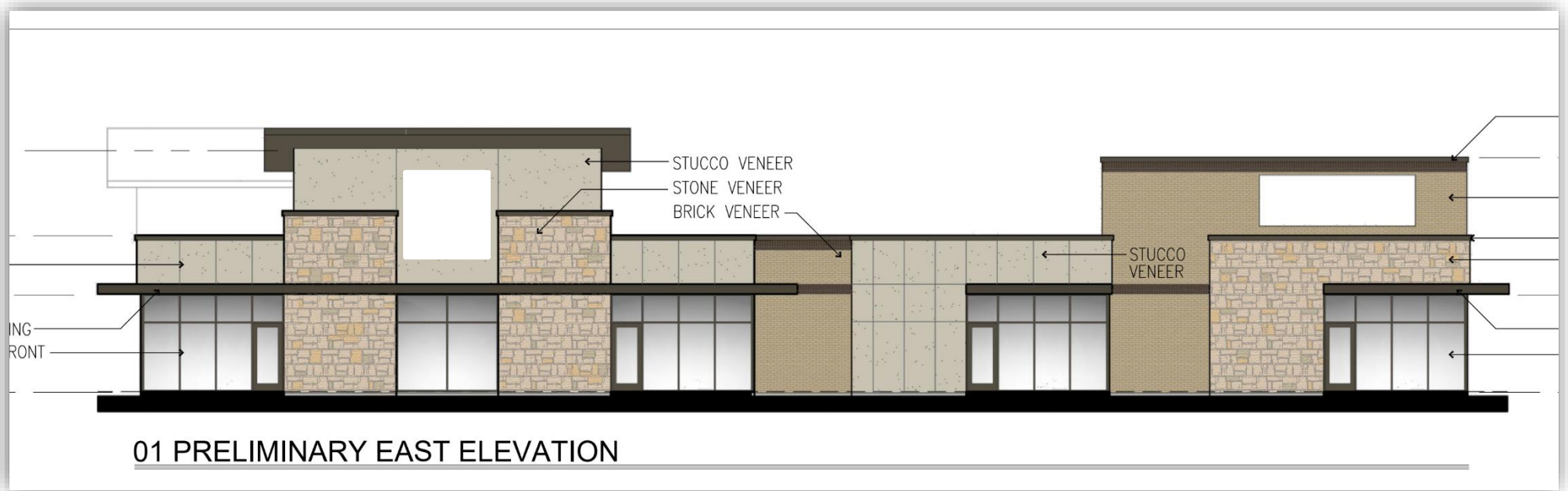


# MT GILEAD PAD SITE FOR SALE

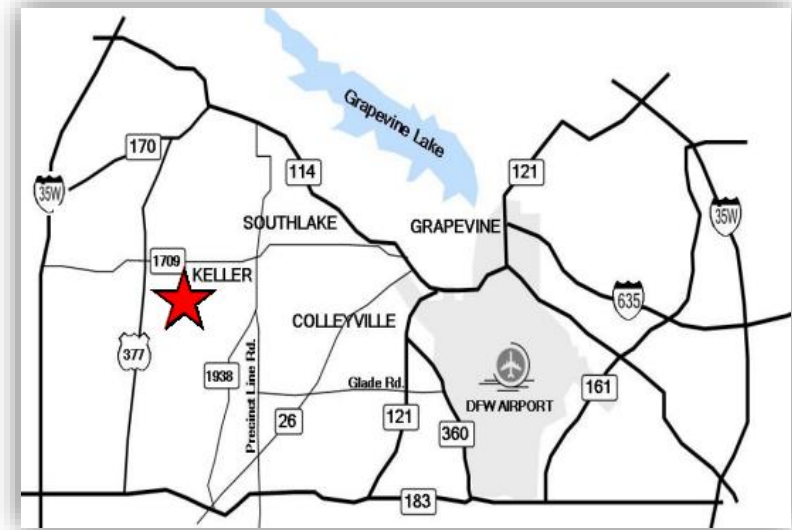


# DEVELOPMENT SUMMARY

**Mt Gilead Pad Site**  
**1.78 acre platted lot for sale**  
**NE hard corner of Mt Gilead Road and Hwy 377**  
**Keller, TX**

## DEVELOPMENT HIGHLIGHTS

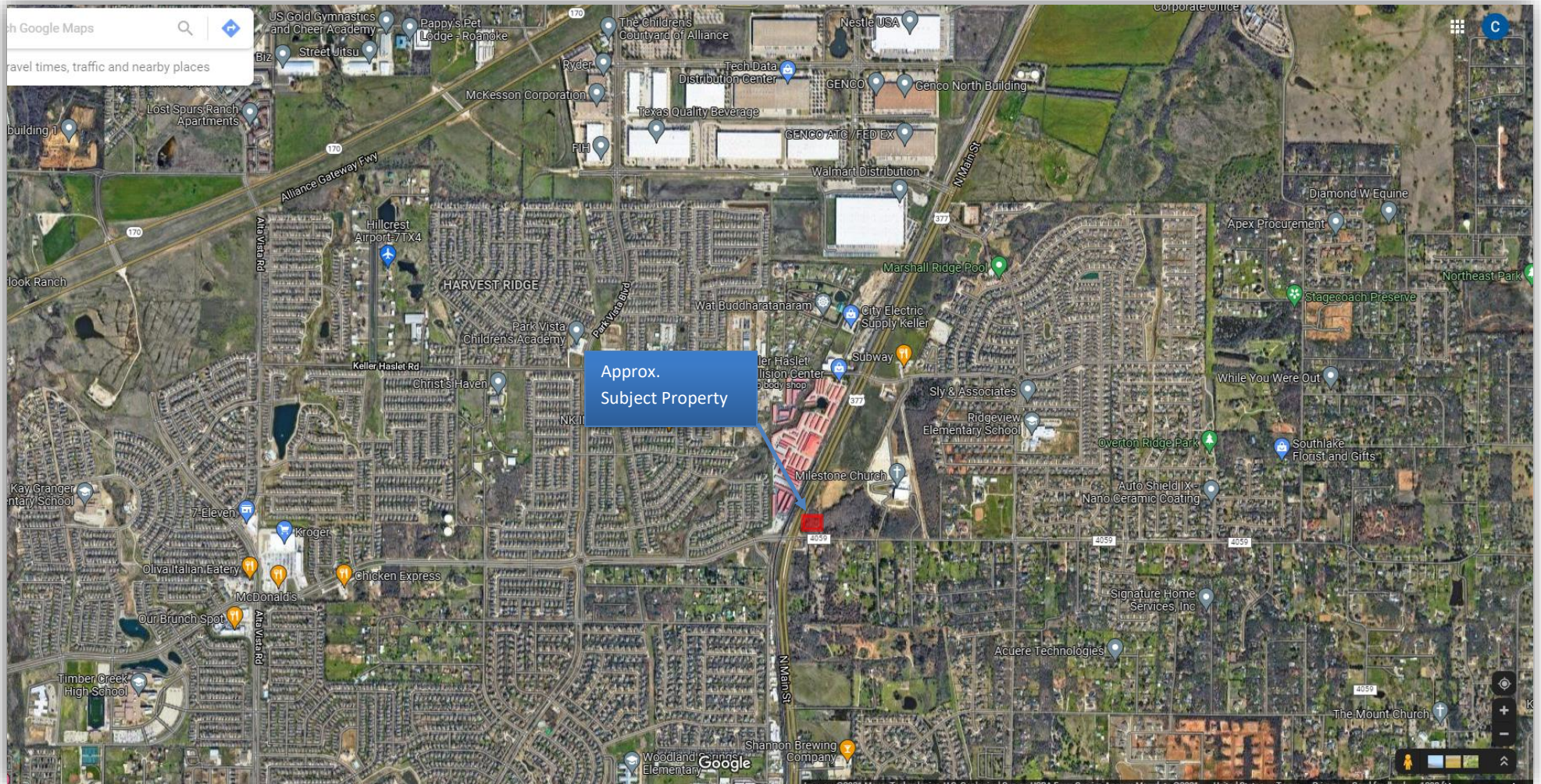
- **Platted lot on 1.78 acres – significant time savings with lot ready for immediate development**
- **Permitted for a 10,000 SF office/light retail building**
- **Lot comes with 100% complete set of architectural/civil plans for a 10,000 SF commercial building approved by city of Keller**
- **Part of a 38-acre mixed-use development, Keller Center Stage with 60,000 SF of commercial space, multifamily (475 units), 57 single family lots and an outdoor entertainment stage**
- **Great Visibility/Accessibility – On Northeast hard corner of Hwy 377 (a busy North/South throughfare in the Alliance area with 23,000 CPD) and Mt Gilead Road with easy access to Highways 114, 170, 35W & 1709)**
- **Surrounded by high growth residential including Timberland, Marshal Ridge, Harvest Ridge, Saratoga and more**
- **Located 1-Mile from Old Town Keller & 2-Miles from Alliance Texas (Employing Over 60,000)**
- **Adjacent to Milestone Church (6,000 Parishioners)**
- **Strong Demographics – average household income for 1 mile radius is \$137,000**



