

# FOR LEASE | 1,553 - 2,496 SF AVAILABLE BOTH END-CAPS

1637 KELLER PKWY - KELLER, TX 76248

DELIVERY EARLY 2025  
JOIN GLO TANNING



## PROPERTY OVERVIEW

- » \$36 SF base rent
- » \$11.00 SF NNN
- » TI - \$40.00 SF, subject to credit, term, and rent abatement (would exchange TI for additional rent abatement)
- » 37,357 VPD
- » Delivery Condition: Cold Dark Shell
- » 5 yr term min
- » Signage - TBD - Possible Monument
- » Cross-Access to the West
- » Fronting Keller Pkwy/1709/Southlake Blvd
- » Ideal uses - Restaurant, Fast Casual, Retail, Medical, Office
- » Floor Plans - forthcoming soon

NO VAPE, NO CHURCHES, NO LIQUOR STORES, NO DRIVE-THRU



**WAYPOINT**  
REAL ESTATE DEVELOPMENT & ADVISORS

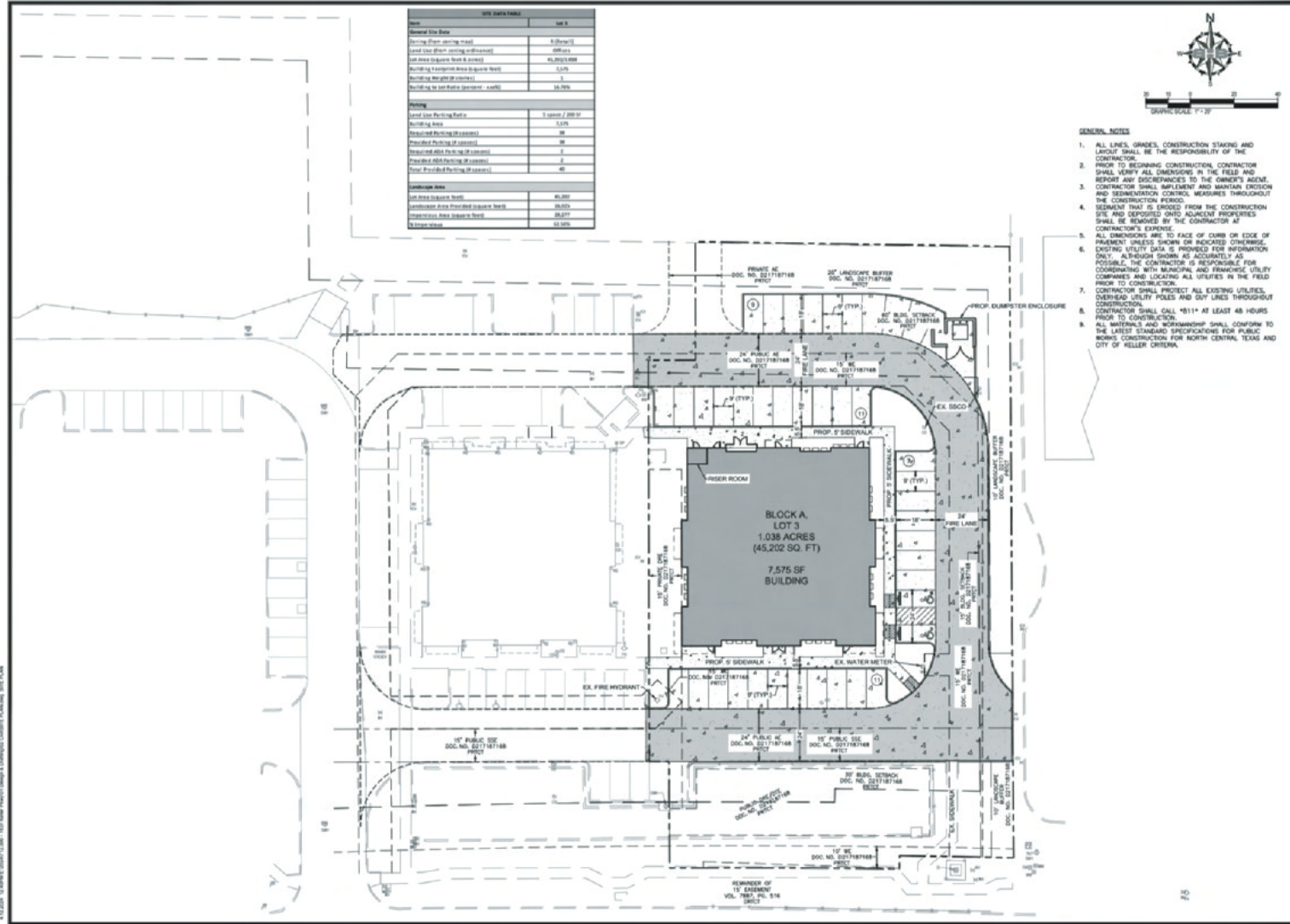
**DEREK ANTHONY**

2920 ALTA MERE DR  
FORT WORTH, TX 76116

(817)991-5072  
DEREK@WAYPOINT-RED.COM

# FOR LEASE | KELLER COMMONS

1637 KELLER PKWY - KELLER, TX 76248



- GENERAL NOTES**
1. ALL LINES, GRADES, CONSTRUCTION STAKING AND LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  2. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S AGENT. CONTRACTOR SHALL MAINTAIN AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
