

Offering Memorandum
FOR SALE

1670 KELLER PKWY
KELLER, TX 76248



Professional Office

partners
medicalcre.com

Our Team



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Investment Summary

Partners Real Estate is pleased to present 1670 Keller Parkway, an exceptional professional office investment opportunity located in one of the most affluent and stable suburbs of the Dallas–Fort Worth metroplex. This 22,400-square-foot condo office building, built in 2006 and currently 84% occupied, features modern, move-in-ready suites with high-end finishes, private offices, a conference room, and a break area—ideal for medical, professional, or boutique office users. The property offers excellent visibility and accessibility along Keller Parkway and benefits from a strong parking ratio of 5.36 per 1,000 SF. Surrounded by high household incomes (averaging over \$140,000 within a 3-mile radius) and robust retail, dining, and service amenities, this asset is well-positioned for long-term tenant retention and value appreciation. With limited nearby competition and continued population and business growth in the Keller area, 1670 Keller Parkway represents a compelling opportunity for investors seeking stability and upside in a high-demand market.



Price	\$4,950,000
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Price Per SF	\$220.98
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Occupancy	84%
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SF Available for an Owner/User within 12 Months	18,252 SF
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Lot Size	2.39 AC
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Building Size	22,400 SF
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Year Built	2006
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Parking Ratio	5.36 / 1000
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Property Highlights

HIGH-END, MOVE-IN-READY OFFICE

Modern space with premium finishes, private offices, a conference room, and a break area—ideal for medical, boutique, or professional users looking to minimize upfront costs.

GROWTH-DRIVEN INVESTMENT POTENTIAL

Keller's steady population and business growth support long-term value and income stability with limited nearby competition.

AFFLUENT AND AMENITY-RICH AREA

Located along Keller Parkway with strong visibility and access to nearby retail, dining, and service options in one of DFW's most affluent suburbs.

DFW MARKET GROWTH

Keller benefits from the Dallas-Fort Worth metro's continued growth, economic expansion, and demand for quality office space.



