

**1.07 ACRES  
FOR SALE**

# PRIME DEVELOPMENT OPPORTUNITY

1679 Keller Parkway  
Keller, Texas 76248



## PROPERTY FEATURES:

- 1.07 Acres
- Zoning: Retail (allowing for medical/office)
- Easement access to utilities
- Prime location off Keller Parkway (FM 1709)
- Infill location within an established commercial corridor
- Surrounded by dense residential development
- Ideal for medical, office or specialty commercial users

For more information,  
contact:

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**MARK GRAYBILL, SIOR, CCIM**

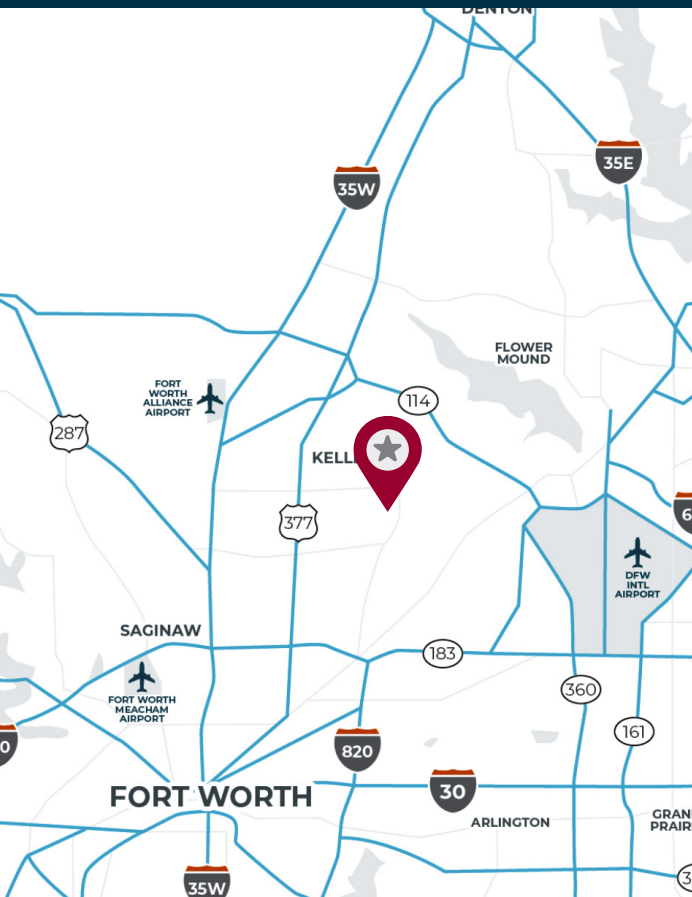
214.914.5537

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COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.





