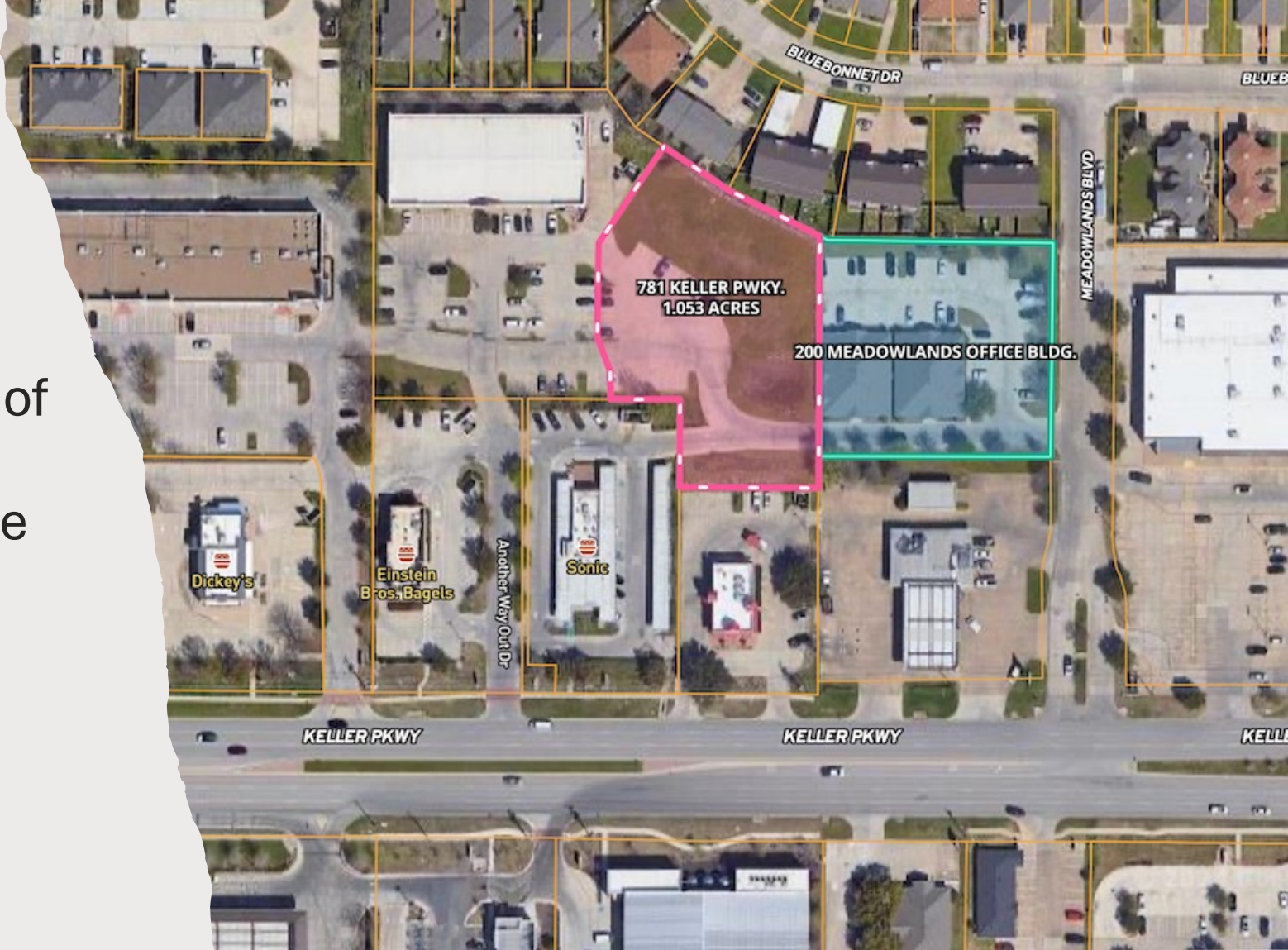


200 Meadowlands Boulevard

- Keller, Texas 76248
- **FOR SALE 2 Bldgs 4,056 SF each**
- **8,112 SF total Ofc & Lab space**
- **\$2,475,000**
- **Zoned Retail**
- 46 parking spaces
- **Also**
 - Adjacent 1.053 acres of partially improved land
- **Zoned Retail**
- Concrete access drive & 21 parking spaces
- **\$10.00/ SF**
- [LoopNet Listing](#)



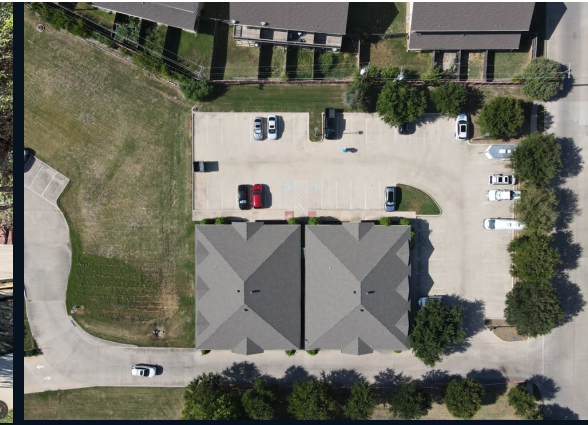
Aerial Site View of
RETAIL ZONED
Property For Sale



Two (2) separate one-story buildings approximately 4,056 each; currently connected to operate as one 8,112 facility for the current owner occupant. Easily separated~



