

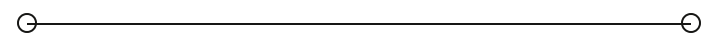


**SALE / LEASE**

# 1762 Keller Parkway

**1762 KELLER PARKWAY**

Keller, TX 76248



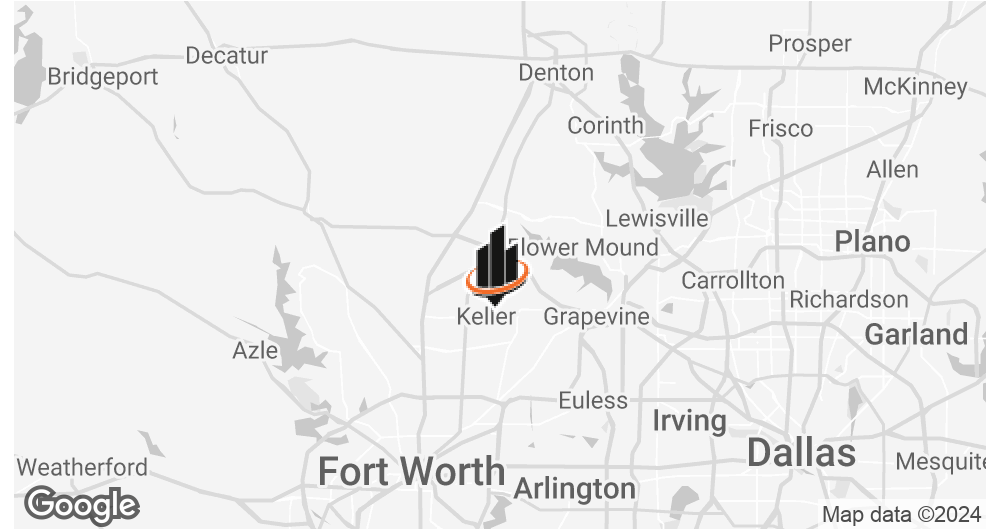
**PRESENTED BY:**

**MATT MATTHEWS, MBA, CCIM**

O: 972.765.0886

[matt.matthews@svn.com](mailto:matt.matthews@svn.com)

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$ 1,310,100
<b>LEASE RATE:</b>	\$22.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	3,300 SF
<b>AVAILABLE SF:</b>	955 SF
<b>PRICE / SF:</b>	\$397.00

### PROPERTY OVERVIEW

Discover the hidden gem of Keller, TX - a vibrant and growing community within a short drive of the bustling Dallas-Fort Worth metroplex. The area offers a perfect blend of small-town charm and modern conveniences, with a diverse mix of retail, dining, and entertainment options. Situated near the beautiful Bear Creek Park and surrounded by picturesque neighborhoods, the location provides an ideal setting for work-life balance. Nearby conveniences include the Keller Pointe recreational facility and the well-regarded Keller Independent School District for employee families. With easy access to major highways, this thriving community offers a compelling opportunity for investors and tenants seeking a prime location in the heart of North Texas.

### PROPERTY HIGHLIGHTS

- 4 Private offices
- Reception area
- Conference Room
- High Volume Traffic: 41,000 VPD

