



PRICING  
**\$1,700,000**



## INVESTMENT OPPORTUNITY: HUDSON STATION CENTER

310 N Main St  
Keller, TX 76248

AVAILABLE:  
**7,609 SF**

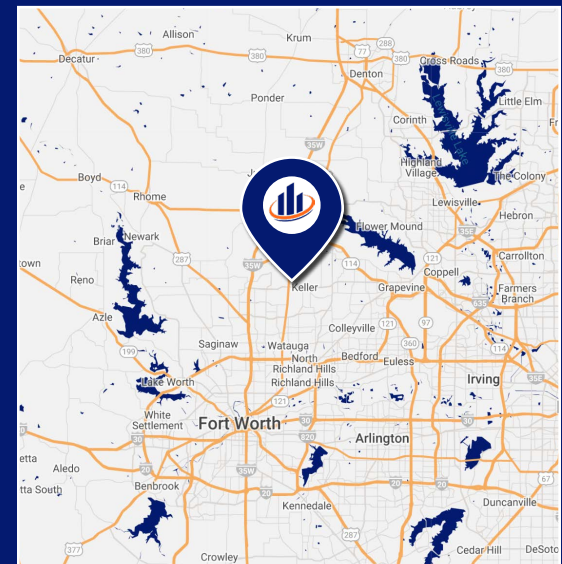
Hudson Station is located in one of Dallas/Fort Worth's fastest-growing submarkets. This property is well located on and highly visible from Highway 377 and north of the main intersection on Main & Keller Parkway.

### FEATURES

**Building Size:** 7,609 SF  
**Year Built:** 1985  
**Zoning:** Old Town Keller (OTK)

### HIGHLIGHTS

- » Office/Retail with Highly Visible Signage.
- » Excellent Incomes and Traffic Counts.
- » Great Exposure from Highway 377.
- » Tremendous Growth & High-end Demographics.
- » Great Tenant Mix





