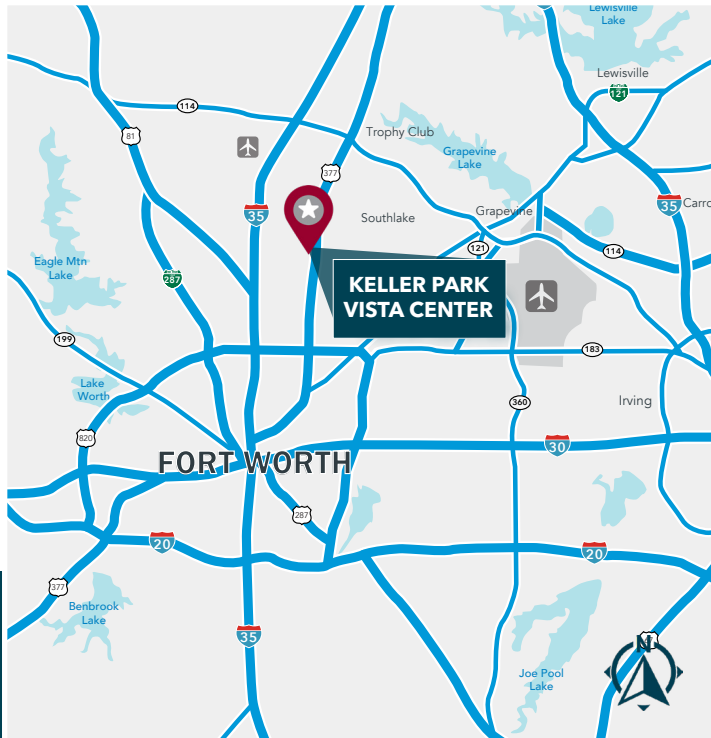


KELLER PARK VISTA CENTER

5950 PARK VISTA CIRCLE
FORT WORTH, TX 76244



- 18-22" clear height
- Fully Sprinklered
- HVAC
- 3-phase Power
- Zoned (LI) Light industrial
- Surrounding Population of Nearly 300,000 Provides Steady Demand for your business
- Next to High-Net-Worth Cities with Household Income Ranging \$150,000-\$240,000
- Ideal Location Proximate to Local Amenities Including Restaurants, Schools, Entertainment Venues, and Gyms

REID BASSINGER, SIOR
214.208.3194
rbassinger@lee-associates.com

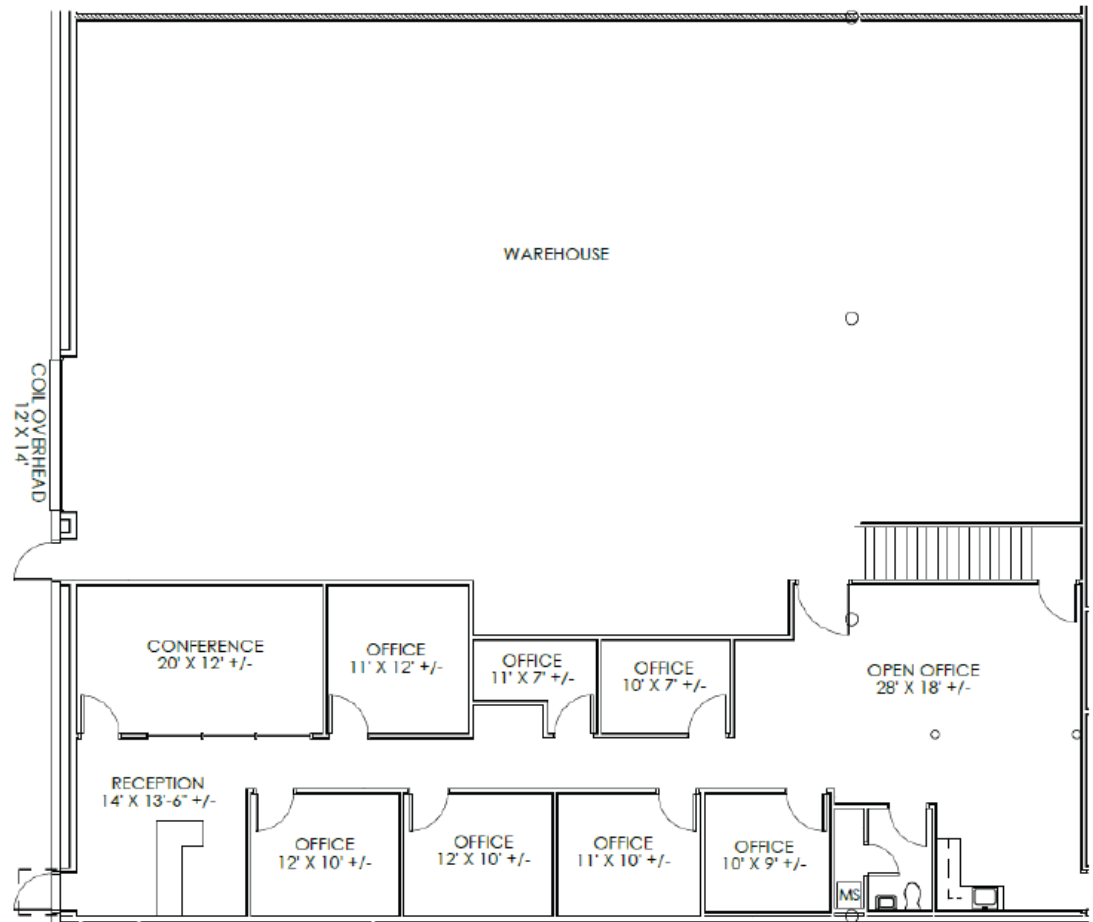
JEREMY MOJICA
806.786.2263
jmojica@lee-associates.com