## DEVELOPMENT SUMMARY

<b>Use:</b>	<b>Medical, Professional Office, Retail</b>
<b>Lot Size:</b>	<b>1.78 Acres Platted</b>
<b>Gross Leasable Area (GLA):</b>	<b>Permitted for a 10,000 SF commercial building</b>
<b>Lot Size (Approx.)</b>	<b>1.78 acres – Part of a 38 acre mixed use development with 60,000 SF of planned development</b>
<b>Offering Structure:</b>	<b>Pad for sale</b>
<b>Frontage</b>	<b>FM 377 &amp; Mt Gilead Rd</b>









Approx.  
Subject Property









# AREA MAP

Avg. Household Income  
**\$176,442**

Hwy 377 Traffic Counts  
**40,000 VPD**

Daytime Population  
**62,094**

Median Home Value  
**\$405,149**

Number of Households  
**13,578**

Source: City of Keller



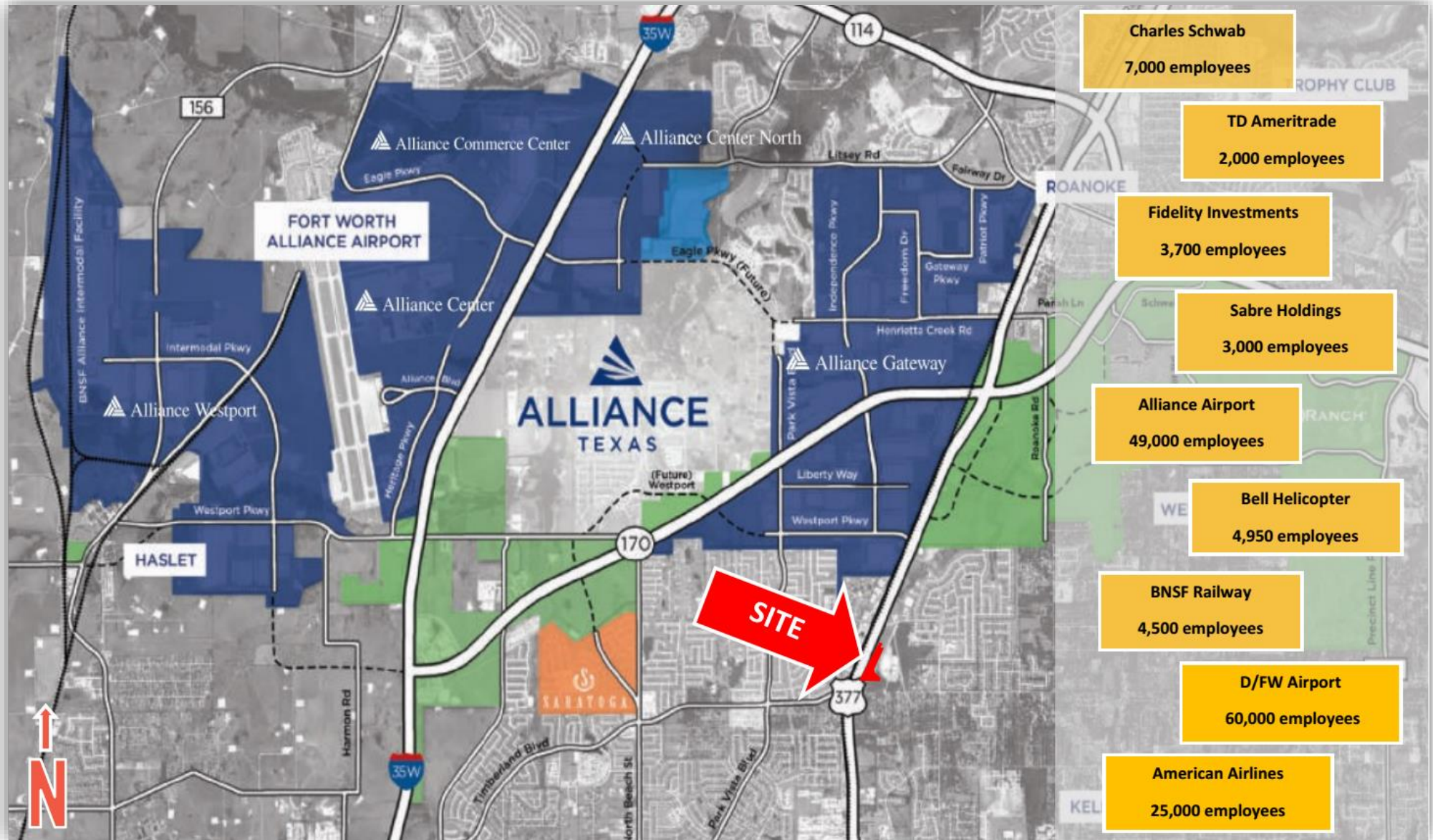


# AREA MAP





# AREA MAP

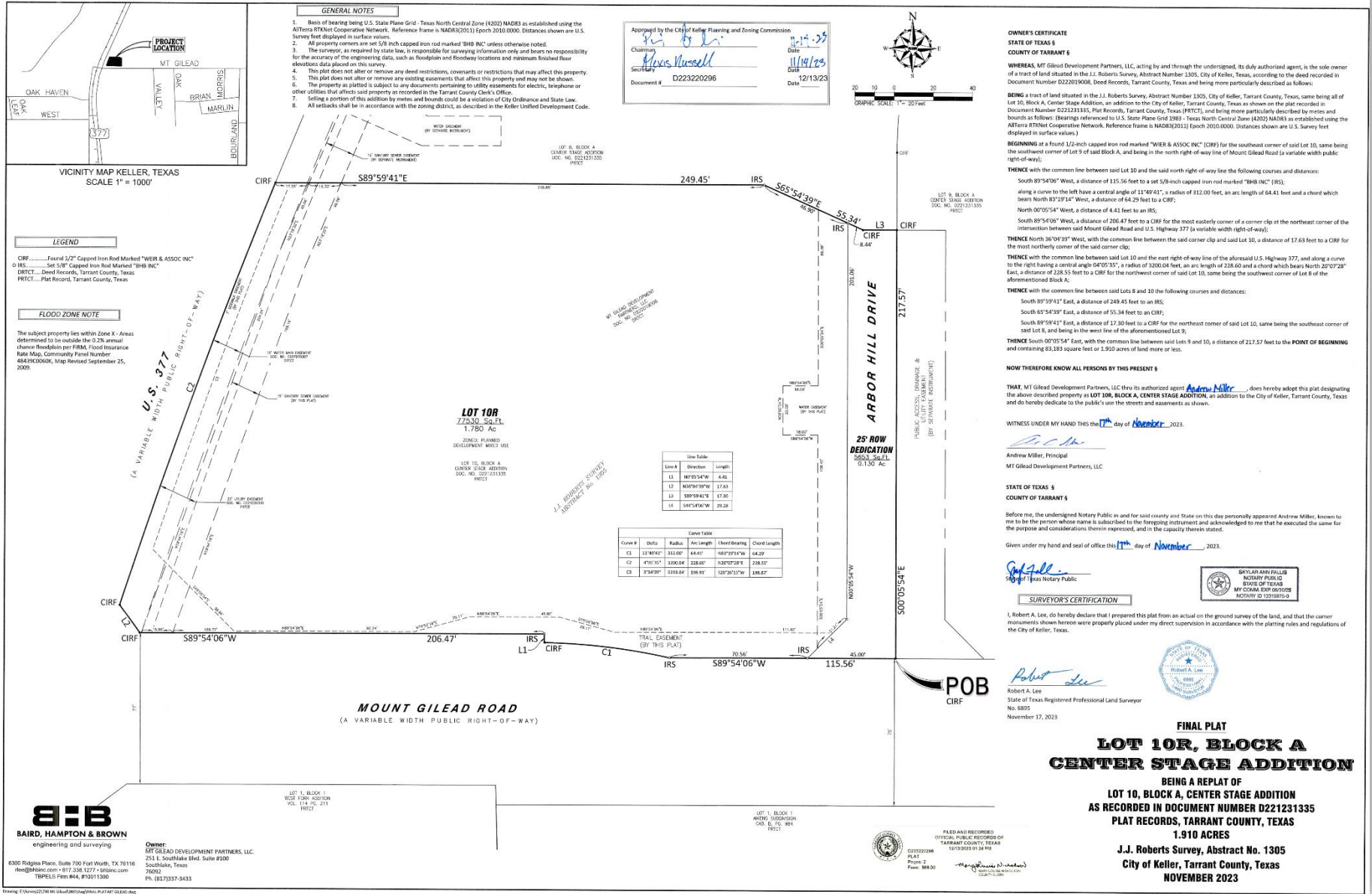






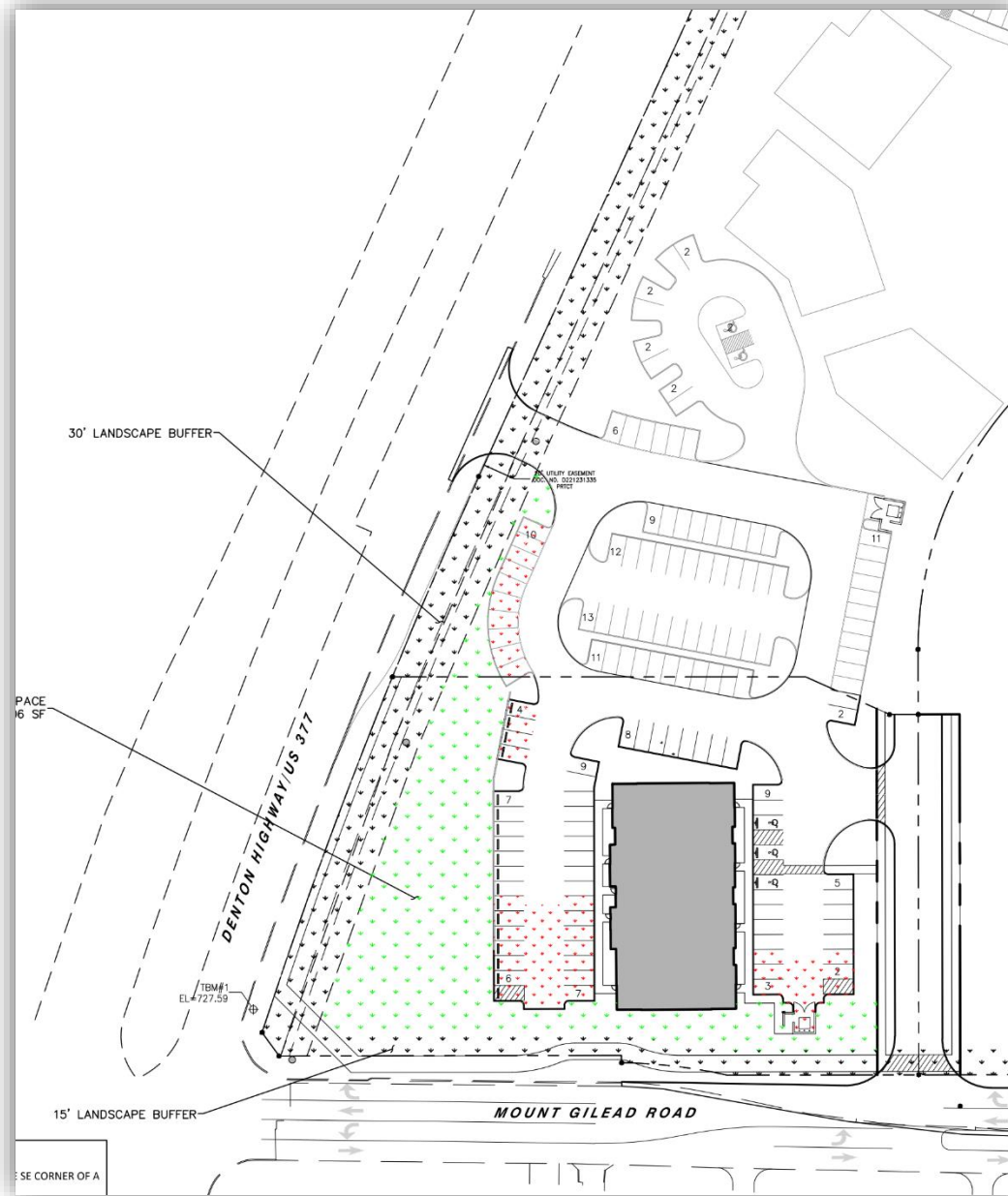


# PLAT





# SITE PLAN



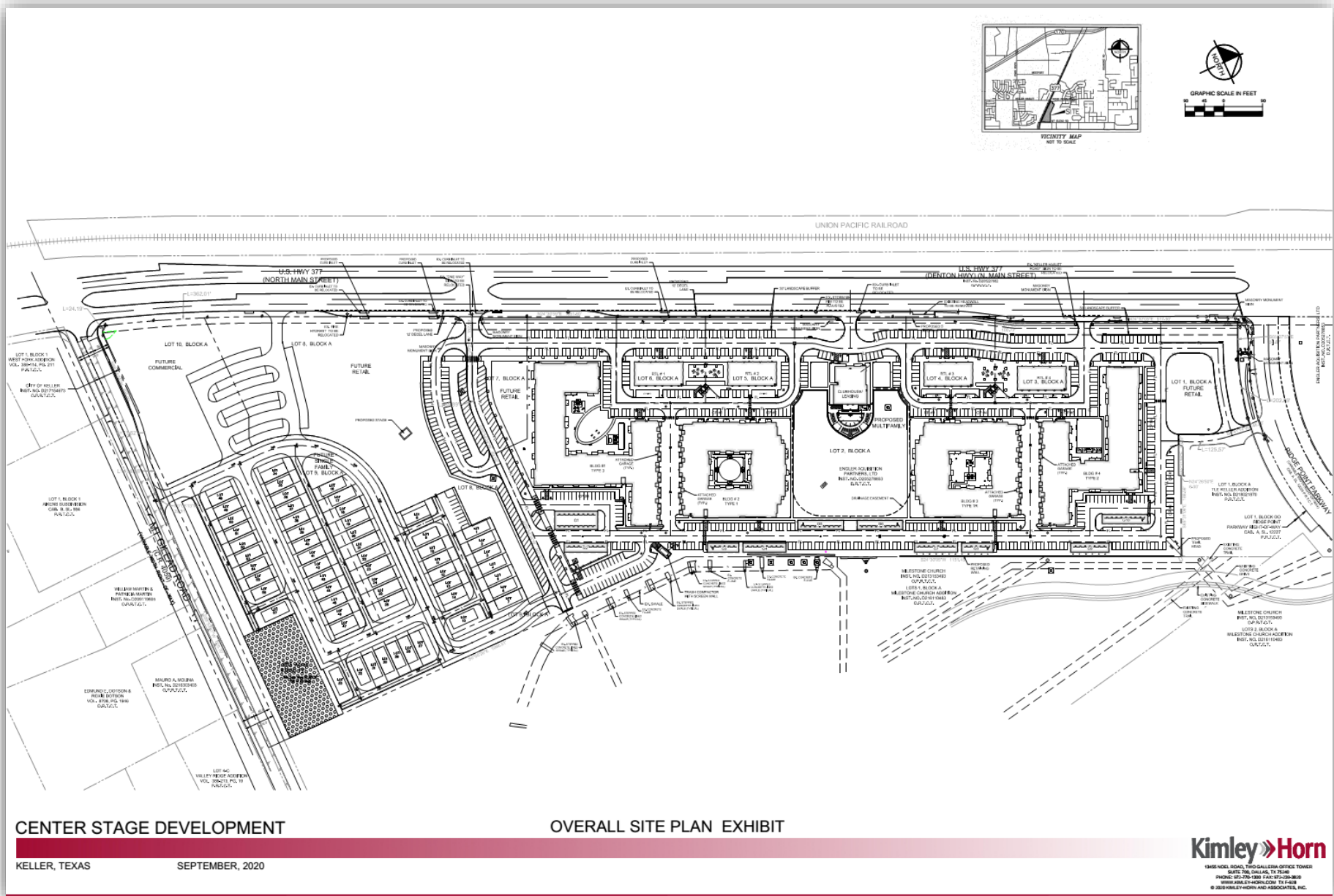


# KELLER CENTER STAGE SITE PLAN



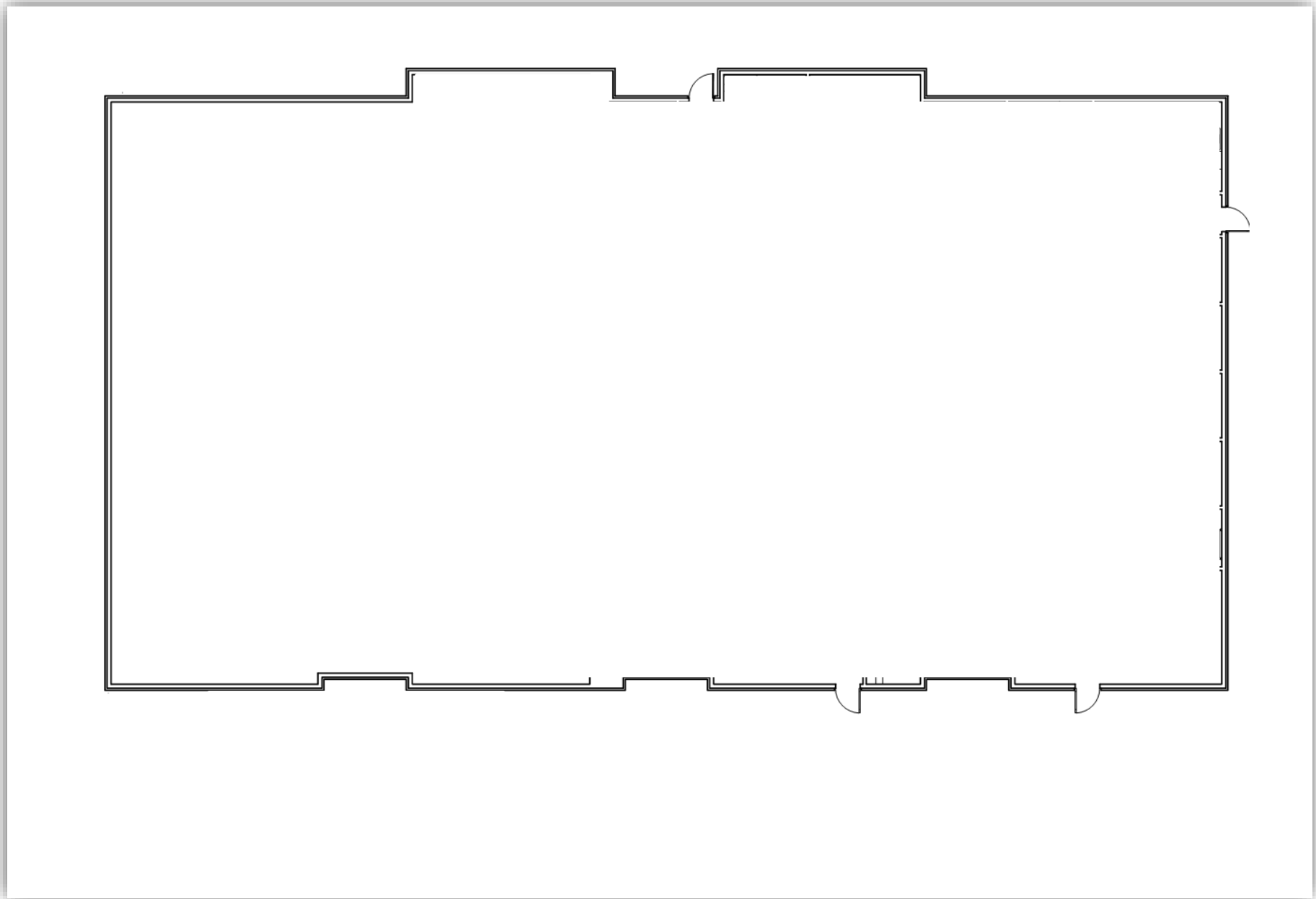


# KELLER CENTER STAGE SITE PLAN



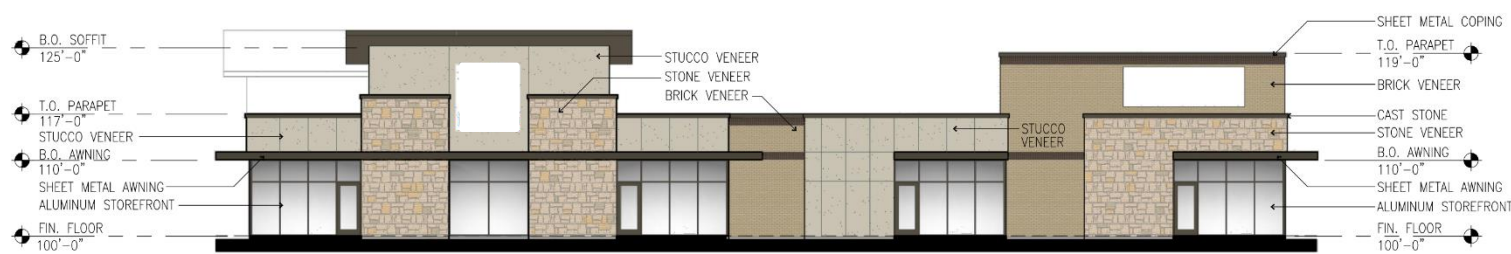


# FLOORPLAN





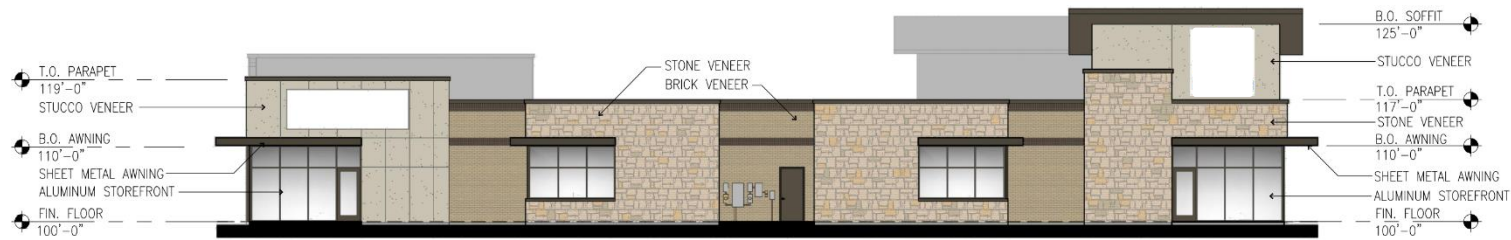
# PRELIMINARY ELEVATIONS



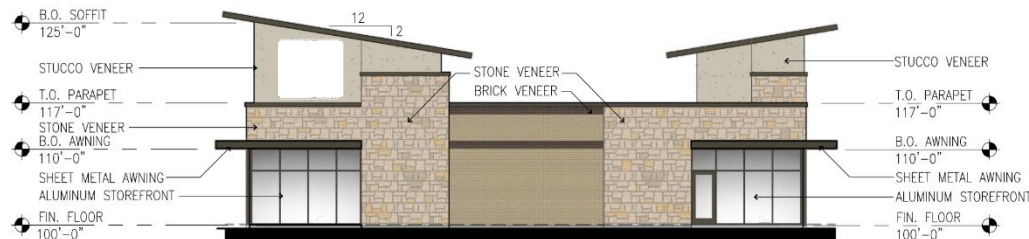
**01 PRELIMINARY EAST ELEVATION**



**02 PRELIMINARY NORTH ELEVATION**



**03 PRELIMINARY WEST ELEVATION**



**04 PRELIMINARY SOUTH ELEVATION**

MATERIAL SUMMARY	
<b>EAST ELEVATION</b>	
GROSS AREA	2,806 sf
BRICK AREA	604 sf 22%