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## OFFERING DETAILS



SALE PRICE  
**\$1,700,000**



PRICE PER SF  
**\$223.42**



CAP RATE  
**6.8 %**



NOI  
**\$115,122.96**



OCCUPANCY  
**100 %**



LOT SIZE  
**.50 ACRES**



BUILDING SIZE  
**7,609 SF**



YEAR BUILT  
**1985**



PARKING RATIO  
**4/1,000**



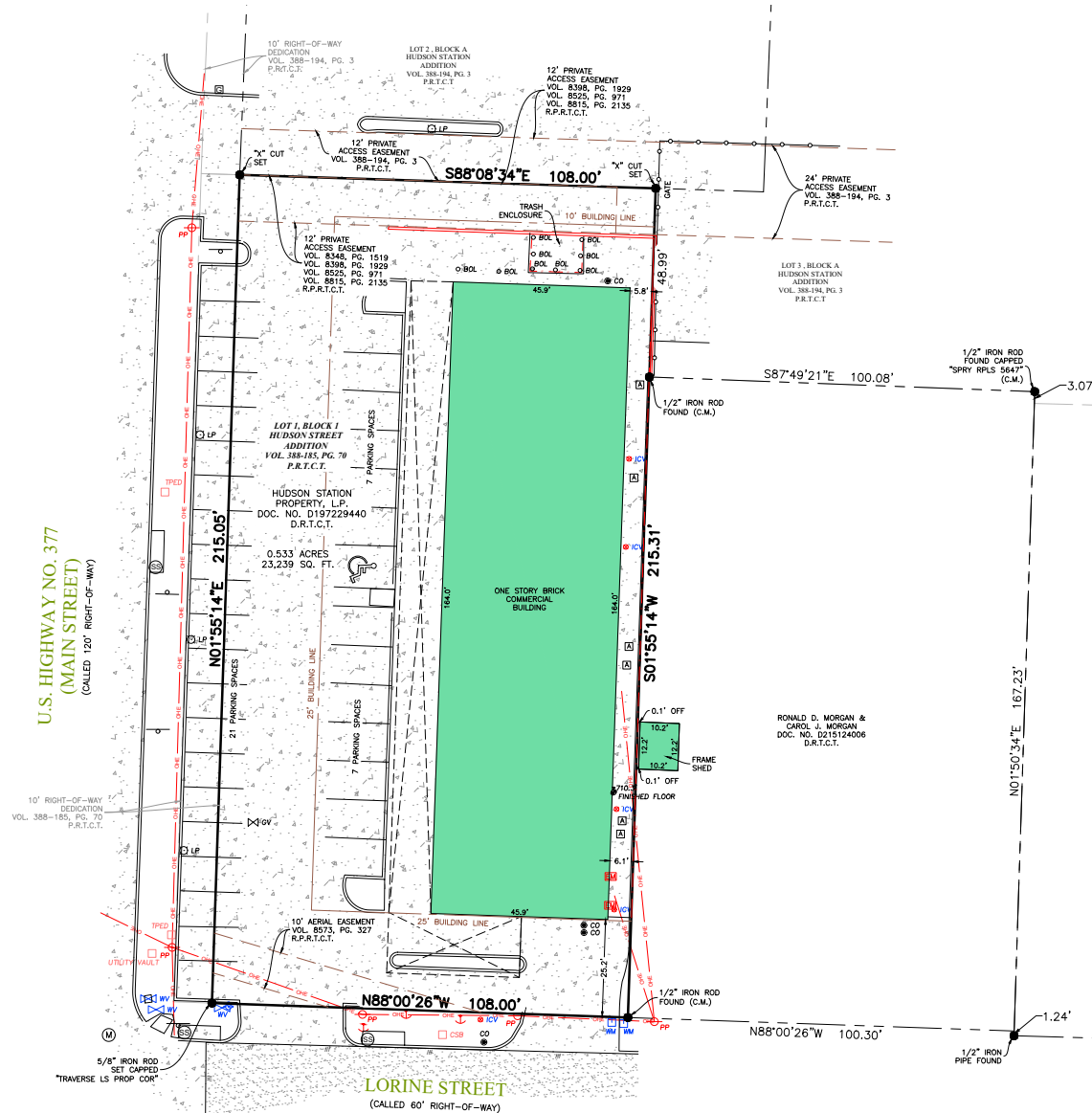
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Tenant Name	Unit	Lease Type	Sq Ft	Pro Rata Share	Lease Start	Lease End	Security Deposit	Rent Charges	Annual Rent Sq Ft	Operation Charges	Annual Operation Sq Ft	Total Charges	Annual Charges Sq Ft
Harwell, Robert	A	Gross	1,085	14.26	6/1/96	4/30/25	814.00	1,853.54	20.50	0.00	0.00	1,853.54	20.50
Johnston, Adam S	B	Gross	1,196	15.72	1/1/16	12/31/28	1,744.00	2117.92	21.25	0.00	0.00	2,117.92	21.25
Badger Trucking	C	NNN	2,006	26.36	4/1/24	3/31/27	3,531.00	2507.5	15.00	1,198.58	7.17	3,706.08	22.17
Enpro Distributing, Inc	D	NNN	1,089	14.31	4/1/18	3/31/27	1,835.00	1,452.00	16.00	653.99	7.21	2,105.99	23.21
MS Marketing	E	NNN	1,085	14.26	1/1/16	12/31/25	1,187.00	1,356.25	15.00	648.87	7.18	2,005.12	22.18
State Farm	F	NNN	1,084	14.25	3/1/25	3/28/30	2,380.00	1,671.17	18.50	700.08	7.75	2,371.25	26.25
<b>TOTAL:</b>			<b>7,609</b>				<b>11,491.00</b>	<b>10,958.38</b>	<b>17.28</b>	<b>3,201.52</b>	<b>5.05</b>	<b>14,159.90</b>	<b>22.33</b>

## FINANCIAL SUMMARY

Occupancy %	100%
Gross Rent	\$131,500.56
OpEx Adjustment Suite A	\$7,790.28
OpEx Adjustment Suite B	\$8,587.32
<b>NOI:</b>	<b>\$115,122.96</b>
<b>CAP Rate:</b>	<b>6.8%</b>



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## TENANT OVERVIEWS



This locally owned, full-service marketing and print shop provides end-to-end solutions so clients don't have to manage the process themselves. Services include direct mail, EDDM, postcards, flyers, brochures, business cards, notepads, stationery, holiday cards, booklets, and more. With a strong commitment to quality and customer satisfaction, the shop offers free design services, high-quality printing, smart address lists, and discounted mailing options. The team's ultimate goal is to support clients in operating and growing their businesses efficiently and effectively.



Founded in 1922, State Farm is the largest provider of auto and home insurance in the United States, with over 87 million policies and accounts in force. Headquartered in Bloomington, Illinois, the company maintains a nationwide presence through a network of nearly 19,000 agents and over 65,000 employees. Known for its financial strength and customer-focused service, State Farm continues to be a stable, creditworthy tenant with strong brand recognition and long-term operational stability.

