

FOR LEASE | 2,497 SF AVAILABLE - END CAP

1637 KELLER PKWY - KELLER, TX 76248

JOIN **glo**



PROPERTY OVERVIEW

- » 5 yr term min
- » 37,357 VPD
- » Delivery Condition: Cold Dark Shell
- » Cross-Access to the West and East
- » Fronting Keller Pkwy/1709/Southlake Blvd
- » Ideal uses - Retail, Medical, Office

NO VAPE, NO CHURCHES, NO LIQUOR STORES, NO DRIVE-THRUS



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REAL ESTATE DEVELOPMENT & ADVISORS

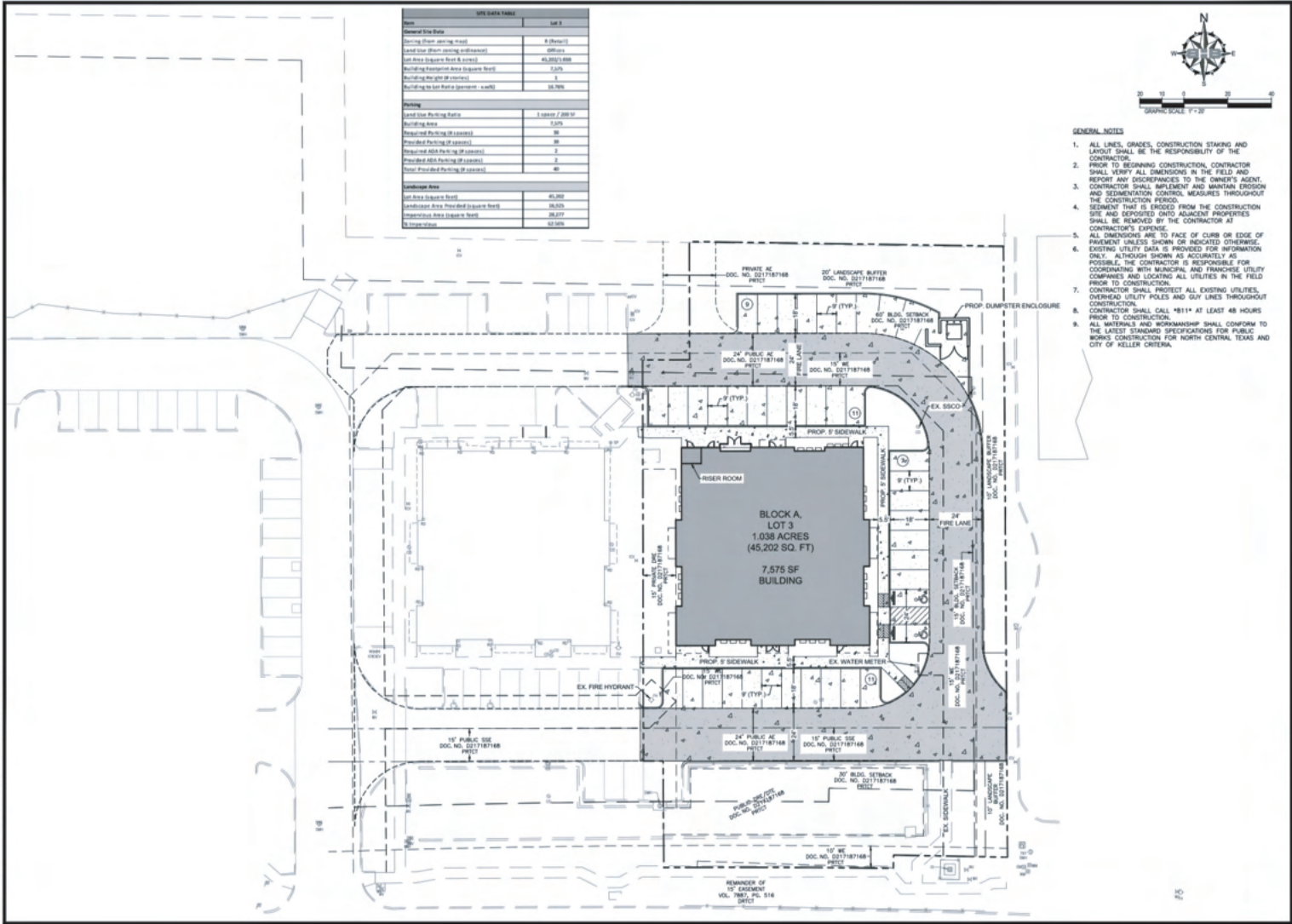
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B&B
BARD, HAMPTON & BROWN
engineering and surveying
10000 S. Highway 170, Suite 200, Fort Worth, TX 76116
TEL: 817-335-1111 FAX: 817-335-1112