**MATT MATTHEWS, MBA, CCIM**

O: 972.765.0886

matt.matthews@svn.com

1762 KELLER PARKWAY | Keller, TX 76248

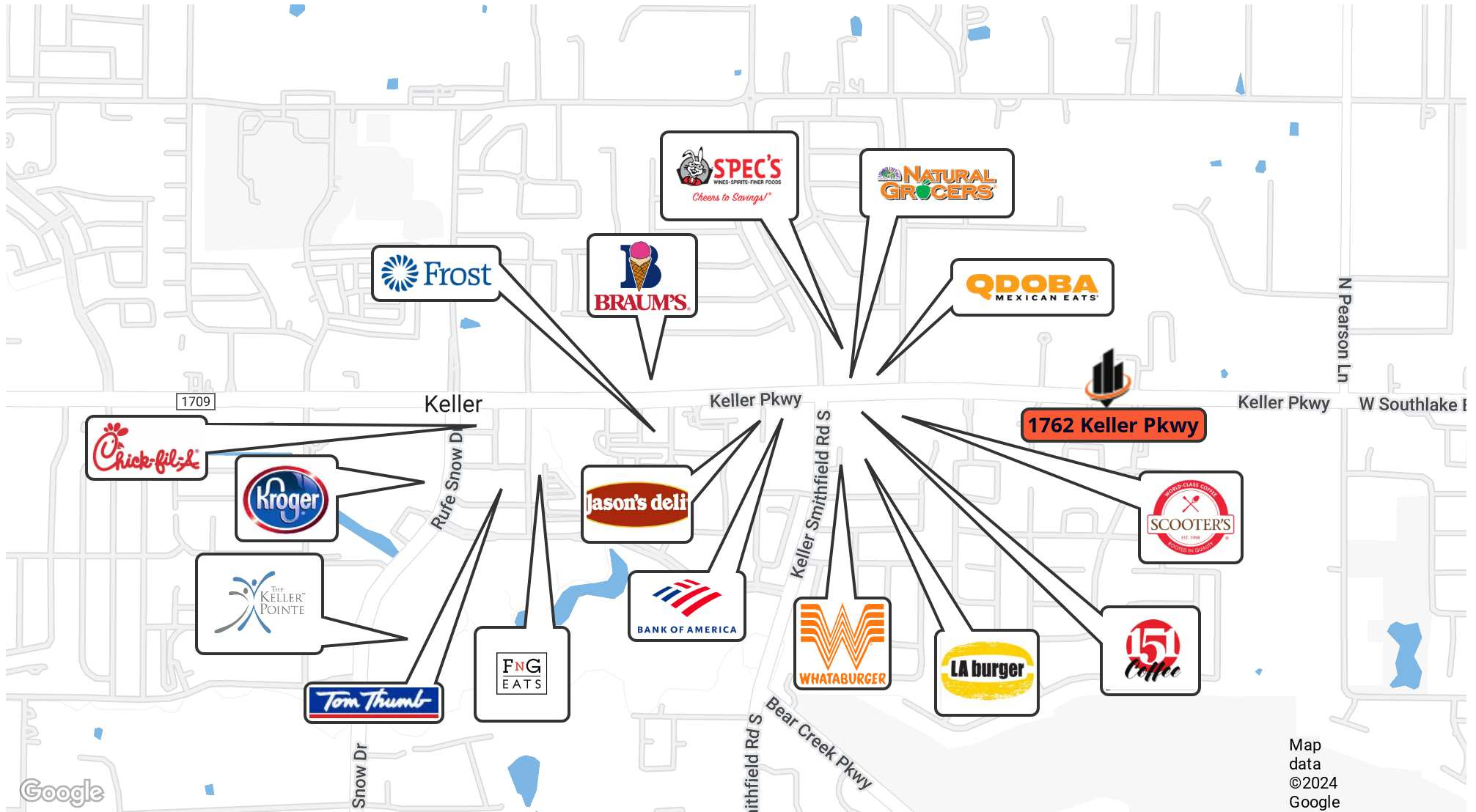
SVN | TRINITY ADVISORS 2

**ADDITIONAL PHOTOS**



**MATT MATTHEWS, MBA, CCIM**  
O: 972.765.0886  
matt.matthews@svn.com

# RETAILER MAP



**MATT MATTHEWS, MBA, CCIM**

O: 972.765.0886

matt.matthews@svn.com

# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

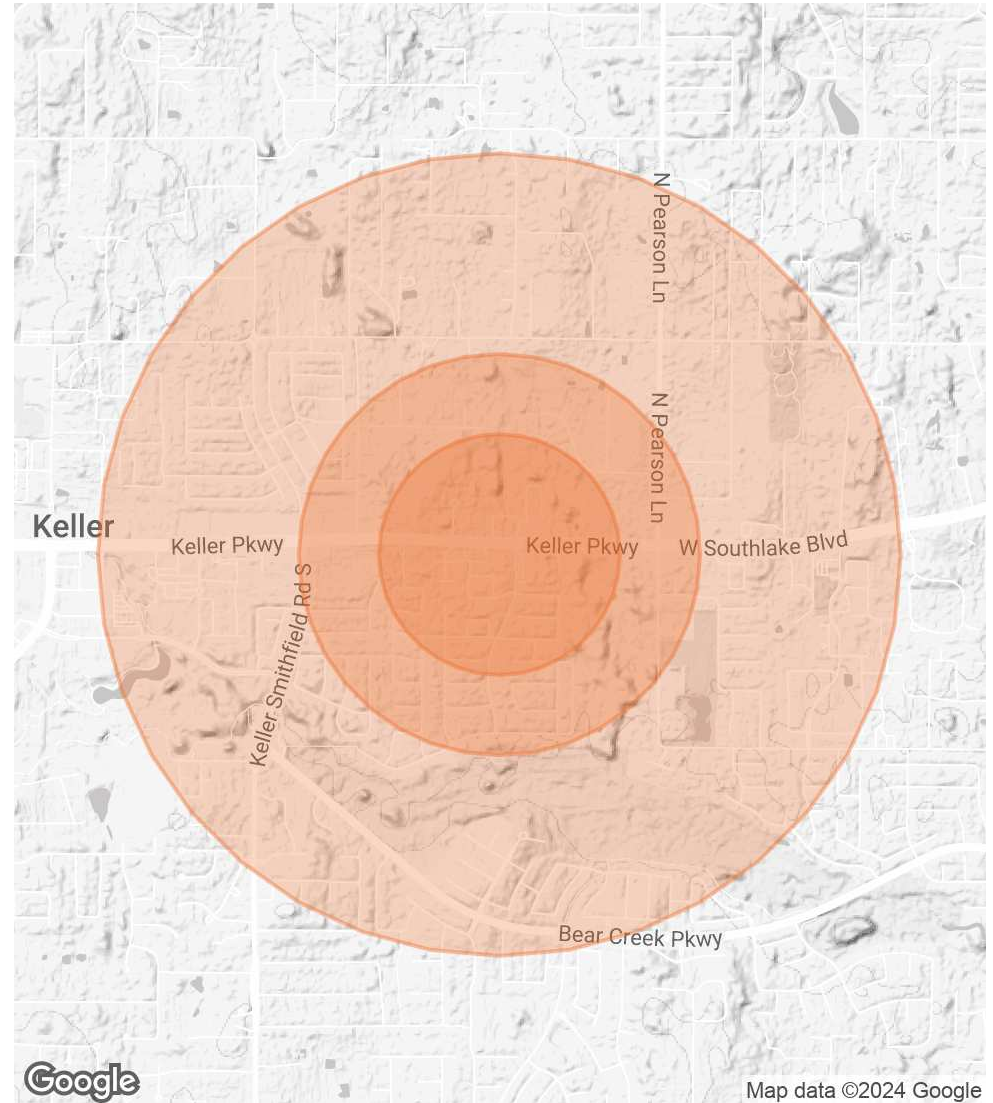
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	490	1,887	8,022
AVERAGE AGE	40	41	44
AVERAGE AGE (MALE)	39	40	42
AVERAGE AGE (FEMALE)	42	43	45

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	161	653	2,956
# OF PERSONS PER HH	3	2.9	2.7
AVERAGE HH INCOME	\$196,075	\$191,666	\$210,655
AVERAGE HOUSE VALUE	\$619,691	\$620,967	\$651,195

Demographics data derived from AlphaMap



**MATT MATTHEWS, MBA, CCIM**

O: 972.765.0886

matt.matthews@svn.com

## ADVISOR BIO 1



### MATT MATTHEWS, MBA, CCIM

Managing Director

matt.matthews@svn.com

Direct: **972.765.0886** | Cell: **972.765.0886**

### PROFESSIONAL BACKGROUND

Matt Matthews is the Managing Director for SVN Trinity Advisors - Matthews Group at the Keller, Texas office.

Matt has created market expansion for the team primarily through Office and Land acquisitions and dispositions. He is focused on guiding local investors and business owners through the real estate process while building and maintaining their portfolios.

Matt grew up in Northeast Tarrant County and now lives in Keller with his wife, Cassie, and their four wonderful children. They enjoy most anything outdoors, anything Baylor, and making an impact within their church and local community.

### EDUCATION

Baylor University, B.A

St. Edward's University, M.B.A. (Finance)

CCIM (North Texas Chapter)

### MEMBERSHIPS

#### SVN | Trinity Advisors

1762 Keller Parkway, Suite 100  
Keller, TX 76248

### MATT MATTHEWS, MBA, CCIM

O: 972.765.0886

matt.matthews@svn.com



# 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.



### 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date