

# OFFICE SPACE FOR LEASE BRAND NEW BUILDING

1652 Keller Parkway, Keller, TX

LEASE RATE: \$17.00psf

AVAILABLE SF: 1,500-9,250sf

BUILDING SIZE: 9,250 sf



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# Property Description

## Property Details

- Design your own layout
- Monument signage
- 1,500-9,250sf available
- Walking distance to shopping and restaurants at Keller Crossing Retail Center
- Exterior building signage available

## Property Overview

Brand new building in Bear Hollow to be completed in 2019. This property will have plenty of parking, great access to Kimball Parkway, and a variety of signage options.

## Market Overview

Keller is located in the heart of the DFW Metroplex. It has all of the comforts of a big city, yet exhibits a small town charm. Conveniently located within 30 miles of Dallas, Fort Worth, and DFW Airport is just one of the many reasons it is growing much faster than the national average.

## Demographics

- Daytime Population: 80,772
- 2018 Population: 114,031 (3 miles)
- Average Household Income: \$123,736
- Median Age: 34.3
- Estimate Per Capita Income: \$40,286
- Households: 37,065
- Projected Annual Growth 2018-2023 : 1.77%



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Retail Map



Alliance Airport	9 miles
DFW International Airport	11 miles
Downtown Fort Worth	18 miles
Dallas Love Field Airport	30 miles
Downtown Dallas	32 miles



# KELLER

## 2018

### Education

bachelor's



master's



**\$189  
million**

commercial  
development  
(2012-2017)

**73**

new  
businesses  
(2017)City of  
Keller  
Property  
Tax Rate

\$ .427500

\$100  
Taxable  
ValueTotal  
Effective  
Property  
Tax Rate

\$2.555989

\$100  
Taxable  
Value

Tax Rate

8.25%

State:  
6.25%Local:  
2.0%

### Awards

"Best Small Cities in America" *Wallet Hub*  
 "Best Places to Raise a Family in Texas" *Niche*  
 "Top 10 Safest Neighborhoods" *The Dallas Morning News*  
 "Best Suburbs to Buy a House in Texas" *Niche*



### Income

**\$176,266**

avg. household income

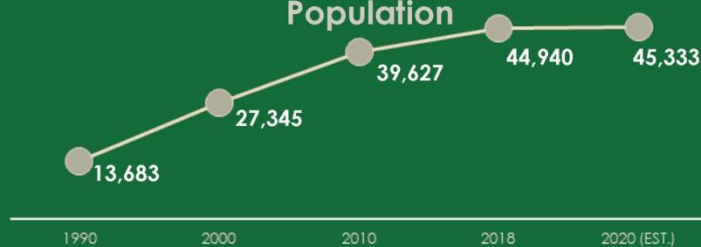


**\$1,423,257**

avg. household net worth

88k sq ft  
fitness center174 acre  
sports park336 acres  
park land18 hole  
golf course24 miles  
of trails

### Population



### Housing



**15,684**

households avg. home value

**\$346,378**

### Ethnicity

88% White

2% Black

3% Asian

7% Hispanic

**"Best Small Cities in America"**

-*Wallet Hub*

**"Best Suburbs to  
Buy a House in  
Texas"**

-*Niche*

**"Top 10 Safest  
Neighborhoods"**

-*The Dallas Morning News*

**"Best Places to Raise a Family in  
Texas"**

-*Niche*

**"Tree City USA,  
25th Anniversary"**

-*Arbor Day  
Foundation*

**"The Safest Cities in  
Texas 2018"**

-*National Council for  
Home Safety and  
Security*

**"7 Dallas-Fort Worth Suburbs  
with the Best Downtowns"**

-*Neighborhoods.com*



# 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.

**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.

**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:
  - (1) that the owner will accept a price less than the written asking price;
  - (2) that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - (3) 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.

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Buyer/Tenant Initials

Seller/Landlord Initials

date

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