KLINE HARDIN ARCHITECTS
1637 KELLER PKWY
BLOCK A, LOT 3
1637 KELLER PKWY, KELLER, TEXAS 76248

SITE PLAN

NO.	DESCRIPTION	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERNAL REVIEW UNDER THE AUTHORITY OF LUIS CHAB RUIZ, PE TX 141529. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

4/11/2024

PROJECT NUMBER: 2024-173-000
DATE: 4/11/2024
DESIGNED BY: BGS
CHECKED BY: ON

SHEET 1 OF 1

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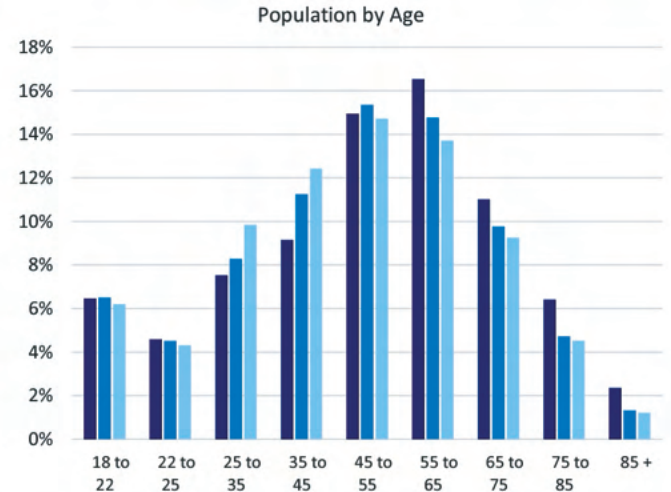
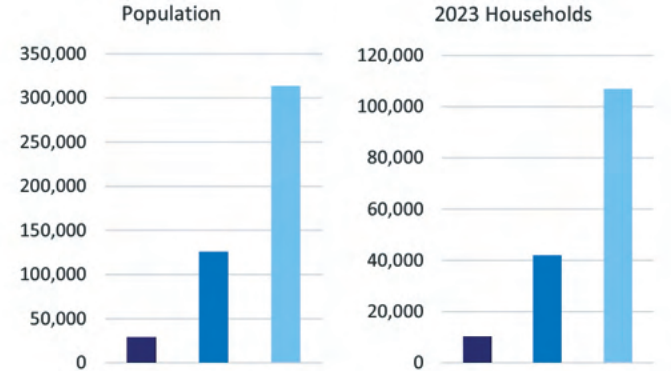
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Consumer Profile Report

STI: PopStats, 2023 Q4

	2 Miles		4 Miles		6 Miles	
Current						
2023 Population	28,943	---	125,316	---	313,479	---
2028 Projected Population	28,408	---	125,826	---	317,632	---
Pop Growth (%)	-1.8%	---	0.4%	---	1.3%	---
2023 Households	10,228	---	41,675	---	106,727	---
2028 Projected Households	10,030	---	41,870	---	108,550	---
HH Growth (%)	-1.9%	---	0.5%	---	1.7%	---
Census Year						
2000 Population	15,629	---	61,739	---	153,811	---
2010 Population	28,494	---	122,243	---	304,013	---
Pop Growth (%)	82.3%	---	98.0%	---	97.7%	---
2000 Households	5,106	---	19,703	---	50,549	---
2010 Households	10,067	---	40,597	---	103,070	---
HH Growth (%)	97.2%	---	106.1%	---	103.9%	---
Total Population by Age						
Average Age (2023)	42.6		39.9		39.1	
Children (2023)						
0 - 4 Years	1,256		6,134		16,833	
5 - 9 Years	1,447		7,665		19,842	
10-13 Years	1,496		7,167		17,832	
14-17 Years	1,885		8,528		20,368	
Adults (2023)						
18 to 22	1,871	6.5%	8,148	6.5%	19,383	6.2%
22 to 25	1,327	4.6%	5,648	4.5%	13,487	4.3%
25 to 35	2,177	7.5%	10,379	8.3%	30,819	9.8%
35 to 45	2,648	9.1%	14,096	11.2%	38,915	12.4%
45 to 55	4,325	14.9%	19,237	15.4%	46,121	14.7%
55 to 65	4,787	16.5%	18,506	14.8%	42,972	13.7%
65 to 75	3,186	11.0%	12,234	9.8%	28,990	9.2%
75 to 85	1,855	6.4%	5,918	4.7%	14,145	4.5%
85 +	682	2.4%	1,657	1.3%	3,771	1.2%