  3. EROSION CONTROL MEASURES SHALL BE REMOVED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
  4. ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS SHOWN OR INDICATED OTHERWISE. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION.
  5. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, OVERHEAD UTILITY POLES AND CRY LINES THROUGHOUT CONSTRUCTION.
  6. CONTRACTOR SHALL CALL "811" AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
  7. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS AND CITY OF KELLER ORDINANCE.

**B&B**  
**BARD, HAMPTON & BROWN**  
 engineering and architecture  
 6000 Laguna Place, Suite 200, Fort Worth, TX 76116  
 817.333.1111  
 www.bardhamptonbrown.com

**KLINE HARDIN ARCHITECTS**  
 1637 KELLER PKWY  
 BLOCK A, LOT 3  
 1637 KELLER PKWAY, KELLER, TEXAS 76248

**SITE PLAN**

NO.	DESCRIPTION	DATE

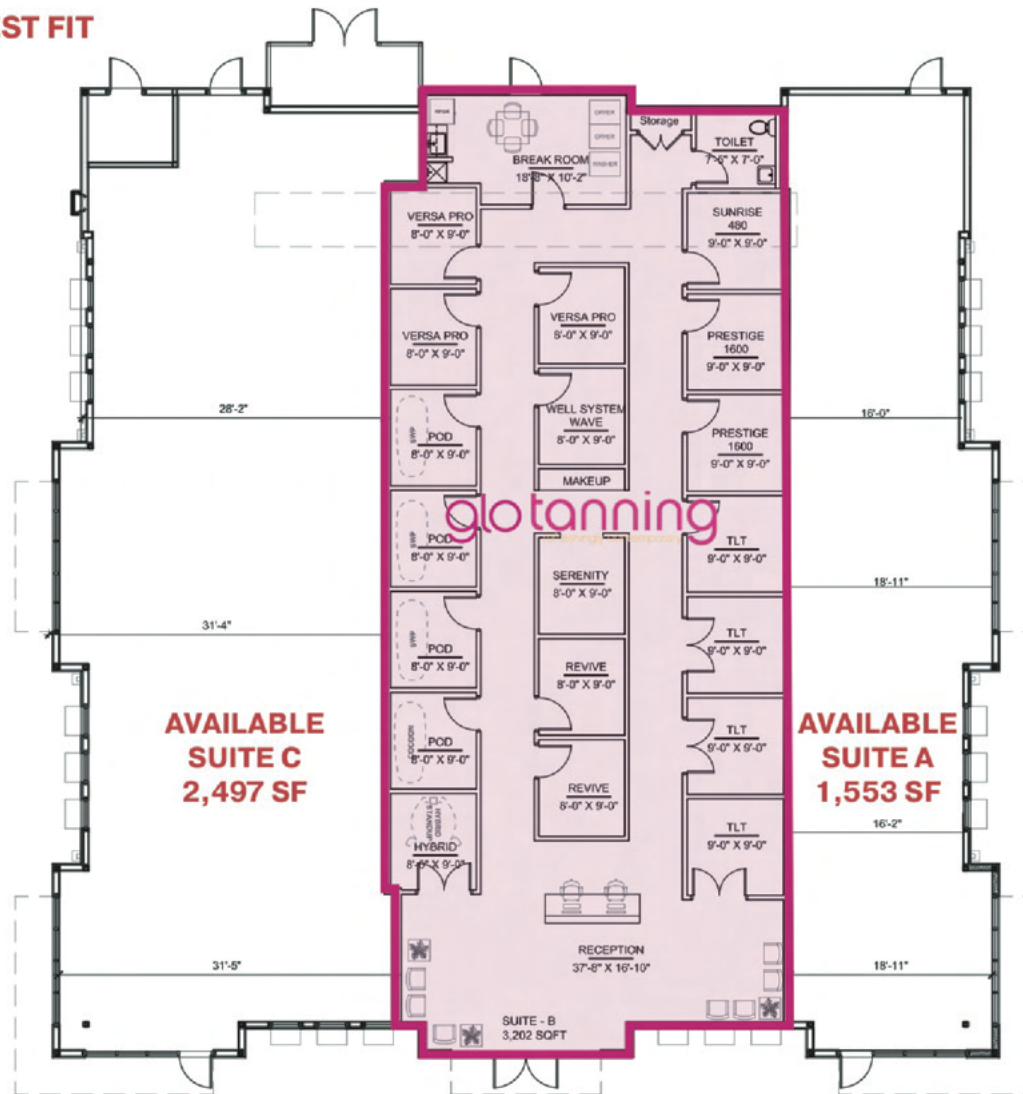
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERNAL REVIEW UNDER THE AUTHORITY OF  
 LINDA SUE BROWN, PE  
 TX 141529  
 IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.  
 4/11/2024

