



## 2 OFFICE PAD SITES FOR SALE

1675 N Tarrant Pkwy  
Keller, TX 76248

AVAILABLE:

**LOT 2A-1: ± 33,937 SF**  
**LOT 2C: ± 33,082 SF**



Two prime office pad sites are available for sale at 1675 N Tarrant Parkway:

- **Lot 2A-1:** Highly visible corner lot, fully builder-ready with all infrastructure and parking in place.
- **Lot 2C:** Conveniently located with all utilities stubbed and ready for immediate connection.

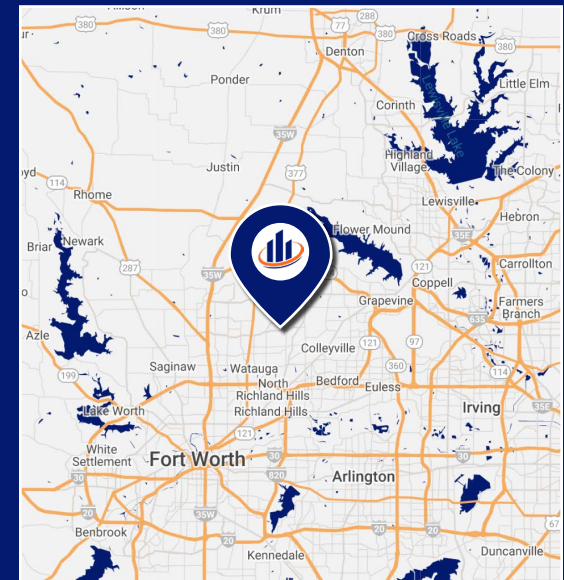
Both sites offer an excellent opportunity for medical or professional office development in a high-growth Keller corridor.

## FEATURES

**Use:** Office

## HIGHLIGHTS

- » Situated at a busy intersection with 40,000+ vehicles daily.
- » Excellent visibility for passing traffic.





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Located along Keller's bustling N Tarrant Parkway, this property offers immediate access to major thoroughfares including Highway 377 and Interstate 35W. Positioned in a high-traffic corridor with strong residential growth, the site is surrounded by established neighborhoods, retail centers, and medical facilities, providing exceptional visibility and convenient access to key destinations throughout the Dallas-Fort Worth Metroplex.



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## KELLER, TX – LOCATION OVERVIEW

Keller, Texas, is one of the most desirable communities in the Dallas–Fort Worth metroplex, offering a rare combination of strong demographics, steady growth, and a pro-business environment. With a population of approximately 45,600 and consistent year-over-year increases, Keller has cultivated a stable, high-income customer base—median household income is nearly \$173,000, with homeownership rates at 82% and property values continuing to rise. These indicators translate into exceptional consumer spending power, making Keller a prime location for retail, office, and service-based businesses.

Strategically positioned between Dallas and Fort Worth, Keller benefits from excellent transportation access and proximity to major employment hubs, while maintaining a vibrant local economy of its own. The city's educated, family-oriented population supports a thriving business community, and its award-winning Keller Independent School District draws continual in-migration of families, ensuring sustained demand for goods, services, and professional offices. Abundant parks, trails, and community amenities create a high quality of life that attracts and retains both residents and skilled workers—an advantage for employers seeking a long-term, stable workforce.



