



1661 S MAIN ST

 Keller, TX 76248

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Keller, TX 76248



7,236 SF
LOT SIZE



1.23 AC
TOTAL SQ FT



2005
YEAR BUILT

PROPERTY OVERVIEW

- For Sale or Lease
- \$2,700,000 Asking Price
- High Traffic Counts Along Hwy 377
- Excellent Demographics
- Located Near the Strongest Retail Corridor for Keller
- 5 Bays w/ In-Ground Hydraulics & Fully Sprinklered

TRAFFIC COUNTS



HWY 377
N TARRANT PKWY

35,346 VPD ('22)

30,474 VPD ('22)

AREA RETAILERS

Academy
SPORTS+OUTDOORS



KOHL'S



LA FITNESS

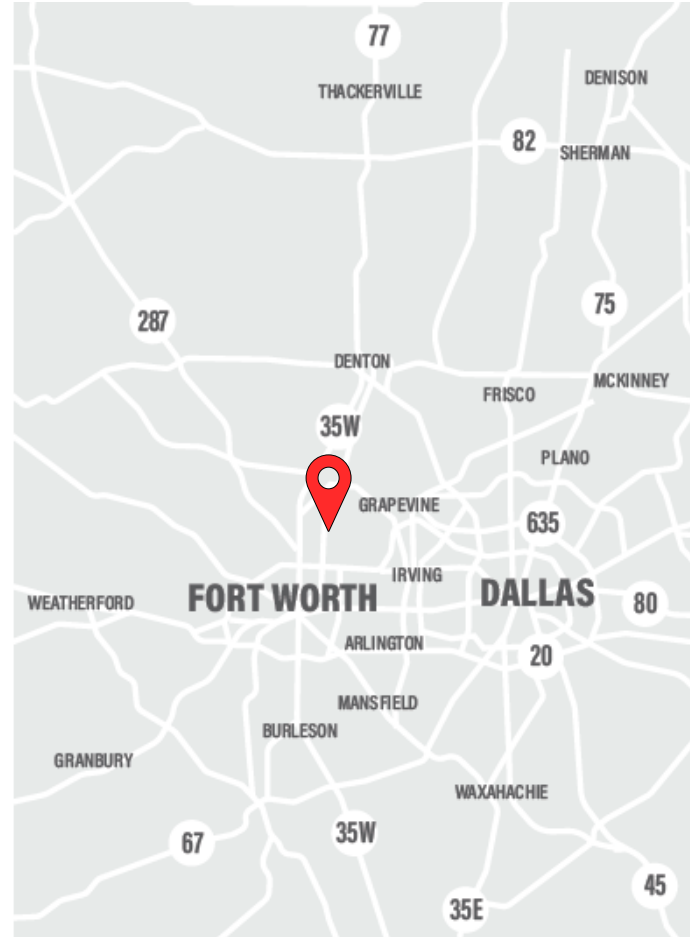
SPROUTS
FARMERS MARKET

target

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	11,184	129,104	301,515
Average HH Inc	\$132,364	\$128,144	\$121,696
Households	3,632	43,041	105,318

*2024 CoStar Estimates



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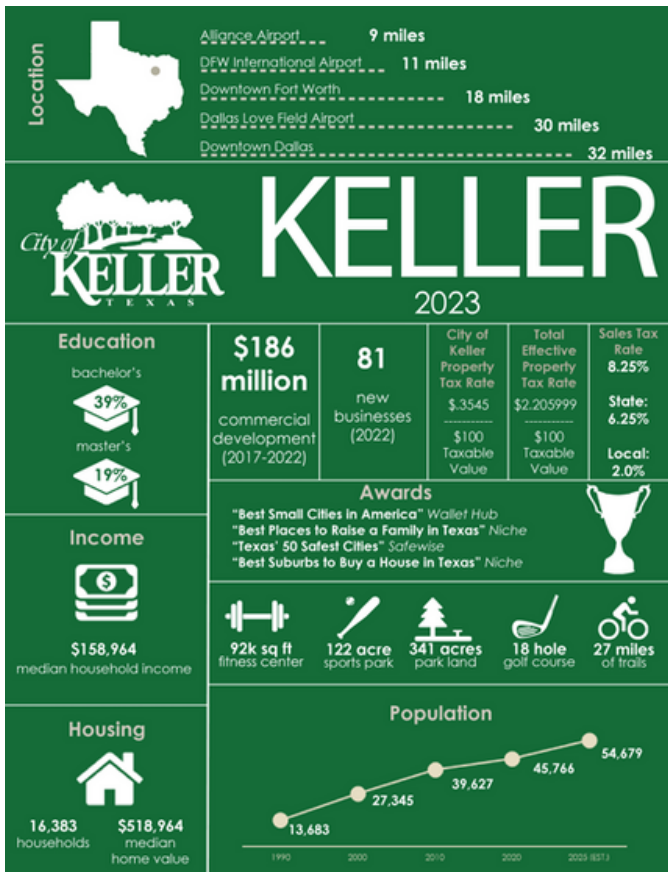
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DEMOGRAPHICS



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	11,670	135,184	317,432
2024 Estimate	11,184	129,104	301,515
2020 Census	11,577	131,153	297,187
Growth 2024 - 2029	4.35%	4.71%	5.28%
Growth 2020 - 2024	-3.39%	-1.56%	1.46%
2024 Population by Hispanic Origin	2,069	25,040	61,240
2024 Population	11,184	129,104	301,515
White	6,880 61.52%	82,629 64.00%	186,486 61.85%
Black	1,205 10.77%	9,902 7.67%	26,650 8.84%
Am. Indian & Alaskan	44 0.39%	595 0.46%	1,464 0.49%
Asian	1,014 9.07%	10,414 8.07%	25,450 8.44%
Hawaiian & Pacific Island	21 0.19%	266 0.21%	655 0.22%
Other	2,020 18.06%	25,298 19.60%	60,809 20.17%
U.S. Armed Forces	13	109	304
Households			
2029 Projection	3,789	45,090	110,946
2024 Estimate	3,632	43,041	105,318
2020 Census	3,779	43,863	104,020
Growth 2024 - 2029	4.32%	4.76%	5.34%
Growth 2020 - 2024	-3.89%	-1.87%	1.25%
Owner Occupied	2,444 67.29%	32,158 74.71%	72,125 68.48%
Renter Occupied	1,188 32.71%	10,883 25.29%	33,193 31.52%
2024 Households by HH Income	3,632	43,042	105,317
Income: <\$25,000	339 9.33%	2,847 6.61%	7,667 7.28%
Income: \$25,000 - \$50,000	436 12.00%	4,559 10.59%	13,934 13.23%
Income: \$50,000 - \$75,000	584 16.08%	6,336 14.72%	16,508 15.67%
Income: \$75,000 - \$100,000	355 9.77%	6,905 16.04%	16,839 15.99%
Income: \$100,000 - \$125,000	432 11.89%	5,210 12.10%	13,022 12.36%
Income: \$125,000 - \$150,000	378 10.41%	4,860 11.29%	10,081 9.57%
Income: \$150,000 - \$200,000	410 11.29%	5,768 13.40%	12,025 11.42%
Income: \$200,000+	698 19.22%	6,557 15.23%	15,241 14.47%
2024 Avg Household Income	\$132,364	\$128,144	\$121,696
2024 Med Household Income	\$105,903	\$104,194	\$96,600



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.

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

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov