



**SHERWIN  
WILLIAMS**

# SHERWIN WILLIAMS

Keller, TX

Long Term Operating History | Top 23% of all Sherwin Williams per Placer.ai | High Demographic DFW Suburb

## SHERWIN-WILLIAMS PAINTS



**SUMMIT RE**

# SHERWIN WILLIAMS

1451 Keller Pkwy  
Keller, TX 76248

## OFFERING SUMMARY

Price	\$3,000,000
Cap Rate	5.75%
Net Operating Income	\$172,304
Year Built	2014
Gross Leasable Area	4,500 SF
Lot Size	1.07 Acres

## LEASE SUMMARY

Lease Term	15 Years
Lease Commencement	12/1/2014
Lease Expiration	11/30/2029
Remaining Term	3.5 Years
Lease Type	NN
Roof & Structure*	Landlord
Increases	10% In Options
Options	3 x 5 Years

\*Seller is currently in the process of replacing the existing roof with a new 20-year TPO roofing system, which will be delivered with a manufacturer warranty.

For Additional Info Please Contact: [SUMMIT RE HERE](#)

For Financing Options Contact: [PEAK CAPITAL](#)

## ANNUALIZED OPERATING DATA

Year(s)	Commencement	Annual	Increase
1-5	12/01/2014	\$142,400	-
6-10	12/01/2019	\$156,640	10.00%
Option 1: 11-15	12/01/2024	\$172,304	10.00%
Option 2: 16-20	12/01/2029	\$189,534	10.00%
Option 3: 21-25	12/01/2034	\$208,488	10.00%
Option 4: 26-30	12/01/2039	\$229,337	10.00%

**NET OPERATING INCOME \$172,304**





The Sherwin-Williams Company is a global leader in paints and coatings, proudly headquartered in Cleveland, Ohio. Known for its innovation and industry expertise, the company manufactures and distributes high-quality paints, coatings, floorcoverings, and related products for professional contractors, industrial clients, commercial projects, and everyday consumers. With more than 5,000 company-owned stores and a presence in over 120 countries, Sherwin-Williams has built a worldwide reputation for quality, reliability, and color expertise—making it the largest coatings company in the world by revenue.

### COMPANY SUMMARY

Company	The Sherwin -Williams Company
Ownership	Public (NYSE: SHW)
Number of Locations	5,000+ Locations Worldwide
Years in Business	156 Years
Headquarters	Cleveland, OH
Website	<a href="http://www.sherwin-williams.com">www.sherwin-williams.com</a>



- Corporate Lease with Sherwin-Williams (NASDAQ: SHW | S&P: BBB)
- Tenant Exercised Scheduled Option in December 2024 at 10% Rent Increase
- Fronting Keller Parkway with Over 41,000 Vehicles Per Day
- Great Ingress/Egress within the Shopping Center Development Making Access and Visibility Easy for Traffic
- 10% Rental Increases Every 5 Years in the Option Periods - Growing NOI Hedging Against Inflation
- Sherwin-Williams 2025 Revenue was \$23.57 Billion & 2025 Adjusted EBITDA Was Approximately \$4.49 Billion
- Rapidly Growing Trade Area – North Tarrant County Households and Population Projected to Increase Over 6.00% in the Surrounding Area by 2029
- High Performing National Ranking: Placer.ai data shows the store ranks within the top ~23% of Sherwin-Williams locations nationwide for customer visits, reflecting strong market demand and tenant performance
- Surrounding Retailers Include Kroger, Tom Thumb, The Home Depot, Whataburger, Walgreens, Natural Grocers, Spec's, Chick Fil A, and Many More...

