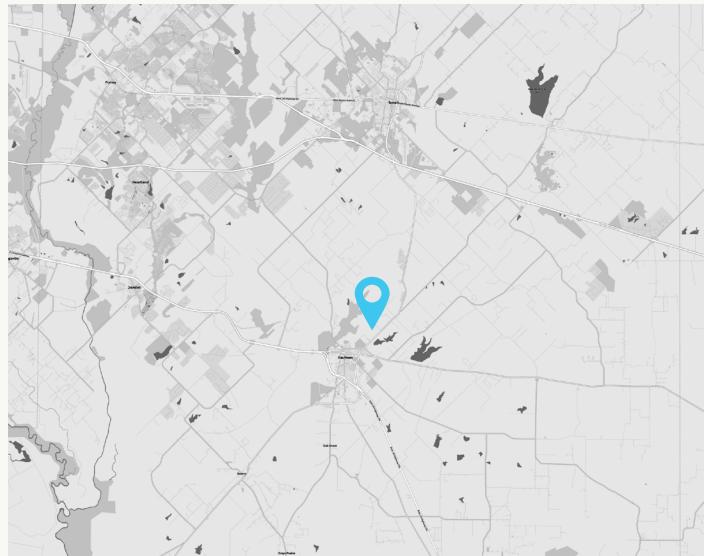
Hwy 34 & Murrah Ln

Size

Land
36 AC

Traffic Counts

Hwy 34 Hwy 243
10,921 VPD 11,797 VPD



Property Highlights

1. No zoning or deed restrictions
2. Highway 34 frontage
3. Borders city limit
4. Close to water and sewer

2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	1,217	11,078	16,185
EST. DAYTIME POPULATION	382	4,962	5,417
EST. AVG. HH INCOME	\$78,971	\$99,649	\$102,651

Area Attractions

KAUFMAN COMMUNITY PARK

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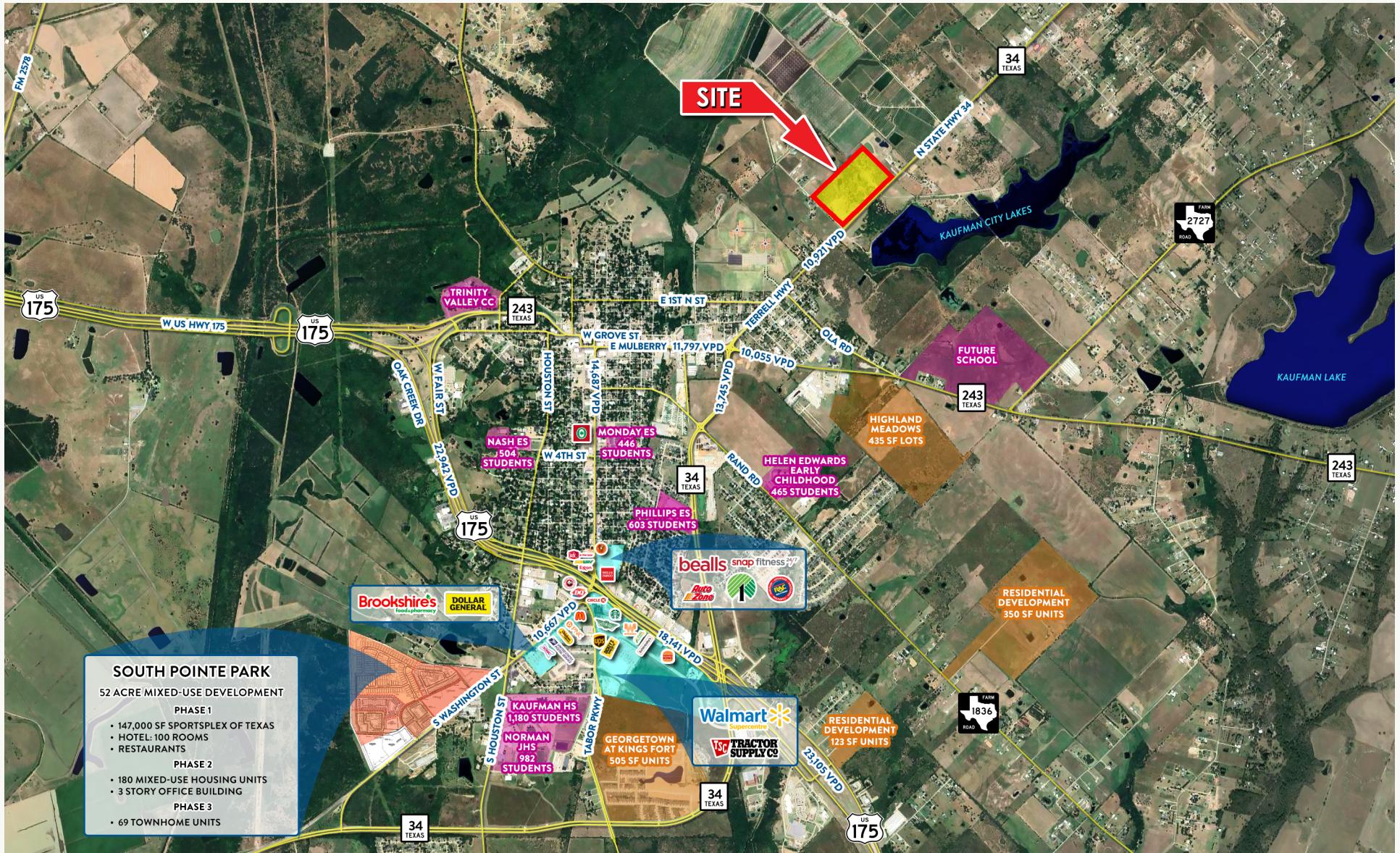
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Aerial

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VENTURE

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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.

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.**

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 - 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.

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Venture Commercial Real Estate, LLC.	476641	info@venturedfw.com	214-378-1212
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jared Jowdy	803136	jjowdy@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Nick Hoover	664008	nhoover@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
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Scott Espensen Sales Agent/Associate's Name	545512 License No.	sespensen@venturedfw.com Email	214-378-1212 Phone

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Date