



# NEW SHELL COMMERCIAL BUILDING FOR SALE OR LEASE

207 S Elm Street  
Keller, TX 76248

AVAILABLE:  
**5,000 SF**

PRICING  
**CALL BROKER**

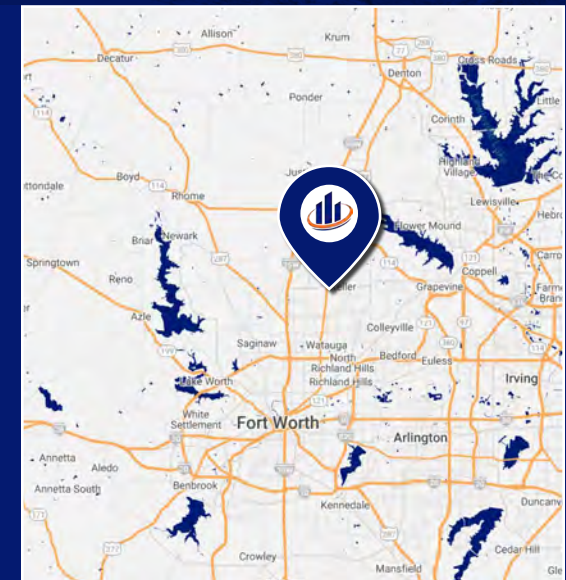
This new 5,000.0 sqft shell building, located in the historic Old Town Keller, presents restaurant or retail users with a prime opportunity to operate in Keller, TX, which has evolved into one of the most desirable communities in the country. High-quality neighborhoods, thriving businesses, and excellence in municipal service, efficiency, and innovation have earned Keller regional and national attention, regularly ranked as one of the Top 100 places to live in the US.

## FEATURES

**Building SF:** 5,000 SF  
**Year Built:** 2024  
**Zoning:** Commercial  
**Submarket:** Keller/Southlake

## HIGHLIGHTS

- » Located in the heart of Old Town Keller.
- » Delivered as a shell building, allowing for customization according to your needs.
- » Perfect for a restaurant, retail, or office space.
- » Option for Office Space: Upstairs area offers the option for office use



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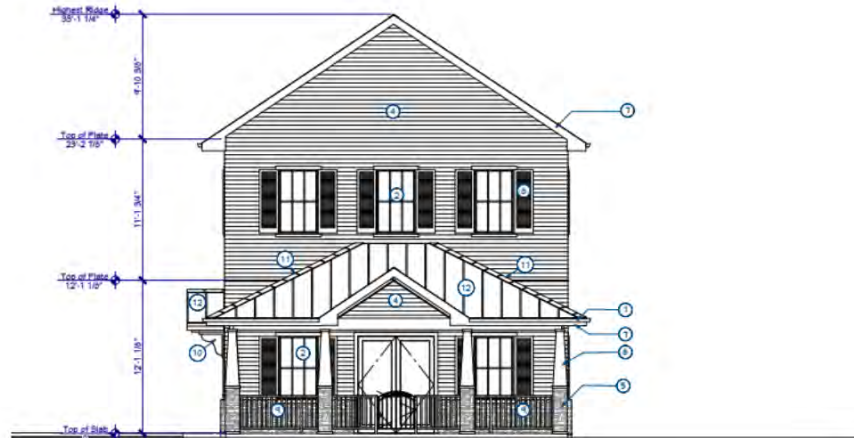


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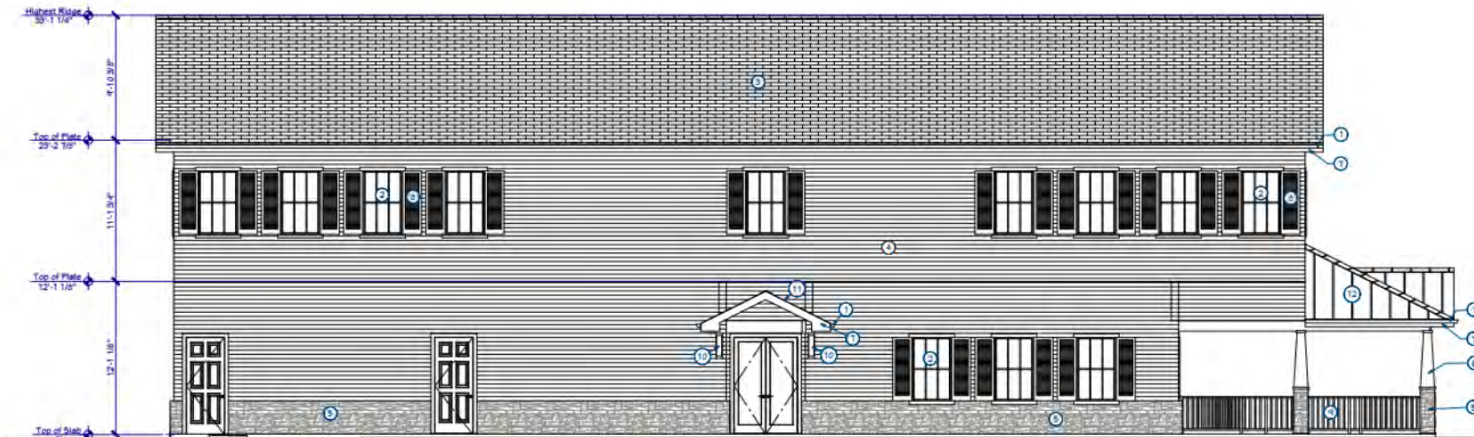


