

# Land ★ SALE

1271 S MAIN ST & 1212 WHITLEY RD KELLER, TX 76248

8.58 ACRES



 **LANCARTE**  
COMMERCIAL  
BROKERAGE ★ PROPERTY MANAGEMENT

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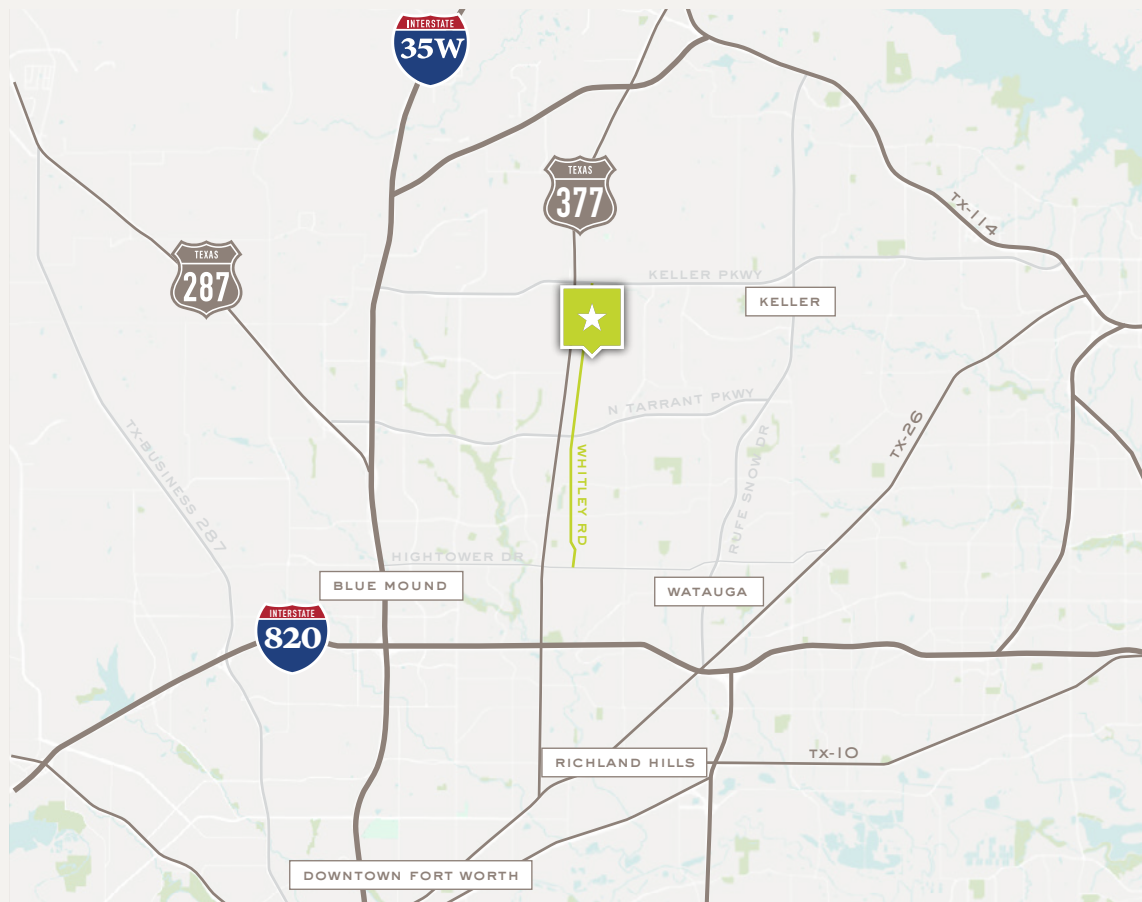


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## PROPERTY DETAILS

- Utilities to Site
- Approx. 440' of frontage along Hwy. 377
- Premier Keller Retail Corridor
- High Demographic Area
- Surrounded by national and regional retailers such as Target, Sam's Club, Walmart, Sprouts, Aldi, Walmart, Academy, Kohls
- Zoned C - General commercial

## LOCATION OVERVIEW

This land offering boasts excellent visibility in a high-traffic corridor. With nearby access to I-35W and SH-114, it offers strong connectivity to the DFW metroplex. Surrounded by established neighborhoods and retail, the site is ideal for commercial development in a growing community.

