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FOR LEASE

100 BOURLAND RD.
KELLER, TX 76248

4,871 SF



Sarah Dominguez
President
915-433-0800
sarah@grayce.us

Dovile Uzuotaitė
Leasing Agent
346-530-6116
dovile@grayce.us

FOR LEASE

MARKET OVERVIEW, 100 Bourland Rd.



KELLER, TEXAS, A VIBRANT AND RAPIDLY GROWING COMMUNITY, PRESENTS A PRIME OPPORTUNITY FOR MEDICAL PROFESSIONALS SEEKING AN IDEAL LOCATION FOR THEIR PRACTICE.

SITUATED IN THE HEART OF THE DALLAS-FORT WORTH METROPOLITAN AREA, KELLER OFFERS A UNIQUE BLEND OF URBAN AMENITIES AND A WELCOMING SUBURBAN ATMOSPHERE. LOCATED JUST MINUTES AWAY FROM MAJOR HIGHWAYS AND INTERSTATES, KELLER PROVIDES EASY ACCESS TO THE ENTIRE DFW METROPLEX.

WITH LOCAL, DAILY TRAFFIC COUNTS IN THE 30,000- 50,000 RANGE, KELLER EXPERIENCES AN EXTENSIVE AMOUNT OF TRAFFIC VOLUME.

RECENT STUDIES HAVE SHOWN THAT KELLER, TEXAS IS CURRENTLY OPERATING AT A GROWTH RATE THAT IS 81% HIGHER THAN OTHER CITIES IT'S SIZE. THE CITY'S ECONOMY IS EXPERIENCING ROBUST GROWTH, LEADING TO AN INCREASE IN JOB OPPORTUNITIES AND DISPOSABLE INCOME. THIS ECONOMIC PROSPERITY CAN TRANSLATE INTO A GROWING CLIENT BASE FOR MEDICAL PRACTITIONERS.



FOR LEASE
RETAIL PROPERTY, 100 Bourland Rd.