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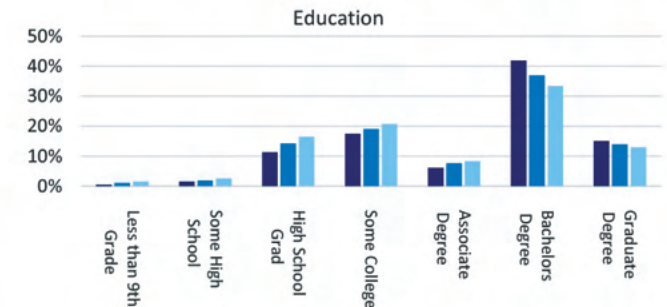
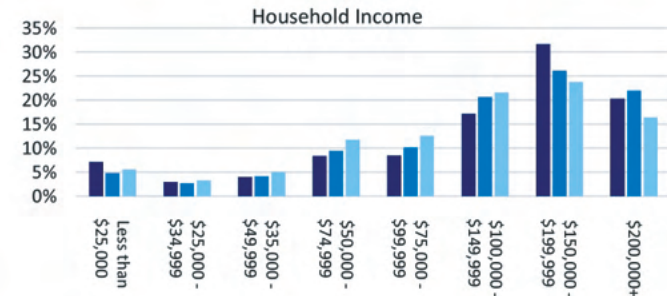
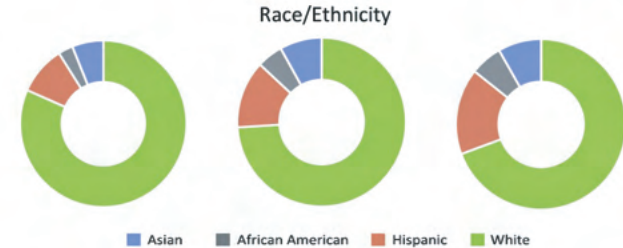
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Consumer Profile Report

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	2 Miles		4 Miles		6 Miles	
Population by Race/Ethnicity (2023)						
White, Non-Hispanic	22,596	78.1%	88,279	70.4%	206,796	66.0%
Hispanic	2,615	9.0%	15,438	12.3%	48,772	15.6%
Black	792	2.7%	5,926	4.7%	18,126	5.8%
Asian	1,682	5.8%	9,637	7.7%	24,503	7.8%
Language at Home (2023)						
Spanish	1,239	4.5%	8,214	6.9%	25,092	8.5%
Asian Language	667	2.4%	4,056	3.4%	10,281	3.5%
Ancestry (2023)						
American Indian (ancestry)	82	0.3%	348	0.3%	946	0.3%
Hawaiin (ancestry)	18	0.1%	109	0.1%	361	0.1%
Household Income (2023)						
Per Capita Income	\$69,893	---	\$64,943	---	\$58,582	---
Average HH Income	\$197,788	---	\$195,285	---	\$172,069	---
Median HH Income	\$155,889	---	\$145,260	---	\$124,622	---
Less than \$25,000	728	7.1%	2,001	4.8%	5,922	5.5%
\$25,000 - \$34,999	304	3.0%	1,124	2.7%	3,553	3.3%
\$35,000 - \$49,999	404	4.0%	1,738	4.2%	5,365	5.0%
\$50,000 - \$74,999	857	8.4%	3,929	9.4%	12,522	11.7%
\$75,000 - \$99,999	869	8.5%	4,226	10.1%	13,445	12.6%
\$100,000 - \$149,999	1,751	17.1%	8,601	20.6%	23,020	21.6%
\$150,000 - \$199,999	3,239	31.7%	10,893	26.1%	25,370	23.8%
\$200,000+	2,075	20.3%	9,162	22.0%	17,530	16.4%
Education (2023)						
Less than 9th Grade	90	0.5%	835	1.0%	3,098	1.5%
Some High School	292	1.5%	1,531	1.9%	5,144	2.5%
High School Grad	2,227	11.3%	11,652	14.2%	33,847	16.5%
Some College	3,433	17.5%	15,557	19.0%	42,560	20.7%
Associate Degree	1,196	6.1%	6,234	7.6%	17,009	8.3%
Bachelors Degree	8,247	41.9%	30,333	37.0%	68,832	33.5%
Graduate Degree	2,955	15.0%	11,427	13.9%	26,671	13.0%



