

12833 TIMBERLAND BLVD, KELLER, TX 76244



PROPERTY HIGHLIGHTS

- ±2.9 Acres (±126,545 SF)
- Prime development opportunity
- Additional properties on Timberland Blvd are available
- North Fort Worth/Keller Area/Keller ISD
- Build-to-suit options
- Retail/Mixed Uses highest and best; restaurants, unique retail, event centers, pickle ball activity/food center, etc.
- Adjacent to additional 4.5 acres available for purchase
- Located at Timberland Blvd & N Caylor Road (4 land divided thoroughfare with 8,000+ VPD*)
***TXDOT counts per TPP District Traffic Web Viewer**

SALE PRICE CALL FOR PRICING



CONTACT INFORMATION

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Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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FOR SALE
LAND



12833 TIMBERLAND BLVD, KELLER, TX 76244

AERIAL PHOTOS



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ADDITIONAL TIMBERLAND PROPERTIES



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RETAILER MAP



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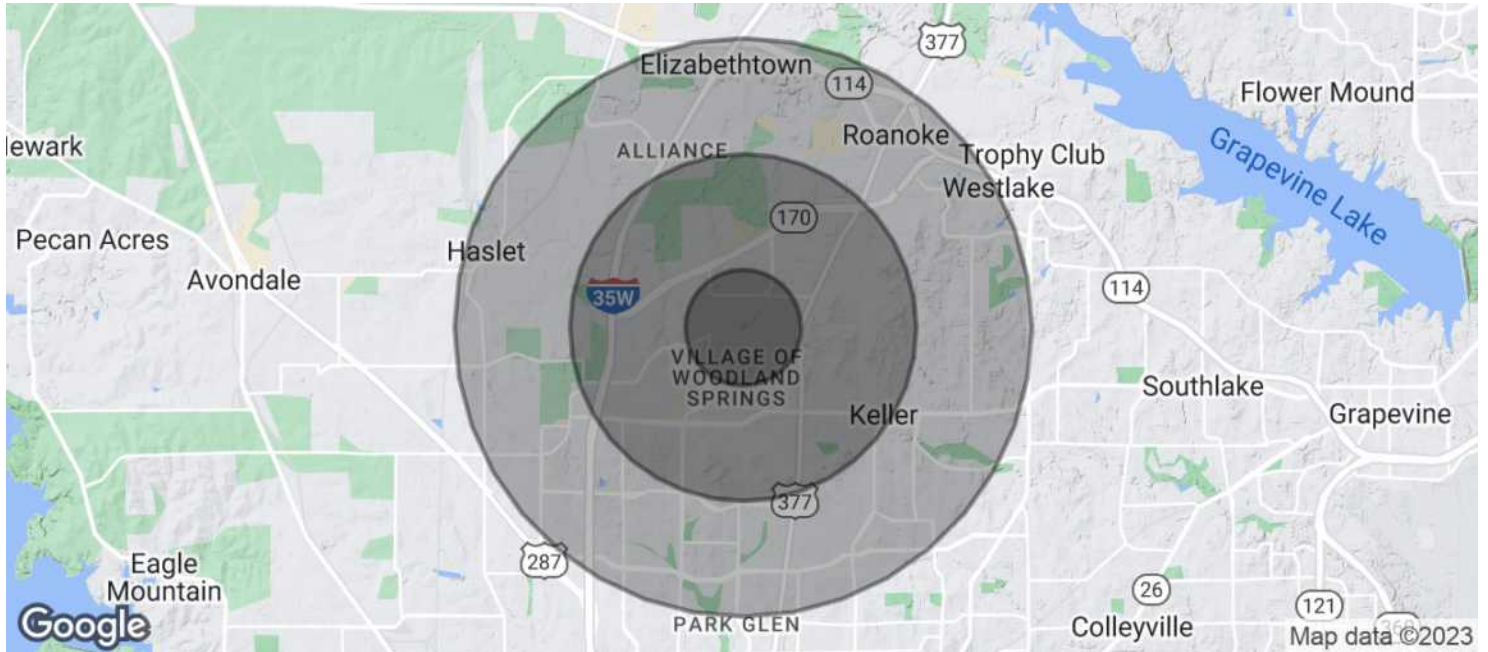
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,938	53,692	126,872
Average Age	30.8	32.0	33.2
Average Age (Male)	31.6	32.2	32.8
Average Age (Female)	28.9	31.6	33.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,978	17,401	41,736
# of Persons per HH	3.3	3.1	3.0
Average HH Income	\$97,329	\$95,063	\$100,500
Average House Value	\$181,188	\$198,171	\$218,653

** Demographic data derived from 2020 ACS - US Census*

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BROKER CONTACTS



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