STONE AREA	640 sf 23%
STUCCO AREA	661 sf 24%
GLASS AREA	683 sf 24%
METALS AREA	218 sf 7%
<b>NORTH ELEVATION</b>	
GROSS AREA	1,630 sf
BRICK AREA	588 sf 36%
STONE AREA	251 sf 15%
STUCCO AREA	406 sf 25%
GLASS AREA	290 sf 18%
METALS AREA	95 sf 6%
<b>WEST ELEVATION</b>	
GROSS AREA	2,535 sf
BRICK AREA	481 sf 19%
STONE AREA	897 sf 36%
STUCCO AREA	532 sf 21%
GLASS AREA	454 sf 18%
METALS AREA	171 sf 6%
<b>SOUTH ELEVATION</b>	
GROSS AREA	1,509 sf
BRICK AREA	313 sf 21%
STONE AREA	565 sf 39%
STUCCO AREA	248 sf 17%
GLASS AREA	292 sf 19%
METALS AREA	91 sf 4%

**CASTLE DEVELOPMENT  
MEDICAL OFFICE BUILDING**

1400 N MAIN STREET  
KELLER, TX



ISSUE DATE  
08-28-2022  
PRELIM DRAWING  
NOT FOR BIDDING,  
PERMITTING, OR  
CONSTRUCTION  
MATT WILLIAMS  
17691



# DEMOGRAPHIC SUMMARY REPORT

## Demographic Summary Report

**A**

1400 Main St, Keller, TX

Building Type: **Class B Office** Total Available: **10,000 SF**  
 Class: **B** % Leased: **0%**  
 RBA: **10,000 SF** Rent/SF/Yr: **Negotiable**  
 Typical Floor: -




Radius	2 Mile		3 Mile		5 Mile	
<b>Population</b>						
2026 Projection	39,016		75,920		189,390	
2021 Estimate	36,773		71,472		178,302	
2010 Census	27,958		54,131		139,772	
Growth 2021 - 2026	6.10%		6.22%		6.22%	
Growth 2010 - 2021	31.53%		32.04%		27.57%	
<b>2021 Population by Hispanic Origin</b>	6,066		11,748		26,470	
<b>2021 Population</b>	36,773		71,472		178,302	
White	30,046	81.71%	58,650	82.06%	146,101	81.94%
