



RETAIL/COMMERCIAL DEVELOPMENT OPPORTUNITY WITH PRIME FRONTAGE

600 N Main St
Keller, TX 76248

AVAILABLE:
22,500 SF

PRICING
CALL BROKER

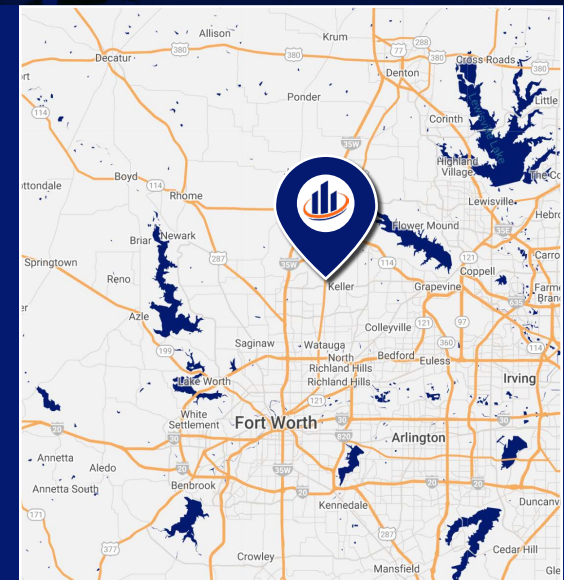
The subject property is strategically located in the center of Keller, making it an attractive opportunity for any retail business owner, investor or user searching for a retail building with ample land. The surrounding area is predominantly commercial, with numerous options for retail stores, restaurants, and other shopping amenities in close proximity. This opportunity is ideal for retail, mixed-use, or owner-users looking to purchase a commercial property for personal or investment purposes.

FEATURES

Building SF: 22,500 SF
Lot Size: 2.43 Acres
Year Built: 1975
Zoning: Retail/Commercial

HIGHLIGHTS

- » Located at the hard corner of Johnson Road and HWY 377 (N Main Street)
- » Unbeatable Visibility and accessibility to Highway 377
- » Approximately 17 miles north of downtown Fort Worth



