

# OFFICE SPACE FOR LEASE



**1665 Keller Parkway  
Suite 400  
Keller, TX**

**AVAILABLE :  
1051 SF**

**LEASE RATE:  
\$20.00 SF**

**NNN:  
\$8.92 SF**

**BUILDING SIZE:  
5,000 SF**

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MODERN INTERIOR FINISHES





**COVERED PARKING, SIGNAGE AND PATIO**



# Property Description

## Property Overview

Rare office space with scenic views, covered parking and signage on Keller Blvd.

Beautifully finished space that is ready for a small company to call it home.

## Property Details

- Location: 1665 Keller Pkwy, Keller
- Excellent visibility
- High traffic street frontage
- Monument signage available
- Nestled in a strong demographic area

## Retail 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%



The information contained in this brochure has been obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation regarding it. It is shared with the possibility of errors, omissions, change of price, lease rate, availability or other conditions without notice. We advise that you and your advisors should conduct your own investigation of the property.

**“BIG CITY, YET SMALL TOWN CHARM”**



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

2018

## Education

bachelor's



38%

master's



14%

**\$189 million**

commercial development (2012-2017)

**73**

new businesses (2017)

City of Keller Property Tax Rate

\$.427500

\$100 Taxable Value

Total 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 center



**174 acre**  
sports park



**336 acres**  
park land

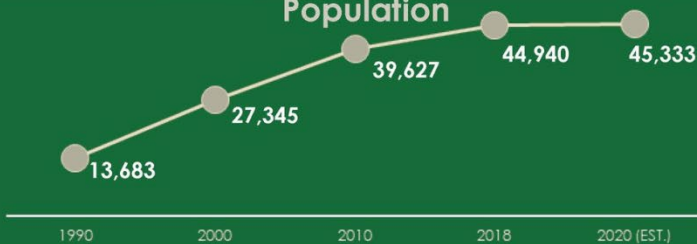


**18 hole**  
golf course



**24 miles**  
of trails

## Population



## Ethnicity

88% White      2% Black      3% Asian      7% Hispanic

## Housing



**15,684**

**\$346,378**

households avg. home value

**"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 over to or counter-over 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 written to do submitted 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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