# PROPERTY IMAGES



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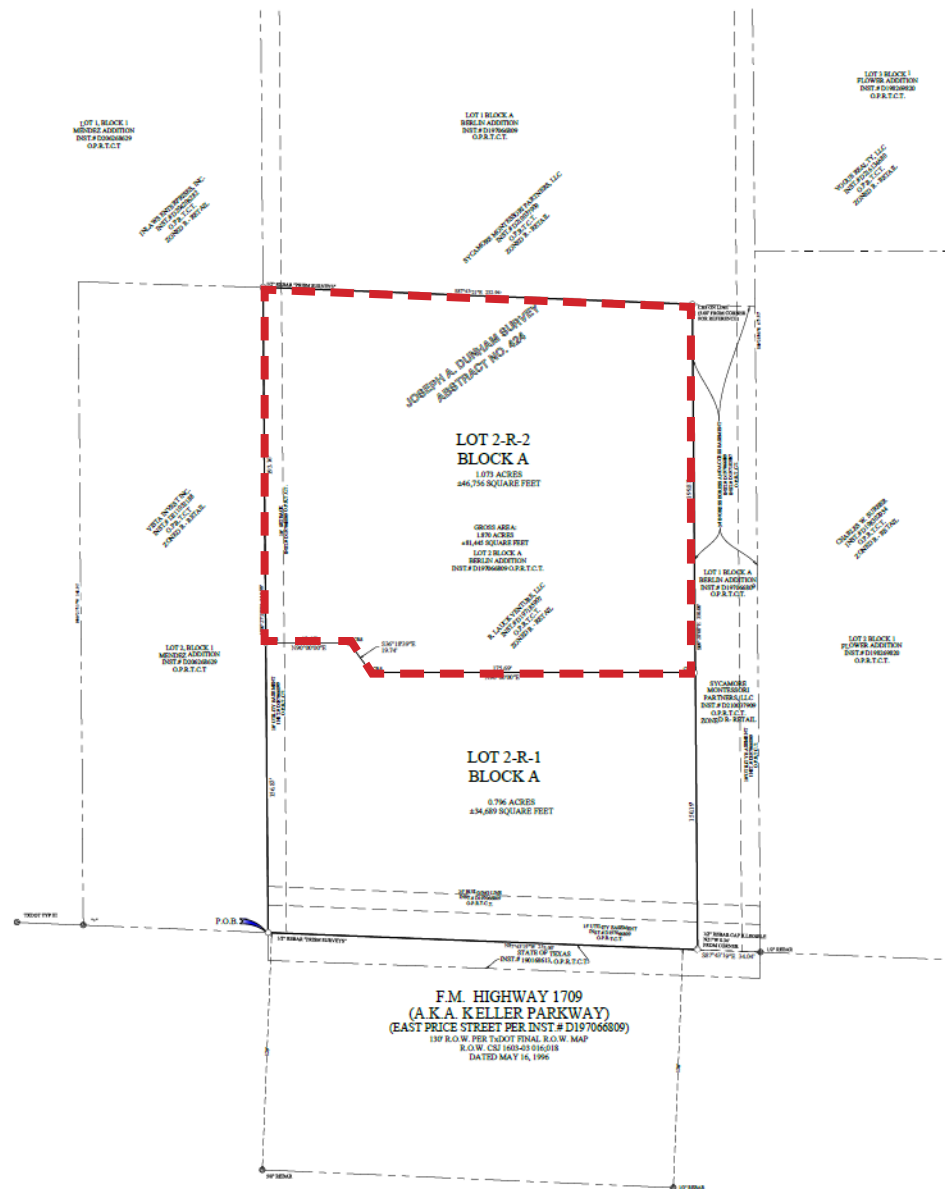
