



ASKING PRICE
\$1,429,000

Located at 108 Hill Street in the heart of Old Town Keller, this property offers a unique opportunity to own or occupy a flexible office or retail building within the city's highly anticipated \$30 million Phase II revitalization initiative. Positioned within a designated entertainment district, the property features a combination of office space and warehouse with 16' ceilings—ideal for a variety of commercial uses. **The area is undergoing a major transformation**, with new infrastructure, sidewalks, lighting, and gathering spaces designed to enhance walkability and support local businesses. Just minutes away, the City of Keller is also investing \$57 million into a regional sports complex, set to drive significant year-round foot traffic and tourism. This strategic location offers strong long-term upside for business owners and investors seeking to benefit from Keller's ongoing growth and redevelopment efforts.

HIGHLIGHTS

- » Office with warehouse area
- » Great location in Old Town Keller Entertainment District
- » 16' ceiling in warehouse



OFFICE/RETAIL BUILDING FOR SALE

108 E Hill St
Keller, TX 76248

AVAILABLE:
5,520 SF



OFFICE/RETAIL BUILDING FOR SALE

108 E Hill St | Keller, TX 76248

OLD TOWN KELLER PHASE II: A REVITALIZED DESTINATION FOR BUSINESS & COMMUNITY

The City of Keller is transforming its historic core with the \$30 million Old Town Keller Phase II Revitalization Initiative, creating a dynamic, walkable district that blends small-town charm with modern infrastructure and amenities. Designed to support local business growth, community engagement, and tourism, the development includes significant upgrades such as new roadways, expanded sidewalks, decorative lighting, outdoor seating areas, public art, and pedestrian-friendly gathering spaces. This highly anticipated transformation is setting the stage for Old Town Keller to become a vibrant entertainment and commercial hub—making 108 Hill Street a rare opportunity for buyers and tenants to establish a presence in one of the region's most strategic redevelopment zones.



Old Town Keller PH II Improvements

- Bear Creek Pkwy Roundabout
- Bates Street
- Bates Street Park
- US 377 Medians
- S. Elm Street

MORE INFO



DEVELOPMENT HIGHLIGHTS

- » **\$30M Phase II Revitalization:**
New infrastructure, roads, sidewalks, lighting, and landscaping designed to boost business and walkability
- » **Designated Entertainment District:**
Zoned to encourage retail, dining, and local experiences
- » **Enhanced Public Spaces:**
Outdoor gathering areas, seating, and public art to drive pedestrian engagement
- » **Strategic Infrastructure Upgrades:**
Improved traffic flow, parking, and streetscape enhancements throughout Old Town Keller
- » **\$57M Regional Sports Complex Nearby:**
Bringing significant year-round foot traffic and tourism
- » **Business-Friendly Growth Environment:**
Strong city investment and support for small businesses and entrepreneurs
- » **Prime Positioning at 108 Hill Street:**
A unique opportunity to capitalize on Old Town's redevelopment momentum

