

FLEXD Business Park – Keller, TX

Flex Office / Showroom / Warehouse Space for Lease
3,400 SF – 44,570 SF

In Partnership
With
GARABEDIAN
PROPERTIES

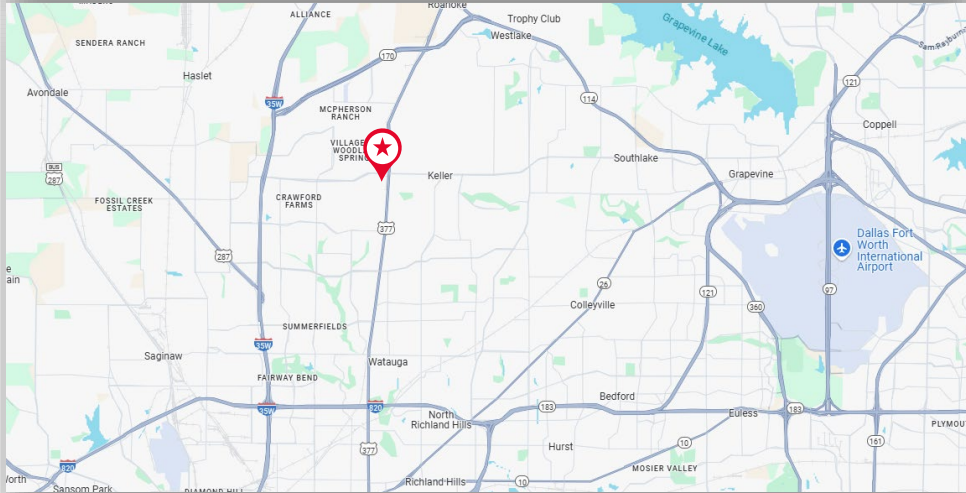
NEW DEVELOPMENT
SUITES AVAILABLE Q1 2026



150 BEAR CREEK PKWY W
777 CHISHOLM TRAIL
KELLER, TX 76248

150 Bear Creek Pkwy W & 777 Chisholm Trail

Keller, TX 76248



Property Information

- Total of 163,909 SF of Class A flex product
- Fully Finished Out & Built-to-suit Spaces offering Reception, Showroom / Office, Warehouse, Kitchenette, and more
- Offers a Clear Height of 20' and Oversized Grade Level Doors
- On-Site Tenant Common Area Amenities fostering a *Live, Work, Play* Environment
- Common Area Well Dock and On-Site Forklift and Storage Rental
- Prime location in one of the fastest growing corridors of North Texas with access to major highways and amenities
- Close proximity to I-35, Loop 820, the TEXPress Tollway, Alliance and DFW Airport
- Advanced security and on-site amenities
- Building and Monument Signage available
- Spaces Available Q1 2026

Suite Sizes Lease Rate Lease Term

3,400 SF – 44,570 SF

Call For Information

3-5 Years

FOR MORE INFORMATION CONTACT

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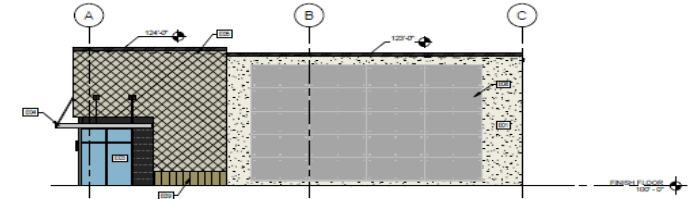


ELEVATION SYMBOLS LEGEND:

	WINDOW/DOOR TYPE		SECTION DETAIL MARKER		FIELD COLOR 1 DARTER PURE WHITE		GUTTER CONTINUOUS
	KEYED NOTE		REVISION NUMBER		FIELD COLOR 2 DARTER WILD GRAY		PLASTER 700
	DETAIL DESIGNATION		ELEVATION MARKER		SPLIT FACE COLOR 1 TBD		GLAZING