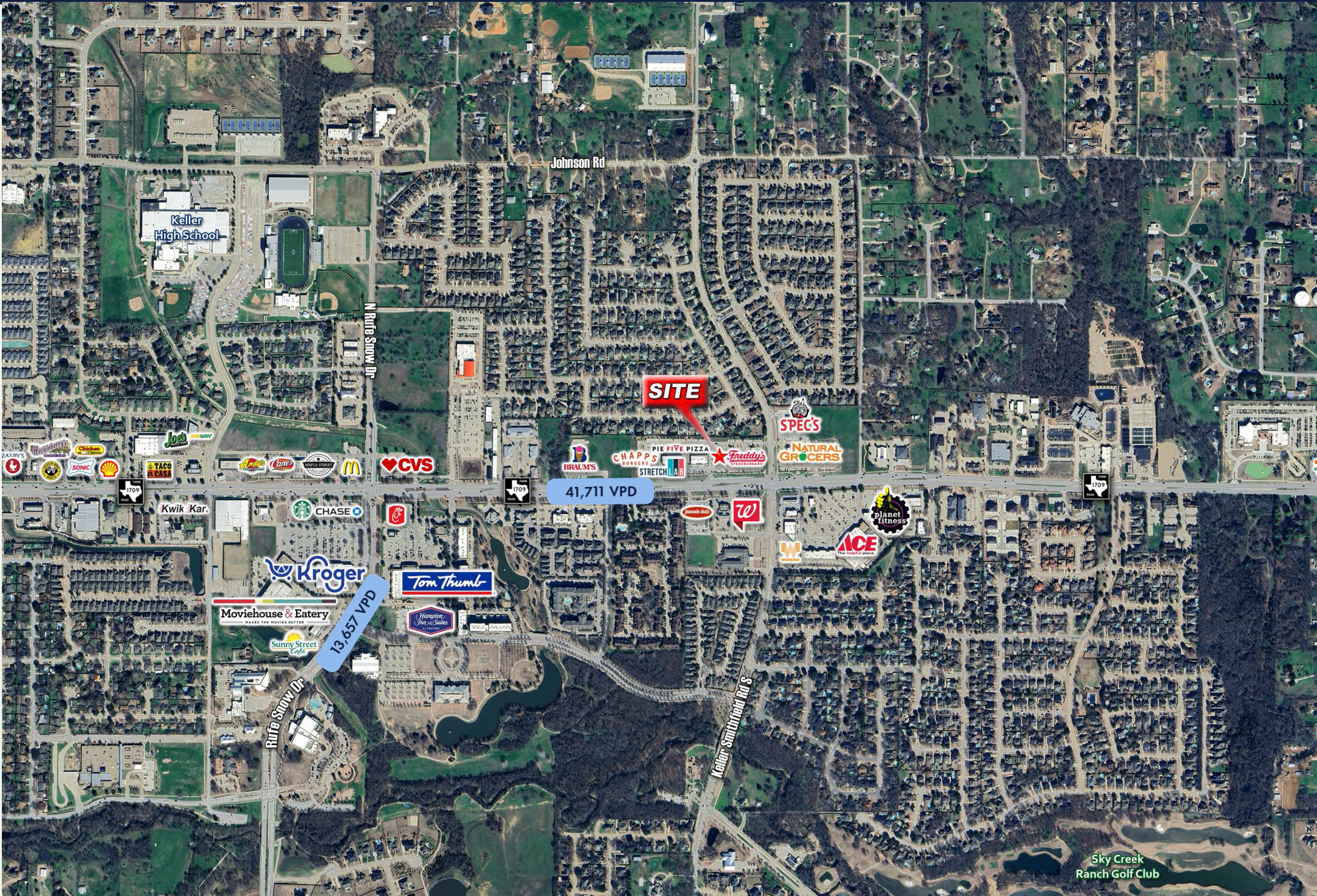
POPULATION  
WITHIN 5 MILE RADIUS  
**219,643**

AVERAGE HOUSEHOLD  
INCOME  
**\$152,837**

VEHICLES  
PER DAY  
**41,711**







Johnson Rd

Keller High School

N Rufe Snow Dr

**SITE**

41,711 VPD

13,657 VPD

1709

1709

Rufe Snow Dr

Keller-Smythfield Rd S

Sky Creek Ranch Golf Club





# DALLAS, TX

**8.34M**  
Residents in the DFW Metro

**Top 3**  
U.S. Metro for Population Growth

**21**  
Fortune 500 Companies Call DFW Home

**5th**  
Largest Metro Economy in the U.S. (\$744.7B GDP)

**\$745B+**  
Gross Metropolitan Product Among Largest U.S. Economies

## OVERVIEW

Dallas encompasses half of the Dallas–Fort Worth Metroplex and is the third-largest city in Texas and the ninth-largest city in the United States. The city serves as the primary economic hub of the Dallas–Fort Worth–Arlington metropolitan area, one of the largest and fastest-growing regions in the country. The Metroplex is home to one of the highest concentrations of corporate headquarters in the United States and ranks among the top markets for Fortune 500 company headquarters. The region also benefits from strong submarket occupancy fundamentals, a diverse employment base, and a robust retail landscape with one of the highest concentrations of shopping centers per capita in the nation. With a population exceeding 8 million residents, the Dallas–Fort Worth Metroplex has consistently ranked among the fastest-growing metropolitan areas in the United States over the past decade.

The Dallas–Fort Worth metropolitan economy is one of the largest in the nation, supported by a highly diversified base of industries including finance, technology, logistics, healthcare,

and energy. The region’s gross metropolitan product exceeds \$700 billion, placing it among the top economic centers in North America. Dallas–Fort Worth is also one of the nation’s largest employment centers, with more than four million non-farm jobs and sustained annual job growth that consistently outpaces national averages. The region is home to more than twenty Fortune 500 company headquarters and thousands of corporate offices, reinforcing its reputation as a premier destination for corporate relocation and expansion.

Dallas continues to attract entrepreneurs, corporations, and institutional investment due to its pro-business regulatory environment, favorable tax structure, and strategic central location. Local leadership has prioritized economic development initiatives that support business formation, job creation, and access to capital. These factors, combined with the region’s population growth and strong economic fundamentals, position Dallas as one of the most dynamic and resilient metropolitan economies in the United States.

