

FOR LEASE



1149 KELLER PARKWAY | KELLER, TX 76248

Property Description

Great opportunity to have your business office located in the Centerview Office Park right off of the high traffic street Keller Parkway. There are 41,000 vehicles per day that travel by this location. Each suite has private offices, reception area, kitchenette, a private bathroom and a shared tenant lounge.

Available Spaces

Suite	Rate	Size	Type
D	\$23.00 /sf/yr	1,030	NNN

Highlights

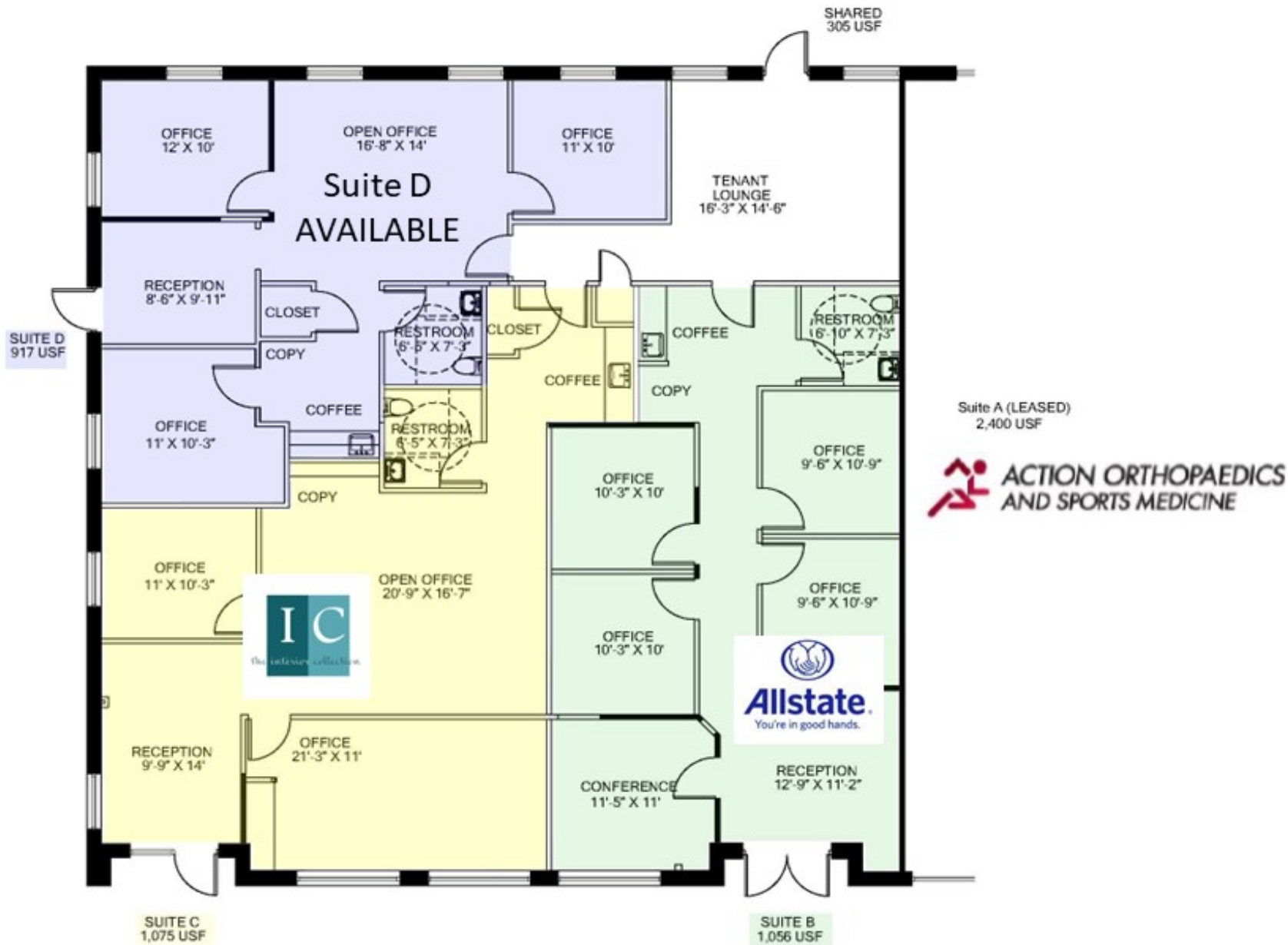
Available SF:	1,030
Building Size:	5,748
Lease Rate:	\$23.00
Lease Type:	NNN
Estimated NNN:	\$8.50
Rentable SF:	1,030
Type:	Office



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1149 KELLER PARKWAY

Location



Alliance Airport

9 miles

DFW International Airport

11 miles

Downtown Fort Worth

18 miles

Dallas Love Field Airport

30 miles

Downtown Dallas

32 miles

City of

KELLER

TEXAS

2018

Education

bachelor's

38%

master's

14%

Income

\$176,266

avg. household income

\$1,423,257

avg. household net worth

Housing

15,684

\$346,378

households avg. home value

\$189 million

commercial development (2012-2017)

73

new businesses (2017)

City of Keller Property Tax Rate

\$100 Taxable Value

\$427,500

Total Effective Property Tax Rate

\$100 Taxable Value

\$2,555,989

Tax Rate

8.25%

State: 6.25%

Local: 2.0%

Awards

"Best Small Cities in America" *Wallet Hub*

"Best Places to Raise a Family in Texas" *Niche*

"Top 10 Safest Neighborhoods" *The Dallas Morning News*

"Best Suburbs to Buy a House in Texas" *Niche*

88k sq ft fitness center

174 acre sports park

336 acres park land

18 hole golf course

24 miles of trails

Population

1990

2000

2010

2018

2020 (EST.)