### HIGHLIGHTS

**Population:** ~45,600 and growing

**Median Household Income:** ~\$173K

**Educated Workforce:** 60%+ with bachelor's or higher

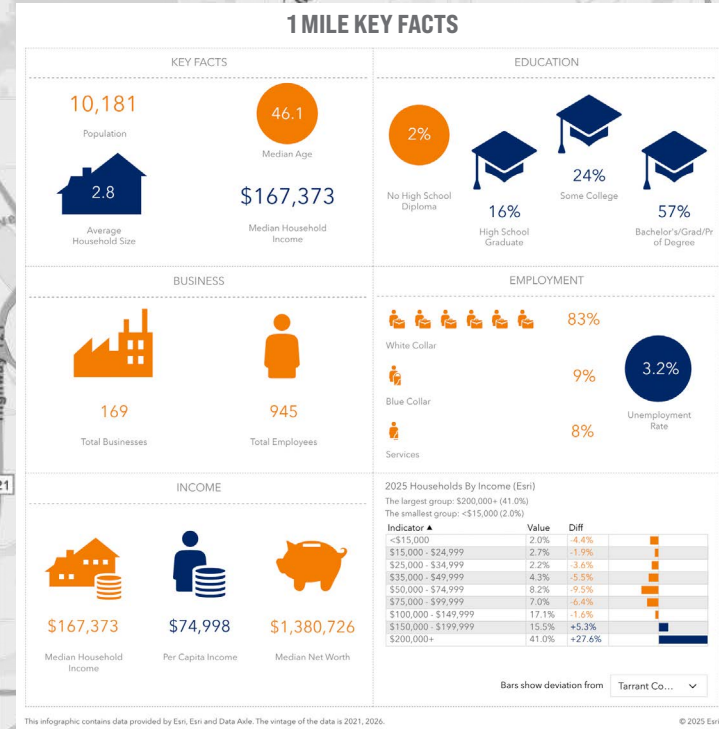
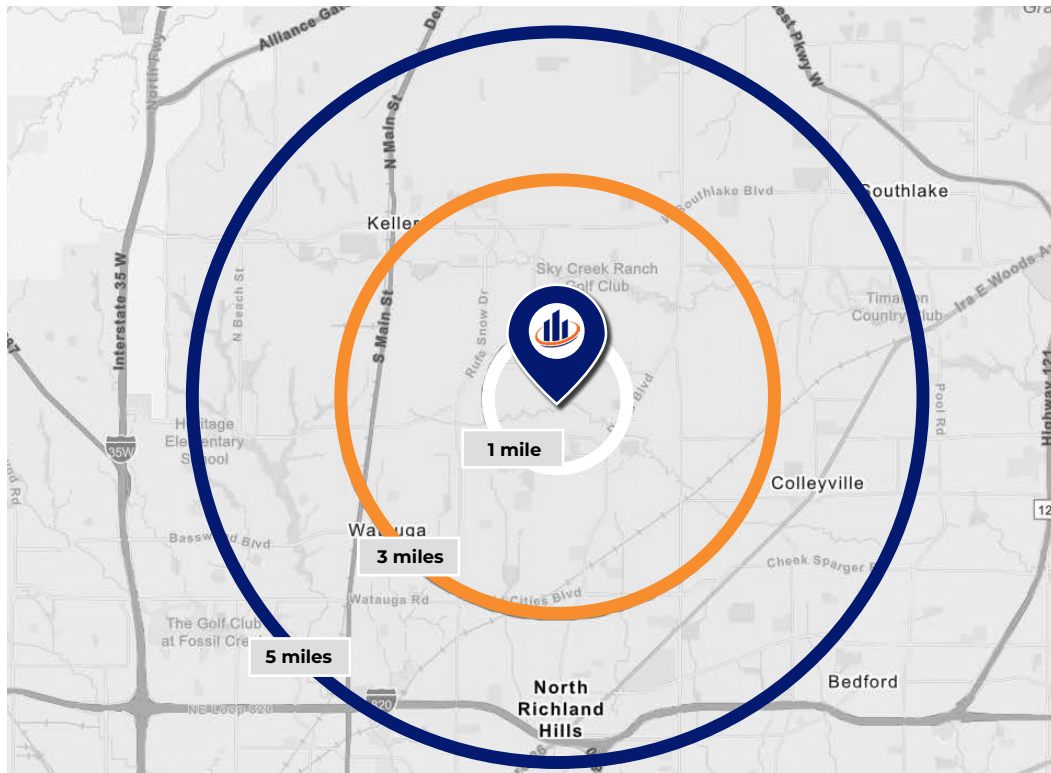
**High Homeownership:** 82%

**Strategic Access:** Dallas, Fort Worth & DFW International Airport

**Economic Strength:** Affluent consumer base with strong discretionary spending

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## 2025 Summary

## 2030 Summary

|                                      | 1 Mile    | 3 Miles   | 5 Miles   | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Population</b>                    | 10,181    | 91,369    | 274,002   | 9,907     | 91,662    | 275,281   |
| <b>Households</b>                    | 3,671     | 33,420    | 97,991    | 3,643     | 34,193    | 100,208   |
| <b>Families</b>                      | 3,051     | 26,063    | 75,304    | 3,014     | 26,463    | 76,449    |
| <b>Average Household Size</b>        | 2.77      | 2.72      | 2.79      | 2.72      | 2.66      | 2.74      |
| <b>Owner Occupied Housing Units</b>  | 3,346     | 27,244    | 73,501    | 3,349     | 28,028    | 75,808    |
| <b>Renter Occupied Housing Units</b> | 325       | 6,176     | 24,490    | 294       | 6,165     | 24,400    |
| <b>Median Age</b>                    | 46.1      | 43.0      | 40.1      | 46.3      | 43.6      | 40.8      |
| <b>Median Household Income</b>       | \$167,373 | \$127,467 | \$119,368 | \$187,382 | \$142,544 | \$131,788 |
| <b>Average Household Income</b>      | \$208,070 | \$176,726 | \$166,730 | \$225,594 | \$192,869 | \$180,584 |



## 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.

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

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

\_\_\_\_\_  
Date