

**Brand New Shell  
Medical/Office  
Building Available**



***1716 Keller Parkway Keller, TX 76248***



# PROPERTY HIGHLIGHTS

- Beautifully-Designed Medical/Office Professional Building
  - Located on the High Traffic Keller Parkway
  - New Construction 1.5 Story Office Building
  - Easily accessible to major restaurants, shopping centers and hotels
- Note: Exterior of 1716 will be built with materials like building below**





PROPERTY HIGHLIGHTS	
<b>Address</b>	1716 KELLER PARKWAY KELLER, TX 76248
<b>Building Size</b>	5,800 SF Shell Medical/Office Building
<b>Year Built</b>	2024
<b>Zoning</b>	Commercial Office Zoning
<b>Lot Size</b>	0.473 Acres
<b>Great Location</b>	Frontage on Keller Parkway (1709) Keller Parkway Traffic Count 41,000 VPD
<b>Rent Rate</b>	Varies by Office
<b>Site Highlights</b>	<ul style="list-style-type: none"><li>• Shell Building! Build out any way you want</li><li>• Our beautifully-designed office building will fit any size of team</li><li>• Centrally Located Office Building in Heart of Keller</li><li>• Easy Ingress/Egress to Major Roads</li></ul>
<b>Excellent Demographics</b>	Primed to serve Keller's affluent, rapidly growing community with households boasting an average income of \$160,224/year
<b>Parking</b>	Plenty Surface Parking Spaces



# LOCATION OVERVIEW

FLOOR PLANS  
AND SITE PLAN



DATE ISSUED	FILE
DATE REV.	11-2022
DATE REV.	10-11-2023
DATE REV.	11-9-2023

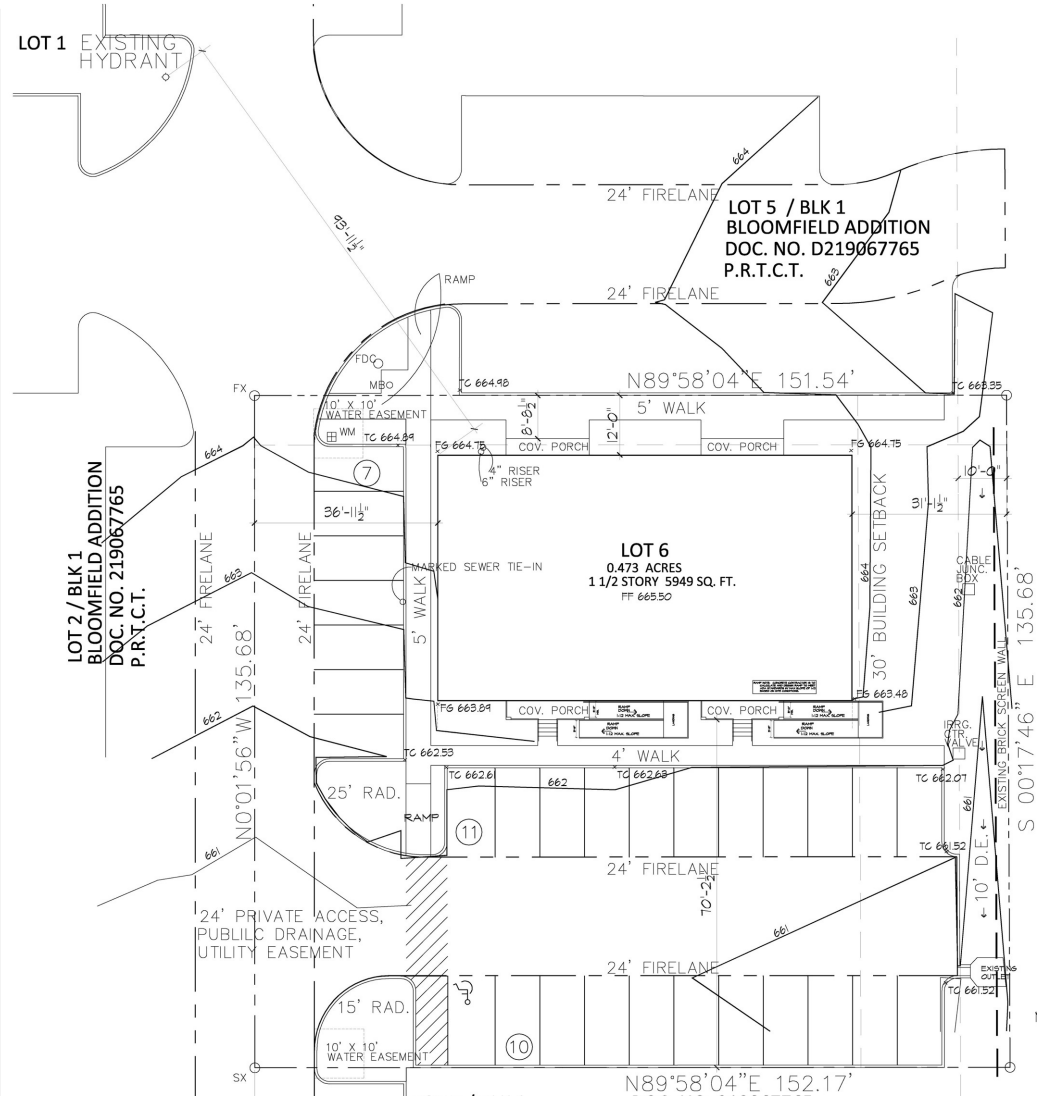
LOT 1 / BLK 1  
ADALINA BLOOMFIELD  
DOC. NO. 207097569  
P.R.T.C.T.