PROJECT NUMBER: 2024-112700  
 DATE: 4/11/2024  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SHEET: 1  
 OF: 1

# FOR LEASE | KELLER COMMONS

1637 KELLER PKWY - KELLER, TX 76248

## GLO TANNING TEST FIT



WAYPOINT  
REAL ESTATE DEVELOPMENT & ADVISORS

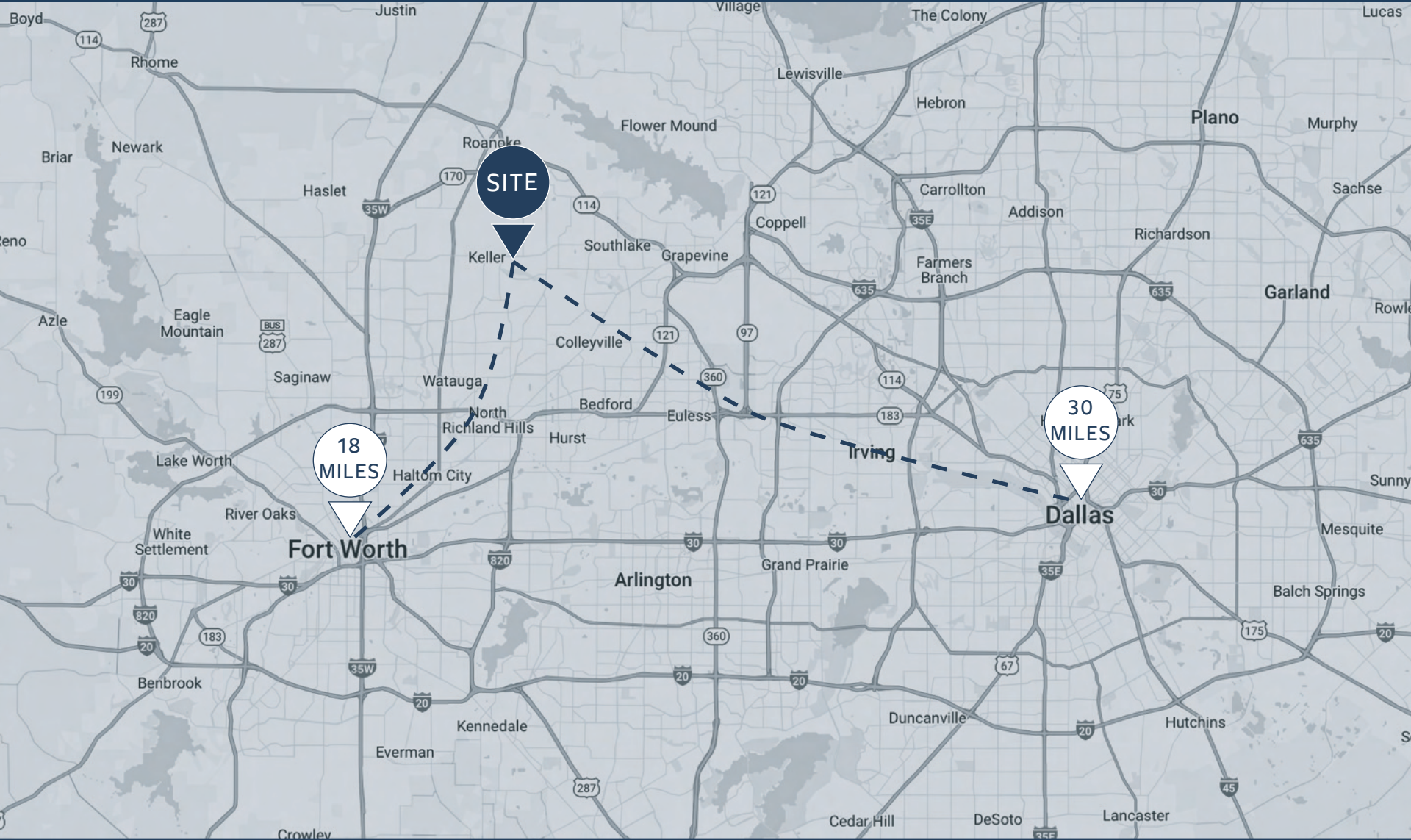
DEREK ANTHONY

2920 ALTA MERE DR  
FORT WORTH, TX 76116

(817)991-5072  
DEREK@WAYPOINT-RED.COM

# FOR LEASE | KELLER COMMONS

1637 KELLER PKWY - KELLER, TX 76248



