

FOR SALE | BTS

Smithfield Rd Land
8131-8141 Smithfield Rd | Keller, TX 76248



SPACE AVAILABLE

4.253 Acres

PRICING INFORMATION

\$5.81 PSF - \$11.60 PSF
See Site Plan For Details

LOCATION

NWC N Tarrant Pkwy & Smithfield Rd

TRAFFIC GENERATORS



- 👁️ Located along highly traveled North Tarrant Parkway between major arterials Davis Blvd and Rufe Snow
- 👁️ North of four-pad medical office development
- 👁️ Build-to-suit opportunity available
- 👁️ Minutes from a variety of restaurant and retail options
- 👁️ Excellent visibility & monument signage available
- 👁️ Zoned for office and medical

DEMOGRAPHICS*	1 MILE	3 MILE	5 MILE
Population	11,101	96,133	272,739
Employees	897	25,202	73,610
Average HH Income	\$175,607	\$141,399	\$134,654
2021-2026 Annual Growth Rate	0.8%	1.14%	1.17%
Traffic Count	28,309 VPD @ N Tarrant Pkwy & Smithfield		

*CoStar 2021



Bill Syblon | Barrett England

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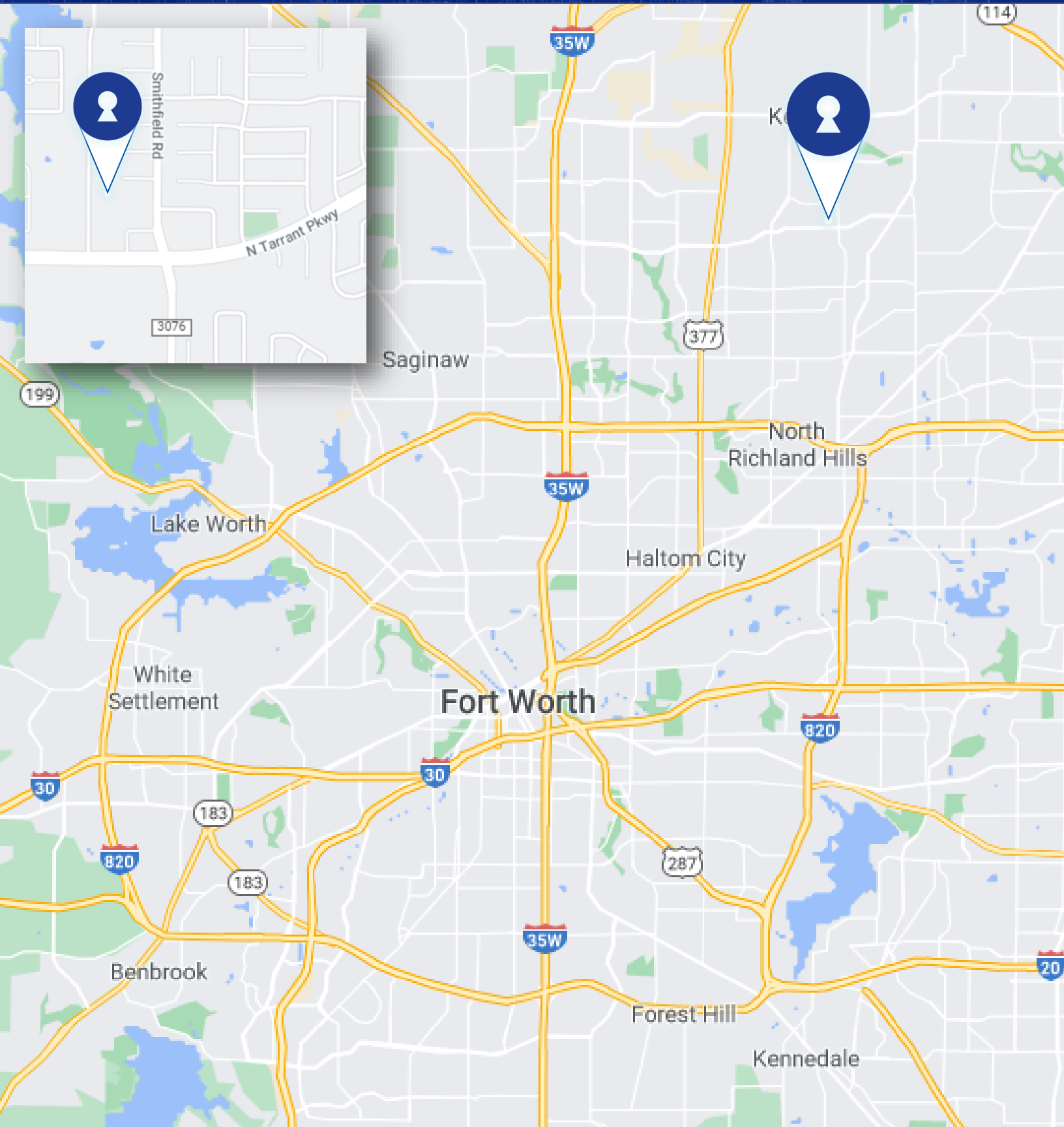
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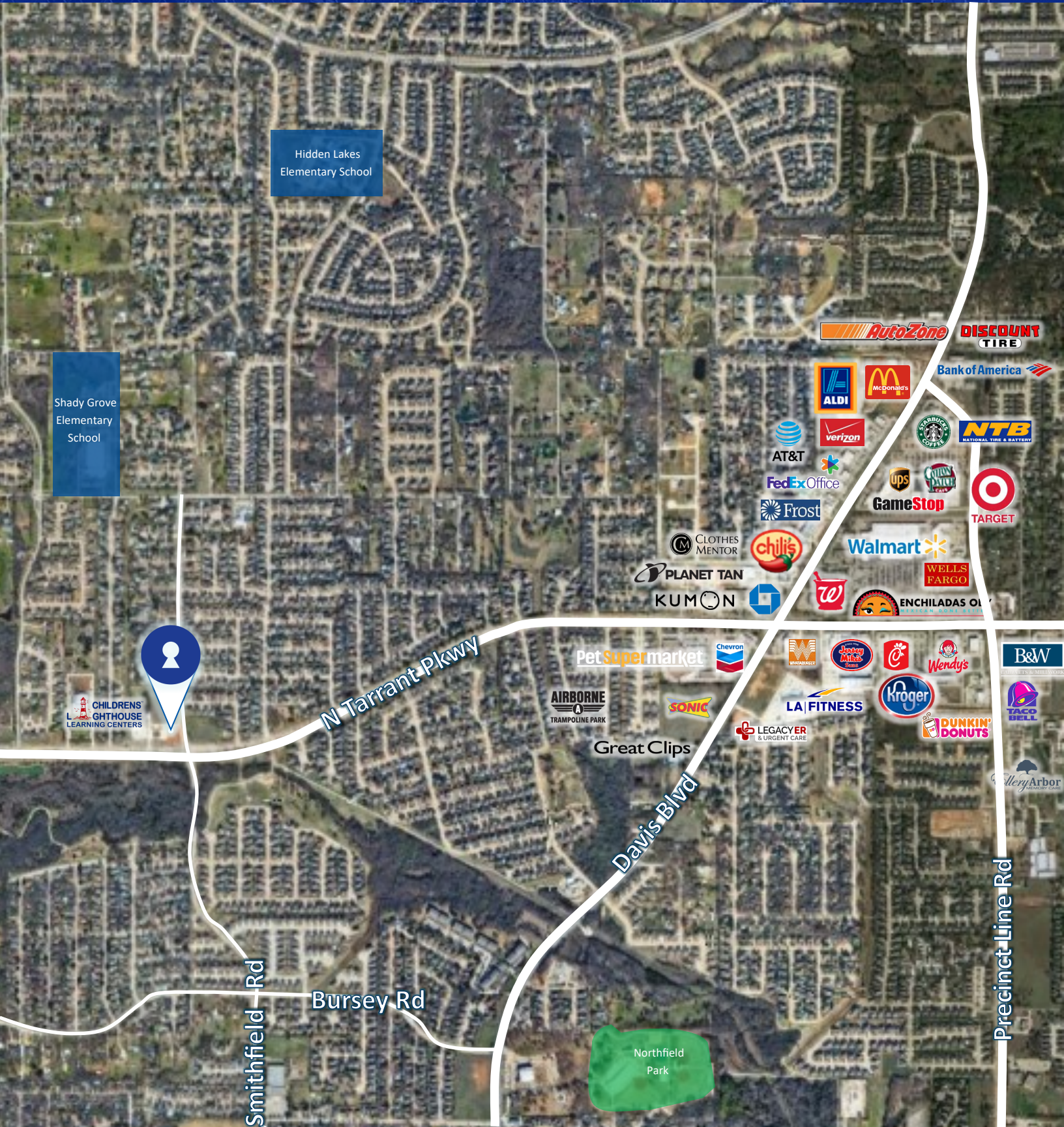
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Hidden Lakes Elementary School