Black	2,713	7.38%	5,560	7.78%	13,170	7.39%
Am. Indian & Alaskan	266	0.72%	528	0.74%	1,220	0.68%
Asian	2,629	7.15%	4,511	6.31%	12,364	6.93%
Hawaiian & Pacific Island	79	0.21%	161	0.23%	369	0.21%
Other	1,040	2.83%	2,062	2.89%	5,077	2.85%
U.S. Armed Forces	14		43		144	
<b>Households</b>						
2026 Projection	12,820		25,458		63,174	
2021 Estimate	12,083		23,972		59,463	
2010 Census	9,178		18,205		46,714	
Growth 2021 - 2026	6.10%		6.20%		6.24%	
Growth 2010 - 2021	31.65%		31.68%		27.29%	
Owner Occupied	9,763	80.80%	18,984	79.19%	48,202	81.06%
Renter Occupied	2,319	19.19%	4,989	20.81%	11,261	18.94%
<b>2021 Households by HH Income</b>	12,084		23,974		59,461	
Income: <\$25,000	656	5.43%	1,279	5.33%	2,785	4.68%
Income: \$25,000 - \$50,000	993	8.22%	2,434	10.15%	5,375	9.04%
Income: \$50,000 - \$75,000	1,472	12.18%	3,018	12.59%	7,548	12.69%
Income: \$75,000 - \$100,000	1,979	16.38%	3,692	15.40%	8,477	14.26%
Income: \$100,000 - \$125,000	1,457	12.06%	3,225	13.45%	7,218	12.14%
Income: \$125,000 - \$150,000	1,238	10.24%	2,408	10.04%	6,406	10.77%
Income: \$150,000 - \$200,000	1,636	13.54%	3,480	14.52%	9,228	15.52%
Income: \$200,000+	2,653	21.95%	4,438	18.51%	12,424	20.89%
<b>2021 Avg Household Income</b>	\$145,277		\$137,810		\$145,023	
<b>2021 Med Household Income</b>	\$116,163		\$112,124		\$119,206	



# DEMOGRAPHICS

## Demographic Detail Report

A						
1400 Main St, Keller, TX						
