



OFFICE BUILDING FOR SALE OR LEASE

1762 Keller Parkway
Keller, TX 76248

AVAILABLE:
955 SF

SALE PRICE: \$ 1,310,100
LEASE RATE: \$22.00 SF/yr (NNN)

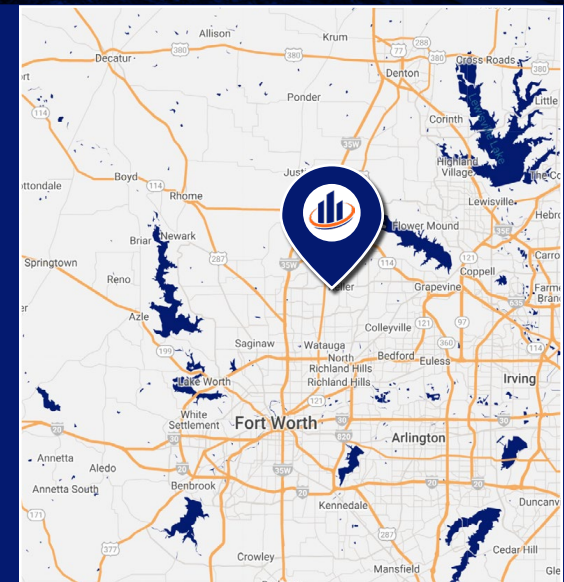
Discover the hidden gem of Keller, TX - a vibrant and growing community within a short drive of the bustling Dallas-Fort Worth metroplex. The area offers a perfect blend of small-town charm and modern conveniences, with a diverse mix of retail, dining, and entertainment options. Situated near the beautiful 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.