LOT 5 / BLK 1  
BLOOMFIELD ADDITION  
DOC. NO. D219067765  
P.R.T.C.T.

LOT 6  
0.473 ACRES  
1 1/2 STORY 5949 SQ. FT.  
FF 66550

LOT 2 / BLK 1  
BLOOMFIELD ADDITION  
DOC. NO. 219067765  
P.R.T.C.T.

LOT 7 / BLK 1  
BLOOMFIELD ADDITION  
DOC. NO. 219067765  
P.R.T.C.T.



CONSTRUCTION PLANS

OFFICE BUILDING  
LOT #6  
1716 KELLER PARKWAY  
KELLER, TEXAS 76248



MasterPlans  
817-379-7326  
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A11  
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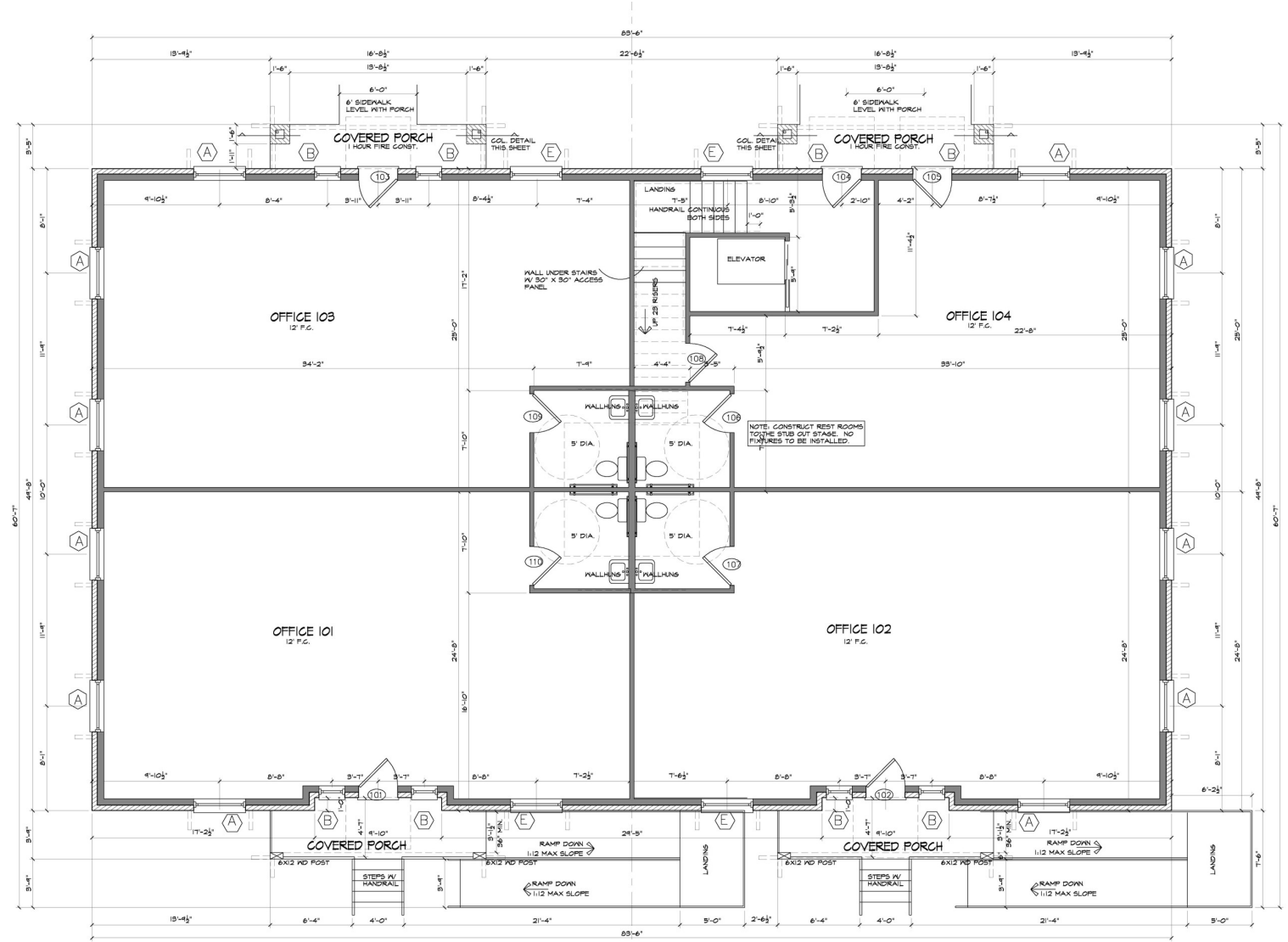
BLOCK A  
ADALINA BLOOMFIELD  
DOC. NO. 207097569  
P.R.T.C.T.