PHOTOS



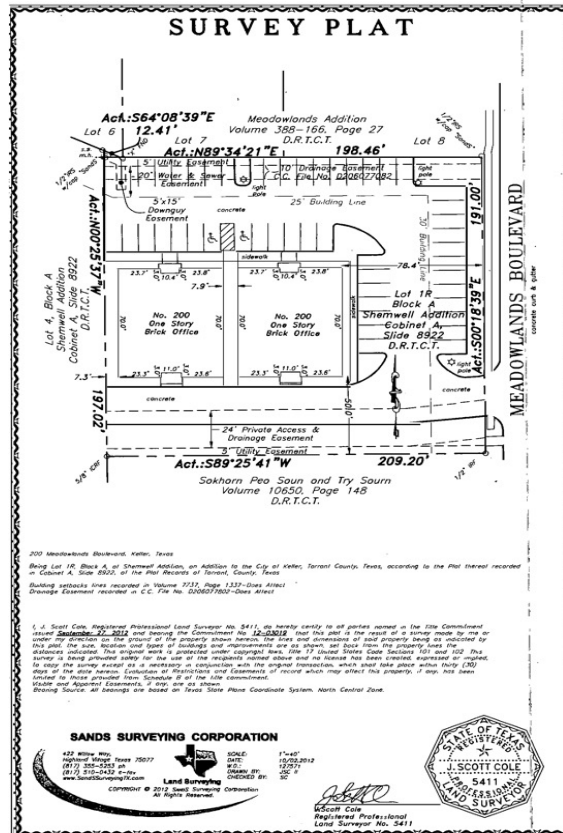
- Each building has two 5- ton and one 1-ton AC units. Two of the 5-ton units were replaced in 2023.
- New roof installed 2022.
- Each building has its own electric and water meters.
- Concrete surface parking lot has 46 parking spaces.





PHOTOS – Existing Office & Labs

Survey & Demographics



Location

Alliance Airport 9 miles
DFW International Airport 11 miles
Downtown Fort Worth 18 miles
Dallas Love Field Airport 30 miles
Downtown Dallas 32 miles

KELLER

2023

Education	\$186 million	81	City of Keller Property Tax Rate \$3.3545	Total Effective Property Tax Rate \$2.205999	Sales Tax Rate 8.25%
bachelor's 39%	commercial development (2017-2022)	new businesses (2022)	\$100 Taxable Value	\$100 Taxable Value	State: 6.25%
master's 19%					Local: 2.0%

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

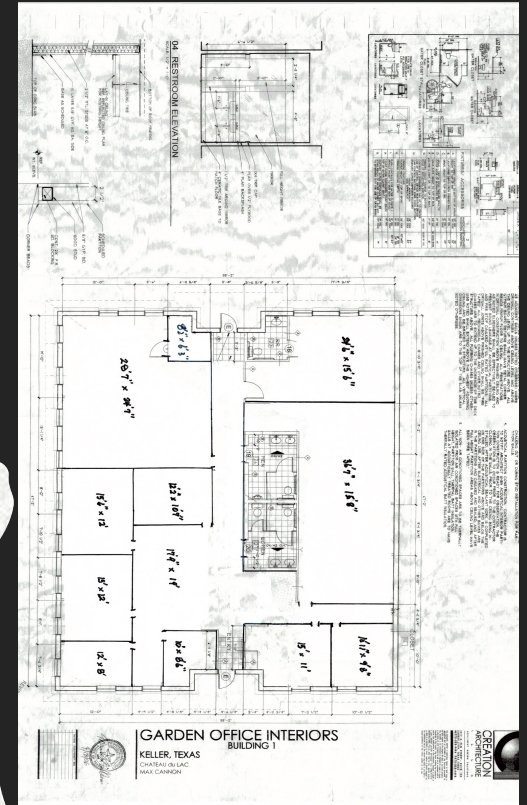
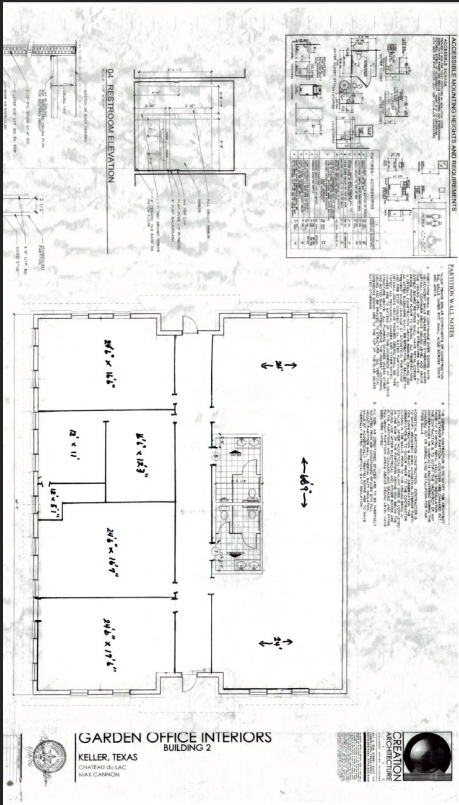
92k sq ft fitness center	122 acre sports park	341 acres parkland	18 hole golf course	27 miles of trails
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Housing

16,383 households \$518,964 median home value

Population

As Built Exhibit for Building 1 & Building 2



For Sales Information Contact:

P. Bradley Enderby

d.b.a. Enderby Real Estate

Brad@Thompson-Realty.com

[214-202-3645](tel:214-202-3645)

- [IABS Form](#)

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