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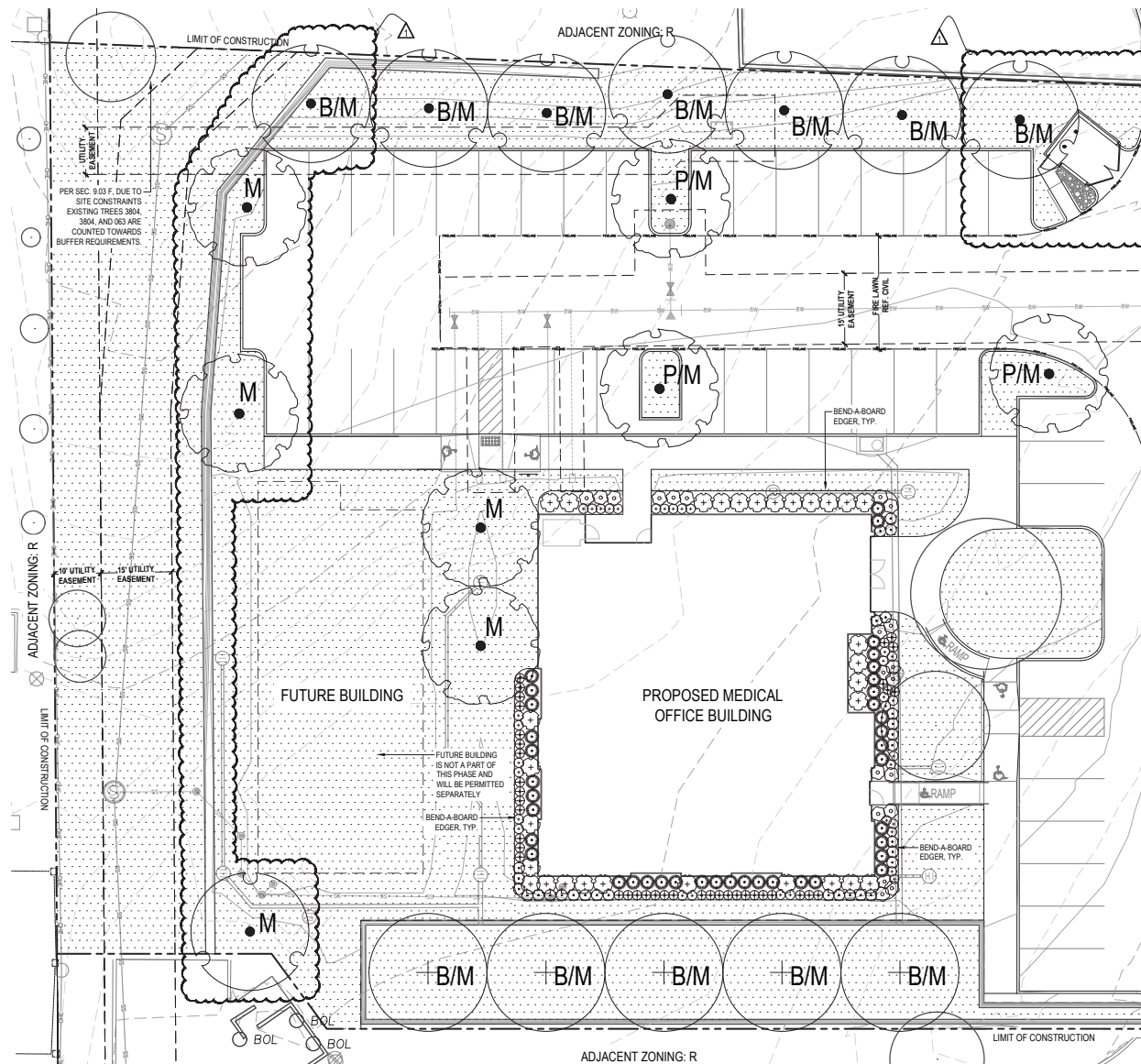