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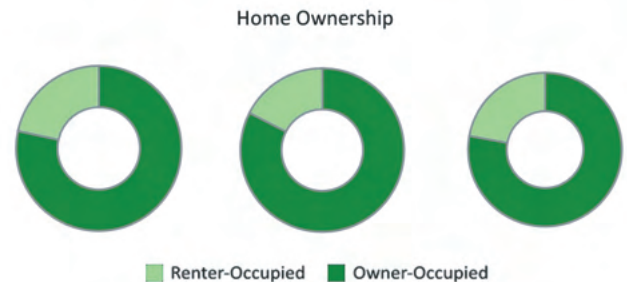
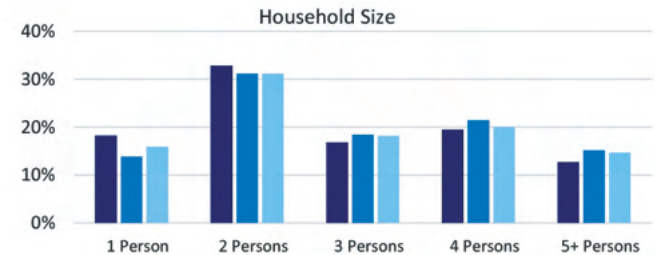
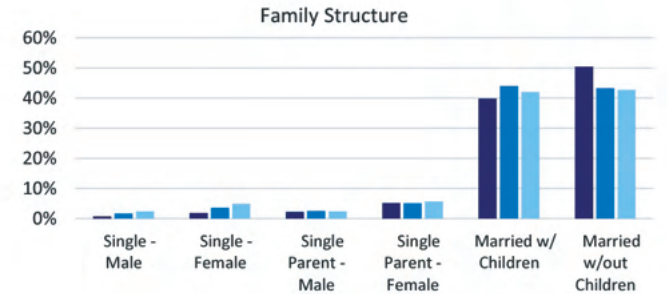
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Family Structure (2023)	8,222		34,950		85,591	
Single - Male	50	0.6%	588	1.7%	2,037	2.4%
Single - Female	154	1.9%	1,233	3.5%	4,191	4.9%
Single Parent - Male	184	2.2%	881	2.5%	2,038	2.4%
Single Parent - Female	420	5.1%	1,771	5.1%	4,851	5.7%
Married w/ Children	3,271	39.8%	15,370	44.0%	35,925	42.0%
Married w/out Children	4,145	50.4%	15,108	43.2%	36,549	42.7%
Household Size (2023)						
1 Person	1,863	18.2%	5,758	13.8%	16,979	15.9%
2 Persons	3,354	32.8%	13,007	31.2%	33,314	31.2%
3 Persons	1,719	16.8%	7,660	18.4%	19,400	18.2%
4 Persons	1,996	19.5%	8,933	21.4%	21,368	20.0%
5+ Persons	1,296	12.7%	6,316	15.2%	15,665	14.7%
Home Ownership (2023)	10,228		41,675		106,727	
Owners	8,019	78.4%	34,398	82.5%	83,104	77.9%
Renters	2,209	21.6%	7,277	17.5%	23,622	22.1%
Components of Change (2023)						
Births	305	1.1%	1,373	1.1%	3,601	1.1%
Deaths	282	1.0%	955	0.8%	2,273	0.7%
Migration	136	0.5%	241	0.2%	485	0.2%
Unemployment Rate (2023)	2.4%		2.7%		3.0%	
Employment, Pop 16+ (2023)	23,836		100,099		248,711	
Armed Services	58	0.2%	121	0.1%	203	0.1%
Civilian	14,643	61.4%	67,997	67.9%	173,140	69.6%
Employed	14,298	60.0%	66,146	66.1%	167,941	67.5%
Unemployed	345	1.4%	1,851	1.8%	5,199	2.1%
Not in Labor Force	9,193	38.6%	32,102	32.1%	75,571	30.4%
Businesses						
Establishments	956	---	2,806	---	7,288	---
Employees (FTEs)	10,603	---	33,075	---	102,157	---



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AVAILABLE
2,497 SF

GLO TANNING + DEMISED SPACE
3,000 SF



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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.

11-2-2015



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.

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Derek Anthony	0677154	derek@waypoint-red.com	8179915072
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date