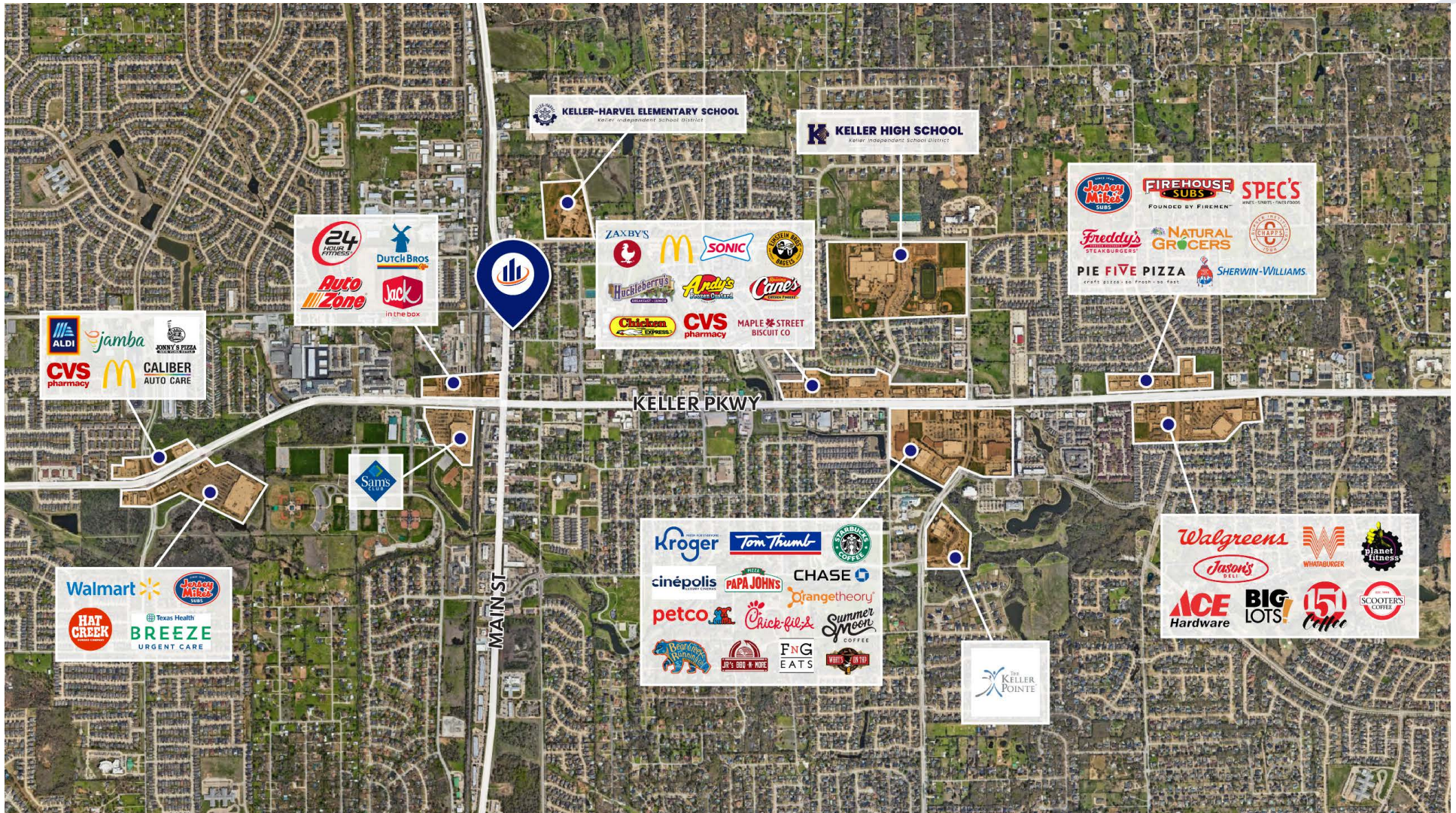


Founded in 2015 as a subsidiary of Metroplex Concrete in Keller, Texas, Badger Trucking/EGW Logistics began as a hauler specializing in building materials. The company has since evolved into a full-service logistics provider, operating a fleet of end dumps, flatbeds, and van trailers. Backed by over 75 years of combined experience, the team is well-versed in a wide range of transportation modes, including vans, flatbeds, step decks, intermodal, LTL, and oversized loads requiring permits and escorts.