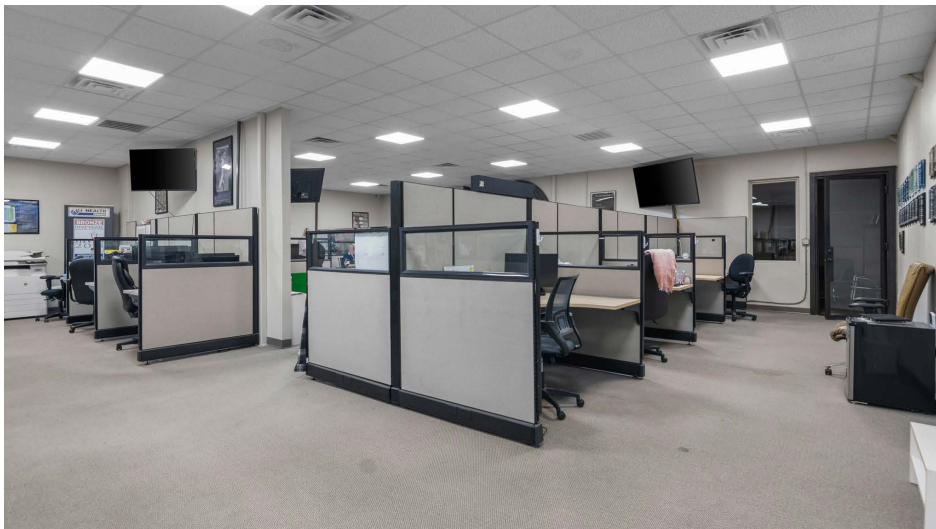
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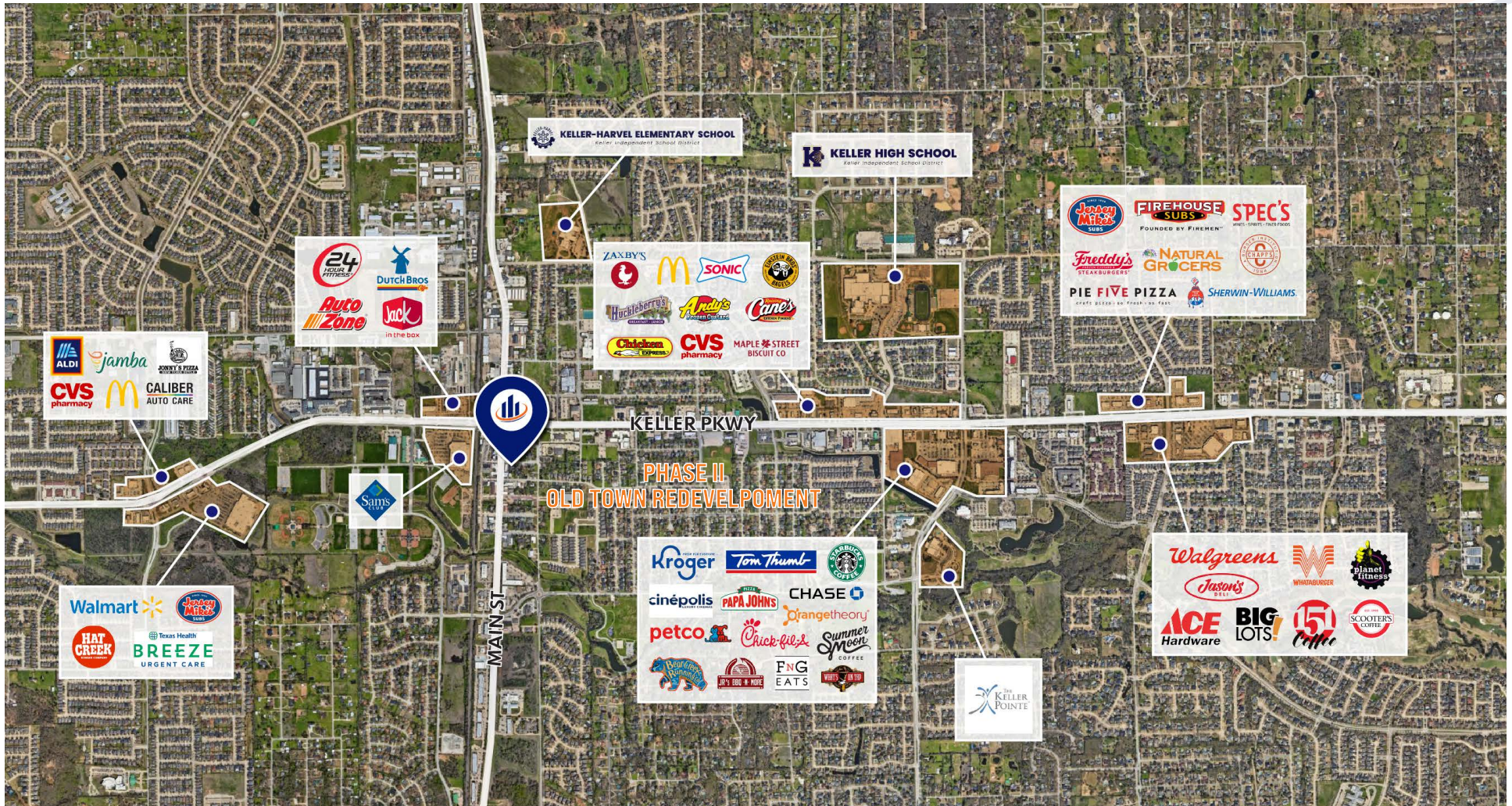
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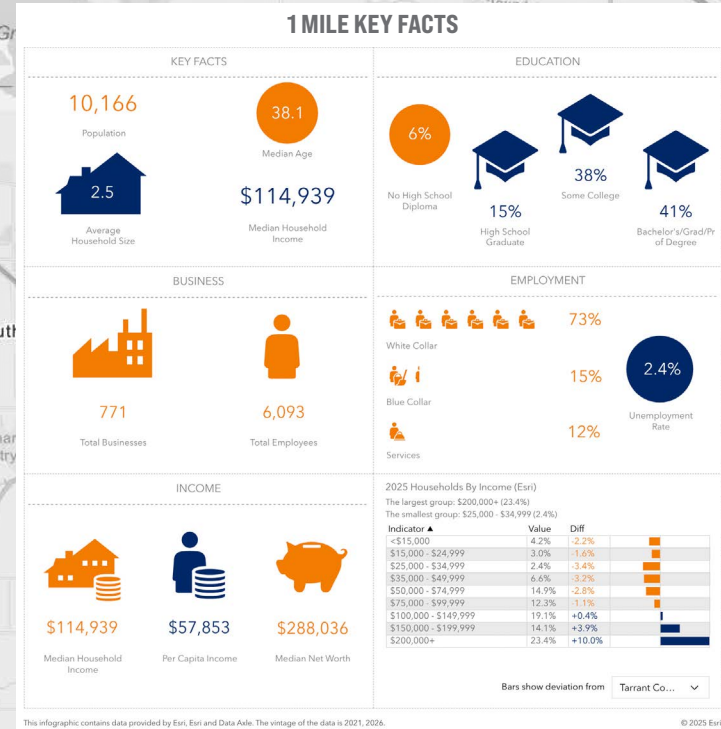
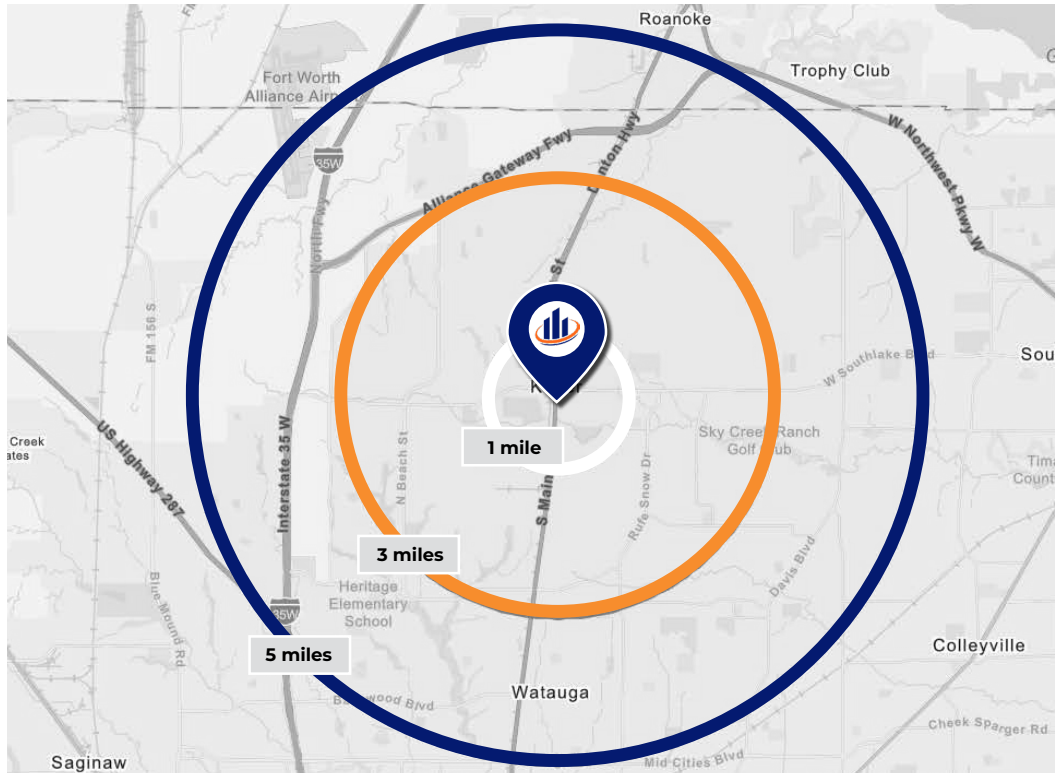
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This high-visibility location benefits from over \$30 million in planned public investment, including new roads, upgraded infrastructure, enhanced sidewalks, lighting, and vibrant public spaces—all aimed at boosting walkability, business activity, and long-term value. Surrounded by local shops, dining, and community attractions, and just minutes from the upcoming \$57 million regional sports complex, the property sits at the core of Keller's most exciting growth initiative, making it an ideal location for businesses looking to thrive in a revitalized, high-traffic district.

OFFICE/RETAIL BUILDING FOR SALE

108 E Hill St | Keller, TX 76248



2025 Summary

2030 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	10,166	108,085	243,622	10,534	108,932	247,263
Households	4,005	35,892	84,244	4,222	36,793	87,129
Families	2,797	28,876	65,507	2,915	29,430	67,109
Average Household Size	2.54	3.00	2.88	2.50	2.95	2.83
Owner Occupied Housing Units	2,076	26,801	60,837	2,257	27,638	62,622
Renter Occupied Housing Units	1,929	9,091	23,407	1,966	9,155	24,508
Median Age	38.1	37.5	37.6	38.4	37.7	38.2
Median Household Income	\$114,939	\$135,334	\$123,459	\$127,605	\$151,812	\$134,894
Average Household Income	\$151,021	\$171,969	\$162,280	\$164,699	\$188,013	\$176,254



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.

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Buyer/Tenant/Seller/Landlord Initials

Date