Building Type: <b>Class B Office</b>	Total Available: <b>10,000 SF</b>					
Class: <b>B</b>	% Leased: <b>0%</b>					
RBA: <b>10,000 SF</b>	Rent/SF/Yr: <b>Negotiable</b>					
Typical Floor: -						
Radius	2 Mile		3 Mile		5 Mile	
Population						
2026 Projection	39,016		75,920		189,390	
2021 Estimate	36,773		71,472		178,302	
2010 Census	27,958		54,131		139,772	
Growth 2021 - 2026	6.10%		6.22%		6.22%	
Growth 2010 - 2021	31.53%		32.04%		27.57%	
2021 Population by Age	36,773		71,472		178,302	
Age 0 - 4	2,552	6.94%	4,885	6.83%	11,471	6.43%
Age 5 - 9	2,946	8.01%	5,539	7.75%	13,155	7.38%
Age 10 - 14	3,306	8.99%	6,178	8.64%	15,088	8.46%
Age 15 - 19	3,106	8.45%	5,865	8.21%	14,708	8.25%
Age 20 - 24	2,425	6.59%	4,704	6.58%	11,921	6.69%
Age 25 - 29	2,296	6.24%	4,576	6.40%	11,293	6.33%
Age 30 - 34	2,348	6.39%	4,655	6.51%	10,934	6.13%
Age 35 - 39	2,799	7.61%	5,361	7.50%	12,422	6.97%
Age 40 - 44	2,919	7.94%	5,482	7.67%	13,136	7.37%
Age 45 - 49	2,934	7.98%	5,551	7.77%	14,015	7.86%
Age 50 - 54	2,481	6.75%	4,807	6.73%	12,653	7.10%
Age 55 - 59	2,152	5.85%	4,327	6.05%	11,758	6.59%
Age 60 - 64	1,575	4.28%	3,294	4.61%	9,137	5.12%
Age 65 - 69	1,077	2.93%	2,317	3.24%	6,436	3.61%
Age 70 - 74	775	2.11%	1,678	2.35%	4,572	2.56%
Age 75 - 79	486	1.32%	1,038	1.45%	2,713	1.52%
Age 80 - 84	299	0.81%	620	0.87%	1,523	0.85%
Age 85+	297	0.81%	593	0.83%	1,366	0.77%
Age 65+	2,934	7.98%	6,246	8.74%	16,610	9.32%
Median Age	33.70		34.30		35.20	
Average Age	33.70		34.30		35.10	