Shady Grove Elementary School



CHILDRENS LIGHTHOUSE LEARNING CENTERS

N Tarrant Pkwy

Smithfield Rd

Burse Rd

Davis Blvd

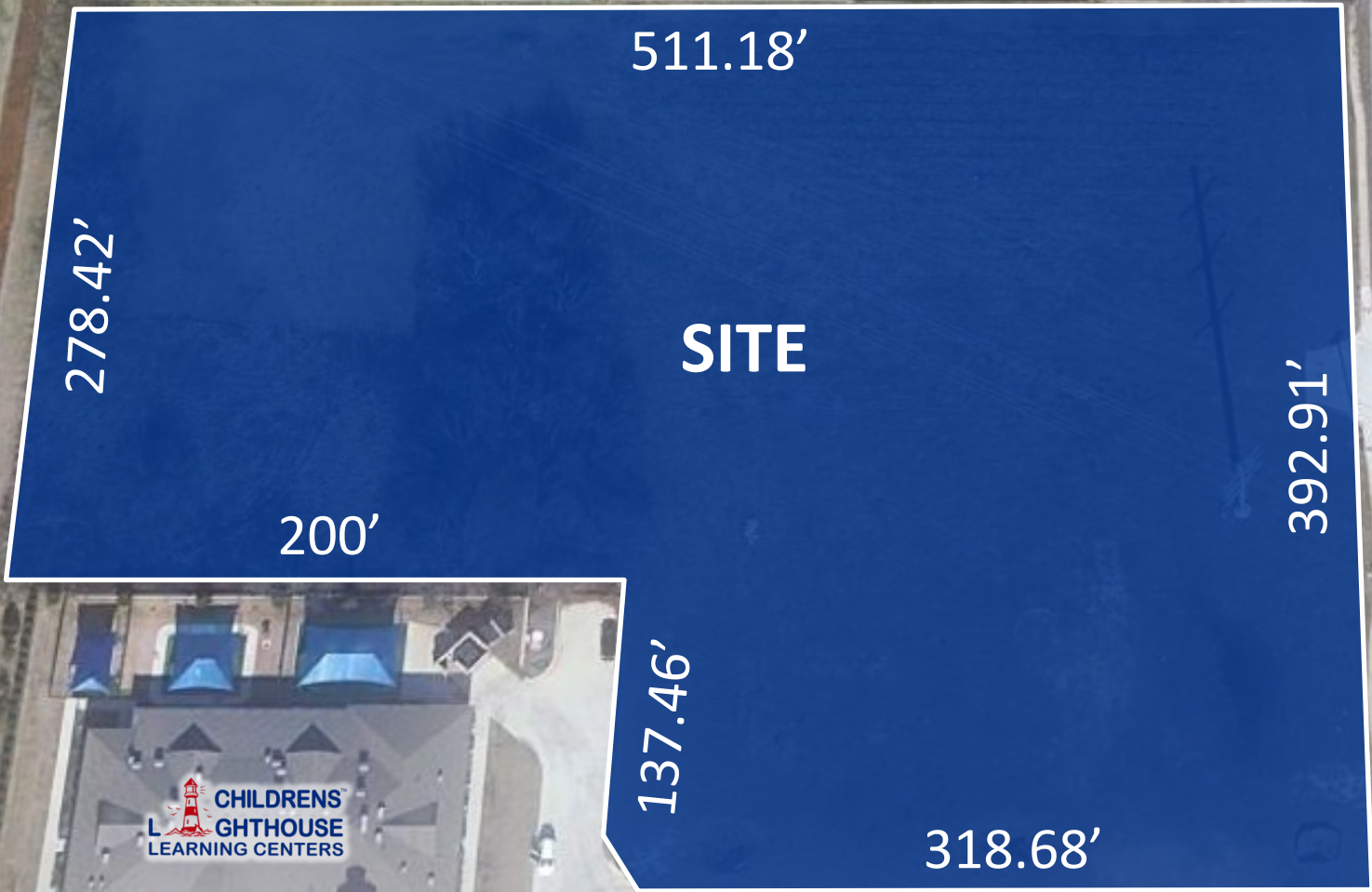
Precinct-Line Rd

Northfield Park



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LOT 4 111,802 SF \$650,000

LOT 4, BLOCK A
 2.567 ACRES
 111,802 SQ.FT.

7.195 ACRES
 313,399 SQ.FT.

TRACT A, BLOCK 1
 SARAH BROOKS ESTATES
 VOL. 388-201, PG. 93
 P.R.T.C.T.

LOT 3 73,449 SF \$800,000

Or Re-platted

LOT 3, BLOCK A
 1.686 ACRES
 73,449 SQ.FT.

Lot 3A 33,904 SF \$395,000

Lot 3B 39,547 SF \$450,000

LOT 1, BLOCK A
 1.492 ACRES
 65,000 SQ.FT.

LOT 2, BLOCK A
 1.450 ACRES
 63,148 SQ.FT.



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Information On 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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Roger Smeltzer, Jr.
Designated Broker of Firm

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Information available at www.trec.texas.gov



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