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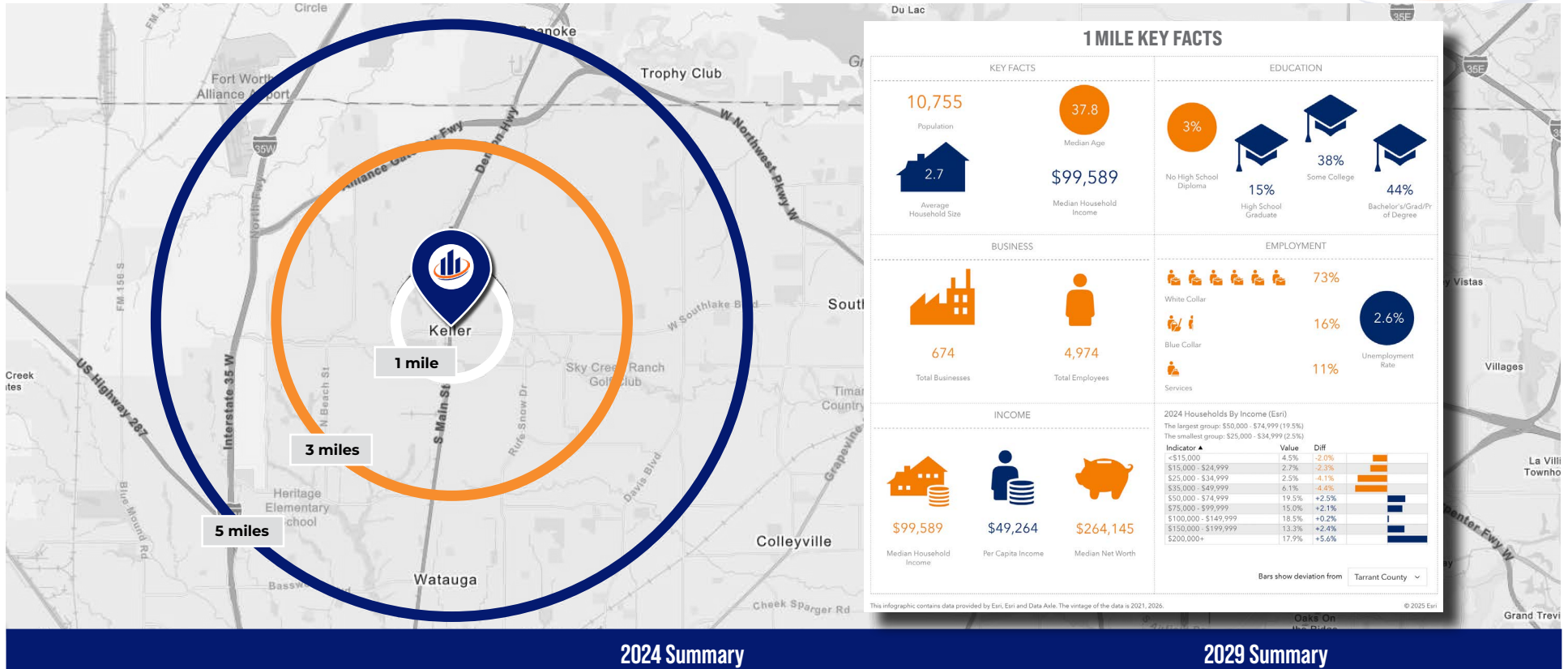


Located at 310 N Main St, this 1,084 SF office/retail space sits within Hudson Station—an ideally positioned property along Highway 377 in one of DFW's fastest-growing submarkets. Just north of the bustling intersection at Main Street and Keller Parkway, the site offers excellent visibility, strong daily traffic counts, and convenient access to surrounding residential neighborhoods and commercial activity.



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2024 Summary

2029 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	10,755	98,722	226,447	10,954	99,396	228,229
Households	3,990	32,219	76,651	4,068	32,691	77,969
Families	2,839	25,945	60,156	2,865	26,158	60,654
Average Household Size	2.70	3.05	2.94	2.69	3.03	2.92
Owner Occupied Housing Units	2,167	24,287	56,390	2,292	24,774	57,456
Renter Occupied Housing Units	1,823	7,932	20,261	1,776	7,917	20,513
Median Age	37.8	37.5	37.5	38.2	37.7	38.2
Median Household Income	\$99,589	\$133,430	\$122,166	\$110,684	\$152,981	\$138,873
Average Household Income	\$136,080	\$170,320	\$162,144	\$153,313	\$190,940	\$181,536





## 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:
  - 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.

DFW Trinity Advisors, LLC	9004520	sfithian@visionsrealty.com	817-288-5525
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen H. Fithian	407418	sfithian@visionsrealty.com	817-288-5524
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