



NEW SHELL COMMERCIAL BUILDING FOR SALE OR LEASE

207 S Elm Street
Keller, TX 76248

PRICING
CALL BROKER

AVAILABLE:
5,000 SF

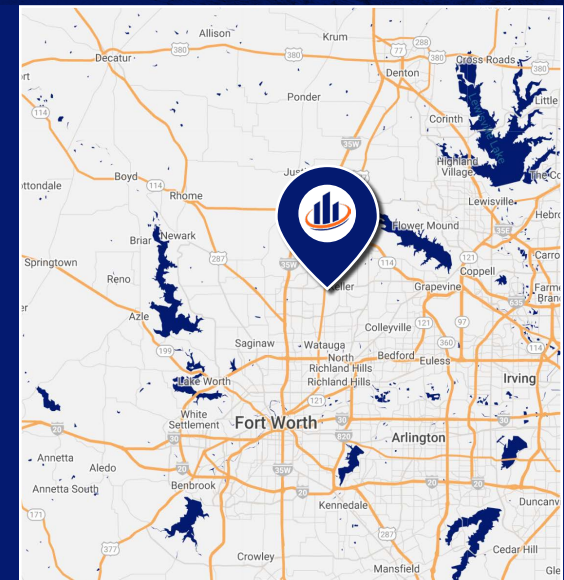
This new 5,000.0 sqft shell building, located in the historic Old Town Keller, presents restaurant or retail users with a prime opportunity to operate in Keller, TX, which has evolved into one of the most desirable communities in the country. High-quality neighborhoods, thriving businesses, and excellence in municipal service, efficiency, and innovation have earned Keller regional and national attention, regularly ranked as one of the Top 100 places to live in the US.

FEATURES

Building SF: 5,000 SF
Year Built: 2024
Zoning: Commercial
Submarket: Keller/Southlake

HIGHLIGHTS

- » Located in the heart of Old Town Keller.
- » Delivered as a shell building, allowing for customization according to your needs.
- » Perfect for a restaurant, retail, or office space.
- » Option for Office Space: Upstairs area offers the option for office use



