642 STONEGLEN KELLER, TX

RARE STAND-ALONE OFFICE OPPORTUNITY

HIGH-END FINISHES WITH A FULL MEDIA RECORDING STUDIO IN KELLER

SVN TRINITY ADVISORS

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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.

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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.

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PROPERTY SUMMARY

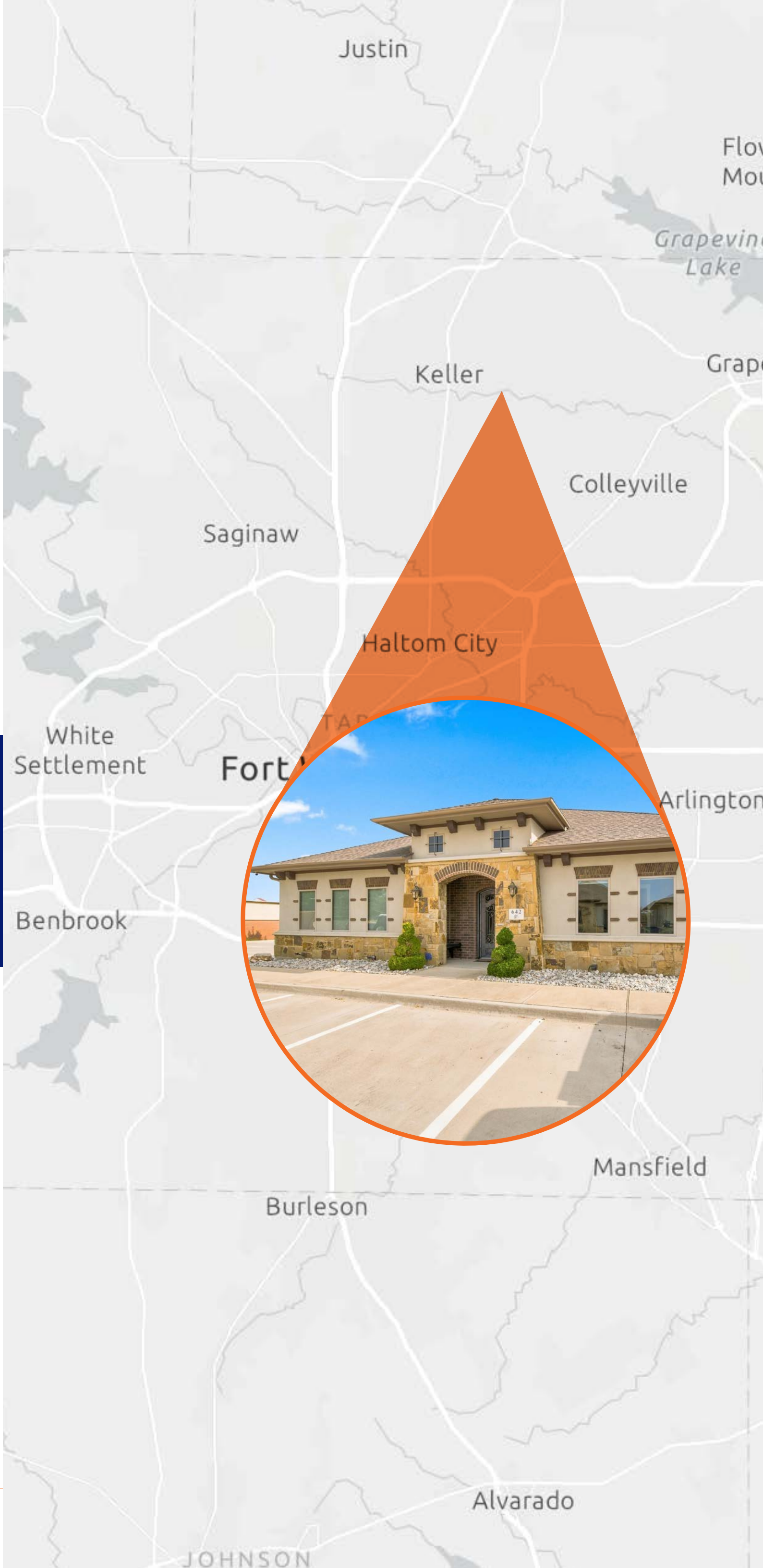
PROPERTY
SUMMARY

642 Stoneglen is a 2,592 SF **high-end stand-alone office property** located in Keller, TX, offering a rare combination of exceptional finishes, functional office space, and a fully built-out media recording studio. The property stands apart from the limited inventory of smaller stand-alone office buildings in the Keller market, providing an elevated setting for an owner-user seeking a distinctive and highly customized