

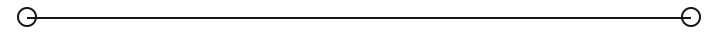


LEASE

1722 Keller Pkwy

1722 KELLER PKWY

Keller, TX 76248



PRESENTED BY:

BROOKE FORD

O: 313.618.7176

brooke.ford@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$29.00 SF/yr (NNN)
BUILDING SIZE:	8,850 SF
AVAILABLE SF:	100 - 8,500 SF
LOT SIZE:	0.82 Acres
YEAR BUILT:	2020
ZONING:	Office - Medical

PROPERTY OVERVIEW

2-Story White Box Building For Lease With Multiple Floorplan Options Available. Frontage On Keller Parkway (1709) & High Demographics Makes This Location Great For Medical Or Professional Businesses.

PROPERTY HIGHLIGHTS

- 8,850 Total SF
- 2-Story
- Private Executive Offices, Standard Office Suites & Open Work Spaces Available
- Traffic Count 41,000 VPD

BROOKE FORD

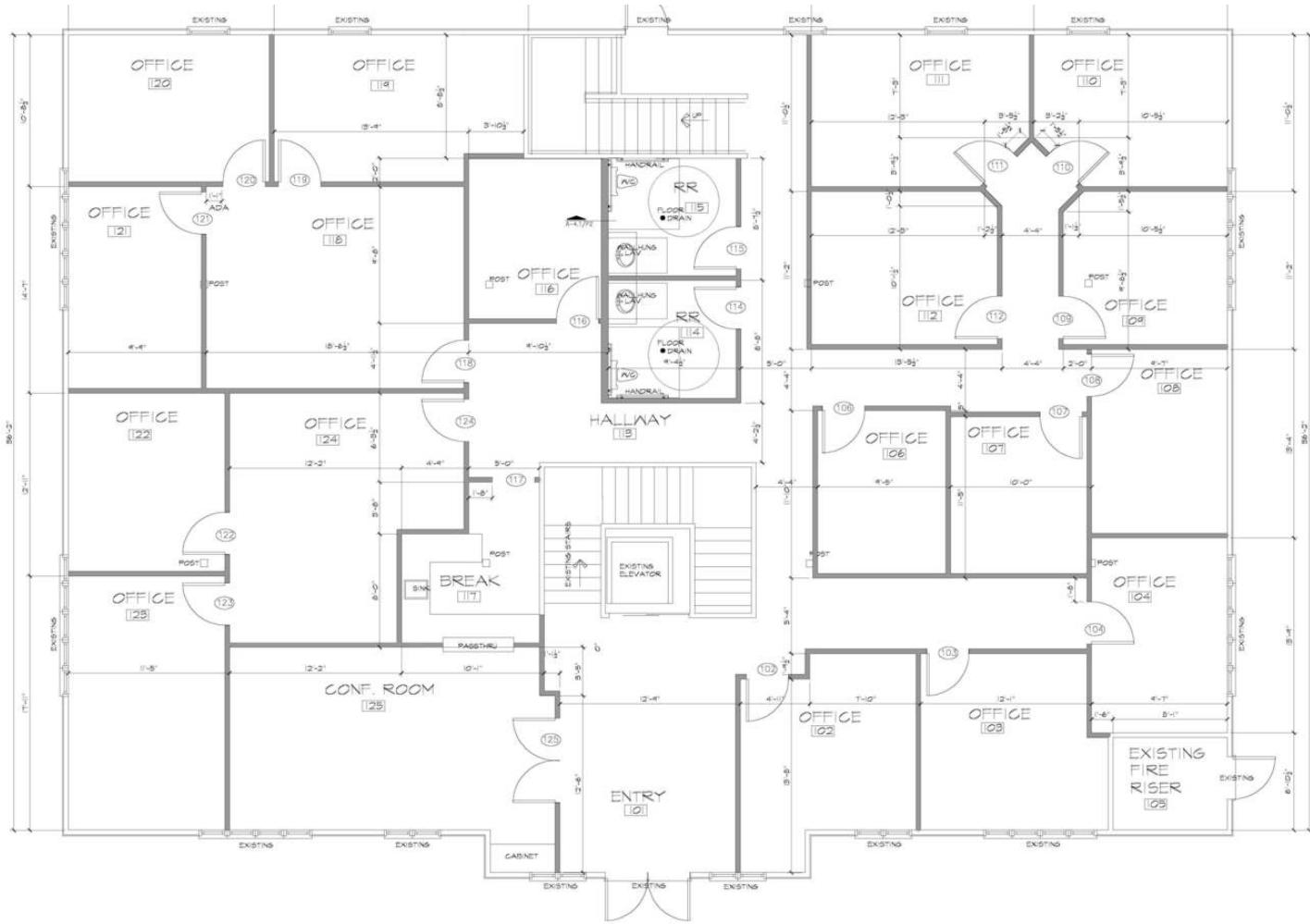
O: 313.618.7176
brooke.ford@svn.com

ADDITIONAL PHOTOS



BROOKE FORD
O: 313.618.7176
brooke.ford@svn.com

ADDITIONAL PHOTOS



01 FIRST FLOOR PLAN

CONSTRUCTION DRAWINGS

MasterPlans
817-379-7326
© COPYRIGHT 2022 DENNIS C. NELSON

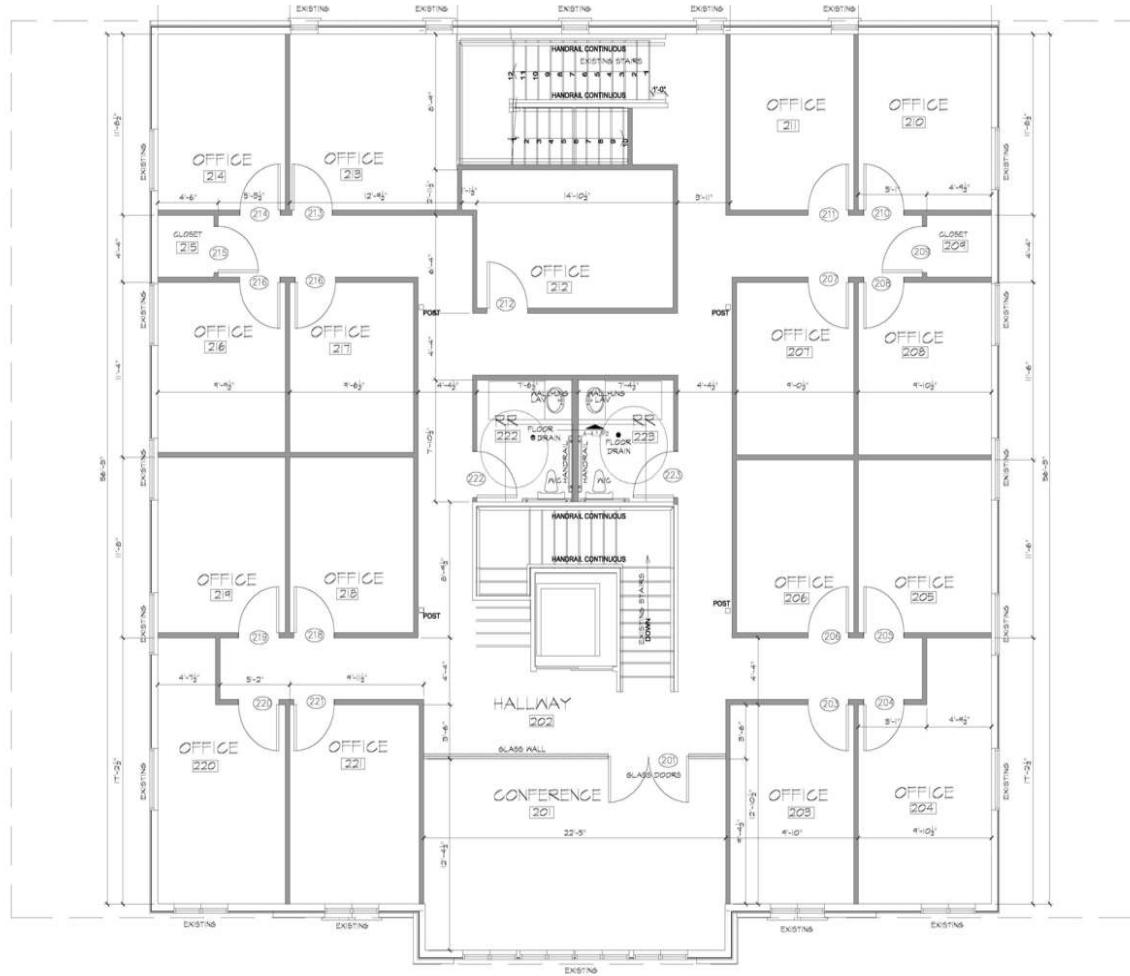
LOT 5
1722 KELLER PARKWAY