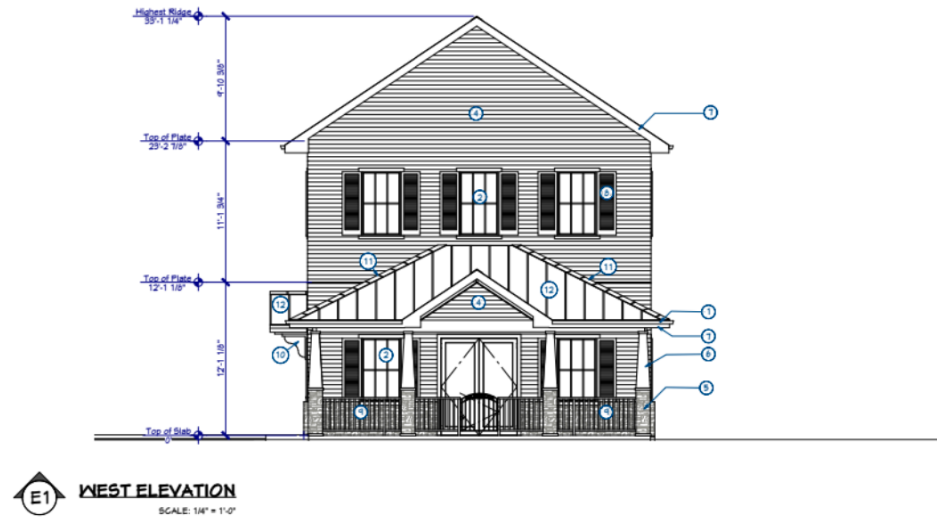
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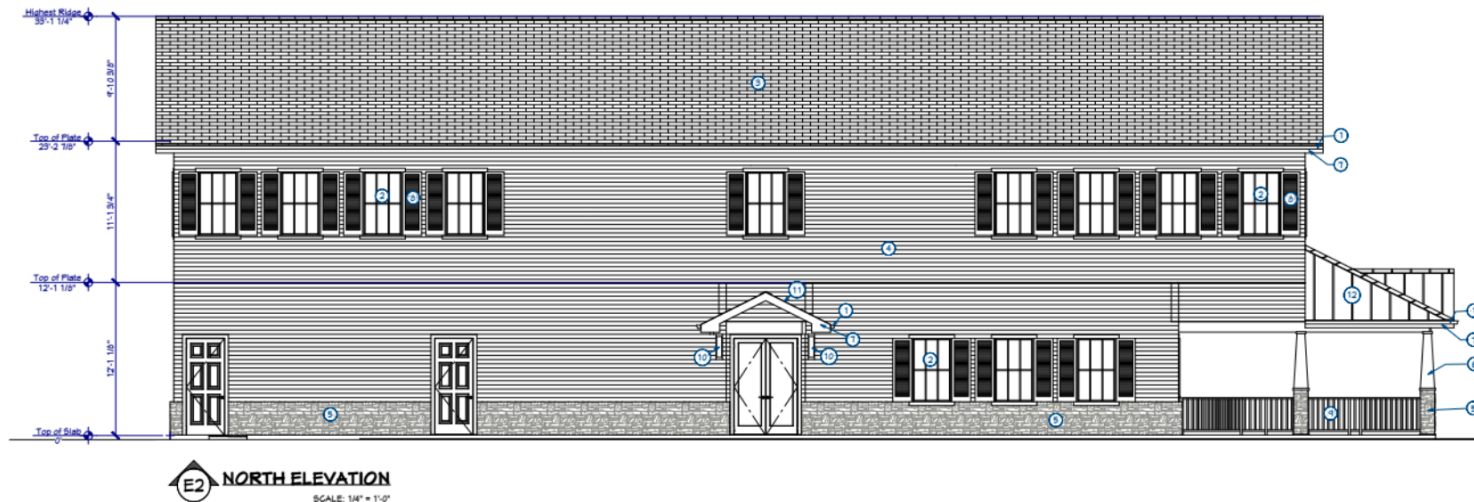
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EXTERIOR MATERIAL	
LIME STONE - COLOR GREY:	11.5%
STUCCO - COLOR OFF WHITE:	0.5%
FIBER CEMENT SIDING - COLOR OFF WHITE:	71.5%
WINDOWS - ALUMINUM:	10.5%

ELEVATION KEY NOTES

1	ALUMINUM GUTTER (TYP.)
2	ALUMINUM WINDOW (TYP.)
3	ASPHALT SHINGLES - BLACK COLOR
4	FIBER CEMENT SIDING - OFF WHITE COLOR
5	LIME STONE - GREY COLOR
6	POST - FINISH STUCCO - OFF WHITE COLOR (TYP.)
7	WOOD FASCIA - OFF WHITE COLOR
8	WOOD SHUTTER - BLACK COLOR (TYP.)
9	WROUGHT IRON RAILING - BLACK COLOR
10	WOOD BRACKET
11	PROVIDE SIDE WALL STEP FLASHING AT ROOF & WALL JOINT. SEE DETAIL D11A-5
12	METAL ROOFING, STANDING SEAM - COLOR COORDINATE WITH OWNER