	1 Mile	3 Mile	5 Mile
<b>POPULATION</b>			
2020 Population	7,349	65,812	217,176
2024 Population	7,390	68,116	219,643
2029 Population Projection	7,767	71,964	232,385
Annual Growth 2024-2029	1.00%	1.10%	1.20%
Median Age	44.9	42.5	39.5
Bachelor's Degree or Higher	62%	56%	49%
U.S. Armed Forces	7	83	114

<b>POPULATION BY RACE</b>			
White	5,740	50,373	151,792
Black	244	2,569	12,680
American Indian/Alaskan Native	18	217	849
Asian	465	5,069	17,598
Hawaiian & Pacific Islander	4	66	330
Two or More Races	919	9,822	36,394
Hispanic Origin	775	8,488	33,541

<b>HOUSING</b>			
Median Home Value	\$452,737	\$466,922	\$386,922
Median Year Built	1999	2000	2000

Demographic data © CoStar 2023

	1 Mile	3 Mile	5 Mile
<b>HOUSEHOLDS:</b>			
2020 Households	2,813	22,144	72,491
2024 Households	2,817	22,854	73,277
2029 Household Projection	2,962	24,158	77,663
Annual Growth 2020-2024	0.80%	1.80%	1.20%
Annual Growth 2024-2029	1.00%	1.10%	1.20%
Owner Occupied	1,976	20,093	61,927
Renter Occupied	986	4,066	15,736
Avg Household Size	2.6	2.9	3
Avg Household Vehicles	2	2	2
Total Consumer Spending	\$112.6M	\$1.1B	\$3.2B

<b>INCOME</b>			
Avg Household Income	\$142,651	\$175,944	\$152,837
Median Household Income	\$113,333	\$149,845	\$123,341
< \$25,000	338	1,033	4,085
\$25,000 - 50,000	346	1,587	6,301
\$50,000 - 75,000	350	2,607	8,883
\$75,000 - 100,000	247	2,013	9,807
\$100,000 - 125,000	240	2,170	8,099
\$125,000 - 150,000	286	2,029	7,522
\$150,000 - 200,000	267	3,362	9,795
\$200,000+	744	8,052	18,784

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Summit RE and may not be made available to any other person or entity without the prior written consent of Summit RE. By taking possession of and reviewing this Offering Memorandum, the recipient agrees to hold and treat all such information in the strictest confidence and agrees not to photocopy, reproduce, or duplicate any portion of this Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Summit RE.

This Offering Memorandum has been prepared solely to provide summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Summit RE has not made any investigation and makes no guarantee, warranty, or representation as to the accuracy or completeness of the information provided, including, without limitation: income or expenses; future or projected financial performance; size and square footage of the property and improvements; the presence or absence of contaminating substances (including PCBs or asbestos); compliance with local, state, or federal laws and regulations; the physical condition of the property or improvements; or the financial condition, business prospects, performance, or plans of any tenant or guarantor, including any tenant's plans or intentions to continue its occupancy.

Information contained in this Offering Memorandum has been obtained from sources believed to be reliable; however, Summit RE has not verified and will not verify such information and makes no warranty or representation whatsoever regarding its accuracy or completeness. All prospective purchasers must independently confirm the accuracy and completeness of all material information and shall be responsible for all costs and expenses of investigating the subject property. Summit RE expressly denies any obligation to conduct a due diligence examination of the property for prospective purchasers. Prospective purchasers and their tax, financial, legal, and construction advisors must request and carefully review all legal and financial documents related to the property and any tenant.

Any projections, opinions, assumptions, or estimates contained in this Offering Memorandum are provided for illustrative purposes only and do not represent the current or future performance of the property. The value of the property to a prospective purchaser depends on factors that should be evaluated by the prospective purchaser and the prospective purchaser's tax, financial and legal advisors. Like all real estate investments, this investment involves significant risks. Past tenant performance (at this or other locations) is not a guarantee of future success. Certain lease rates, including for newly constructed facilities or newly acquired locations, may be based on a tenant's projected sales with limited or no operating history, and/or comparable rents for the area. Returns are not guaranteed; tenants and/or guarantors may fail to pay rent, property taxes, or other amounts due, or may fail to comply with material lease terms; and cash flow may be interrupted in whole or in part due to market, economic, environmental, or other conditions. Regardless of any tenant history or lease guarantees, prospective purchasers are responsible for investigating all matters affecting the intrinsic value of the property and the value of any long-term leases, including the likelihood of locating replacement tenants if any tenant defaults or abandons the property, the terms that may be negotiated with any replacement tenants, and the prospective purchaser's legal ability to make alternate use of the property.

**SHOWINGS:** All property showings are by appointment only. Please contact the Summit RE agent for more details.

By accepting this Offering Memorandum, prospective purchasers agree to release Summit RE and hold it harmless from any claim, cost, expense, or liability arising out of the prospective purchaser's investigation and/or purchase of the commercial 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.



### 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:
  - 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.

# Exclusively Listed



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