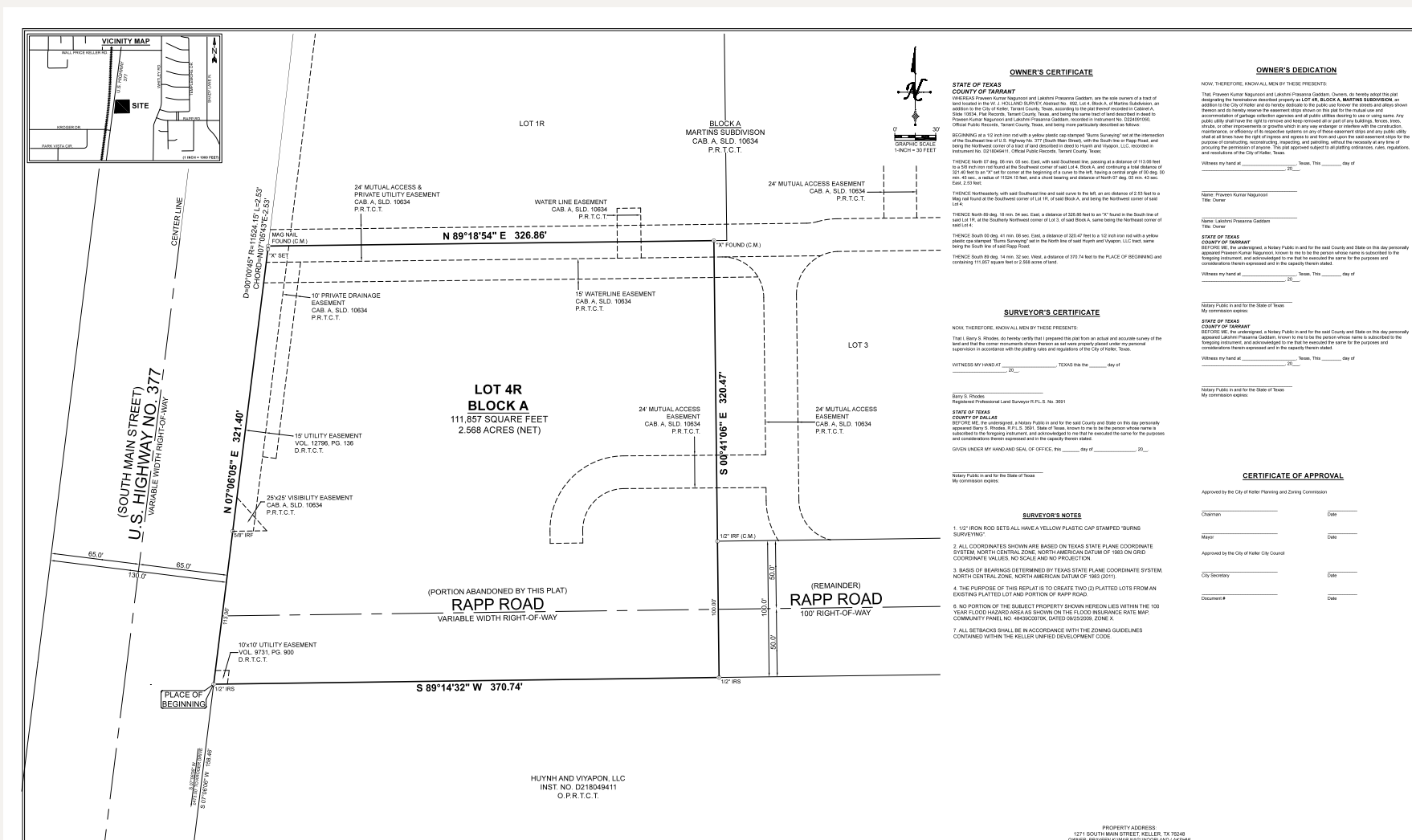
## SALE PRICE

## Contact Broker



## 1271 S MAIN SURVEY

