

FOR LEASE



1665 KELLER PARKWAY | KELLER, TX 76248

Property Description

Rare office space with scenic views, covered parking and monument signage on Keller Blvd. Beautifully finished space that is walk-in ready. Keller is located in the heart of the DFW Metroplex. It has all of the comforts of a big city, yet exhibits a small town charm. Conveniently located within 30 miles of Dallas, Fort Worth, and DFW Airport is just one of the many reasons it is growing much faster than the national average.

Available Spaces

Suite	Rate	Size	Type
400	\$23.00 /sf/yr	1,051	NNN

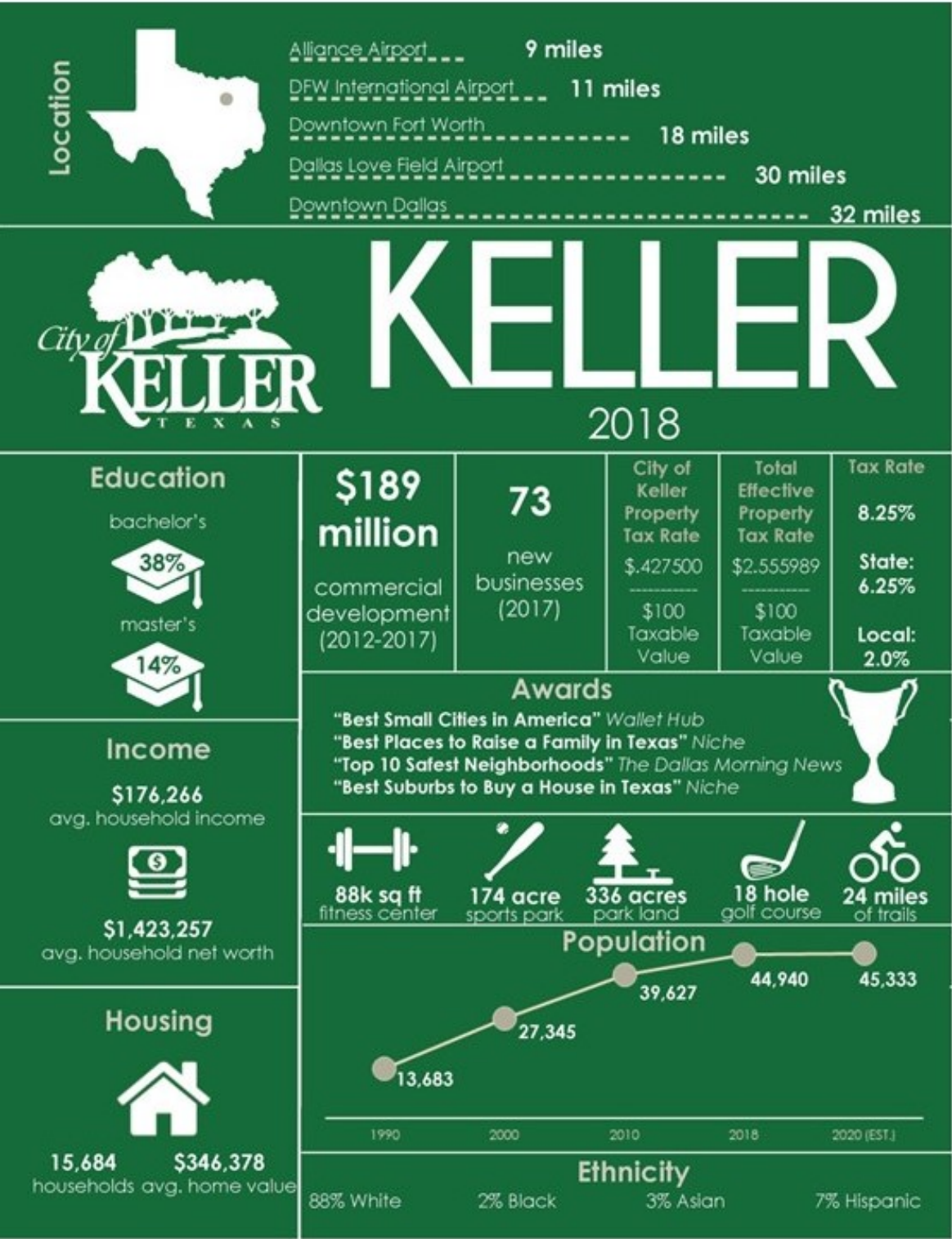
Highlights

Available SF:	1,051
Building Size:	5,000
Lease Rate:	22/SF/Yr
Type:	Office











Population	1 Mile	3 Miles	5 Miles
Male	2,370	29,571	93,756
Female	2,411	29,855	98,225
Total Population	4,781	59,426	191,981

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,148	13,453	45,684
Ages 15-24	894	10,104	31,699
Ages 55-64	597	7,976	23,958
Ages 65+	376	7,445	26,270

Income	1 Mile	3 Miles	5 Miles
Median	\$135,717	\$134,542	\$104,423
< \$15,000	64	696	1,943
\$15,000-\$24,999	8	614	2,639
\$25,000-\$34,999	18	612	2,548
\$35,000-\$49,999	26	1,149	4,974
\$50,000-\$74,999	81	2,108	10,040
\$75,000-\$99,999	151	2,211	10,219
\$10,000-\$149,999	521	5,364	16,300
\$150,000-\$199,999	393	3,346	7,419
> \$200,000	231	3,719	8,241

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,564	20,804	66,710
Occupied	1,536	20,000	64,144
Owner Occupied	1,481	17,453	54,536
Renter Occupied	55	2,547	9,608
Vacant	28	804	2,566



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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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