SITE SPECIFICATIONS

Total SF	31,070 SF
Lease Rate	\$27.50 PSF
Building Class	A
Year Built	2011

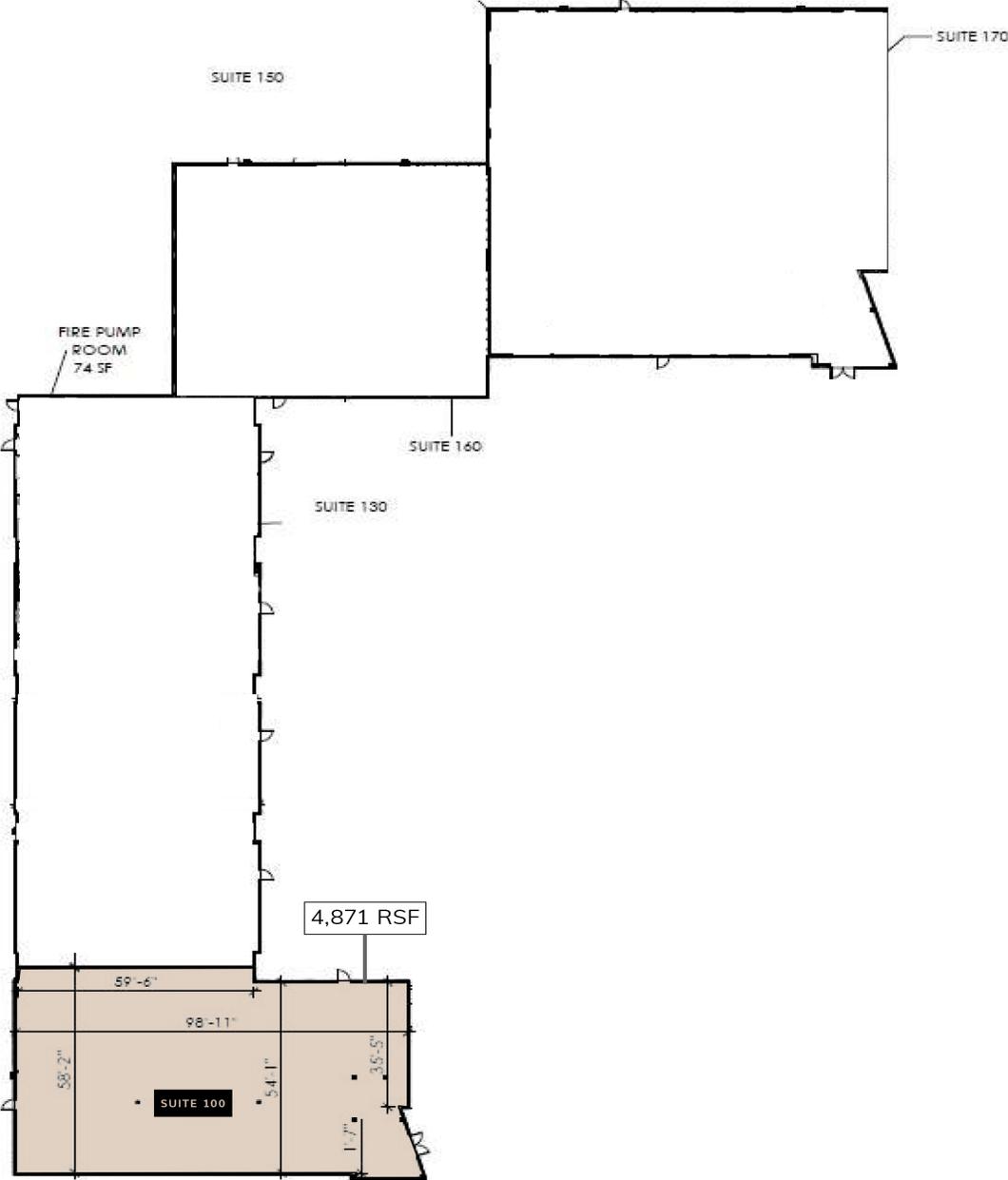
AVAILABLE SPACE
4,871 SF

PROPERTY INFORMATION

- 24 minute drive from Dallas/ Fort Worth Airport
- 43 minute drive from Dallas Love Field Airport
- 10 minute drive from Texas Health Harris Methodist Hospital
- 1-story with potential to expand
- 15 inch unfinished ceiling height

FOR LEASE

FLOOR PLAN, 100 Bourland Rd.



FOR LEASE

HIGHLIGHTS, 100 Bourland Rd.



Introducing a premier opportunity for medical professionals seeking a state-of-the-art facility to elevate their practice. Located at the nexus of health and convenience, this exceptional medical real estate in Keller, Texas, offers a holistic solution for delivering superior patient care.

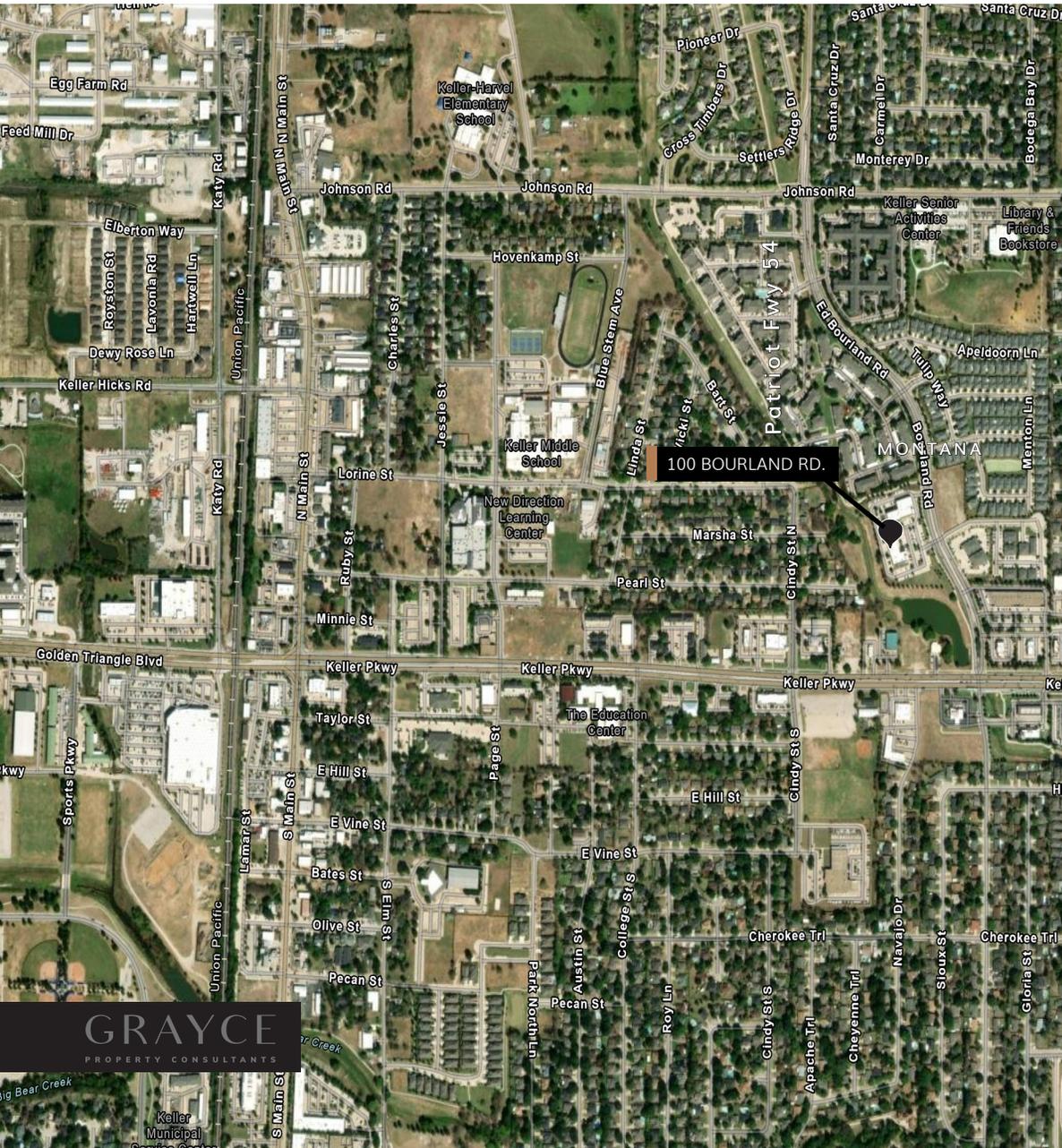
Designed to embody a blend of aesthetics and functionality, the contemporary architectural design of the facility creates an inviting and professional ambiance for patients and practitioners alike.

