



FOR LEASE

Bluebonnet Professional Suites

807 BLUEBONNET DRIVE

Keller, TX 76248

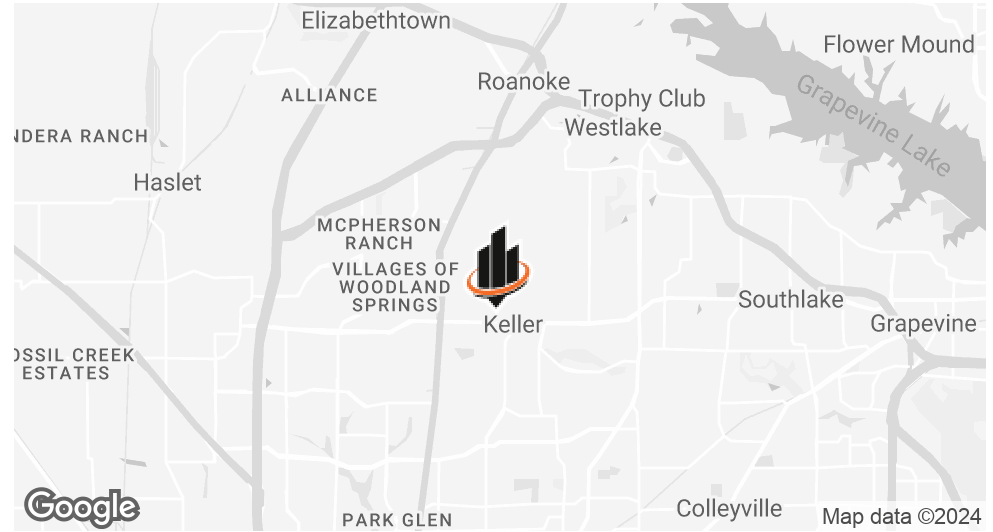
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (NNN)
BUILDING SIZE:	3,542 SF
AVAILABLE SF:	950 - 1,952 SF
YEAR BUILT:	2006
MARKET:	Fort Worth
SUBMARKET:	Southlake/Westlake/Grapevine

PROPERTY OVERVIEW

Discover the ideal setting for your business growth at this professional office building, offering two distinct office spaces for lease. These spaces range from 950 to 1,002 square feet each, with the option to combine for a total area of 1,952 square feet. Nestled in a high-visibility area with a robust local presence, this leasing opportunity provides business owners with the perfect chance to establish or expand their footprint in the thriving Keller/Southlake region.

SPACES	LEASE RATE	SPACE SIZE
SUITE A	\$20.00 SF/yr	950 SF
SUITE B	\$20.00 SF/yr	1,952 SF

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COMPLETE HIGHLIGHTS



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PROPERTY HIGHLIGHTS

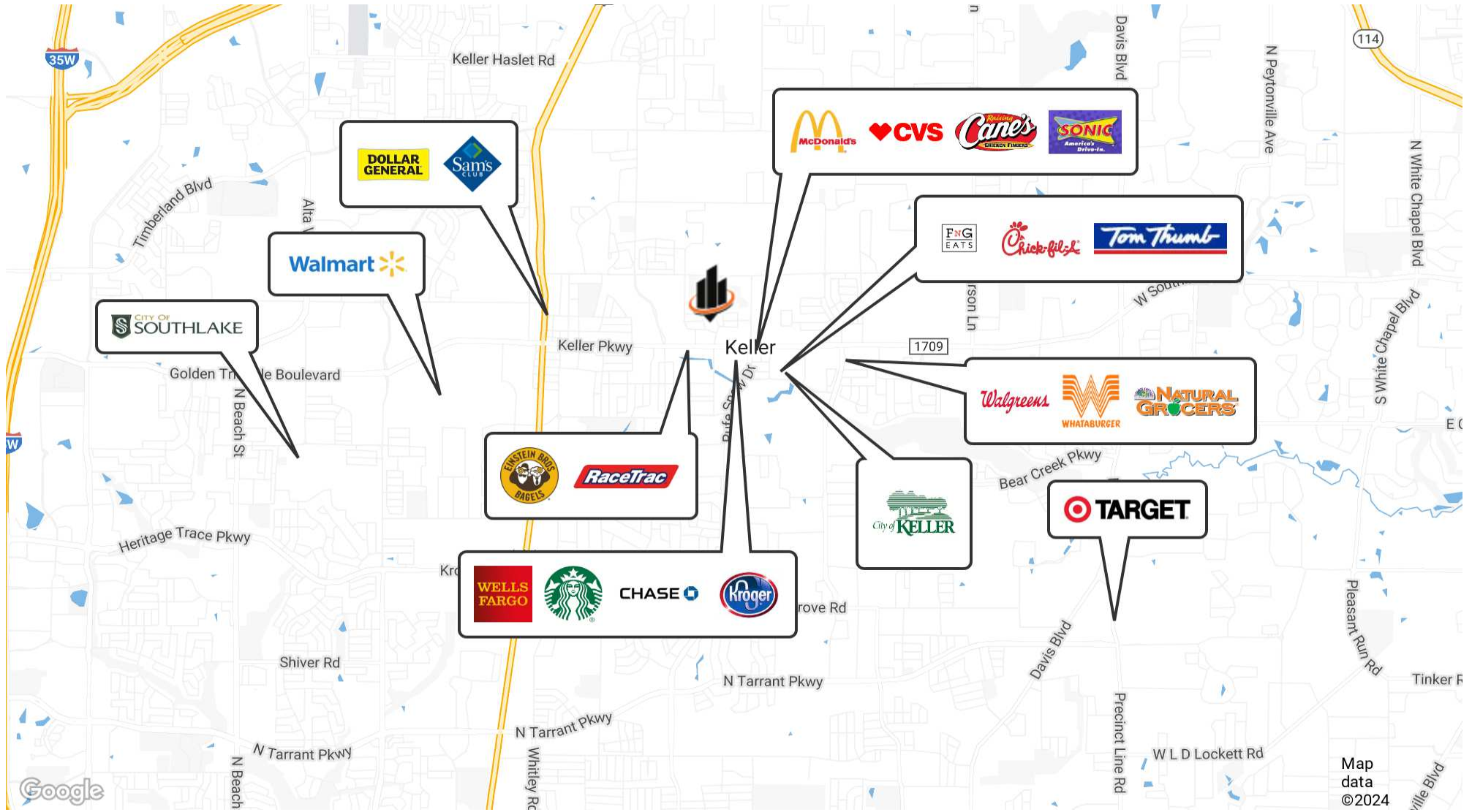
- Option to combine both spaces for a total of 1,952 SF.
- Suite B comes with Move-In Ready Furniture.
- Kitchen/Break Room for convenience.
- Large Reception/Front Office Workspace.
- 16 Surface Parking Spaces.
- High-traffic location with excellent visibility.
- Surrounded by a mix of businesses and residential areas.
- Corner of Pate Orr Rd. and Bluebonnet Dr. and just a few hundred feet from Keller Parkway.
- Close to major transportation routes and 10 minutes from Highway 114 and 1-35.
- Proximity to residential neighborhoods, schools, and parks.

ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT


POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	9,182	219,747	673,260
AVERAGE AGE	42.1	38.5	38.0
AVERAGE AGE (MALE)	41.0	36.4	36.6
AVERAGE AGE (FEMALE)	45.3	38.9	38.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,825	75,592	246,435
# OF PERSONS PER HH	2.4	2.9	2.7
AVERAGE HH INCOME	\$113,145	\$142,857	\$116,138
AVERAGE HOUSE VALUE	\$280,753	\$363,559	\$295,477

2020 American Community Survey (ACS)



Location


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

2022

<p>Education</p> <p>bachelor's</p> <p>39%</p> <p>master's</p> <p>20%</p>	<p>\$183 million</p> <p>commercial development (2016-2021)</p>	<p>52</p> <p>new businesses (2021)</p>	<p>City of Keller Property Tax Rate</p> <p>\$.3545</p> <p>\$100 Taxable Value</p>	<p>Total Effective Property Tax Rate</p> <p>\$2.205999</p> <p>\$100 Taxable Value</p>	<p>Sales Tax Rate</p> <p>8.25%</p> <p>State: 6.25%</p> <p>Local: 2.0%</p>
<p>Awards</p> <p>"Best Small Cities in America" <i>Wallet Hub</i></p> <p>"Best Places to Raise a Family in Texas" <i>Niche</i></p> <p>"Texas' 50 Safest Cities" <i>Safewise</i></p> <p>"Best Suburbs to Buy a House in Texas" <i>Niche</i></p> 					
<p>Income</p> <p>\$160,224</p> <p>median household income</p>					
<p>Housing</p> <p>16,788 households</p> <p>\$466,163 median</p>					
<p>Population</p>  <p>13,683 27,345 39,627 45,766 54,679</p>					
<p>Recreation</p> <p>92k sq ft fitness center</p> <p>122 acre sports park</p> <p>341 acres park land</p> <p>18 hole golf course</p> <p>27 miles of trails</p>					

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ADVISOR BIO



MATT MATTHEWS, MBA, CCIM

Managing Director

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PROFESSIONAL BACKGROUND

Matt Matthews is the Managing Director for SVN Trinity Advisors - Matthews Group at the Keller, Texas office.

Matt has created market expansion for the team primarily through Office and Land acquisitions and dispositions. He is focused on guiding local investors and business owners through the real estate process while building and maintaining their portfolios.

Matt grew up in Northeast Tarrant County and now lives in Keller with his wife, Cassie, and their four wonderful children. They enjoy most anything outdoors, anything Baylor, and making an impact within their church and local community.

EDUCATION

Baylor University, B.A

St. Edward's University, M.B.A. (Finance)

CCIM (North Texas Chapter)

MEMBERSHIPS

SVN | Trinity Advisors

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