**WAYPOINT**  
REAL ESTATE DEVELOPMENT & ADVISORS

**DEREK ANTHONY**

2920 ALTA MERE DR  
FORT WORTH, TX 76116

(817)991-5072  
DEREK@WAYPOINT-RED.COM

# FOR LEASE | KELLER COMMONS

1637 KELLER PKWY - KELLER, TX 76248



WAYPOINT  
REAL ESTATE DEVELOPMENT & ADVISORS

DEREK ANTHONY

2920 ALTA MERE DR  
FORT WORTH, TX 76116

(817)991-5072  
DEREK@WAYPOINT-RED.COM

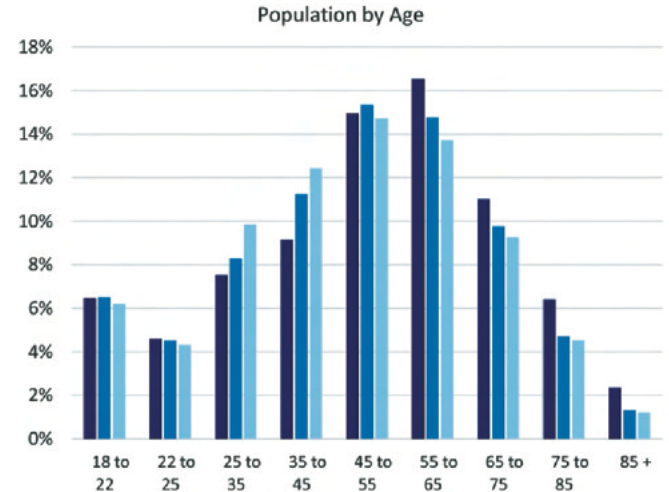
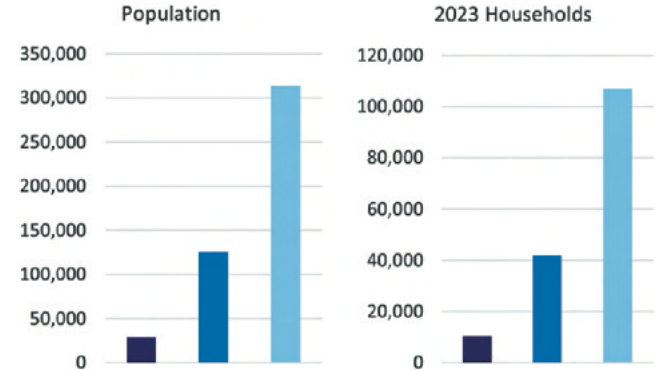
# FOR LEASE | KELLER COMMONS