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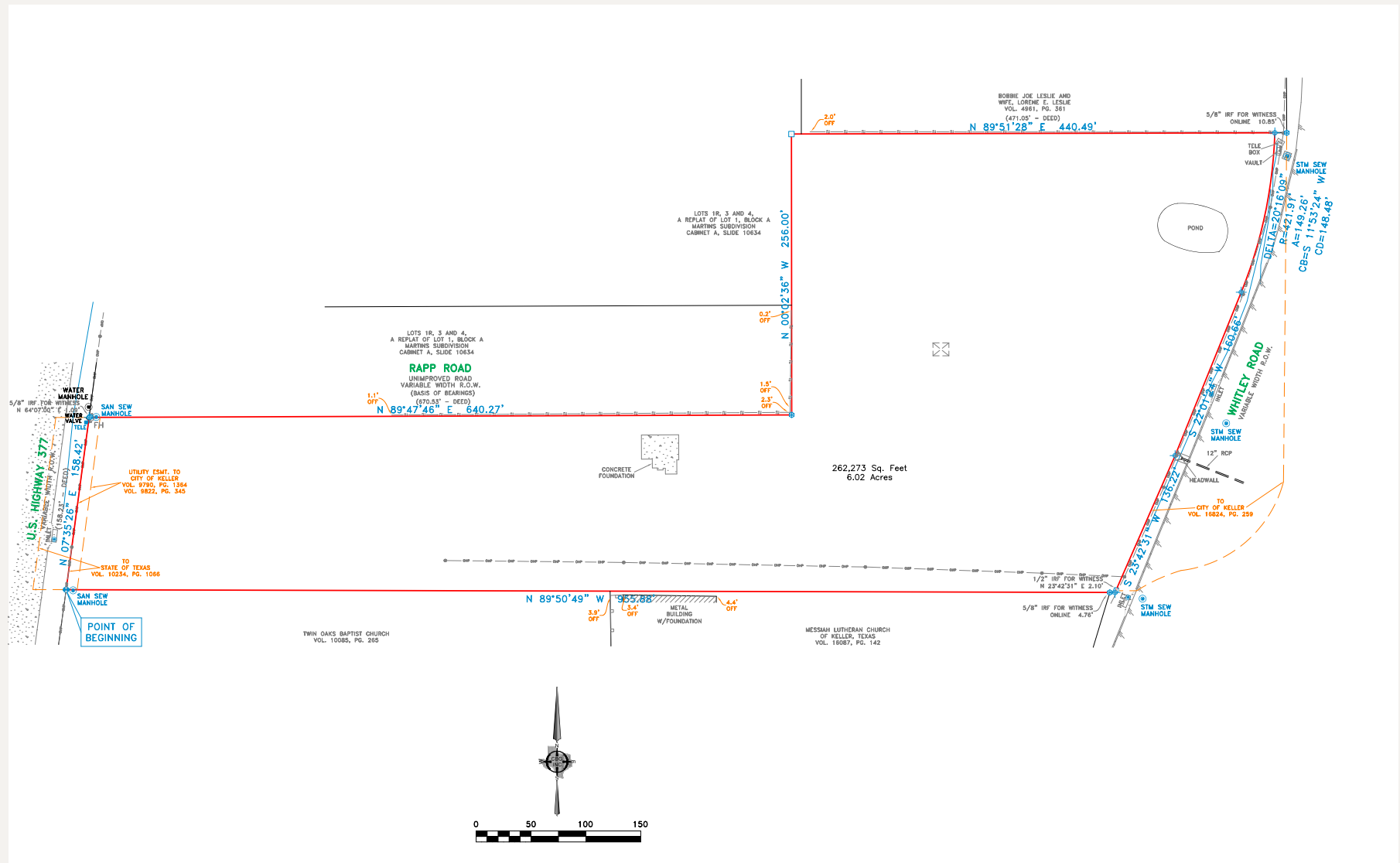