13,683

27,345

39,627

44,940

45,333

Ethnicity

88% White

2% Black

3% Asian

7% Hispanic

"Best Small Cities in America"

-Wallet Hub

"Best Suburbs to Buy a House in Texas"

-Niche

"Top 10 Safest Neighborhoods"

-The Dallas Morning News

"Best Places to Raise a Family in Texas"

-Niche

"Tree City USA, 25th Anniversary"

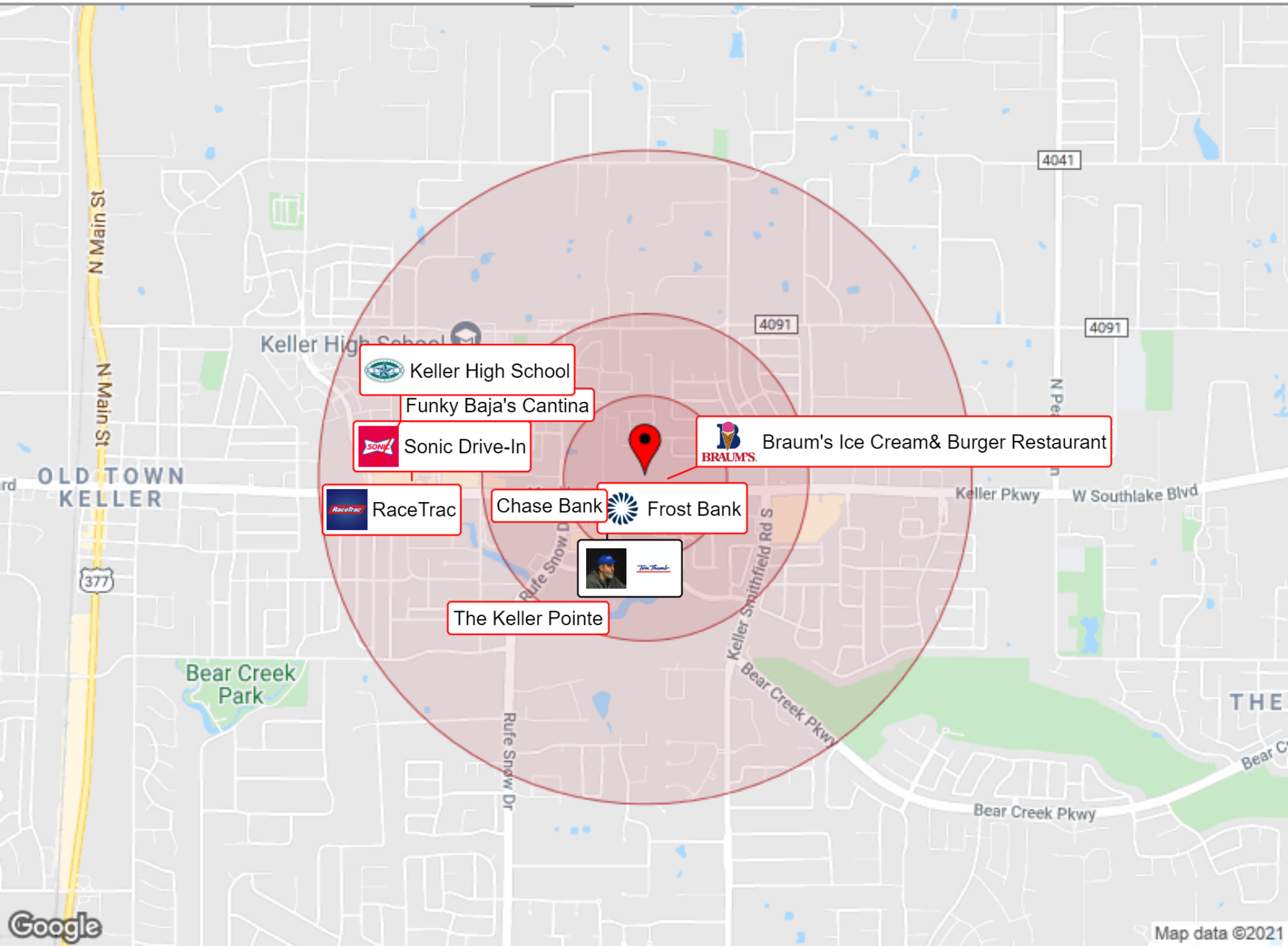
-Arbor Day Foundation

"The Safest Cities in Texas 2018"

-National Council for Home Safety and Security

"7 Dallas-Fort Worth Suburbs with the Best Downtowns"

-Neighborhoods.com





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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matt Matthews	667871	matt.matthews@svn.com	972-765-0886
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date