



PRICE:
\$23 / SF

Great opportunity to have your business office located in the Centerview Office Park right off of the high traffic street Keller Parkway. There are 41,000 vehicles per day that travel by this location. Suite has five private offices, reception area, kitchenette, a private bathroom, and a shared tenant lounge.

FEATURES

Available SF: 1,156
Building SF: 5,748
Type: Office

HIGHLIGHTS

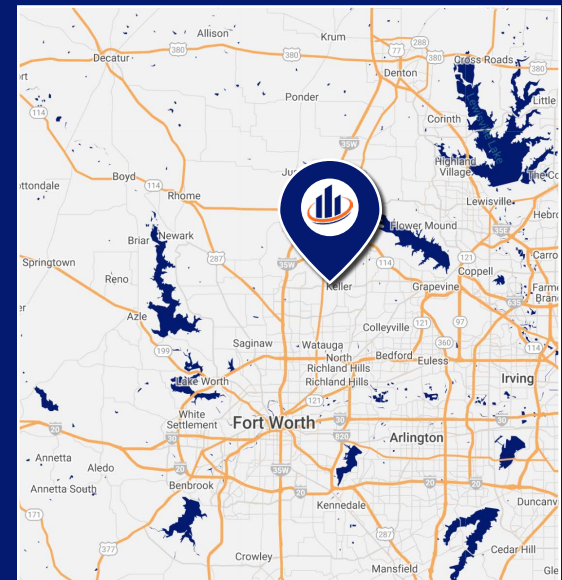
- » Building signage
- » 5 offices
- » Bathroom
- » Break area
- » Tenant lounge



