

COMMERCIAL PAD SITES FOR SALE ALREADY APPROVED FOR MEDICAL / OFFICE BUILDINGS



**Brand New. Professional.
Upscale. Prime Location.**

***NORTH MAIN OFFICE SUITES BUILDINGS #3 AND #4
960 N Main St, Keller, TX 76248***



**PROPERTY
HIGHLIGHTS**

**BUILDING #3
TWO STORY
9159 SF**

**BUILDING #4
TWO STORY
8259 SF**



- Office/Medical Buildings that range from 9,159 SQFT – 8,259 SQFT.
- Prime location off N Main Street in Keller
- Convenient access to major thoroughfares, it offers both convenience and visibility. Just moments from the vibrant Old Town Keller downtown district.
- There will be Covered Parking for Building #3 and Building #4.
- This versatile property boasts modern amenities and multiple floor plan options, ideal for a range of businesses.

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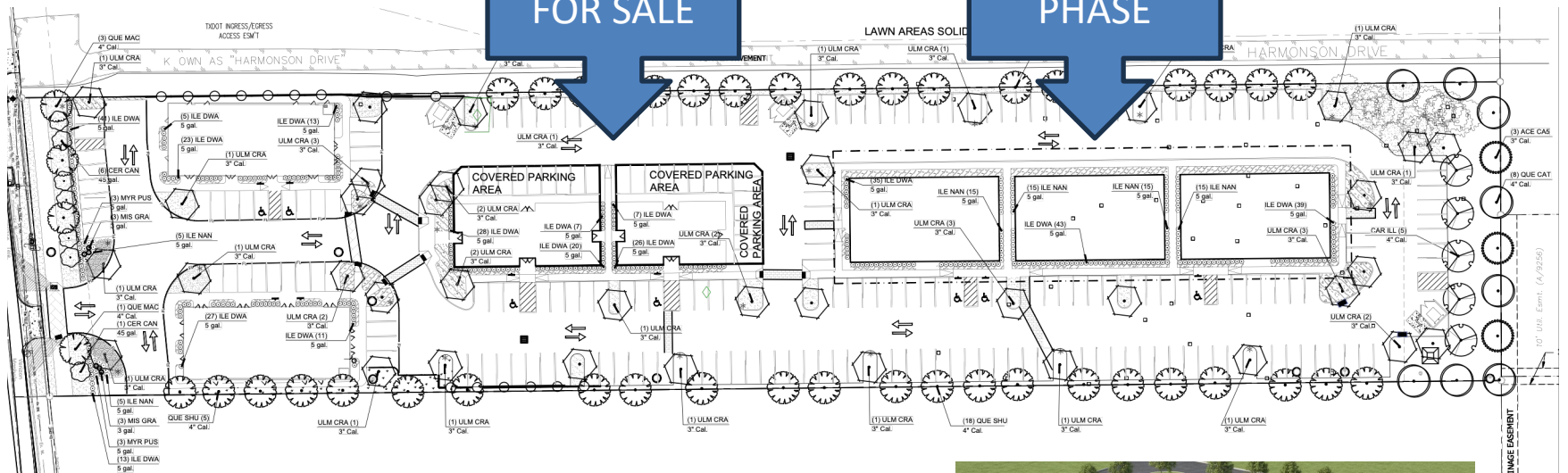


PROPERTY HIGHLIGHTS	
Address	960 N Main St., Keller, TX 76248
Commercial Pad Sites	The pad sites for Medical/Office Building #3 (9159 SF) and Medical/Office Building #4 (8259 SF) will be about 23,000 SF each.
Utilities	All pad sites will include utilities to the site including water, sewer, and electrical
Zoning	C-Commercial District Perfect for office / medical / professional services (doctor, dentist, vet clinic, therapy, counseling, etc.)
Price	Building 3 - 9,159 SF Building - \$1,407,476.00 Building 4 - 8,259 SF Building - \$1,247,591.00
Investment Highlights	<ul style="list-style-type: none"> • Prime location off N Main Street in Keller • Convenient access to major thoroughfares, it offers both convenience and visibility. Just moments from the vibrant Old Town Keller downtown district.
Potential Uses	The O-1 Neighborhood Office District is ideal for office, medical, and professional services, such as doctors, dentists, veterinary clinics, therapy, and counseling.
Ownership	Fee Simple Ownership
Fantastic Location	Property is located in a Prime Keller location with easy access to major thoroughfares, it offers both convenience and visibility. Just moments from the vibrant Old Town Keller downtown district.