workplace. With a roof replacement completed in 2022, premium interior finishes, and a dedicated media production component, 642 Stoneglen offers a unique opportunity to acquire a truly differentiated commercial property in one of Keller's most desirable locations. Priced at $390/SF, the offering is ideally suited for a creative, professional, media, or service-oriented user seeking a high-quality standalone presence.

$390/SF	2,592 SF	OFFICE
SALE PRICE	BUILDING SIZE	PROPERTY TYPE

PROPERTY HIGHLIGHTS

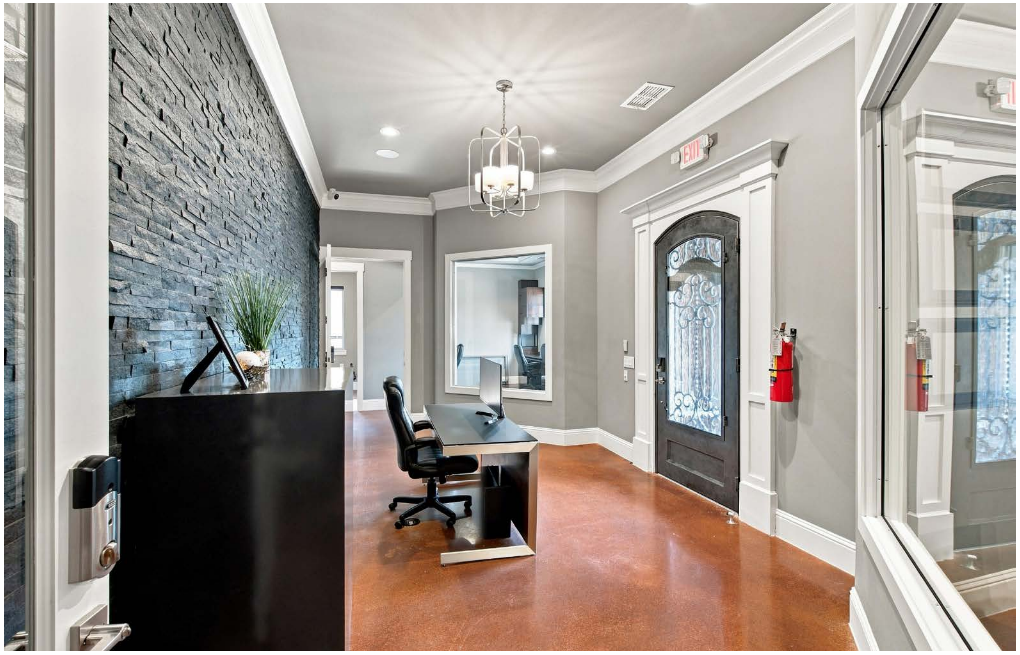
- Exceptional 2,592 SF stand-alone office building
- Located on corner lot with abundant wrap-around parking
- Fully built-out media recording studio
- High-end finishes throughout the property
- High-speed fiber internet (5gig up/down) is available
- Roof replaced in 2022
- Rare smaller-format stand-alone office opportunity
- Highly desirable Keller location