# DEMOGRAPHICS

## Demographic Detail Report

<b>A</b>				
1400 Main St, Keller, TX				
Radius	2 Mile	3 Mile	5 Mile	
<b>2021 Population By Race</b>	<b>36,773</b>	<b>71,472</b>	<b>178,302</b>	
White	30,046 81.71%	58,650 82.06%	146,101 81.94%	
Black	2,713 7.38%	5,560 7.78%	13,170 7.39%	
Am. Indian & Alaskan	266 0.72%	528 0.74%	1,220 0.68%	
Asian	2,629 7.15%	4,511 6.31%	12,364 6.93%	
Hawaiian & Pacific Island	79 0.21%	161 0.23%	369 0.21%	
Other	1,040 2.83%	2,062 2.89%	5,077 2.85%	
<b>Population by Hispanic Origin</b>	<b>36,773</b>	<b>71,472</b>	<b>178,302</b>	
Non-Hispanic Origin	30,708 83.51%	59,724 83.56%	151,833 85.15%	
Hispanic Origin	6,065 16.49%	11,748 16.44%	26,469 14.85%	
<b>2021 Median Age, Male</b>	<b>32.60</b>	<b>33.30</b>	<b>34.20</b>	
<b>2021 Average Age, Male</b>	<b>33.00</b>	<b>33.60</b>	<b>34.50</b>	
<b>2021 Median Age, Female</b>	<b>34.70</b>	<b>35.20</b>	<b>36.00</b>	
<b>2021 Average Age, Female</b>	<b>34.50</b>	<b>35.00</b>	<b>35.70</b>	
<b>2021 Population by Occupation Classification</b>	<b>27,348</b>	<b>53,697</b>	<b>135,645</b>	
Civilian Employed	19,043 69.63%	36,895 68.71%	92,726 68.36%	
Civilian Unemployed	1,192 4.36%	2,679 4.99%	6,153 4.54%	
Civilian Non-Labor Force	7,101 25.97%	14,085 26.23%	36,638 27.01%	
Armed Forces	12 0.04%	38 0.07%	128 0.09%	
<b>Households by Marital Status</b>				
Married	8,157	15,817	40,640	
Married No Children	2,940	6,166	16,542	
Married w/Children	5,217	9,651	24,098	
<b>2021 Population by Education</b>	<b>24,008</b>	<b>47,407</b>	<b>120,191</b>	
Some High School, No Diploma	999 4.16%	2,048 4.32%	4,398 3.66%	
High School Grad (Incl Equivalency)	3,613 15.05%	7,308 15.42%	17,525 14.58%	
Some College, No Degree	6,431 26.79%	12,583 26.54%	32,574 27.10%	
Associate Degree	1,572 6.55%	3,107 6.55%	8,232 6.85%	
Bachelor Degree	7,953 33.13%	15,664 33.04%	39,375 32.76%	
Advanced Degree	3,440 14.33%	6,697 14.13%	18,087 15.05%	

# DEMOGRAPHICS

## Demographic Detail Report

A						
1400 Main St, Keller, TX						
Radius	2 Mile		3 Mile		5 Mile	
<b>2021 Population by Occupation</b>	<b>35,847</b>		<b>69,379</b>		<b>173,639</b>	
Real Estate & Finance	2,205	6.15%	4,028	5.81%	10,334	5.95%
Professional & Management	11,145	31.09%	21,778	31.39%	57,291	32.99%
Public Administration	697	1.94%	1,455	2.10%	3,561	2.05%
Education & Health	3,718	10.37%	7,410	10.68%	18,356	10.57%
Services	2,041	5.69%	4,016	5.79%	9,849	5.67%
Information	622	1.74%	1,053	1.52%	2,984	1.72%
Sales	4,480	12.50%	8,536	12.30%	21,579	12.43%
Transportation	7	0.02%	50	0.07%	188	0.11%
Retail	2,193	6.12%	3,976	5.73%	9,193	5.29%
Wholesale	916	2.56%	1,881	2.71%	3,602	2.07%
Manufacturing	1,887	5.26%	3,441	4.96%	8,990	5.18%
Production	2,090	5.83%	3,747	5.40%	8,931	5.14%
Construction	883	2.46%	2,086	3.01%	4,671	2.69%
Utilities	1,916	5.34%	3,831	5.52%	9,272	5.34%
Agriculture & Mining	417	1.16%	702	1.01%	1,235	0.71%
Farming, Fishing, Forestry	1	0.00%	3	0.00%	48	0.03%
Other Services	629	1.75%	1,386	2.00%	3,555	2.05%
<b>2021 Worker Travel Time to Job</b>	<b>17,818</b>		<b>34,432</b>		<b>85,892</b>	
<30 Minutes	8,053	45.20%	15,691	45.57%	42,207	49.14%
30-60 Minutes	8,132	45.64%	15,558	45.18%	36,412	42.39%
60+ Minutes	1,633	9.16%	3,183	9.24%	7,273	8.47%
<b>2010 Households by HH Size</b>	<b>9,178</b>		<b>18,204</b>		<b>46,714</b>	
1-Person Households	1,408	15.34%	3,019	16.58%	7,014	15.01%
2-Person Households	2,399	26.14%	5,018	27.57%	13,377	28.64%
3-Person Households	1,876	20.44%	3,593	19.74%	9,268	19.84%
4-Person Households	2,089	22.76%	3,930	21.59%	10,404	22.27%
5-Person Households	976	10.63%	1,813	9.96%	4,635	9.92%
6-Person Households	306	3.33%	593	3.26%	1,433	3.07%
7 or more Person Households	124	1.35%	238	1.31%	583	1.25%
<b>2021 Average Household Size</b>	<b>3.00</b>		<b>3.00</b>		<b>3.00</b>	
<b>Households</b>						
2026 Projection	12,820		25,458		63,174	
2021 Estimate	12,083		23,972		59,463	
2010 Census	9,178		18,205		46,714	
Growth 2021 - 2026	6.10%		6.20%		6.24%	
Growth 2010 - 2021	31.65%		31.68%		27.29%	