1637 KELLER PKWY - KELLER, TX 76248

## Consumer Profile Report

STI: PopStats, 2023 Q4

	2 Miles		4 Miles		6 Miles	
<b>Current</b>						
2023 Population	28,943	---	125,316	---	313,479	---
2028 Projected Population	28,408	---	125,826	---	317,632	---
Pop Growth (%)	-1.8%	---	0.4%	---	1.3%	---
2023 Households	10,228	---	41,675	---	106,727	---
2028 Projected Households	10,030	---	41,870	---	108,550	---
HH Growth (%)	-1.9%	---	0.5%	---	1.7%	---
<b>Census Year</b>						
2000 Population	15,629	---	61,739	---	153,811	---
2010 Population	28,494	---	122,243	---	304,013	---
Pop Growth (%)	82.3%	---	98.0%	---	97.7%	---
2000 Households	5,106	---	19,703	---	50,549	---
2010 Households	10,067	---	40,597	---	103,070	---
HH Growth (%)	97.2%	---	106.1%	---	103.9%	---
<b>Total Population by Age</b>						
Average Age (2023)	42.6		39.9		39.1	
<b>Children (2023)</b>						
0 - 4 Years	1,256		6,134		16,833	
5 - 9 Years	1,447		7,685		19,842	
10-13 Years	1,496		7,167		17,832	
14-17 Years	1,885		8,528		20,368	
<b>Adults (2023)</b>						
18 to 22	1,871	6.5%	8,148	6.5%	19,383	6.2%
22 to 25	1,327	4.6%	5,648	4.5%	13,487	4.3%
25 to 35	2,177	7.5%	10,379	8.3%	30,819	9.8%
35 to 45	2,648	9.1%	14,096	11.2%	38,915	12.4%
45 to 55	4,325	14.9%	19,237	15.4%	46,121	14.7%
55 to 65	4,787	16.5%	18,506	14.8%	42,972	13.7%
65 to 75	3,186	11.0%	12,234	9.8%	28,990	9.2%
75 to 85	1,855	6.4%	5,918	4.7%	14,145	4.5%
85 +	682	2.4%	1,657	1.3%	3,771	1.2%



**WAYPOINT**  
REAL ESTATE DEVELOPMENT & ADVISORS

**DEREK ANTHONY**

2920 ALTA MERE DR  
FORT WORTH, TX 76116

(817)991-5072  
DEREK@WAYPOINT-RED.COM

# FOR LEASE | KELLER COMMONS

1637 KELLER PKWY - KELLER, TX 76248

## Consumer Profile Report

STI: PopStats, 2023 Q4

2 Miles

4 Miles

6 Miles

### Population by Race/Ethnicity (2023)

	2 Miles	78.1%	4 Miles	70.4%	6 Miles	66.0%
White, Non-Hispanic	22,596	78.1%	88,279	70.4%	206,796	66.0%
Hispanic	2,615	9.0%	15,438	12.3%	48,772	15.6%
Black	792	2.7%	5,926	4.7%	18,126	5.8%
Asian	1,682	5.8%	9,637	7.7%	24,503	7.8%