FEATURES

Building Size: 3,300 SF
Available SF: 955 SF
Price / SF: \$397.00

HIGHLIGHTS

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



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TENANTS

Edward Jones[®]
MAKING SENSE OF INVESTING

Occupies 1,115 SF

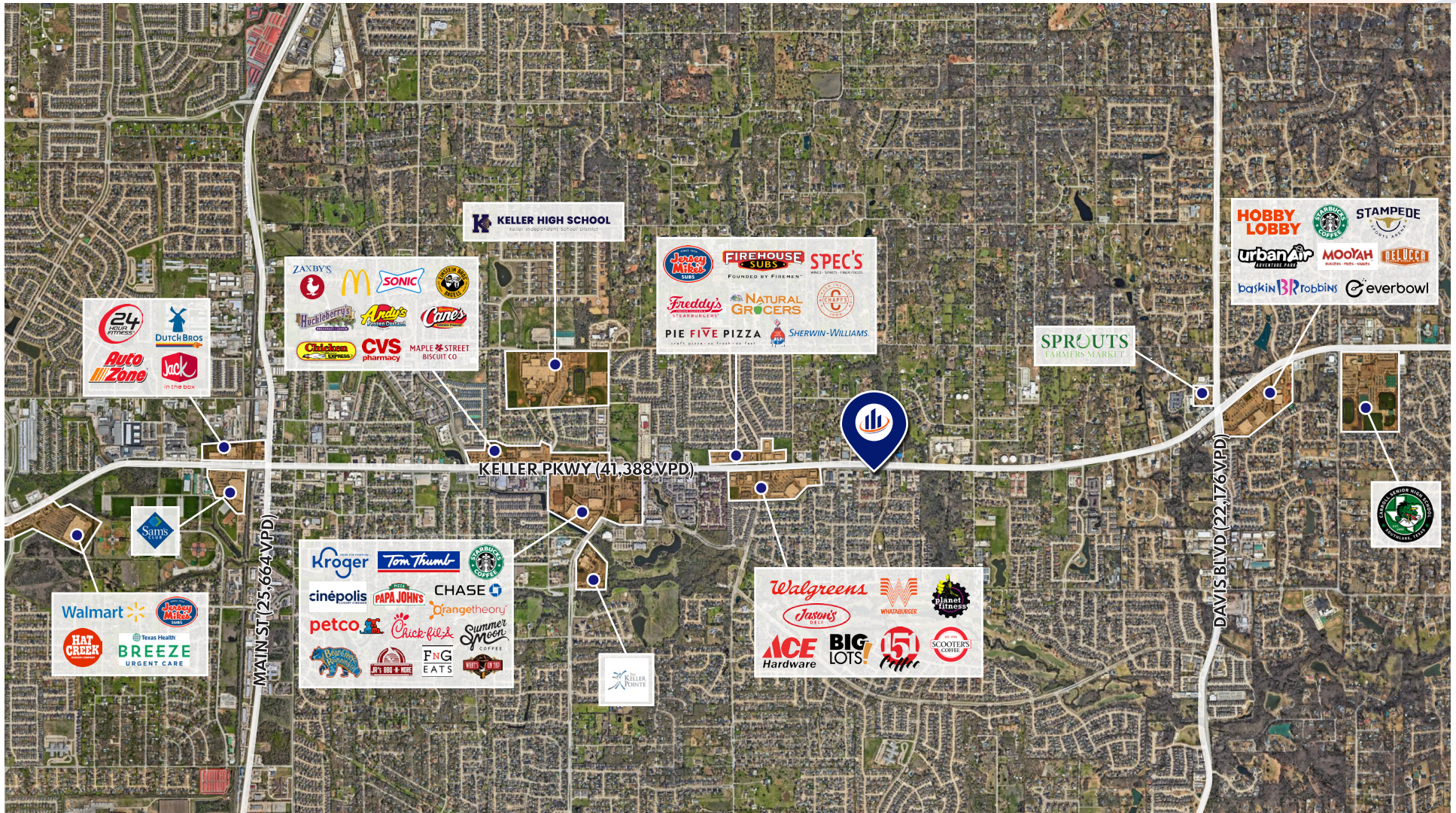


Innate Connection
CHIROPRACTIC

Occupies 1,116 SF

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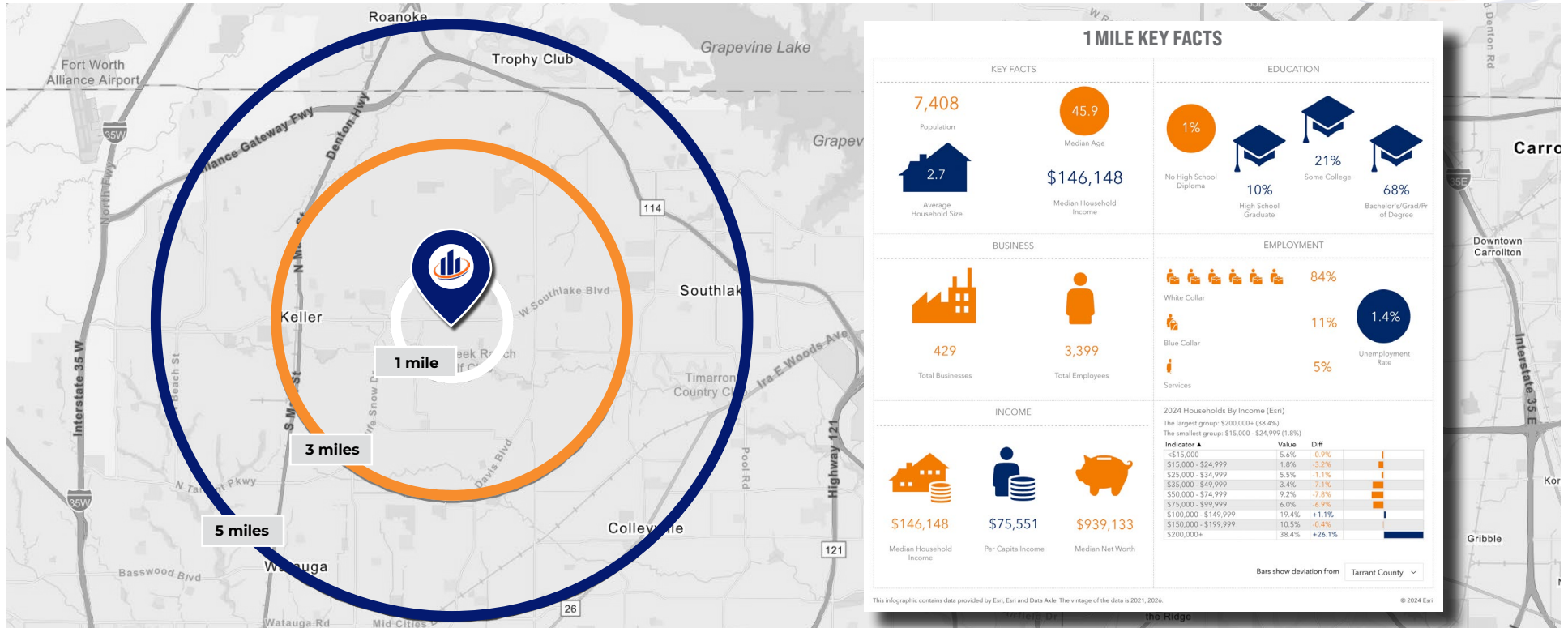
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This property sits in one of the most desirable areas in the country, consistently ranked as one of the Top 100 places to live in the U.S. With easy access to major highways and proximity to retail, dining, and entertainment options, this location is ideal for businesses seeking a vibrant and connected community. Keller's reputation for excellent schools and a high quality of life further enhances the appeal of this well-situated property.

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2024 Summary

2029 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	7,408	64,971	205,177	7,401	64,989	204,560
Households	2,731	22,136	69,327	2,741	22,287	69,712
Families	1,980	18,339	56,240	1,976	18,368	56,169
Average Household Size	2.68	2.92	2.95	2.66	2.90	2.92
Owner Occupied Housing Units	1,967	18,907	55,924	2,013	19,111	56,895
Renter Occupied Housing Units	764	3,229	13,403	727	3,176	12,818
Median Age	45.9	44.5	40.7	46.5	45.4	41.2
Median Household Income	\$146,148	\$180,096	\$142,668	\$167,787	\$197,031	\$159,180
Average Household Income	\$201,940	\$228,401	\$187,294	\$224,669	\$252,253	\$209,070



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

DFW Trinity Advisors, LLC <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	9004520 <small>License No.</small>	sfithian@visionsrealty.com <small>Email</small>	817-288-5525 <small>Phone</small>
Stephen H. Fithian <small>Designated Broker of Firm</small>	407418 <small>License No.</small>	sfithian@visionsrealty.com <small>Email</small>	817-288-5524 <small>Phone</small>
Stephen H. Fithian <small>Licensed Supervisor of Sales Agent/ Associate</small>	407418 <small>License No.</small>	sfithian@visionsrealty.com <small>Email</small>	407418 <small>Phone</small>
Matt Matthews <small>Sales Agent/Associate's Name</small>	667871 <small>License No.</small>	matt.matthews@svn.com <small>Email</small>	972-765-0886 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date