OFFICE SPACE FOR LEASE

1149 Keller Parkway
Suite B
Keller, TX 76248

AVAILABLE:
1,156 SF



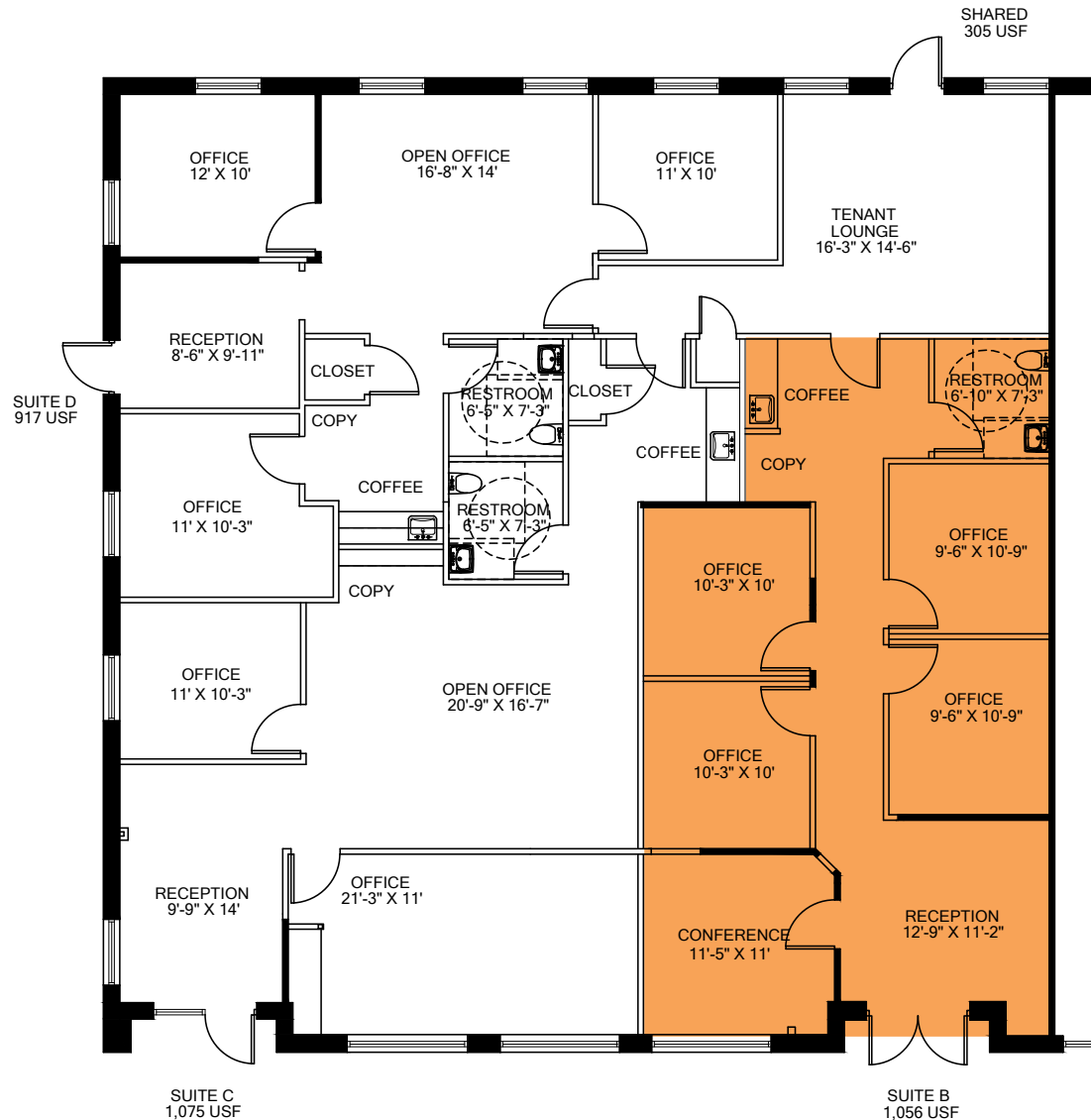
OFFICE SPACE FOR LEASE

1149 Keller Parkway | Keller, TX 76248



OFFICE SPACE FOR LEASE