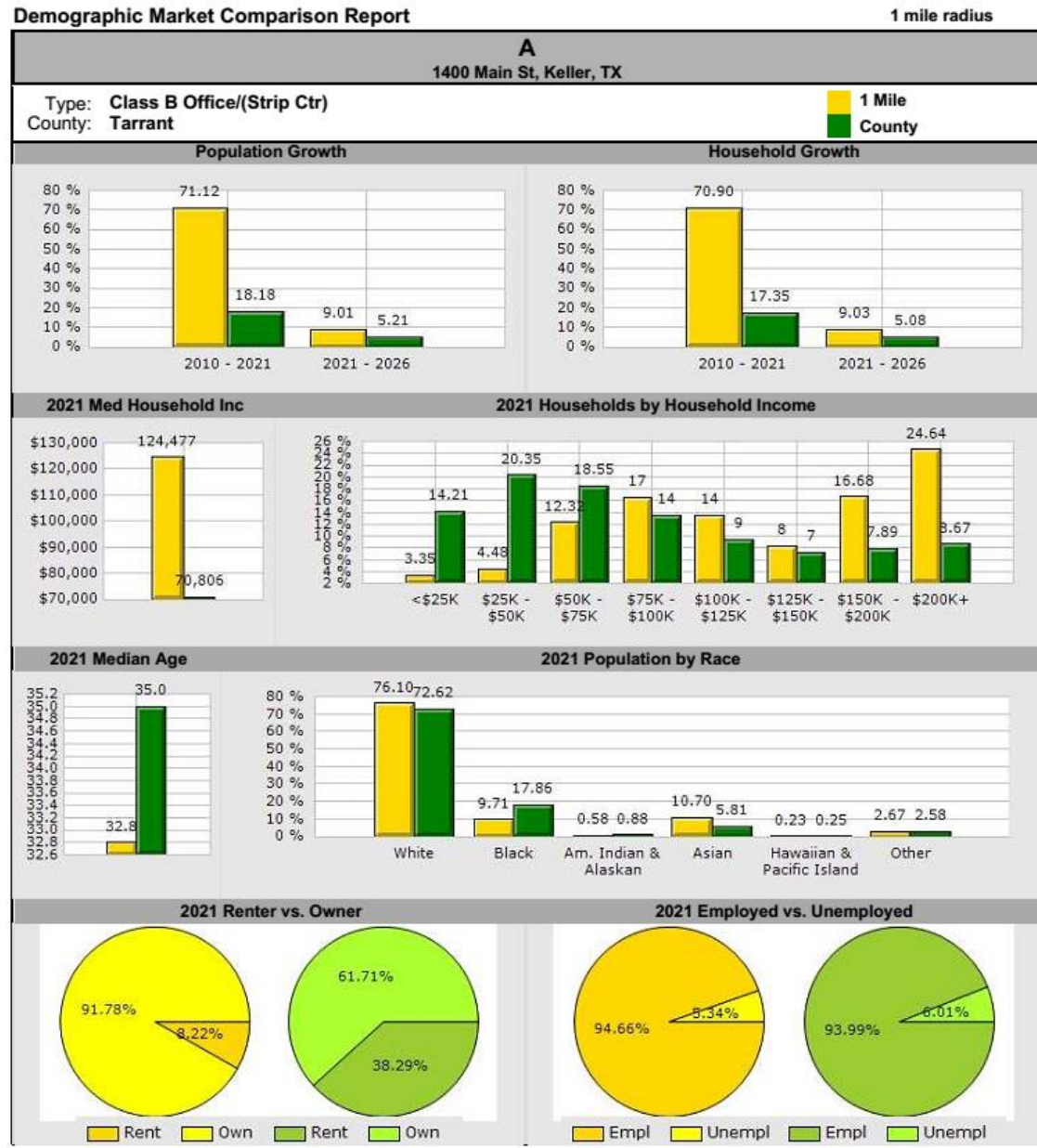


# DEMOGRAPHICS

## Demographic Detail Report

<b>A</b>						
1400 Main St, Keller, TX						
Radius	2 Mile		3 Mile		5 Mile	
<b>2021 Households by HH Income</b>	<b>12,084</b>		<b>23,974</b>		<b>59,461</b>	
<\$25,000	656	5.43%	1,279	5.33%	2,785	4.68%
\$25,000 - \$50,000	993	8.22%	2,434	10.15%	5,375	9.04%
\$50,000 - \$75,000	1,472	12.18%	3,018	12.59%	7,548	12.69%
\$75,000 - \$100,000	1,979	16.38%	3,692	15.40%	8,477	14.26%
\$100,000 - \$125,000	1,457	12.06%	3,225	13.45%	7,218	12.14%
\$125,000 - \$150,000	1,238	10.24%	2,408	10.04%	6,406	10.77%
\$150,000 - \$200,000	1,636	13.54%	3,480	14.52%	9,228	15.52%
\$200,000+	2,653	21.95%	4,438	18.51%	12,424	20.89%
<b>2021 Avg Household Income</b>	<b>\$145,277</b>		<b>\$137,810</b>		<b>\$145,023</b>	
<b>2021 Med Household Income</b>	<b>\$116,163</b>		<b>\$112,124</b>		<b>\$119,206</b>	
<b>2021 Occupied Housing</b>	<b>12,082</b>		<b>23,973</b>		<b>59,463</b>	
Owner Occupied	9,763	80.81%	18,984	79.19%	48,202	81.06%
Renter Occupied	2,319	19.19%	4,989	20.81%	11,261	18.94%
<b>2010 Housing Units</b>	<b>12,298</b>		<b>23,831</b>		<b>59,733</b>	
1 Unit	10,807	87.88%	20,606	86.47%	52,478	87.85%
2 - 4 Units	397	3.23%	598	2.51%	1,141	1.91%
5 - 19 Units	513	4.17%	1,275	5.35%	2,968	4.97%
20+ Units	581	4.72%	1,352	5.67%	3,146	5.27%
<b>2021 Housing Value</b>	<b>9,763</b>		<b>18,983</b>		<b>48,204</b>	
<\$100,000	68	0.70%	376	1.98%	824	1.71%
\$100,000 - \$200,000	910	9.32%	1,698	8.94%	4,403	9.13%
\$200,000 - \$300,000	3,981	40.78%	6,987	36.81%	16,138	33.48%
\$300,000 - \$400,000	2,235	22.89%	4,941	26.03%	11,574	24.01%
\$400,000 - \$500,000	1,328	13.60%	2,508	13.21%	6,863	14.24%
\$500,000 - \$1,000,000	1,203	12.32%	2,295	12.09%	7,598	15.76%
\$1,000,000+	38	0.39%	178	0.94%	804	1.67%
<b>2021 Median Home Value</b>	<b>\$298,052</b>		<b>\$308,713</b>		<b>\$323,648</b>	
<b>2021 Housing Units by Yr Built</b>	<b>12,462</b>		<b>24,833</b>		<b>61,687</b>	
Built 2010+	2,895	23.23%	5,692	22.92%	12,575	20.39%
Built 2000 - 2010	7,468	59.93%	13,308	53.59%	29,808	48.32%
Built 1990 - 1999	552	4.43%	2,051	8.26%	9,650	15.64%
Built 1980 - 1989	707	5.67%	1,944	7.83%	5,908	9.58%
Built 1970 - 1979	601	4.82%	1,270	5.11%	2,405	3.90%
Built 1960 - 1969	87	0.70%	201	0.81%	543	0.88%
Built 1950 - 1959	44	0.35%	147	0.59%	334	0.54%
Built <1949	108	0.87%	220	0.89%	464	0.75%
<b>2021 Median Year Built</b>	<b>2005</b>		<b>2004</b>		<b>2003</b>	

# DEMOGRAPHIC MARKET COMPARISON REPORT





# DEMOGRAPHIC MARKET COMPARISON REPORT

Demographic Market Comparison Report		1 mile radius		
<b>A</b>				
1400 Main St, Keller, TX				
Type:	Class B Office/(Strip Ctr)			
County:	Tarrant			
	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2021	71.12%		18.18%	
Growth 2021 - 2026	9.01%		5.21%	
Empl	5,403	94.66%	1,050,228	93.99%
Unempl	305	5.34%	67,112	6.01%
<b>2021 Population by Race</b>				
	<b>10,287</b>		<b>2,132,014</b>	
White	7,828	76.10%	1,548,220	72.62%
Black	999	9.71%	380,821	17.86%
Am. Indian & Alaskan	60	0.58%	18,796	0.88%
Asian	1,101	10.70%	123,863	5.81%
Hawaiian & Pacific Island	24	0.23%	5,377	0.25%
Other	275	2.67%	54,937	2.58%
<b>Household Growth</b>				
Growth 2010 - 2021	70.90%		17.35%	
Growth 2021 - 2026	9.03%		5.08%	
Renter Occupied	262	8.22%	294,734	38.29%
Owner Occupied	2,927	91.78%	475,057	61.71%
<b>2021 Households by Household Income</b>				
	<b>3,190</b>		<b>769,791</b>	
Income <\$25K	107	3.35%	109,386	14.21%
Income \$25K - \$50K	143	4.48%	156,620	20.35%
Income \$50K - \$75K	393	12.32%	142,822	18.55%
Income \$75K - \$100K	530	16.61%	104,419	13.56%
Income \$100K - \$125K	431	13.51%	72,584	9.43%
Income \$125K - \$150K	268	8.40%	56,443	7.33%
Income \$150K - \$200K	532	16.68%	60,738	7.89%
Income \$200K+	786	24.64%	66,779	8.67%
2021 Med Household Inc	\$124,477		\$70,806	
2021 Median Age	32.80		35.00	

# DEMOGRAPHIC TREND REPORT

## Demographic Trend Report

1 Mile Radius

**A**

1400 Main St, Keller, TX

Building Type: **Class B Office**      Total Available: **10,000 SF**  
 Class: **B**      % Leased: **0%**  
 RBA: **10,000 SF**      Rent/SF/Yr: **Negotiable**  
 Typical Floor: -