### Language at Home (2023)

	2 Miles	4 Miles	6 Miles
Spanish	1,239	8,214	25,092
Asian Language	667	4,056	10,281

### Ancestry (2023)

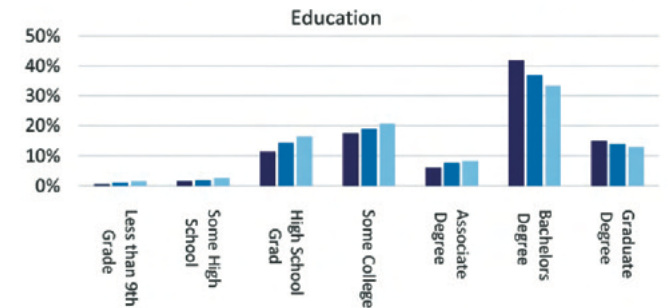
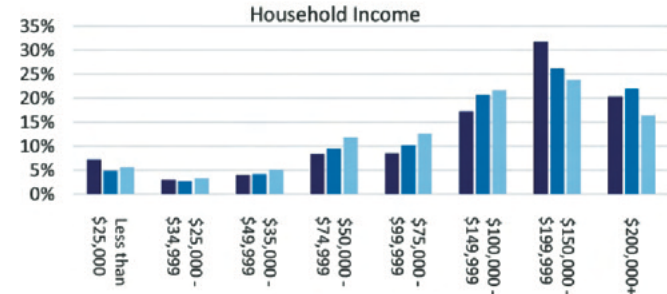
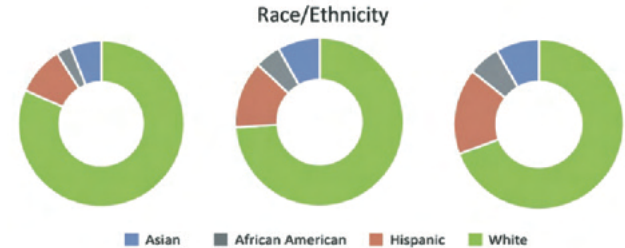
	2 Miles	4 Miles	6 Miles
American Indian (ancestry)	82	348	946
Hawaiin (ancestry)	18	109	361

### Household Income (2023)

	2 Miles	4 Miles	6 Miles
<b>Per Capita Income</b>	\$69,893	\$64,943	\$58,582
<b>Average HH Income</b>	\$197,788	\$195,285	\$172,069
<b>Median HH Income</b>	\$155,889	\$145,260	\$124,622
Less than \$25,000	728	2,001	5,922
\$25,000 - \$34,999	304	1,124	3,553
\$35,000 - \$49,999	404	1,738	5,365
\$50,000 - \$74,999	857	3,929	12,522
\$75,000 - \$99,999	869	4,226	13,445
\$100,000 - \$149,999	1,751	8,601	23,020
\$150,000 - \$199,999	3,239	10,893	25,370
\$200,000+	2,075	9,162	17,530

### Education (2023)

	2 Miles	4 Miles	6 Miles
Less than 9th Grade	90	835	3,098
Some High School	292	1,531	5,144
High School Grad	2,227	11,652	33,847
Some College	3,433	15,557	42,560
Associate Degree	1,196	6,234	17,009
Bachelors Degree	8,247	30,333	68,832
Graduate Degree	2,955	11,427	26,671



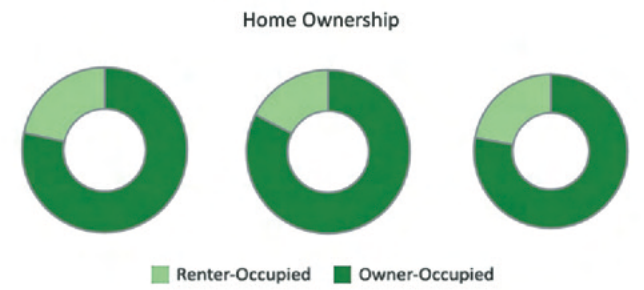
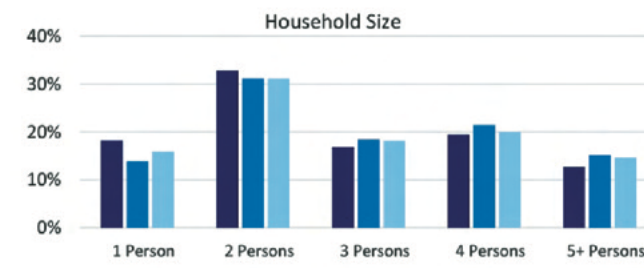
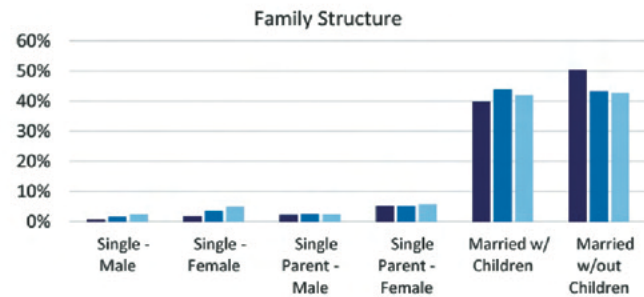
# FOR LEASE | KELLER COMMONS