Interior Photos

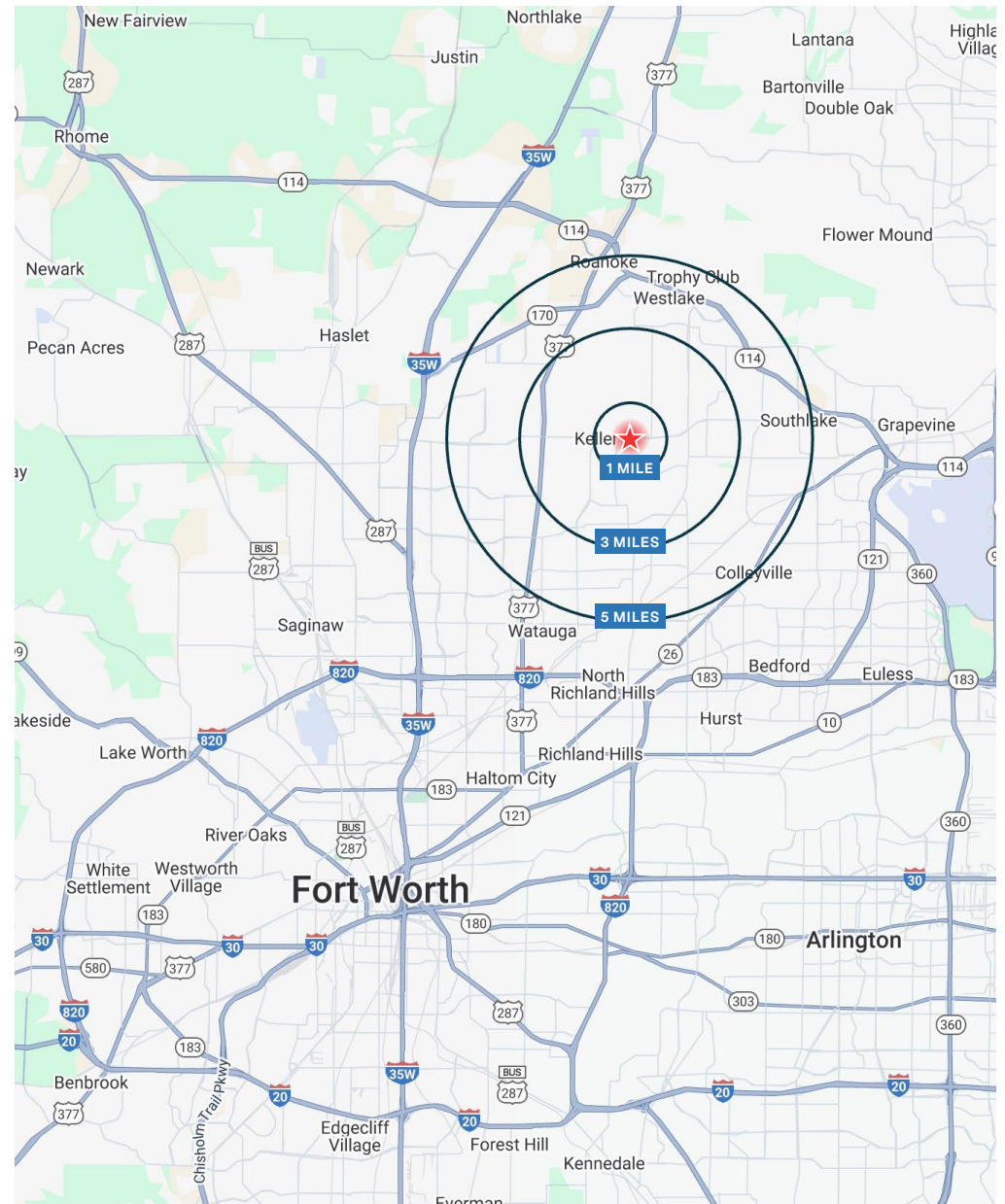


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Demographics

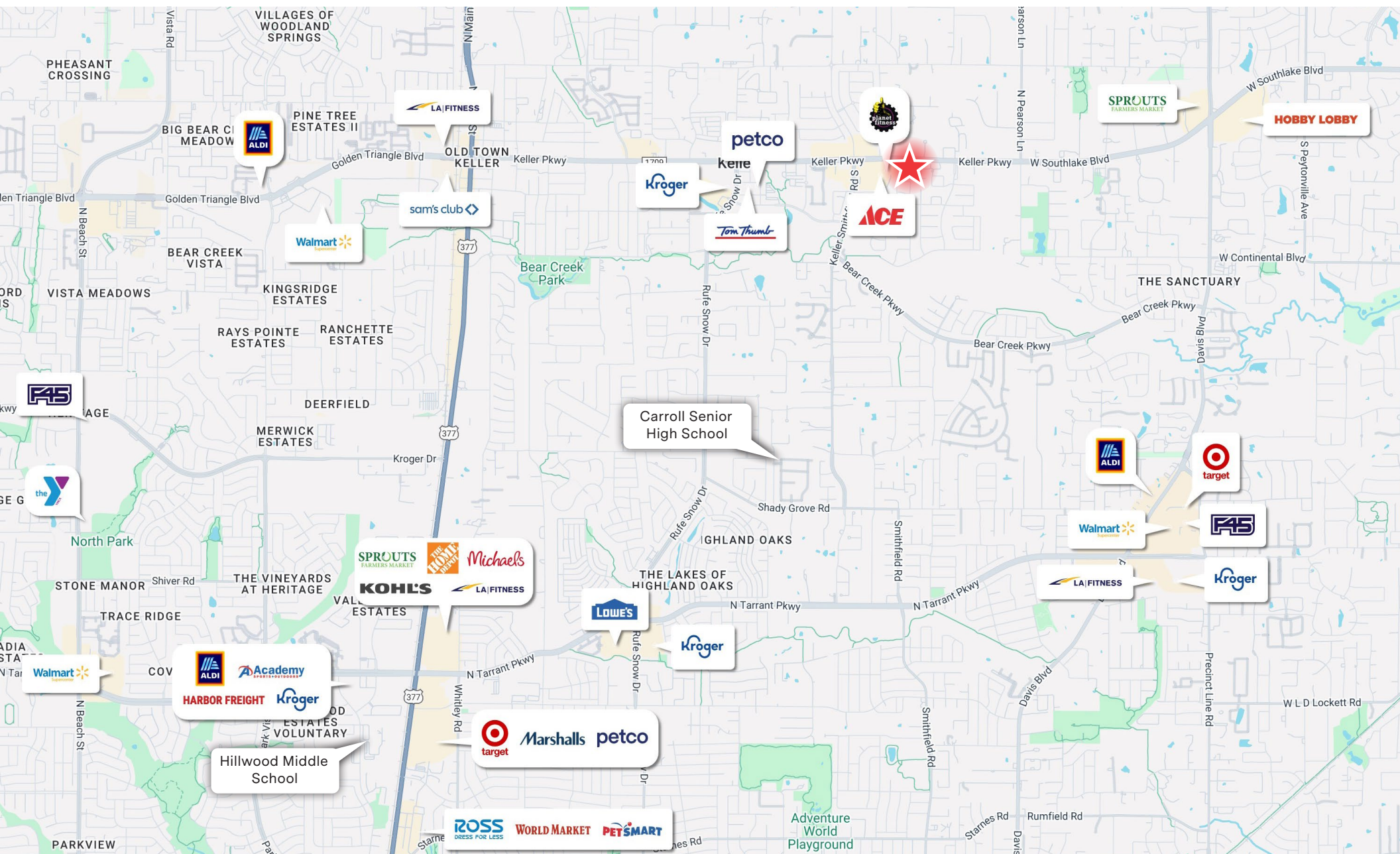
POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	7,395	66,919	210,176
2029 Population Projection	7,771	70,620	222,343
Median Age	45	43.7	40.2
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	2,713	22,600	70,482
2029 Household Projection	2,853	23,863	74,693
Avg Household Income	\$160,486	\$181,729	\$155,004
Median Household Income	\$133,165	\$158,200	\$125,178
EMPLOYMENT	1 MILE	3 MILES	5 MILES
Employees	4,273	20,839	72,600
Businesses	801	3,329	9,995



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Nearby Businesses



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Site Overview



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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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

PCR Brokerage Austin, LLC dba Partners			
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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