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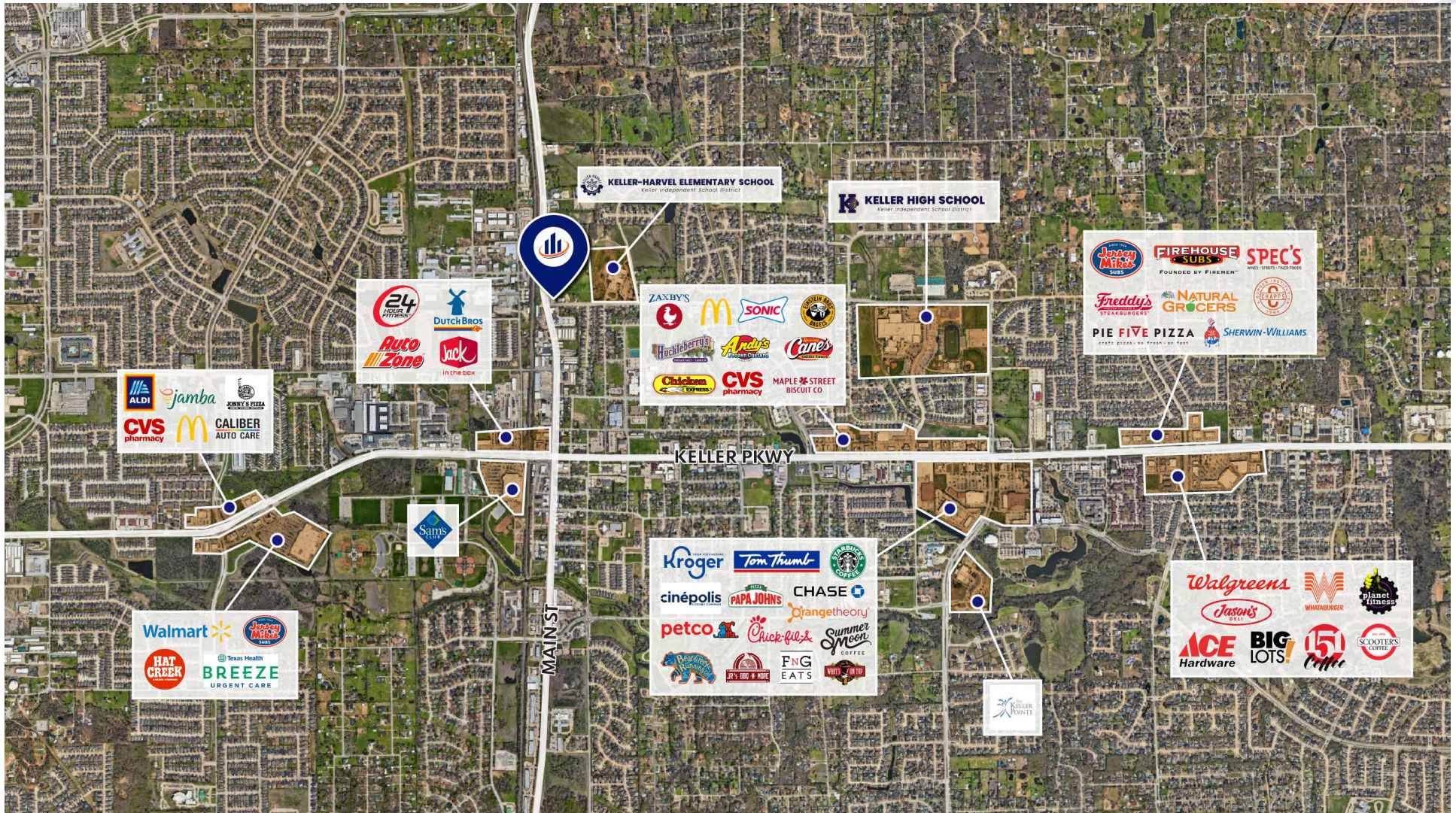
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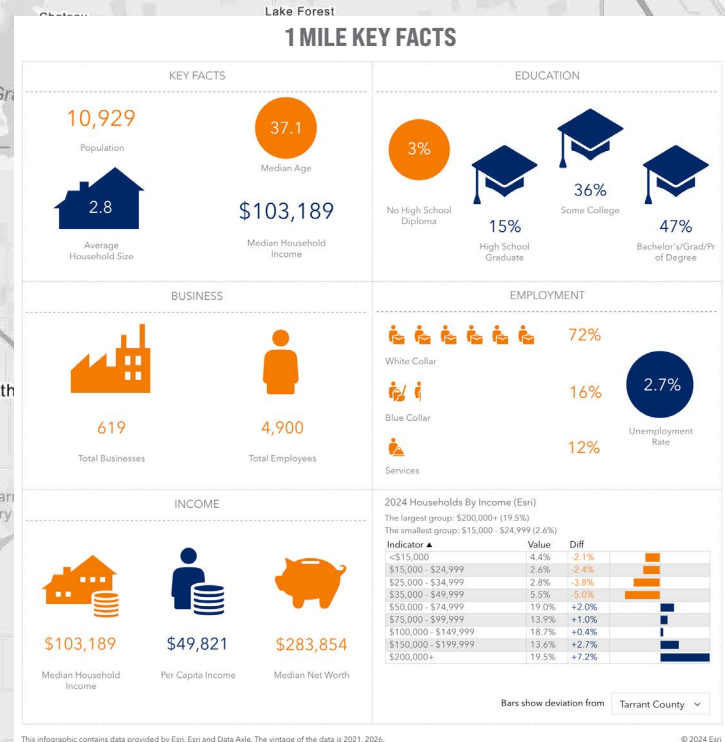
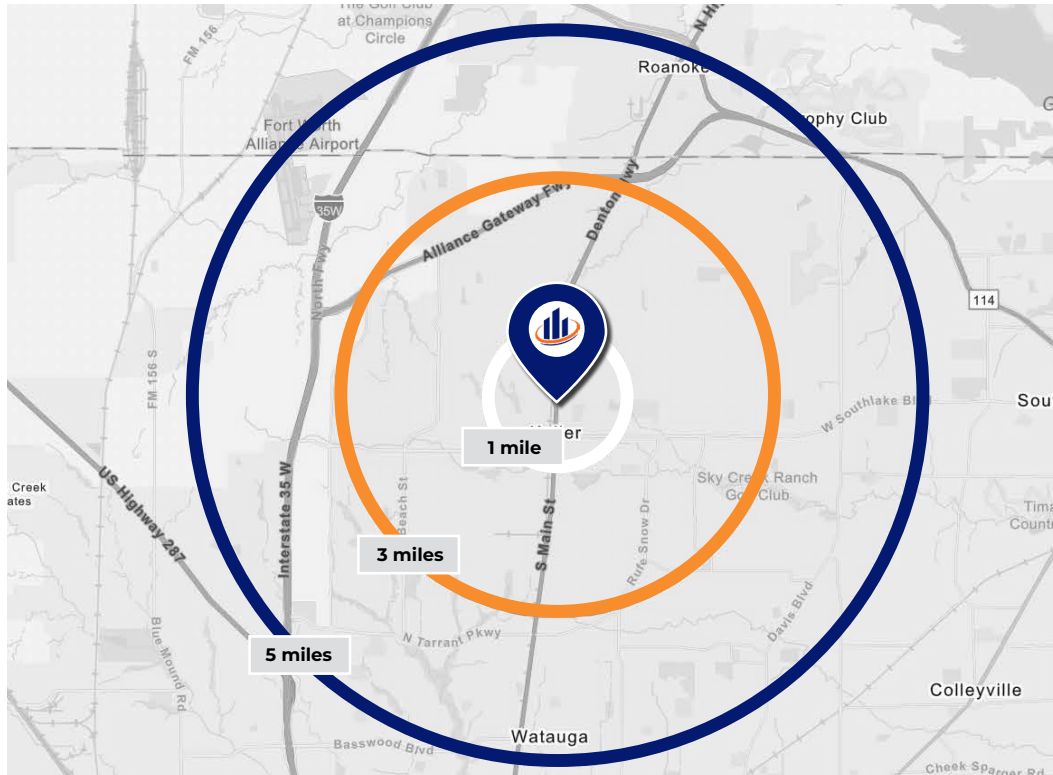
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This property is located at the hard corner of Johnson Road and Hwy 377 (N Main Street) with prime frontage on Hwy 377. It is surrounded by thriving businesses, both established and emerging, offering a promising opportunity for potential investors to introduce a new retail venture in one of the fastest-growing submarkets in Dallas Fort Worth.

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2024 Summary

2029 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	10,929	92,184	217,804	11,197	92,731	219,891
Households	3,933	30,094	73,748	4,032	30,491	75,191
Families	2,842	24,139	57,834	2,888	24,302	58,392
Average Household Size	2.78	3.05	2.94	2.78	3.03	2.91
Owner Occupied Housing Units	2,203	22,551	54,131	2,346	23,017	55,205
Renter Occupied Housing Units	1,730	7,543	19,617	1,686	7,474	19,987
Median Age	37.1	37.4	37.6	37.3	37.7	38.3
Median Household Income	\$103,189	\$132,068	\$124,749	\$115,804	\$151,912	\$142,184
Average Household Income	\$140,547	\$169,461	\$165,225	\$158,967	\$189,773	\$184,790



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:
 - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date