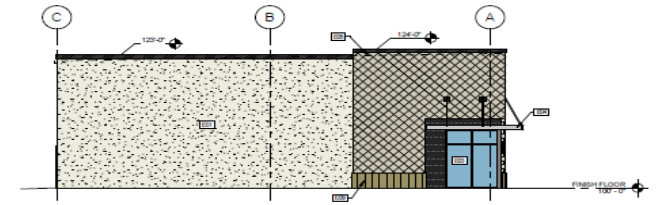
ELEVATION KEYED NOTES:

	PAINTED CONCRETE TILE WALL		CONTINUOUS GUTTER
	PANEL REVEAL (SEE DRAWING)		DOWNSPOUT
	ALUMINUM & GLASS STOREFRONT		WALL MOUNTED TRELLIS
	ALUMINUM PRECAST CANOPY		BASE TRIM
	LINE OF ROOF BEYOND		



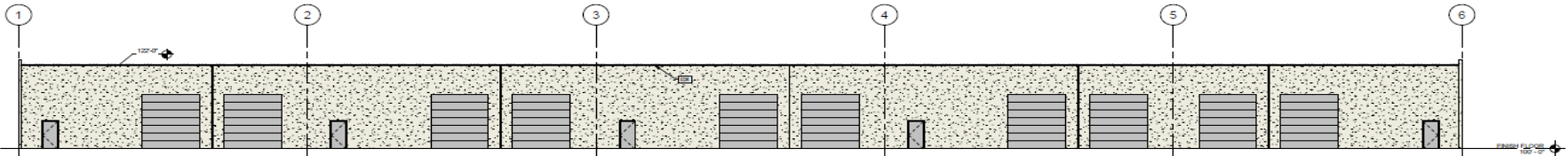
04 EXTERIOR SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



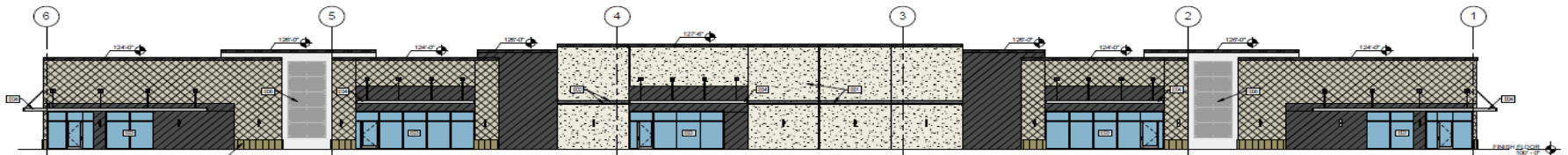
03 EXTERIOR ELEVATION - NORTH

SCALE: 1/8" = 1'-0"



02 EXTERIOR ELEVATION - EAST

SCALE: 3/32" = 1'-0"