Embracing the latest in medical technology, the property is wired for seamless digital integration, enabling practitioners to provide efficient and effective healthcare services.



FOR LEASE

SITE AERIAL, 100 Bourland Rd.



Big Bear Cree
Greenbelt
Parkway

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DEMOGRAPHICS, 100 Bourland Rd.



1,3,5 Mile Radius, 2023 & 2028



Population

1 mile	7,063	6,967
3 miles	89,370	90,511
5 miles	228,335	232,693



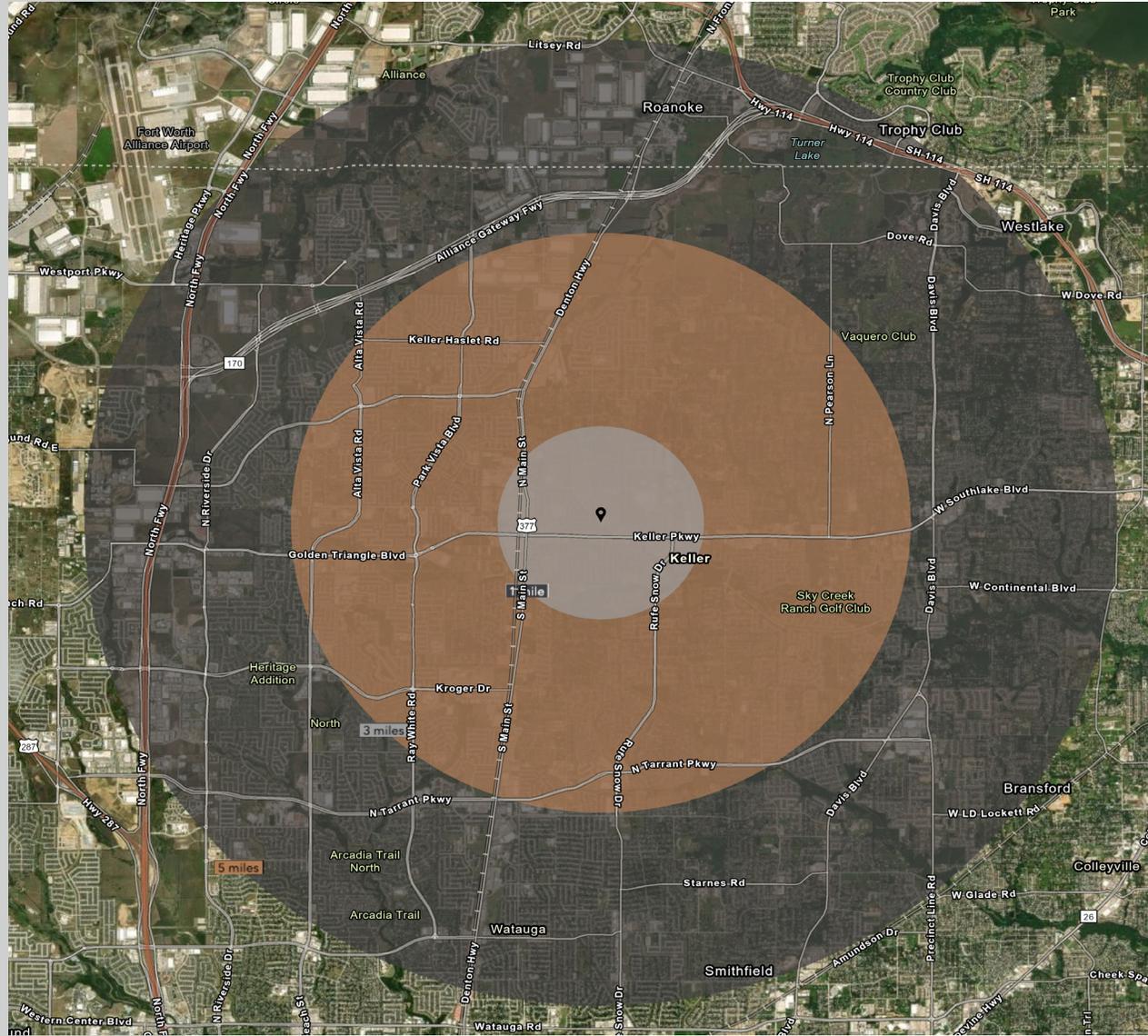
Households

1 mile	2,954	2,931
3 miles	29,368	29,800
5 miles	77,200	79,020



Median HH Income

1 mile	\$82,497	\$93,299
3 miles	\$126,640	\$141,299
5 miles	\$112,714	\$122,107



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