

FOR SALE

650 +/- ACRE DEVELOPMENT OPPORTUNITY

TBD FM 148, KAUFMAN, TEXAS
KAUFMAN COUNTY

PROPERTY DESCRIPTION:

This 650+/- acres of development land is located between Crandall and Kaufman, just south of Highway 175. Kaufman County was the fastest growing county in Texas and the second-fastest growing county in the country between July 1, 2023 and July 1, 2024 based on figures released recently from the U.S. Census Bureau. The property is only 30 miles from Downtown Dallas and will be easily accessible from the new FM 148 Bypass off Highway 175 which is scheduled for completion in Summer 2026.

PROPOSED USE:

Residential Development

ZONING:

Agricultural

UTILITIES:

Water is off site. Sewer is off site.

PRICE:

Market

SCHOOL DISTRICT:

Crandall ISD

MINERALS:

Contact Broker regarding minerals.

For additional information, please visit our website:

www.claytonwaggoner.com



FOR MORE
INFORMATION
PLEASE CONTACT

John Willingham

214.417.5266

jw@claytonwaggoner.com

Jay Evans

512.694.1964

jay@claytonwaggoner.com

John Gilbert

972.897.9000

jg@claytonwaggoner.com



CLAYTON - WAGGONER
PROPERTIES

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FM 148 Bypass Project:

TxDOT is entering the final year of the project to construct a new location bypass for FM 148 from south of FM 3039 to US 175 in the City of Crandall. The FM 148 Bypass will construct a new location rural roadway connecting FM 148 with US 175 that will bypass the urban center of the City of Crandall. This bypass will be 1.6 miles long and will consist of two 12-foot wide travel lanes (one lane in each direction) with 8-foot wide outside shoulders and turn lanes. At the northern terminus, the proposed project will have at-grade connections with US 175 frontage roads.



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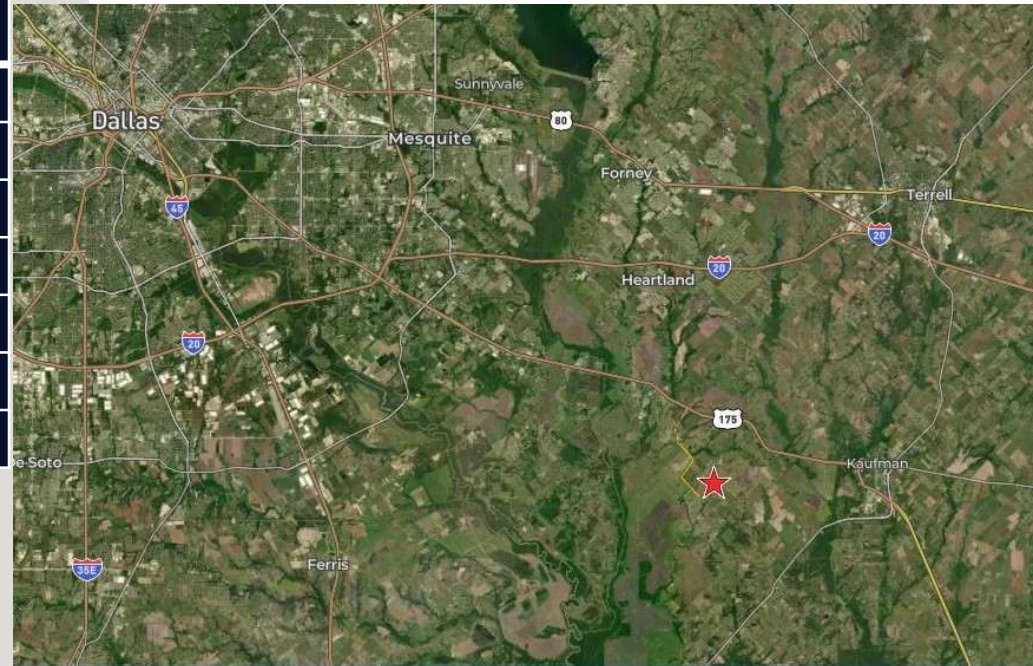
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DEMOGRAPHICS

Mile Radius	2 Mile	5 Mile	10 Mile
2024 Population	3,218	11,592	73,572
2029 Est. Population	4,604	16,539	101,339
Pop. Growth 2024-2029	4.9%	4.3%	6.8%
2024 Total Households	970	3,712	22,982
Median Household Income	\$77,191	\$79,265	\$75,132
2024 Total Businesses	15	227	1,574
2024 Total Employment	64	1,987	12,760

MARKET OVERVIEW

The City of Kaufman, Texas is experiencing a dynamic housing market with increasing property values and a proactive approach to economic development, positioning it as a growing and attractive community within the Dallas metropolitan area.