01 EXTERIOR ELEVATION - WEST



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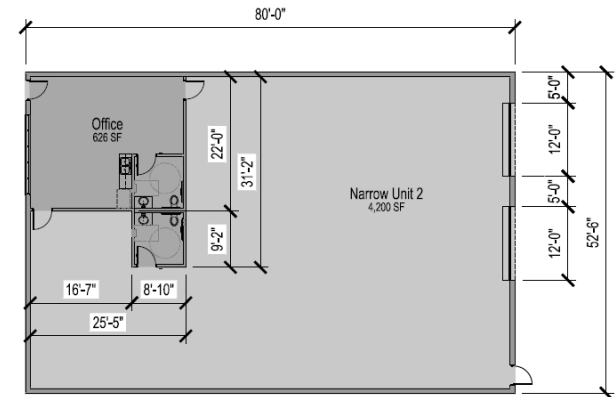
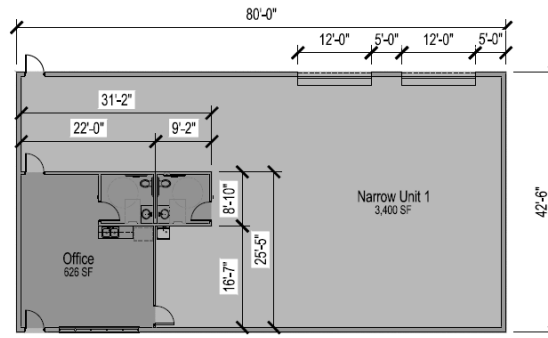
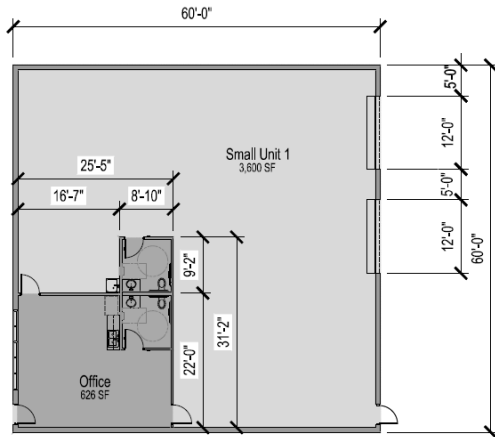
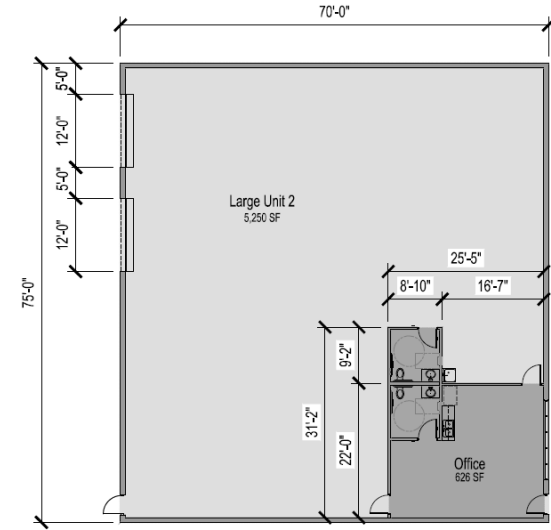
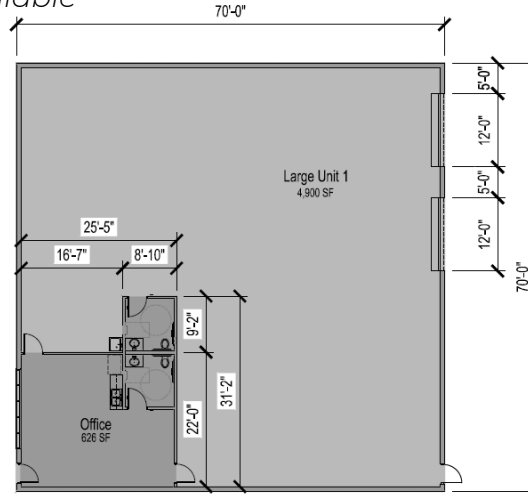
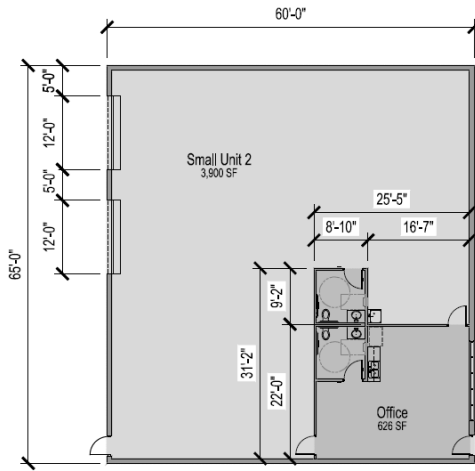
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Sample Unit Layout

* build-to-suit customizations are available



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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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Edith Gaona	0824384	egaona@flexd.dev	469-407-3953
Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials		Date	
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