Description	2010	2021	2026
<b>Population</b>	<b>6,012</b>	<b>10,288</b>	<b>11,215</b>
Age 0 - 4	579 9.63%	741 7.20%	734 6.54%
Age 5 - 9	595 9.90%	835 8.12%	790 7.04%
Age 10 - 14	639 10.63%	932 9.06%	876 7.81%
Age 15 - 19	419 6.97%	878 8.53%	922 8.22%
Age 20 - 24	197 3.28%	684 6.65%	859 7.66%
Age 25 - 29	414 6.89%	673 6.54%	766 6.83%
Age 30 - 34	511 8.50%	707 6.87%	730 6.51%
Age 35 - 39	617 10.26%	812 7.89%	767 6.84%
Age 40 - 44	574 9.55%	815 7.92%	813 7.25%
Age 45 - 49	458 7.62%	802 7.80%	829 7.39%
Age 50 - 54	356 5.92%	676 6.57%	781 6.96%
Age 55 - 59	209 3.48%	583 5.67%	688 6.13%
Age 60 - 64	183 3.04%	427 4.15%	564 5.03%
Age 65 - 69	106 1.76%	288 2.80%	421 3.75%
Age 70 - 74	68 1.13%	201 1.95%	292 2.60%
Age 75 - 79	39 0.65%	119 1.16%	188 1.68%
Age 80 - 84	29 0.48%	65 0.63%	109 0.97%
Age 85+	21 0.35%	51 0.50%	87 0.78%
<b>Age 15+</b>	<b>4,201 69.88%</b>	<b>7,781 75.63%</b>	<b>8,816 78.61%</b>
<b>Age 20+</b>	<b>3,782 62.91%</b>	<b>6,903 67.10%</b>	<b>7,894 70.39%</b>
<b>Age 65+</b>	<b>263 4.37%</b>	<b>724 7.04%</b>	<b>1,097 9.78%</b>
<b>Median Age</b>	<b>32</b>	<b>33</b>	<b>35</b>
<b>Average Age</b>	<b>30.30</b>	<b>33.00</b>	<b>35.10</b>
<b>Population By Race</b>	<b>6,012</b>	<b>10,288</b>	<b>11,215</b>
White	5,014 83.40%	7,829 76.10%	8,291 73.93%
Black	397 6.60%	999 9.71%	1,216 10.84%
Am. Indian & Alaskan	35 0.58%	59 0.57%	64 0.57%
Asian	416 6.92%	1,102 10.71%	1,297 11.56%
Hawaiian & Pacific Islander	8 0.13%	24 0.23%	23 0.21%
Other	123 2.05%	275 2.67%	324 2.89%



# DEMOGRAPHIC TREND REPORT

Demographic Trend Report		1 Mile Radius	
<b>A</b>			
1400 Main St, Keller, TX			
Description	2010	2021	2026
<b>Population by Race (Hispanic)</b>	<b>818</b>	<b>1,795</b>	<b>2,077</b>
White	737 90.10%	1,597 88.97%	1,850 89.07%
Black	21 2.57%	49 2.73%	58 2.79%
Am. Indian & Alaskan	11 1.34%	20 1.11%	22 1.06%
Asian	18 2.20%	41 2.28%	49 2.36%
Hawaiian & Pacific Islander	6 0.73%	21 1.17%	19 0.91%
Other	25 3.06%	67 3.73%	79 3.80%
<b>Household by Household Income</b>	<b>1,868</b>	<b>3,190</b>	<b>3,477</b>
<\$25,000	83 4.44%	107 3.35%	119 3.42%
\$25,000 - \$50,000	299 16.01%	143 4.48%	138 3.97%
\$50,000 - \$75,000	383 20.50%	393 12.32%	405 11.65%
\$75,000 - \$100,000	307 16.43%	530 16.61%	575 16.54%
\$100,000 - \$125,000	300 16.06%	431 13.51%	460 13.23%
\$125,000 - \$150,000	237 12.69%	268 8.40%	279 8.02%
\$150,000 - \$200,000	114 6.10%	532 16.68%	605 17.40%
\$200,000+	145 7.76%	786 24.64%	896 25.77%
<b>Average Household Income</b>	<b>\$104,048</b>	<b>\$156,800</b>	<b>\$160,080</b>
<b>Median Household Income</b>	<b>\$88,762</b>	<b>\$124,477</b>	<b>\$128,718</b>

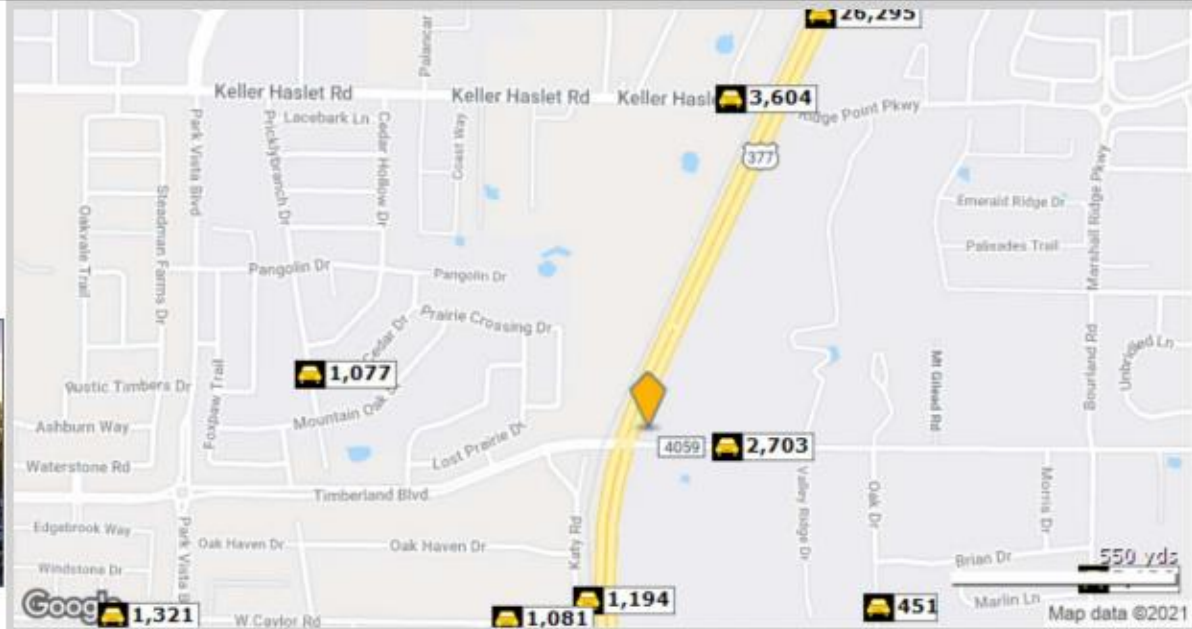
# TRAFFIC COUNT REPORT

## Traffic Count Report

**A**

**1400 Main St, Keller, TX**

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **10,000 SF**  
 Typical Floor: **-**  
 Total Available: **10,000 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Mount Gilead Rd	Valley Ridge Dr	0.11 E	2020	2,703	MPSI	.12
2 Katy Rd	N Main St	0.02 E	2018	1,194	MPSI	.25
3 W Caylor Rd	Corkwood Dr	0.06 W	2018	1,081	MPSI	.33
4 Oak	Brian Dr	0.07 N	2018	451	MPSI	.41
5 Pricklybranch Dr	Shady Cedar Dr	0.01 S	2018	1,077	MPSI	.48
6 Keller Haslet Rd	Se-Ha-Payak Rd	0.13 W	2018	3,604	MPSI	.49
7 N Main St	Keller Haslet Rd	0.13 SW	2017	26,294	MPSI	.64
8 N Main St	Ridge Point Pkwy	0.14 SW	2018	26,295	MPSI	.64
9 Bourland Rd	Marlin Ln	0.02 S	2020	3,126	MPSI	.67
10 Caylor Rd	Winterberry Ln	0.03 W	2020	1,321	MPSI	.80