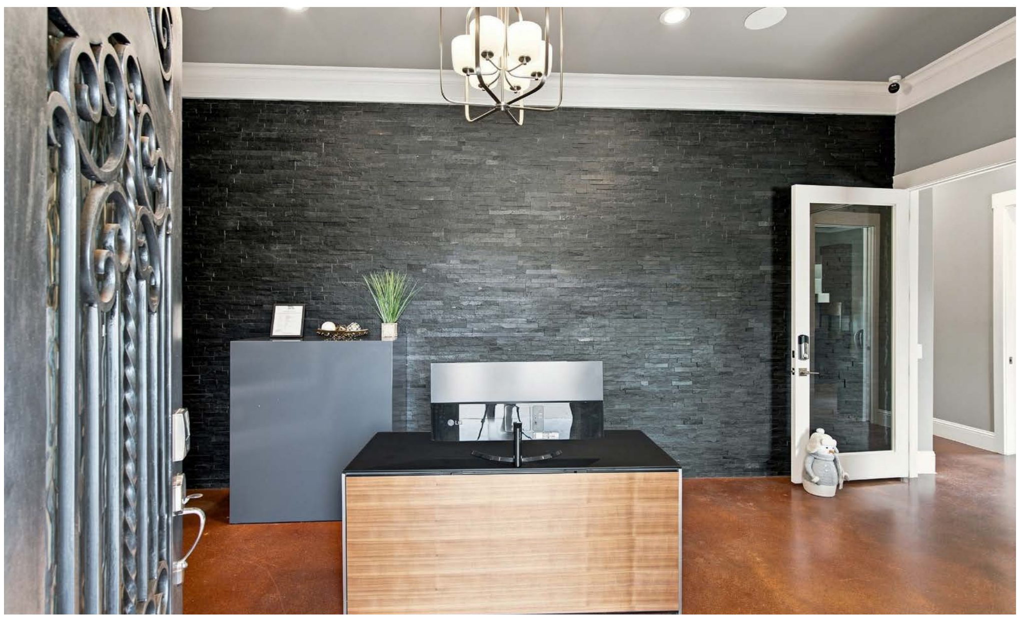


02

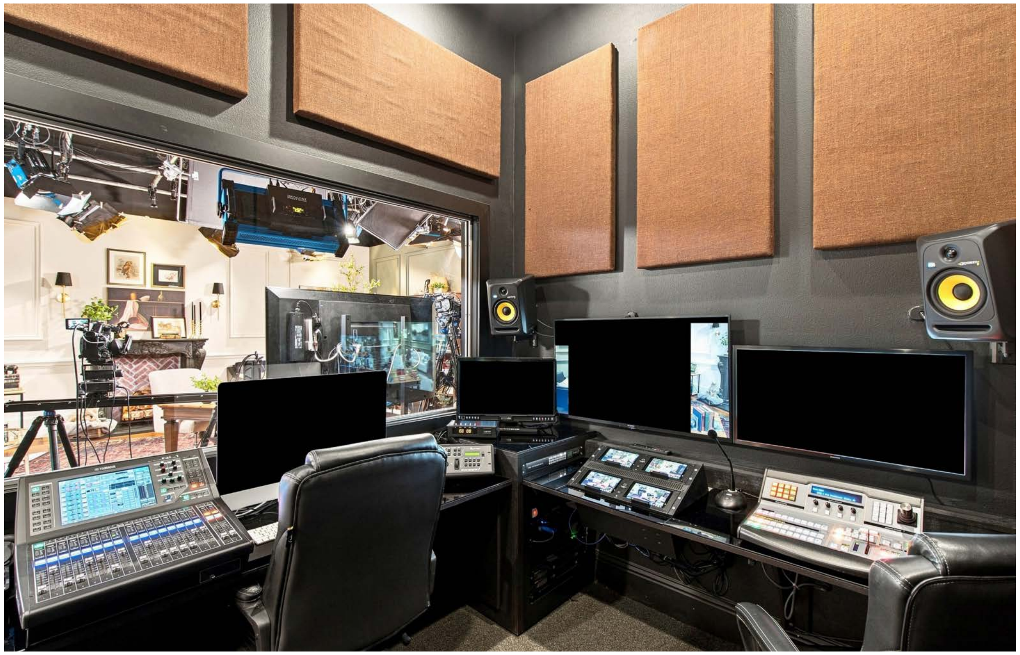
PROPERTY PHOTOS

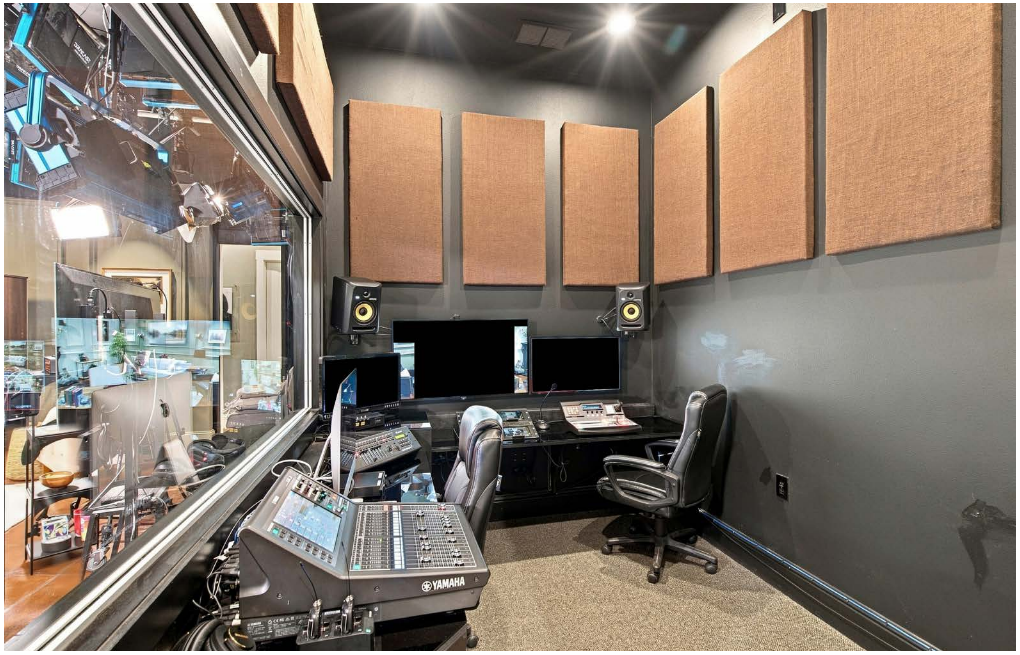
PHOTOS





STUDIO **PHOTOS**

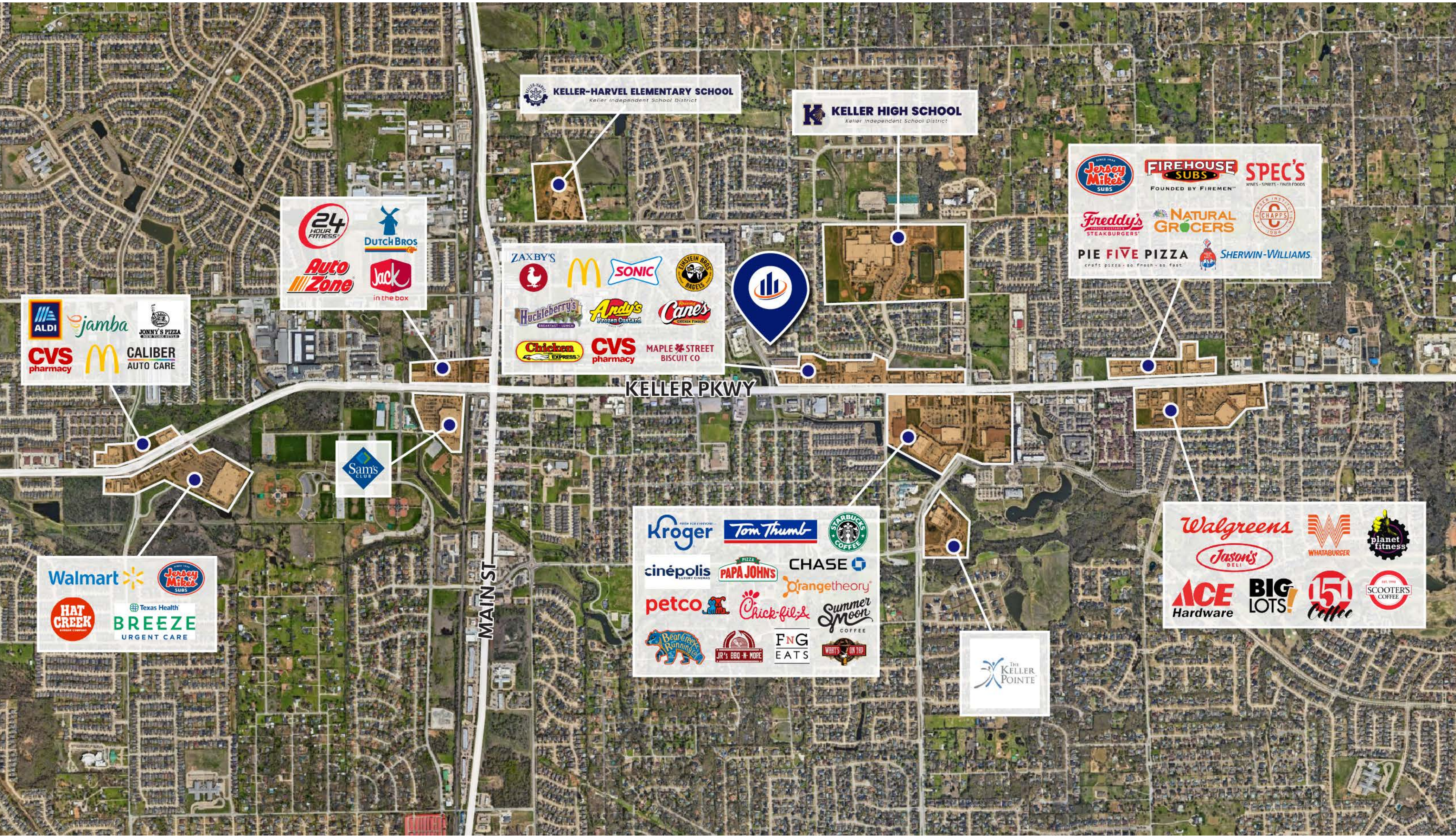




03

LOCATION OVERVIEW

AREA MAP


KELLER-HARVEL ELEMENTARY SCHOOL