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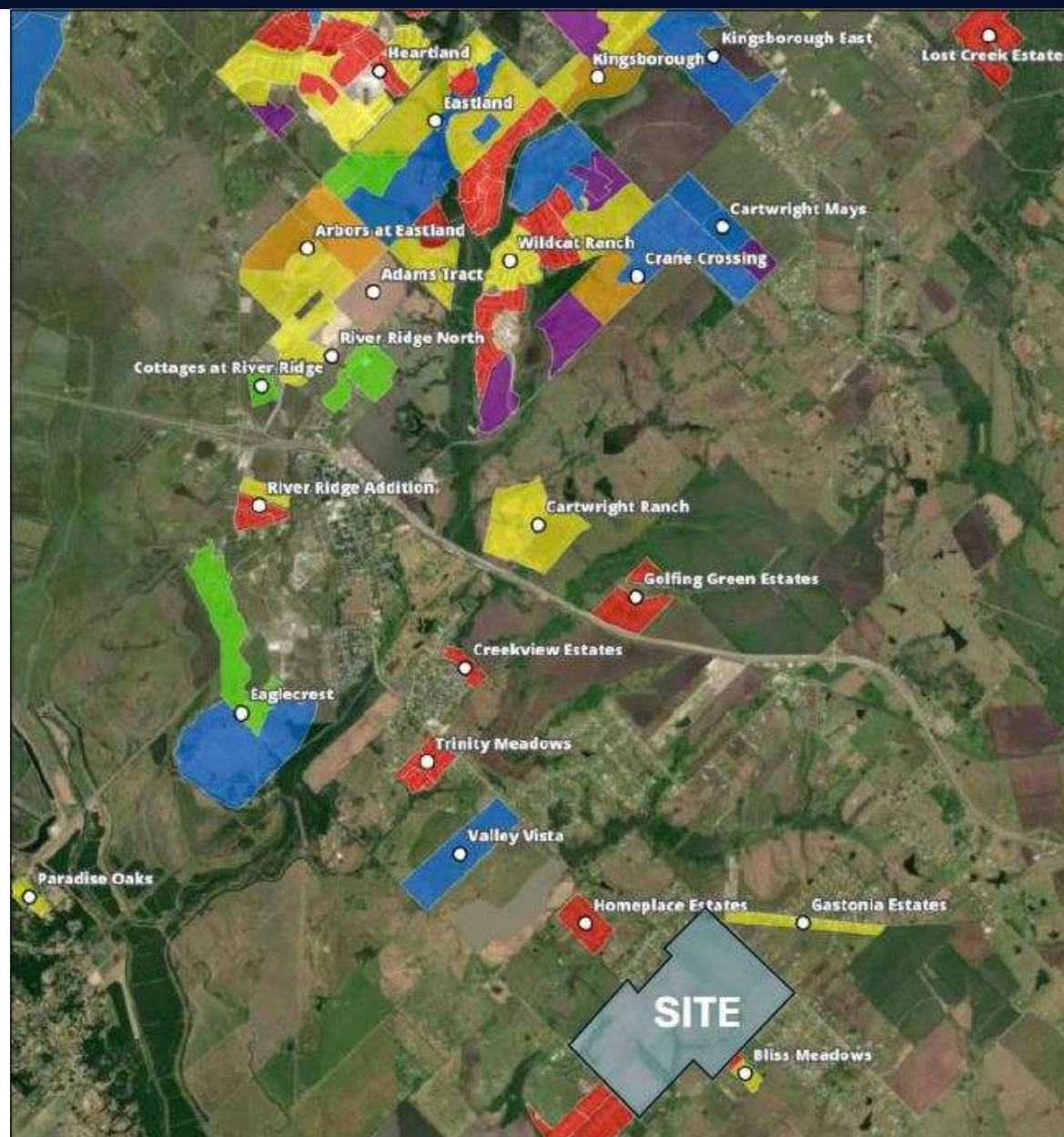
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Area Development Map