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## 1212 WHITLEY SURVEY





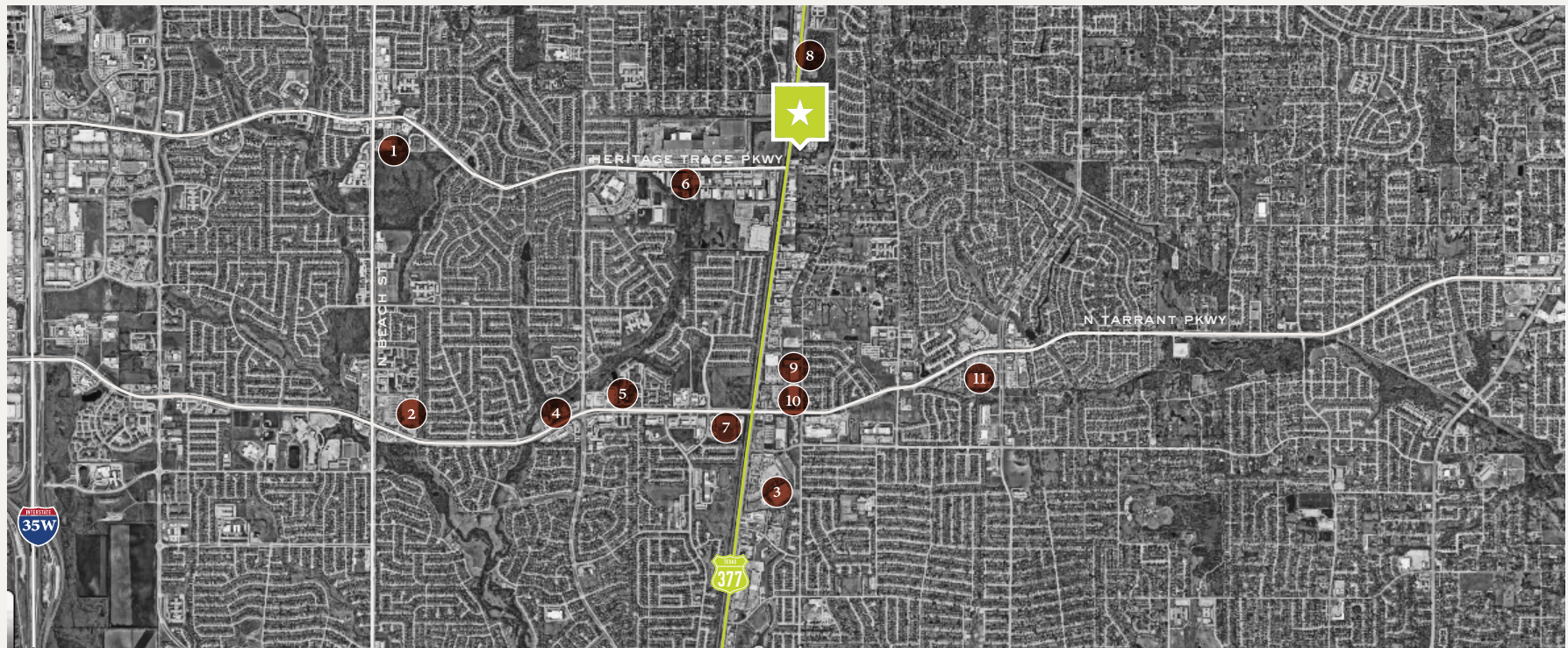
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## RETAIL MAP



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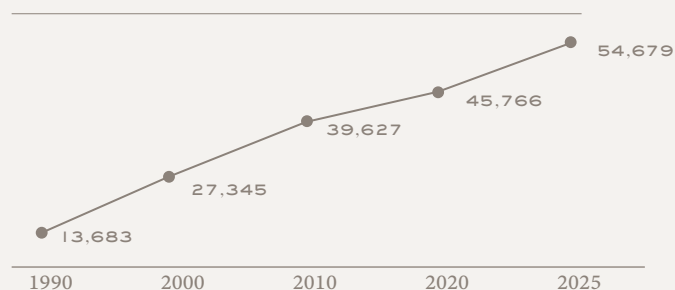
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### POPULATION



### MEDIAN HOUSEHOLD INCOME

**\$158,964**

### HOUSEHOLDS

**16,383**

### MEDIAN HOME VALUE

**\$518,965**

### DISTANCE FROM KELLER

ALLIANCE  
AIRPORT

**9 MI**

DOWNTOWN  
FORT WORTH

**18 MI**

DOWNTOWN  
DALLAS

**32 MI**

DFW INTNL  
AIRPORT

**11 MI**

DALLAS LOVE  
FIELD AIRPORT

**30 MI**

### AWARDS

- “Best Small Cities in America” *Wallet Hub*
- “Best Places to Raise a Family in Texas” *Niche*
- “Texas’ 50 Safest Cities” *Safewise*
- “Best Suburbs to Buy a House in Texas” *Niche*



# LANCARTE

## COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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