Keller Independent School District
KELLER HIGH SCHOOL
Keller Independent School District
Jersey Mike's Subs
FIREHOUSE SUBS
FOUNDED BY FIREMEN
SPEC'S
Freddy's
NATURAL GROCERS
CHAPPS
PIE FIVE PIZZA
SHERWIN-WILLIAMS
24 HOUR FITNESS
DUTCH BROS
AutoZone
Jack in the box
ZAXBY'S
SONIC
EINSTEIN BROS BAGELS
Huckleberry's
Andy's Frozen Custard
Cane's
Chicken Express
CVS pharmacy
MAPLE STREET BISCUIT CO
ALDI
jamba
JONNY'S PIZZA
CVS pharmacy
CALIBER AUTO CARE
KELLER PKWY
Sam's Club
MAIN ST
Walmart
Jersey Mike's Subs
HAT CREEK
Texas Health BREEZE URGENT CARE
Kroger
Tom Thumb
STARBUCKS COFFEE
cinépolis
PAPA JOHN'S
CHASE
orangetheory
petco
Chick-fil-A
Summer Moon COFFEE
Bearcreek Running
JR's BBQ-N-MORE
FnG EATS
The Keller Pointe
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Jason's Deli
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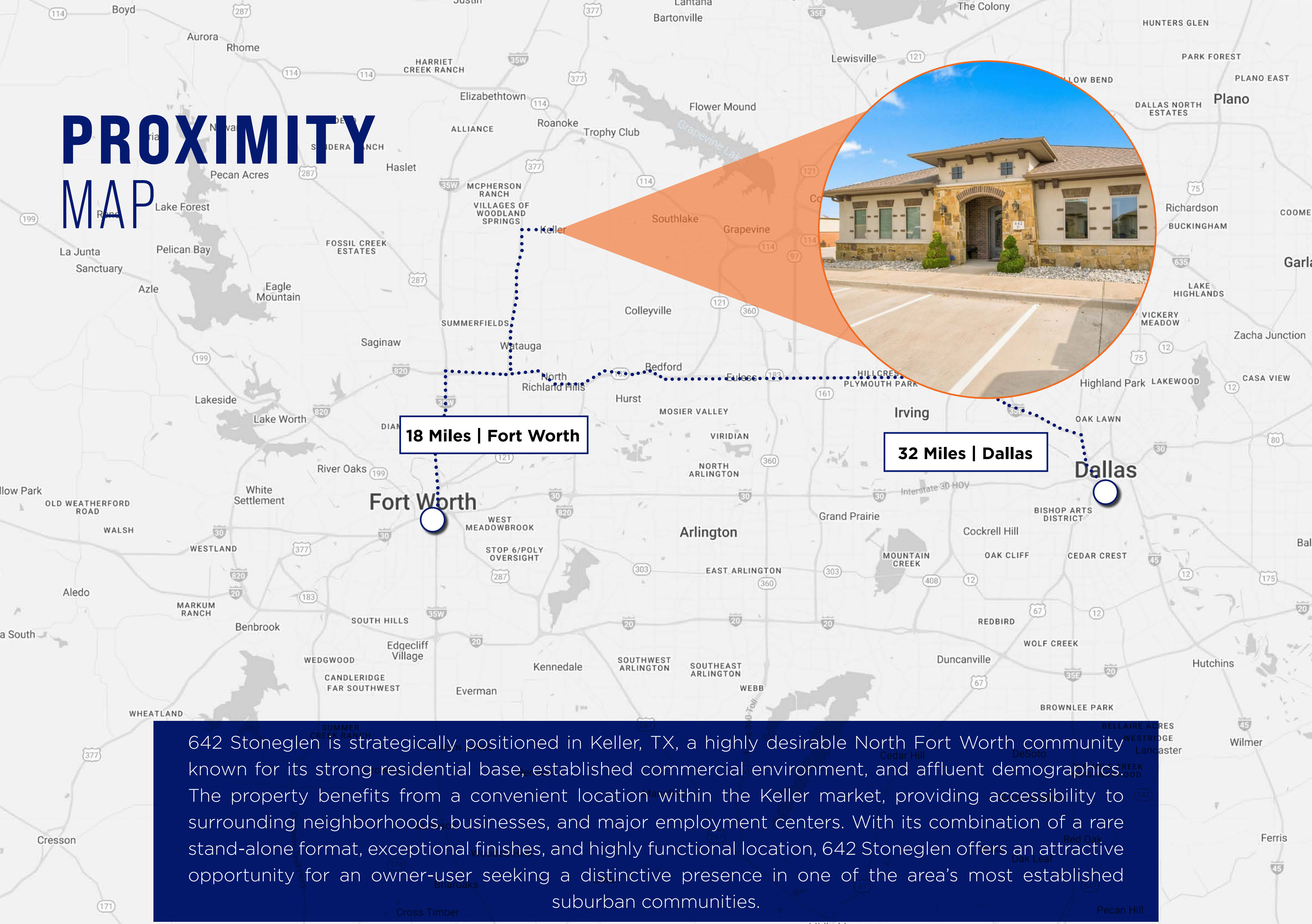
151 Coffee
SCOOTER'S COFFEE