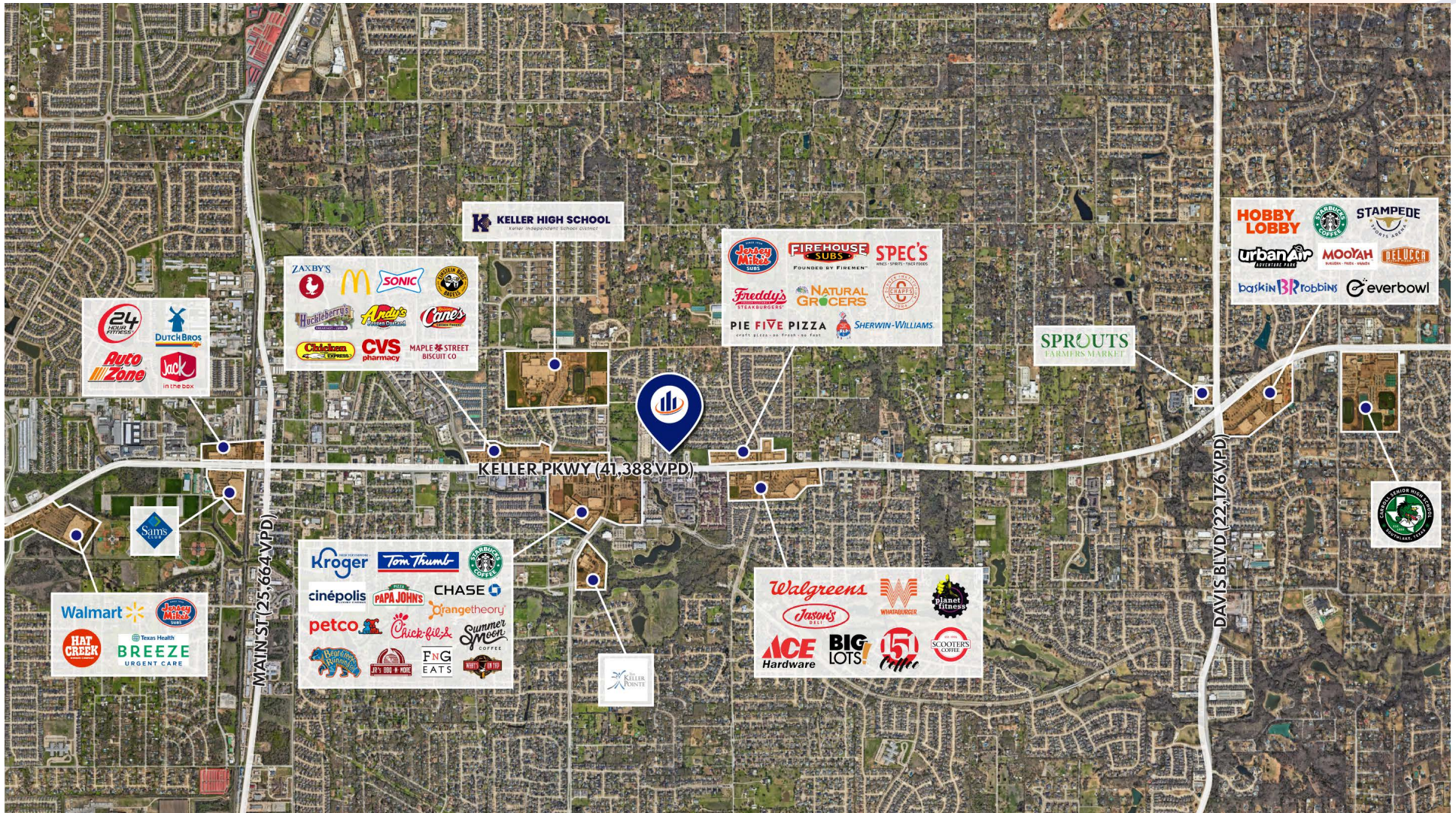
1149 Keller Parkway | Keller, TX 76248



AVAILABLE

OFFICE SPACE FOR LEASE

1149 Keller Parkway | Keller, TX 76248



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.

