

1745, 1775, & 1801 KELLER PARKWAY KELLER, TEXAS



THE BOWDEN

Sale or Lease
B.U.T. 6,330 SF

Sale or Lease
B.U.T. 5,804 SF

For Sale
.77 ac

**OFFICE/MEDICAL
FOR SALE OR LEASE**

Built-Up-To (B.U.T)
4,000-12,134 SF
\$650k-\$850k PAD SITES



1745, 1775, & 1801 KELLER PARKWAY
KELLER, TEXAS



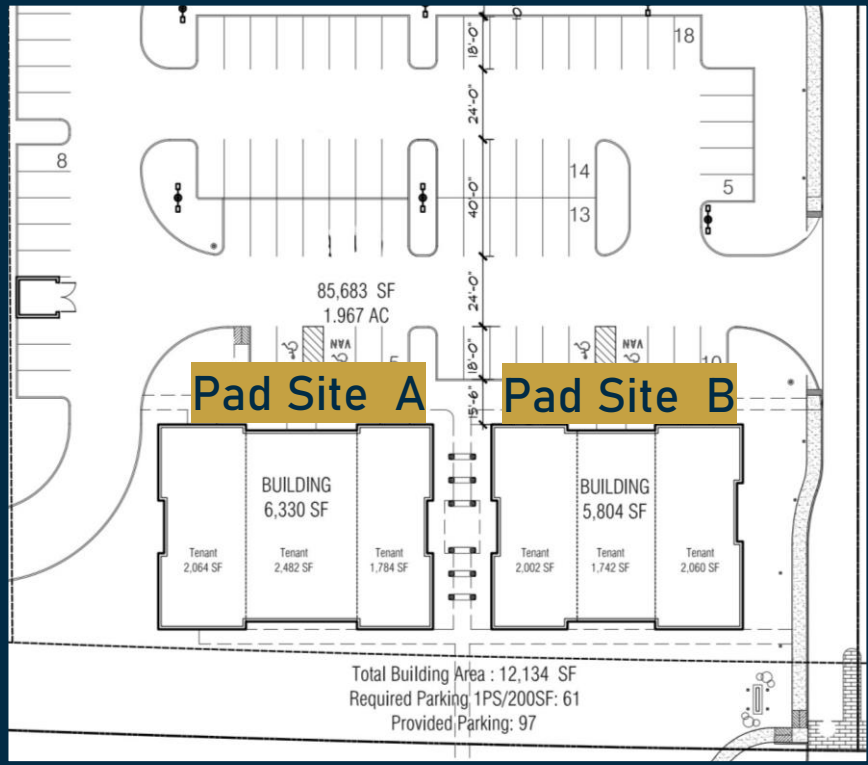
FOR SALE OR LEASE

BUILT UP TO (B.U.T):
4,000-12,134 SF
\$650k-\$850k PAD SITES



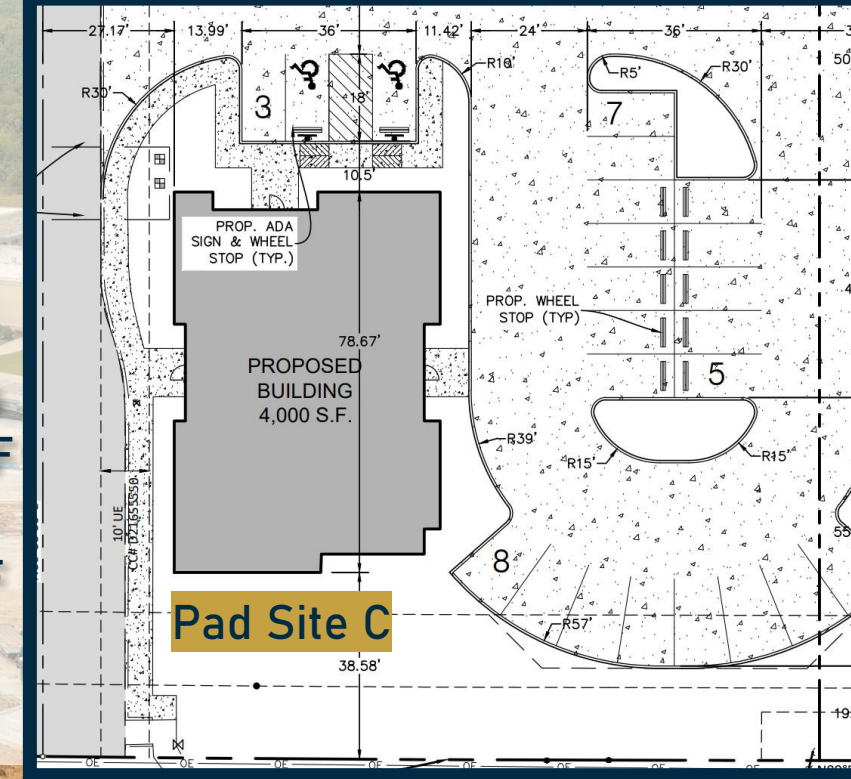
1745, 1775, & 1801 KELLER PARKWAY

KELLER, TEXAS



AVAILABILITY:

- ➔ **Pad Site A** - (B.U.T) 6,330 SF
- ➔ **Pad Site B** - (B.U.T) 5,804 SF
- ➔ **Pad Sites A & B** - Available as STAND ALONE (B.U.T) 12,134k SF
- ➔ **Pad Site C** - (B.U.T) - 4,000 SF



MOB PAD SITES
\$650k-\$850k





EXECUTIVE SUMMARY

Glacier Commercial Realty, L.P. has been hired to exclusively represent ownership in the sale of 1745 & 1775 Keller Pkwy. These three (3) PAD SITES for Office/Medical (MOB) buildings are Built-Up-To 4,000-12,134 SF and located as part of Keller's premiere Event Center, The Bowden and alongside the latest Corporate Relocation – Altus Group – presenting owner/users and investors with a prime opportunity to operate/invest on the gateway into 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 being regularly ranked as a one of the Top 100 places to live in the US.



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

2020

<p>Education</p> <p>bachelor's 37%</p> <p>master's 15%</p>	<p>\$187 million</p> <p>commercial development (2014-2019)</p>	<p>78</p> <p>new businesses (2019)</p>	<p>City of Keller Property Tax Rate \$.3999</p> <p>\$100 Taxable Value</p>	<p>Total Effective Property Tax Rate \$2.30254</p> <p>\$100 Taxable Value</p>	<p>Sales Tax Rate 8.25%</p> <p>State: 6.25%</p> <p>Local: 2.0%</p>
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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*

<p>Income</p> <p>\$184,628 avg. household income</p>	<p>92k sq ft fitness center</p>	<p>122 acre sports park</p>	<p>341 acres park land</p>	<p>18 hole golf course</p>	<p>27 miles of trails</p>
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Housing

16,743 households \$418,753 median home value

Population

1990	2000	2010	2020	2025 (EST.)
13,683	27,345	39,627	45,400	54,679

1745, 1775 & 1801 KELLER PARKWAY

KELLER, TEXAS





Bear Creek Park & Keller Sports Park

MAIN ST.

Keller Pointe Fitness Center



Sky Creek Ranch Golf Club

Keller Town Hall

KELLER PKWY

Keller ISD Athletic Complex



1745/1745 Keller Pkwy



KELLER PKWY



MINS. TO ALLIANCE AIRPORT & DFW AIRPORT

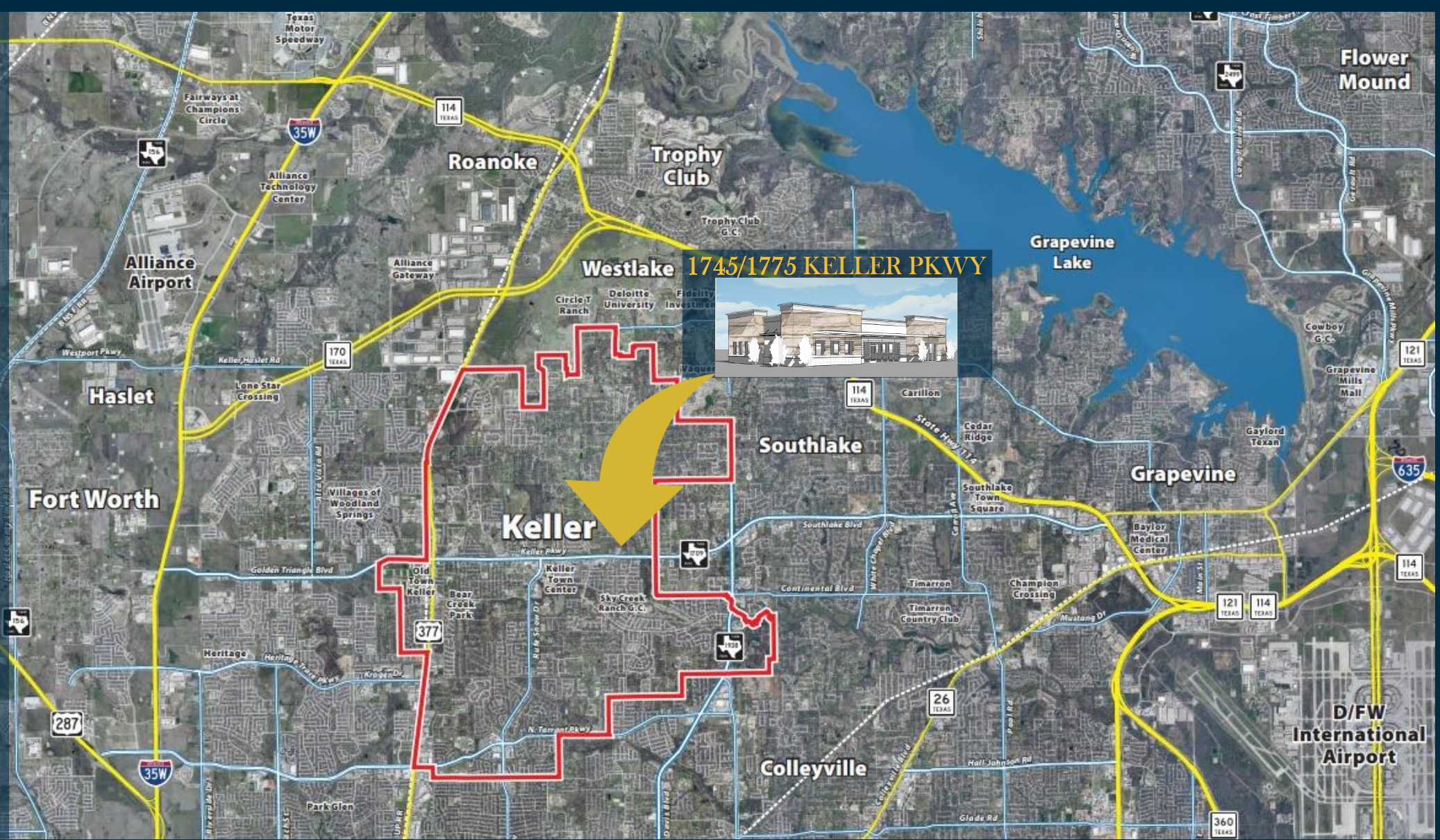
THE BOWDEN

LOCATION OVERVIEW



MINUTES TO:

- 1 RESTAURANTS
- 8 STATE HWY 114
- 7 INTERSTATE 35
- 8 INTERSTATE 820
- 16 ALLIANCE AIRPORT
- 21 DFW INT'L AIRPORT
- 20 FORT WORTH
- 40 DALLAS



LOCATION OVERVIEW





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