SUITE 100

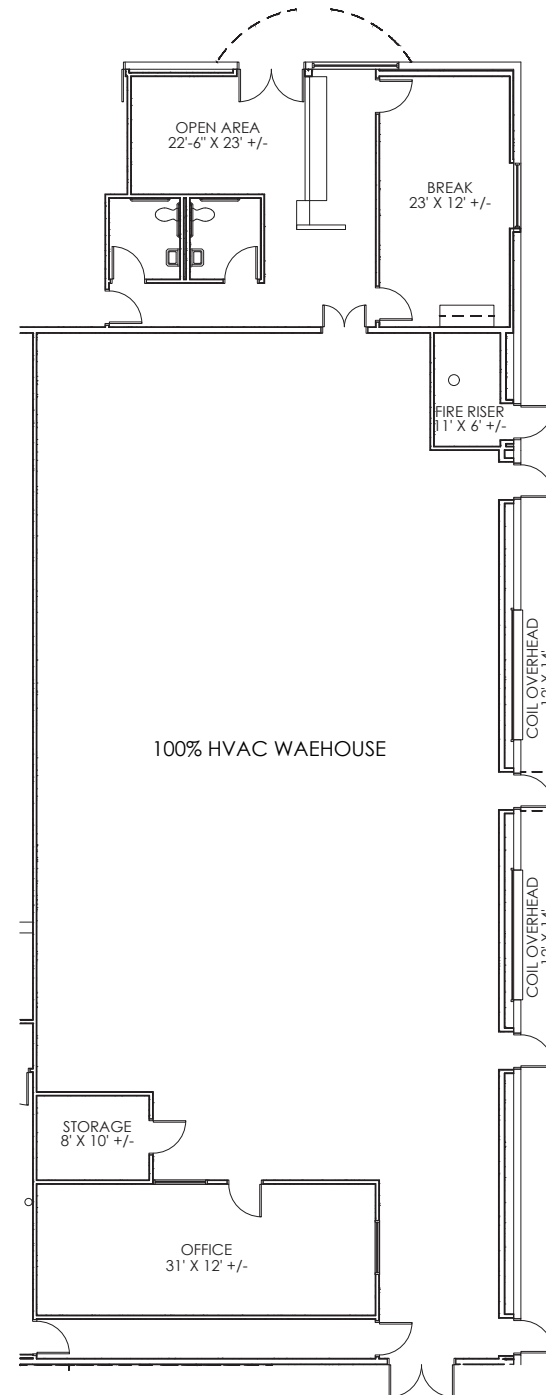
- 6,879 SF Available
- 2,233 SF Office (Recently Renovated)
- 18'-22' Clear Height
- One Grade Level Door (12'x14')
- Fully Sprinklered
- 3-phase Power
- Ample Parking (82 Parking Spaces for Tenants/Customers)
- Professionally Landscaped





SUITE 130

- 5,000 SF Available
- 924 SF Office/Reception Area;
Two Restrooms
- 18'-22' Clear Height
- Two Grade Level Doors (12'x14')
- 100% HVAC
- Fully Sprinklered
- 3-phase Power
- Ample Parking (82 Parking Spaces for
Tenants/Customers)
- Professionally Landscaped



SUITE 100 + 130 | 11,879 SF

KELLER PARK
VISTA CENTER



SUITE 100 + 130

- 11,879 SF Available
- 3,157 SF Office / 3 Restrooms
- 18'-22' Clear Height
- Three Grade Level Doors (12'x14')
- HVAC Warehouse
- Fully Sprinklered
- 3-phase Power
- Ample Parking (82 Parking Spaces for Tenants/Customers)
- Professionally Landscaped



LOCATION OVERVIEW

KELLER PARK VISTA CENTER



DEMOGRAPHICS

CATEGORY	1 MILE	3 MILES	5 MILES
Population (2022)	11,928	134,407	292,486
Population (2027)	13,623	145,577	321,342
Households (2022)	3,846	45,469	102,922
Avg. Household Income	\$144K	\$137K	\$131K
Median Age	31.7	35.2	35.1
Bachelor's Degree+	46.7%	44.1%	41.4%
Avg. Commute Time	33 min	32 min	31 min