



**1011 W GROVE STREET**  
KAUFMAN, TX 75142



\$1,350,000



6,786 sqft

## DESCRIPTION

**INVESTMENT OPPORTUNITY:** 1031 EXCHANGE ELIGIBLE! Fully Leased Medical Office Building in Kaufman, TX. 7.00% Cap Rate - Occupancy: 100% - Location: DFW Metroplex (East) A rare opportunity to acquire a stabilized, high-yield medical asset located in the second fastest-growing county in the United States. This property features a diversified medical tenant mix with long-term sticky leases, providing immediate cash flow and a hedge against market volatility. As the Dallas-Fort Worth metroplex continues its aggressive eastward expansion, this asset is positioned for significant long-term capital appreciation. **Investment Highlights:** -Superior Yield: At a 7% Cap Rate, this asset outperforms typical DFW medical office trades, which currently average 5.5%–6.25%. 100% Occupied: Zero near-term vacancy risk with a curated mix of healthcare providers essential to the local community. -Explosive Market Growth: Kaufman County has seen a 36% population increase since 2020. It is currently maintaining a growth rate nearly 10x the national average. -Strategic Location: Path of Progress: Located in the heart of the Kaufman medical corridor, benefiting from massive regional infrastructure improvements, including the \$129M US-175 interchange expansion. Kaufman is no longer a rural outpost; it is a primary suburban hub. With the population of Kaufman County projected to surpass 220,000 this year, the demand for outpatient services is outstripping supply. -Recession-Proof Asset Class: Medical tenants have a historical retention rate of over 85% and are largely immune to e-commerce and remote-work trends. -New Infrastructure: Proximity to major logistics and cold-storage developments (like the 121,000 SF project on SH-34) is driving high-income medical professional relocation to the area. -Limited Supply: New medical construction costs in Texas have risen to \$350–\$800 SF, making existing stabilized assets like this one a high-value basis play for investors.

**PROPERTY TYPE:** Commercial - Office

**MLS STATUS:** Active

**MLS:** 21211063

**YEAR BUILT:** 2004

**COUNTY:** Kaufman

**TRACT OR SUBDIVIION:** Kaufman Medical Plaza Add

**LIST DATE:** 03/26/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 6,786

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.46

**LOT SIZE (SQFT):** 19,863

## INTERIOR FEATURES

**FLOOR COVERINGS:**

- Carpet
- CeramicTile

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**PARKING:**

- Common
- Concrete
- Driveway

**LOT DESCRIPTION:**

- Landscaped
- Level
- FewTrees
- Flat

**ROOF TYPE:**

- Metal

**SIDING:**

- Rock
- Stone
- Stucco

**FOUNDATION:**

- Slab

## UTILITIES

**HEATING/COOLING:**

- Central

**UTILITIES:**

- ElectricityConnected
- SewerAvailable
- WaterAvailable


## ADDITIONAL PROPERTY DETAILS

### SECURITY FEATURES:

- SecuritySystem
- SmokeDetectors

### COMMUNITY:

- Curbs
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