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# SITE PLAN



# AERIAL MAP



1679 KELLER PARKWAY  
Keller, TX 76248  
1.07 ACRES FOR SALE

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# DEMOGRAPHICS & TRAFFIC

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1679 KELLER PARKWAY  
Keller, TX 76248

Keller, Texas

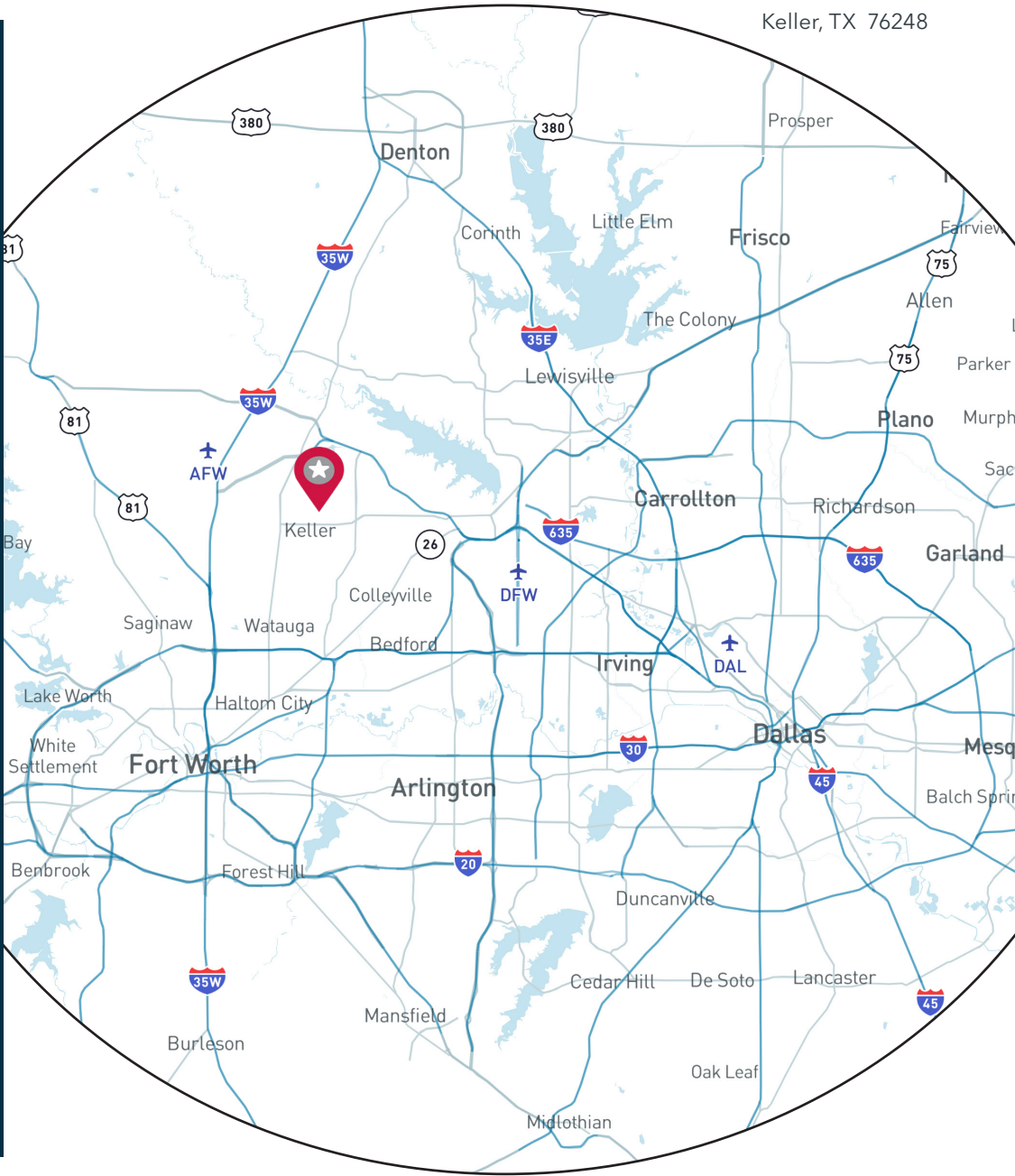
## DEMOGRAPHICS

| 2025 Summary                  | 2 MILES   | 5 MILES   | 10 MILES  |
|-------------------------------|-----------|-----------|-----------|
| Population                    | 30,746    | 214,491   | 760,950   |
| Households                    | 10,808    | 72,082    | 274,303   |
| Medium Age                    | 44.8      | 40.3      | 38.2      |
| Median HH Income              | \$173,825 | \$138,982 | \$105,103 |
| Population Growth (2025-2030) | 1.0%      | 1.0%      | 1.2%      |

## TRAFFIC

| Roadway                      | Traffic Count | Miles from Subject |
|------------------------------|---------------|--------------------|
| E Price/Chandler Rd          | 39,625        | .25                |
| FM 1709/Keller-Smithfield Rd | 41,499        | .32                |

Source@2025 Costar Group/TXDOT 2024  
4 Person Household represents 28% of all Household Sizes, with 1 mile



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