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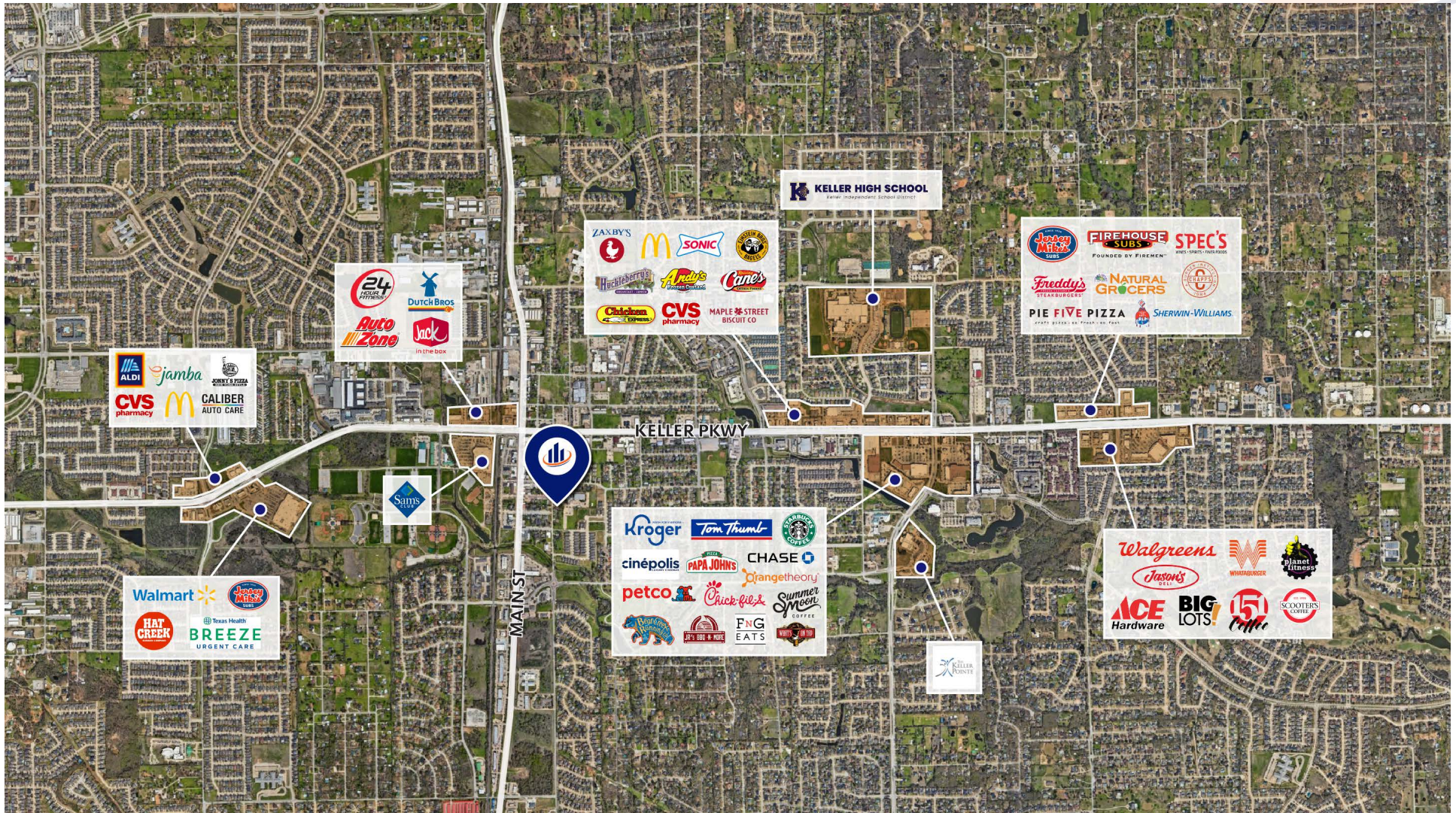
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Disclaimer: The future public parking area shown is based on current City plans and is subject to change. Final design, timing, configuration, and completion are at the City's discretion and are not guaranteed. Buyer must confirm parking information with the city of Keller.