01 SITE PLAN  
& FIRE PROTECTION PLAN

SCALE 1" = 10'  
NOTE: REFER TO CIVIL PLANS FOR SITE DETAILS.



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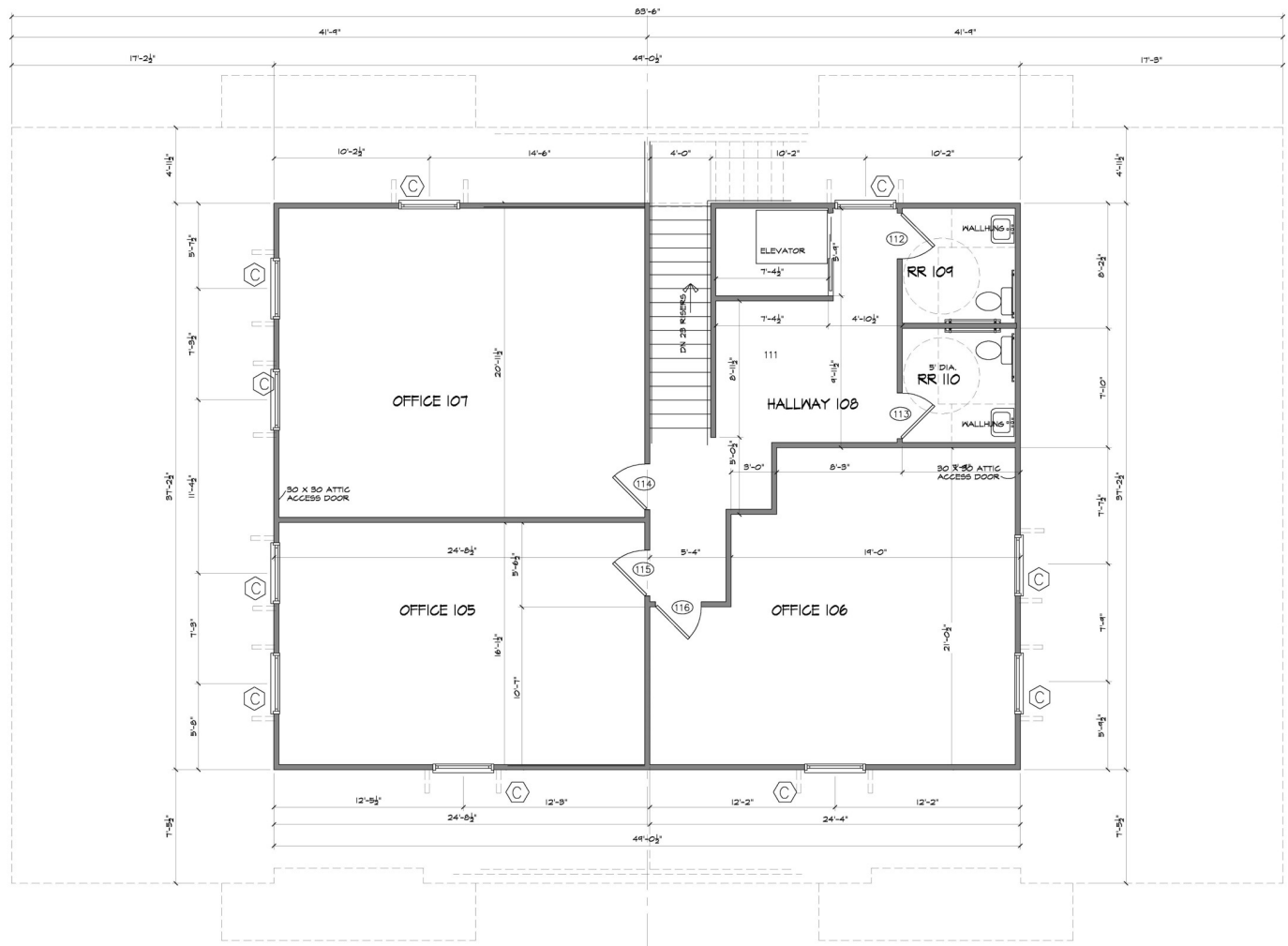
FIRST FLR. 4128 SQ. FT.  
 SEC. FLR. 1869 SQ. FT.  
 TOTAL AREA 5997 SQ. FT.

**FIRST FLOOR PLAN**

SCALE 1/4" = 1'-0"



RAMP NOTE: CONCRETE CONTRACTOR IS TO CALCULATE AND DESIGN RAMP TO MEET ADA STANDARDS W/ MAX SLOPE OF 1:12 BASED ON SITE CONDITIONS.



**SECOND FLOOR PLAN**

SCALE 1/4" = 1'-0"





## CONTACT INFORMATION



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