Section Status

- Active
- Built Out
- Future
- Grading/Staking
- Streets/Utilities
- Prelim



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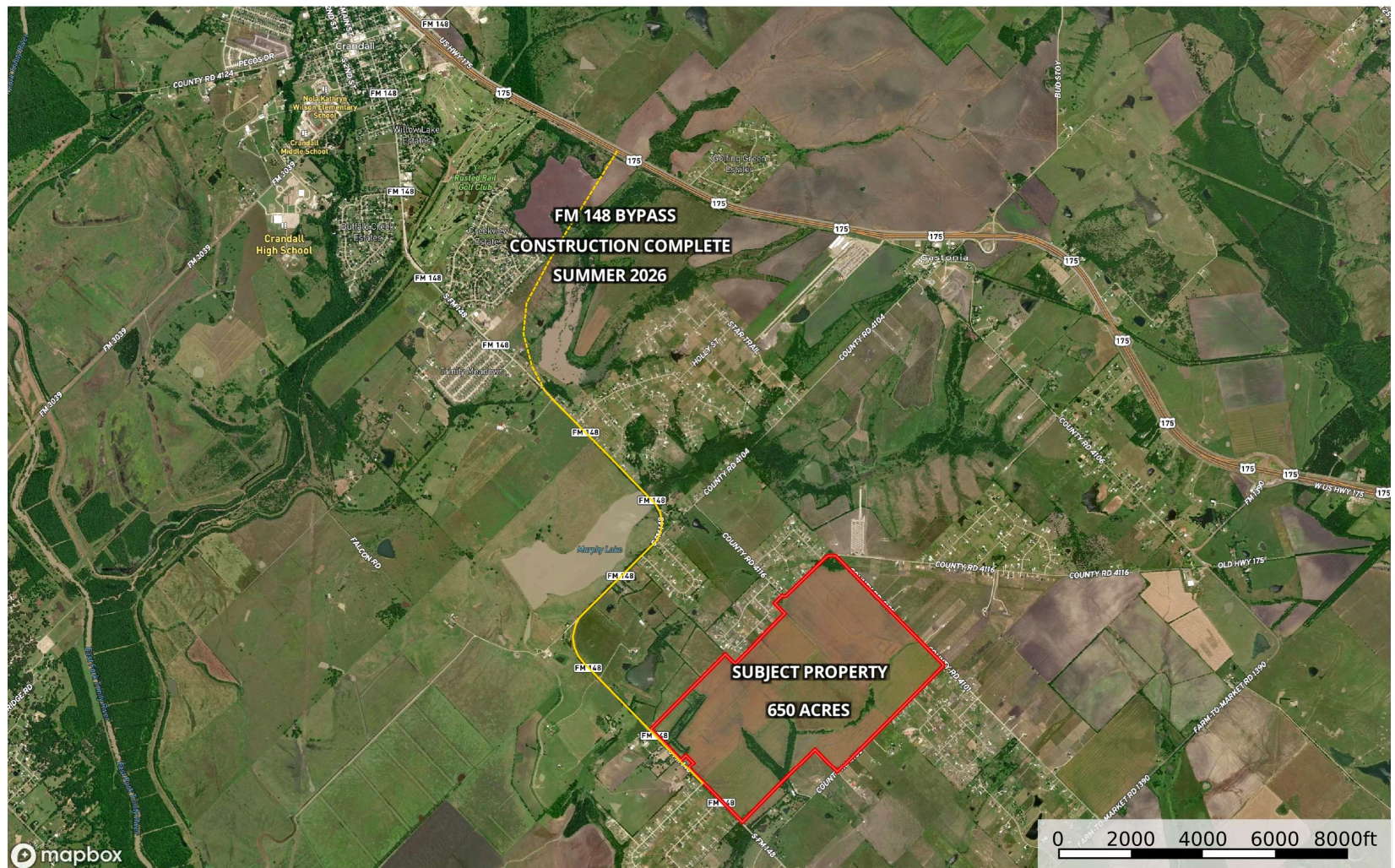


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PROPERTIES

 Primary Road
 Road / Trail
 Boundary

0 2000 4000 6000 8000ft



The information contained herein was obtained from sources deemed to be reliable.
Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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>Clayton Waggoner Properties</u>	<u>9006721</u>		<u>(844)725-6247</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>John Willingham</u>	<u>0537765</u>	<u>jw@claytonwaggoner.com</u>	<u>(844)725-6247</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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