**E1 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL	
LIME STONE - COLOR GREY:	11.5%
STUCCO - COLOR OFF WHITE:	0.5%
FIBER CEMENT SIDING - COLOR OFF WHITE:	11.5%
WINDOWS - ALUMINUM:	10.5%

### ELEVATION KEY NOTES

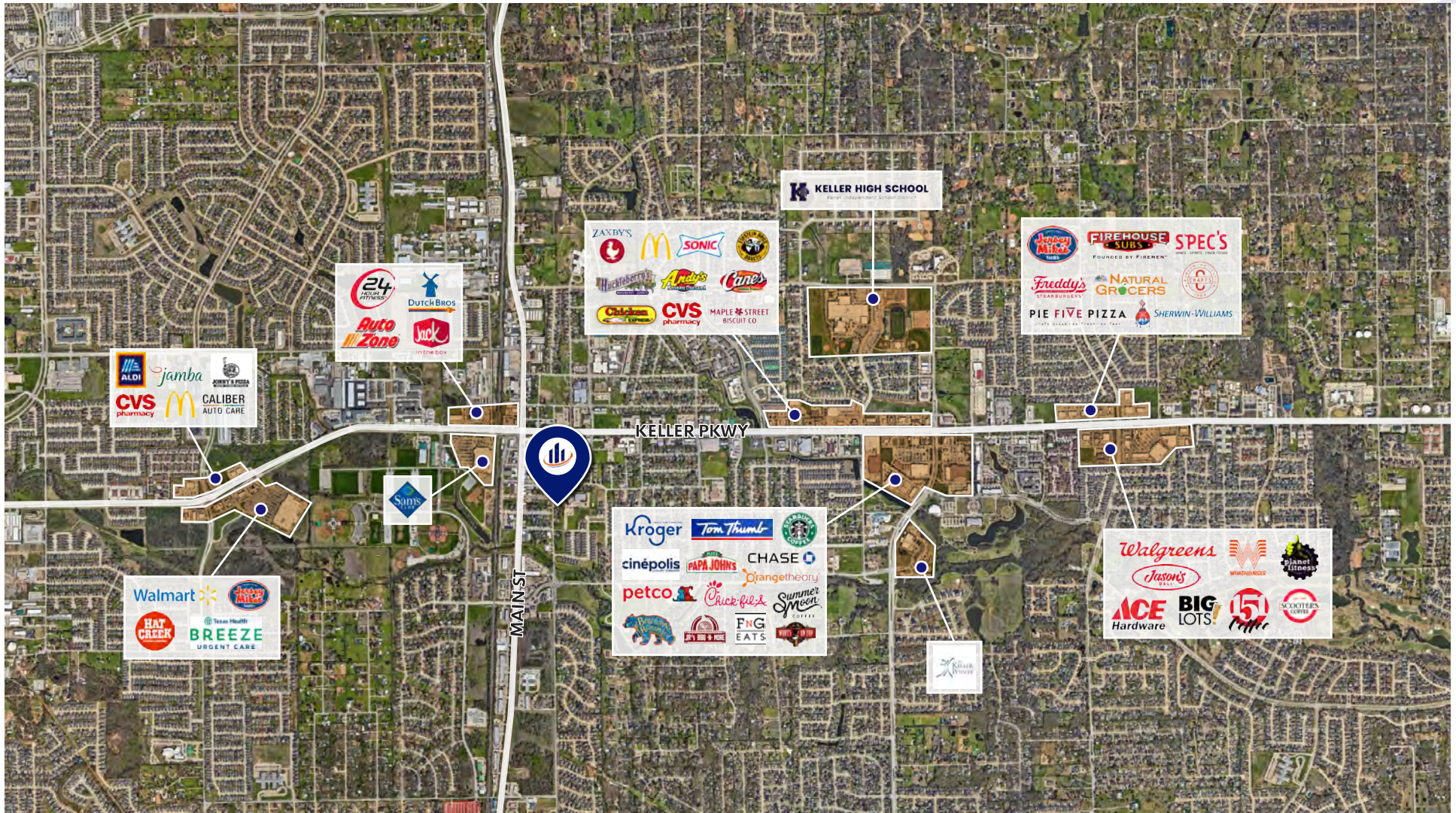
1	ALUMINUM GUTTER (TYP.)
2	ALUMINUM WINDOW (TYP.)
3	ASPHALT SHINGLES - BLACK COLOR
4	FIBER CEMENT SIDING - OFF WHITE COLOR
5	LIME STONE - GREY COLOR
6	POST - FINISH STUCCO - OFF WHITE COLOR (TYP.)
7	WOOD FASCIA - OFF WHITE COLOR
8	WOOD SHUTTER - BLACK COLOR (TYP.)
9	WROUGHT IRON RAILING - BLACK COLOR
10	WOOD BRACKET
11	PROVIDE SIDE WALL STEP FLASHING AT ROOF E WALL JOINT. SEE DETAIL D11A-S
12	METAL ROOFING, STANDING SEAM - COLOR COORDINATE WITH OWNER



**E2 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

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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.





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

Buyer/Tenant/Seller/Landlord Initials

Date