1637 KELLER PKWY - KELLER, TX 76248

## Consumer Profile Report

STI: PopStats, 2023 Q4

	2 Miles		4 Miles		6 Miles	
<b>Family Structure (2023)</b>	8,222		34,950		85,591	
Single - Male	50	0.6%	588	1.7%	2,037	2.4%
Single - Female	154	1.9%	1,233	3.5%	4,191	4.9%
Single Parent - Male	184	2.2%	881	2.5%	2,038	2.4%
Single Parent - Female	420	5.1%	1,771	5.1%	4,851	5.7%
Married w/ Children	3,271	39.8%	15,370	44.0%	35,925	42.0%
Married w/out Children	4,145	50.4%	15,108	43.2%	36,549	42.7%
<b>Household Size (2023)</b>						
1 Person	1,863	18.2%	5,758	13.8%	16,979	15.9%
2 Persons	3,354	32.8%	13,007	31.2%	33,314	31.2%
3 Persons	1,719	16.8%	7,660	18.4%	19,400	18.2%
4 Persons	1,996	19.5%	8,933	21.4%	21,368	20.0%
5+ Persons	1,296	12.7%	6,316	15.2%	15,665	14.7%
<b>Home Ownership (2023)</b>	10,228		41,675		106,727	
Owners	8,019	78.4%	34,398	82.5%	83,104	77.9%
Renters	2,209	21.6%	7,277	17.5%	23,622	22.1%
<b>Components of Change (2023)</b>						
Births	305	1.1%	1,373	1.1%	3,601	1.1%
Deaths	282	1.0%	955	0.8%	2,273	0.7%
Migration	136	0.5%	241	0.2%	485	0.2%
<b>Unemployment Rate (2023)</b>	2.4%		2.7%		3.0%	
<b>Employment, Pop 16+ (2023)</b>	23,836		100,099		248,711	
Armed Services	58	0.2%	121	0.1%	203	0.1%
Civilian	14,643	61.4%	67,997	67.9%	173,140	69.6%
Employed	14,298	60.0%	66,146	66.1%	167,941	67.5%
Unemployed	345	1.4%	1,851	1.8%	5,199	2.1%
Not in Labor Force	9,193	38.6%	32,102	32.1%	75,571	30.4%
<b>Businesses</b>						
Establishments	956	--	2,806	--	7,288	--
Employees (FTEs)	10,603	--	33,075	--	102,157	--





# FOR LEASE | KELLER COMMONS

1637 KELLER PKWY - KELLER, TX 76248

AVAILABLE  
2,497 SF

GLO TANNING + DEMISED SPACE  
3,000 SF

AVAILABLE  
1,553 SF



WAYPOINT  
REAL ESTATE DEVELOPMENT & ADVISORS

DEREK ANTHONY

2920 ALTA MERE DR  
FORT WORTH, TX 76116

(817)991-5072  
DEREK@WAYPOINT-RED.COM

# FOR LEASE | KELLER COMMONS

1637 KELLER PKWY - KELLER, TX 76248



WAYPOINT  
REAL ESTATE DEVELOPMENT & ADVISORS

DEREK ANTHONY

2920 ALTA MERE DR  
FORT WORTH, TX 76116

(817)991-5072  
DEREK@WAYPOINT-RED.COM



**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.

Waypoint Real Estate Advisors, LLC.	702535	jake@waypoint-red.com	817-505-589
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jake McCoy	702535	jake@waypoint-red.com	
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	0677154	derek@waypoint-red.com	8179915072
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_