SITE PLAN

PAD SITES FOR SALE

FUTURE PHASE



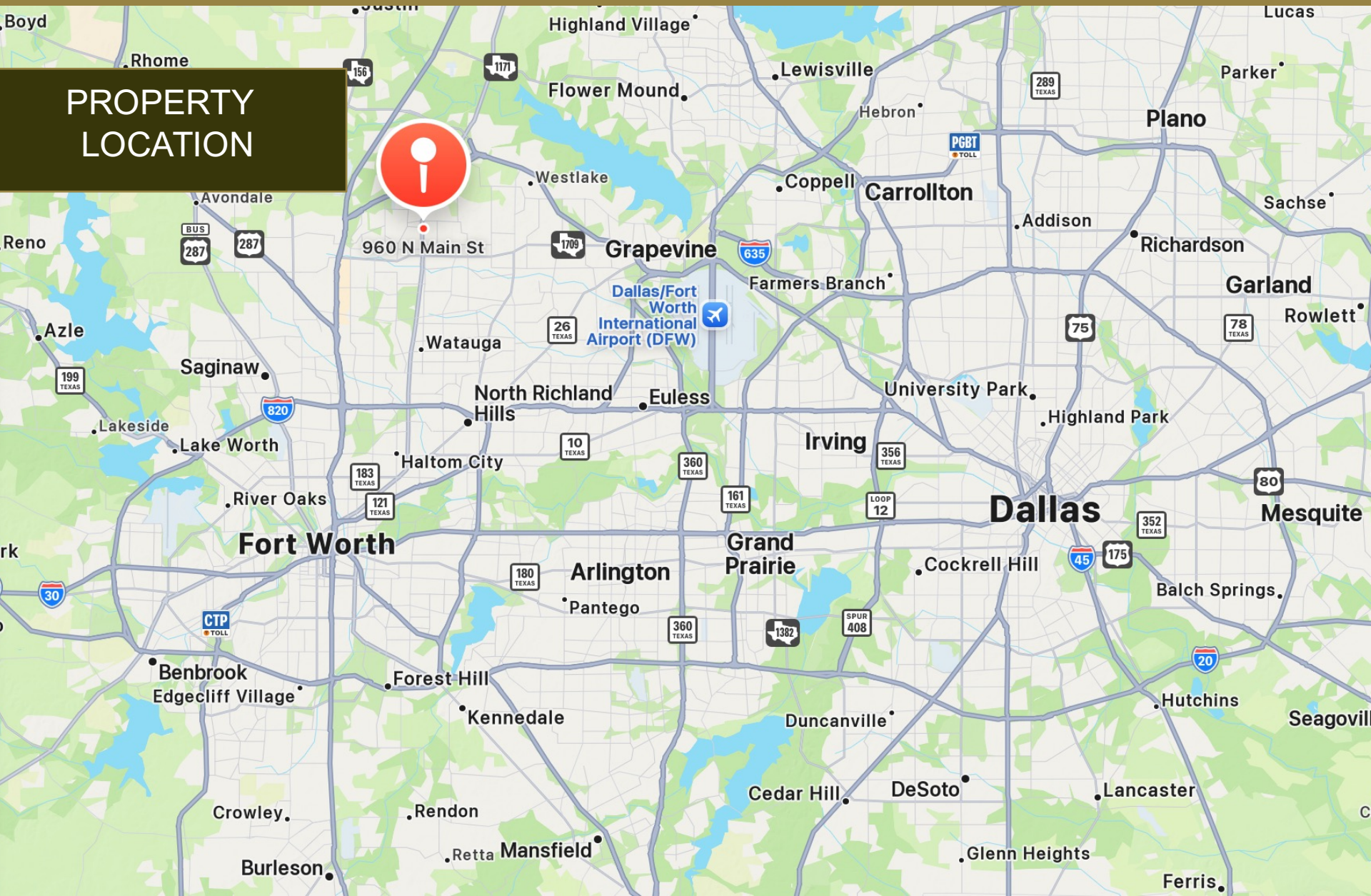
PROPERTY HIGHLIGHTS

PAD SITES FOR SALE

#4

#3





**PROPERTY
LOCATION**



960 N Main St

CONTACT INFORMATION

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NORTH MAIN OFFICE SUITES

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