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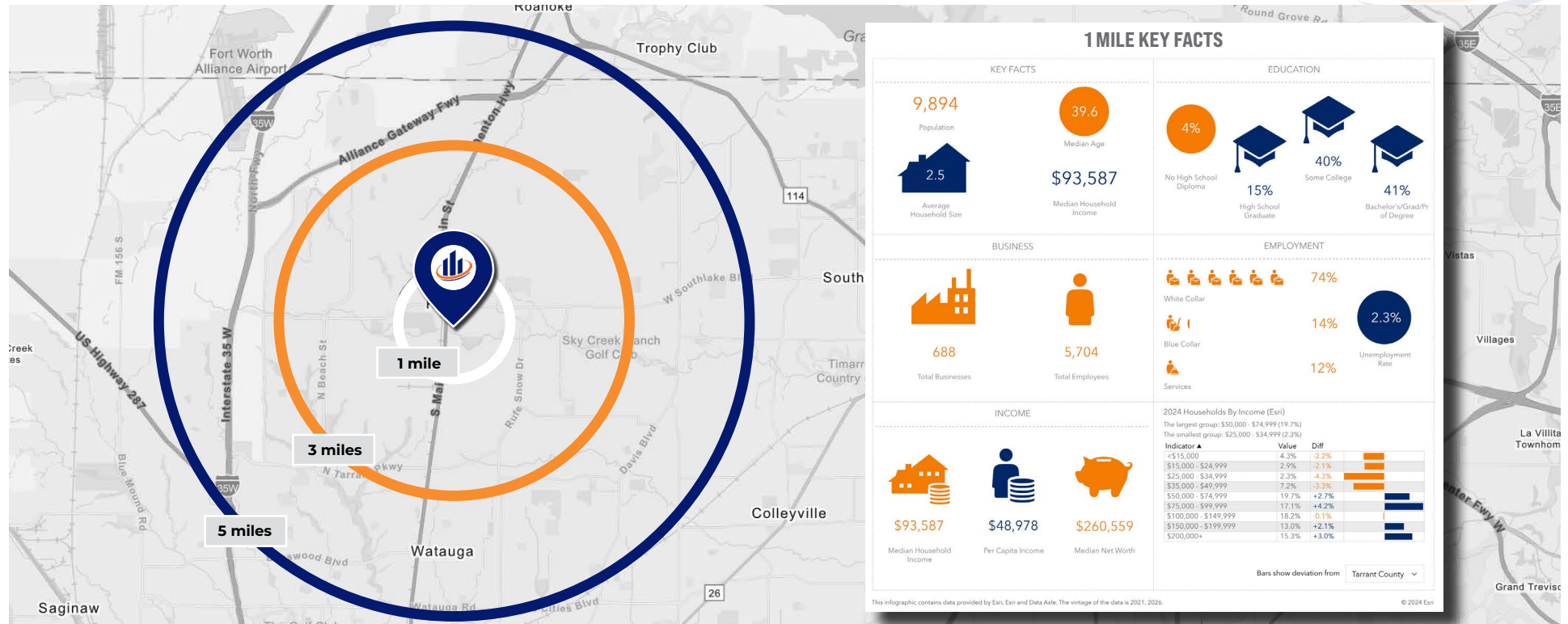
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This property sits in one of the most desirable areas in the country, consistently ranked as one of the Top 100 places to live in the U.S. With easy access to major highways and proximity to retail, dining, and entertainment options, this location is ideal for businesses seeking a vibrant and connected community. Keller's reputation for excellent schools and a high quality of life further enhances the appeal of this well-situated property.

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2024 Summary

2029 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	9,894	108,358	246,069	9,947	108,989	248,685
Households	3,919	35,404	83,573	3,953	35,891	85,221
Families	2,728	28,485	65,165	2,717	28,698	65,804
Average Household Size	2.52	3.05	2.94	2.52	3.02	2.91
Owner Occupied Housing Units	2,120	26,685	61,060	2,209	27,209	62,213
Renter Occupied Housing Units	1,799	8,719	22,513	1,744	8,682	23,008
Median Age	39.6	37.7	37.5	40.3	37.9	38.1
Median Household Income	\$93,587	\$132,681	\$118,133	\$104,164	\$152,508	\$133,006
Average Household Income	\$128,110	\$169,467	\$157,738	\$143,744	\$190,108	\$176,383

CONFIDENTIALITY & DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property.

This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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.

11-2-2015



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:
 - 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.

DFW Trinity Advisors, LLC	9004520	sfithian@visionsrealty.com	817-288-5525
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Designated Broker of Firm	License No.	Email	Phone
Stephen H. Fithian	407418	sfithian@visionsrealty.com	407418
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matt Matthews	667871	matt.matthews@svn.com	972-765-0886
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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