OFFICE SPACE FOR LEASE

1149 Keller Parkway | Keller, TX 76248

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

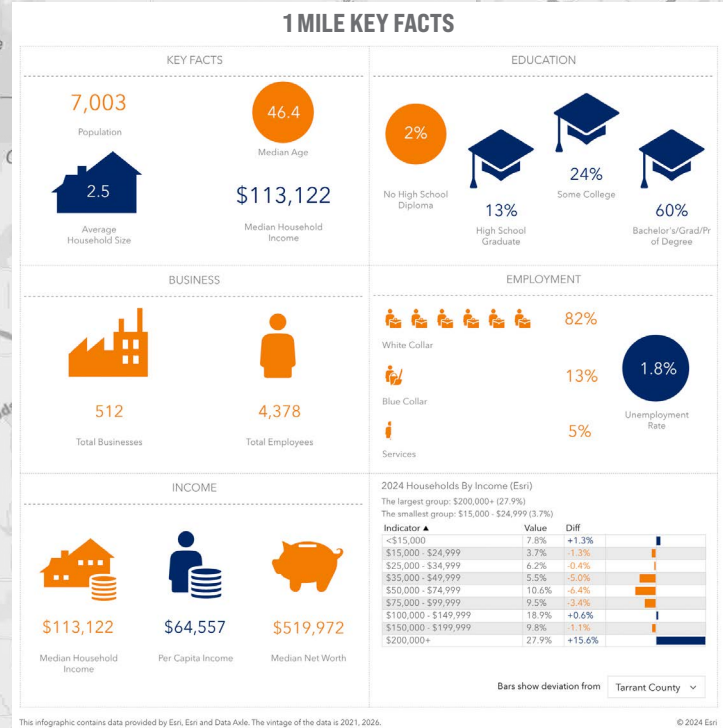
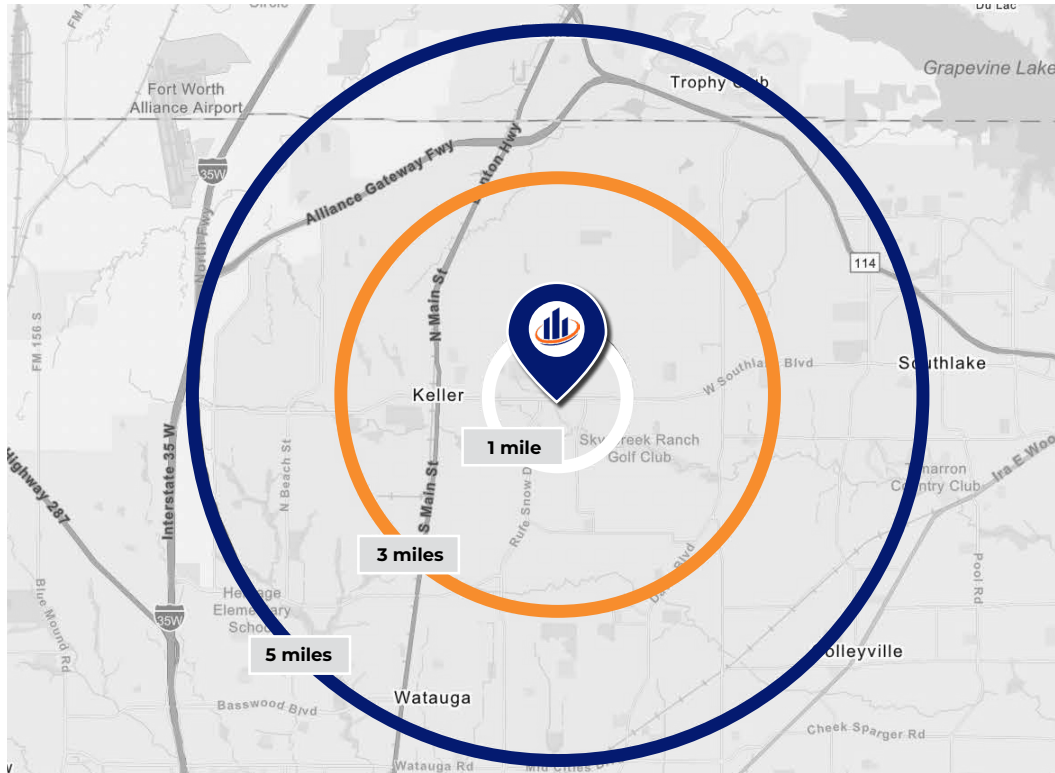
High Homeownership: 82%

Strategic Access: Dallas, Fort Worth & DFW International Airport

Economic Strength: Affluent consumer base with strong discretionary spending

OFFICE SPACE FOR LEASE

1149 Keller Parkway | Keller, TX 76248



2024 Summary

2029 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	7,003	73,095	226,640	7,029	73,321	227,685
Households	2,754	24,294	76,221	2,772	24,524	77,242
Families	1,836	19,922	61,313	1,835	19,998	61,690
Average Household Size	2.52	2.99	2.96	2.52	2.97	2.94
Owner Occupied Housing Units	1,765	19,538	59,854	1,831	19,844	60,955
Renter Occupied Housing Units	989	4,756	16,367	941	4,680	16,288
Median Age	46.4	41.7	39.2	47.1	42.1	39.8
Median Household Income	\$113,122	\$159,708	\$134,118	\$128,457	\$174,194	\$153,313
Average Household Income	\$164,870	\$203,911	\$178,193	\$186,123	\$226,574	\$199,090



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	9004520	sfithian@visionsrealty.com	817-288-5525
Licensed Broker /Broker Firm Name or 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/ 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