PROXIMITY MAP

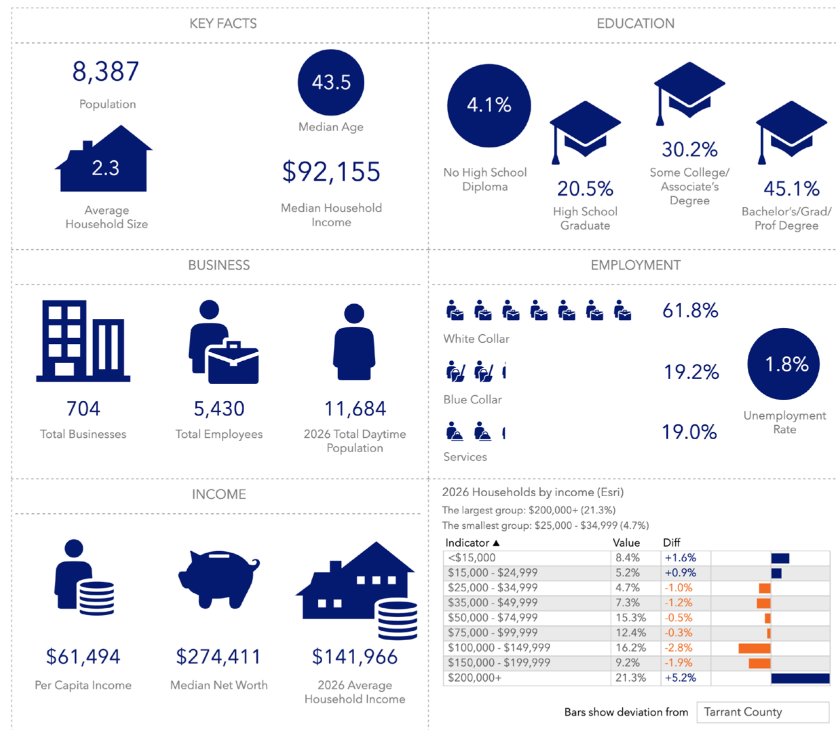


642 Stoneglen is strategically positioned in Keller, TX, a highly desirable North Fort Worth community known for its strong residential base, established commercial environment, and affluent demographics. The property benefits from a convenient location within the Keller market, providing accessibility to surrounding neighborhoods, businesses, and major employment centers. With its combination of a rare stand-alone format, exceptional finishes, and highly functional location, 642 Stoneglen offers an attractive opportunity for an owner-user seeking a distinctive presence in one of the area's most established suburban communities.

DEMOGRAPHIC DATA

2026 Summary	1 MILE	3 MILE	5 MILE
Population	8,387	88,426	231,816
Households	3,632	29,828	80,107
Families	2,267	24,249	63,425
Average HH Size	2.30	2.95	2.88
Owner Occupied Housing Units	1,927	22,983	59,682
Renter Occupied Housing Units	1,705	6,845	20,425
Median Age	43.5	39.7	38.7
Median HH Income	$92,155	$160,825	$141,073
Average HH Income	$1141,966	$161,054	$192,633
2031 Summary	**1 MILE**	**3 MILE**	**5 MILE**
Population	8,555	90,015	238,407
Households	3,775	30,844	83,960
Families	2,324	24,920	65,841
Average HH Size	2.26	2.91	2.83
Owner Occupied Housing Units	2,035	23,868	61,839
Renter Occupied Housing Units	1,740	6,975	22,121
Median Age	43.0	39.5	39.1
Median HH Income	$102,943	$185,148	$159,426
Average HH Income	$158,200	$230,713	$212,469

1 MILE KEY FACTS



Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

KELLER
TEXAS

Keller, Texas, is a premier suburban community within the Dallas–Fort Worth (DFW) Metroplex, strategically positioned in Northeast Tarrant County approximately 17 miles north of downtown Fort Worth and 25 miles west of downtown Dallas. The city benefits from exceptional regional connectivity via U.S. Highway 377, North Tarrant Parkway, FM 1709, Loop 820, and Interstate 35W, providing direct access to major employment centers throughout Fort Worth, Alliance, Southlake, and the broader DFW region. Dallas/Fort Worth International Airport is located approximately 20 minutes east, further enhancing Keller's appeal for businesses and commercial real estate investors seeking accessibility within one of the nation's most dynamic metropolitan areas.

Keller has experienced sustained residential growth alongside the broader expansion of the DFW metroplex — one of the fastest-growing and most economically resilient regions in the United States. The community is characterized by affluent demographics, strong median household incomes, and a highly educated workforce. Established master-planned neighborhoods, high homeownership rates, and top-rated Keller ISD schools contribute to long-term residential stability and consistent consumer spending patterns that support retail, office, and medical demand.

The city has maintained a thoughtful, growth-oriented development strategy focused on quality infrastructure, community character, and strategic commercial corridors. Areas such as Keller Town Center and the North Tarrant Parkway corridor have emerged as key nodes for retail, dining, professional services, and medical users, reinforcing Keller's position as a highly desirable suburban market. Supported by strong demographics, continued housing growth, and proximity to major regional employment hubs, Keller offers long-term stability and compelling fundamentals for commercial real estate investment within the DFW metroplex.

TARRANT COUNTY TOP EMPLOYERS

LOCKHEED MARTIN CORP.
18,700 EMPLOYEES

DALLAS FORT WORTH INTERNATIONAL AIRPORT
14,000 EMPLOYEES

GENERAL MOTORS ARLINGTON ASSEMBLY PLANT
10,512 EMPLOYEES

NAVAL AIR STATION JOINT RESERVE
10,500 EMPLOYEES

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TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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 mini mum 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 th e 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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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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