KELLER, TEXAS



APRIL 25, 2022
PROJECT #: 22-001

BROOKE FORD
O: 313.618.7176
brooke.ford@svn.com

FLOOR PLAN 2ND FLOOR



02 SECOND FLOOR PLAN

CONSTRUCTION DRAWINGS

MasterPlans
817-379-7326
© COPYRIGHT 2022 DENNIS C. HILSON

LOT 5

1722 KELLER PARKWAY
KELLER, TEXAS



4/25/2022

APRIL 25, 2022

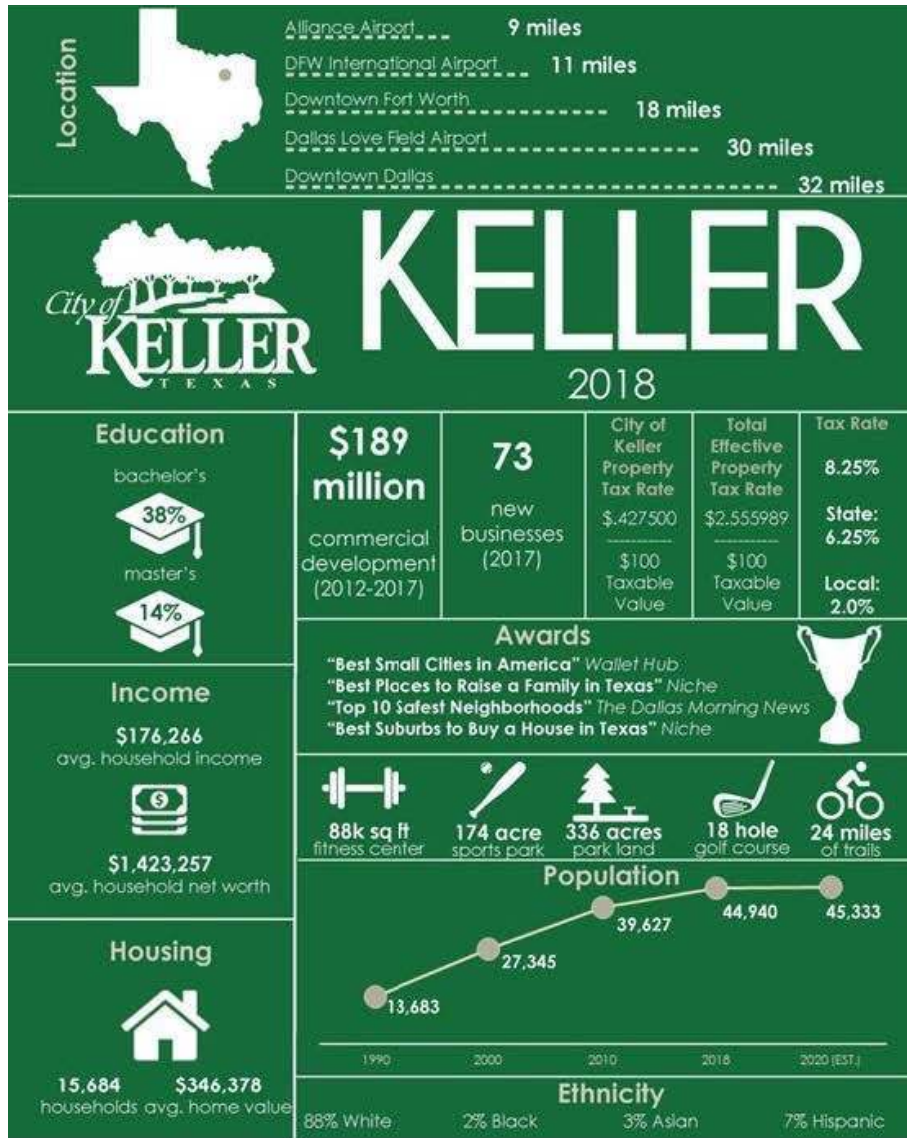
PROJECT #: 22-001

BROOKE FORD
O: 313.618.7176
brooke.ford@svn.com

1722 KELLER PKWY | Keller, TX 76248

SVN | TRINITY ADVISORS 5

CITY OF KELLER



"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"

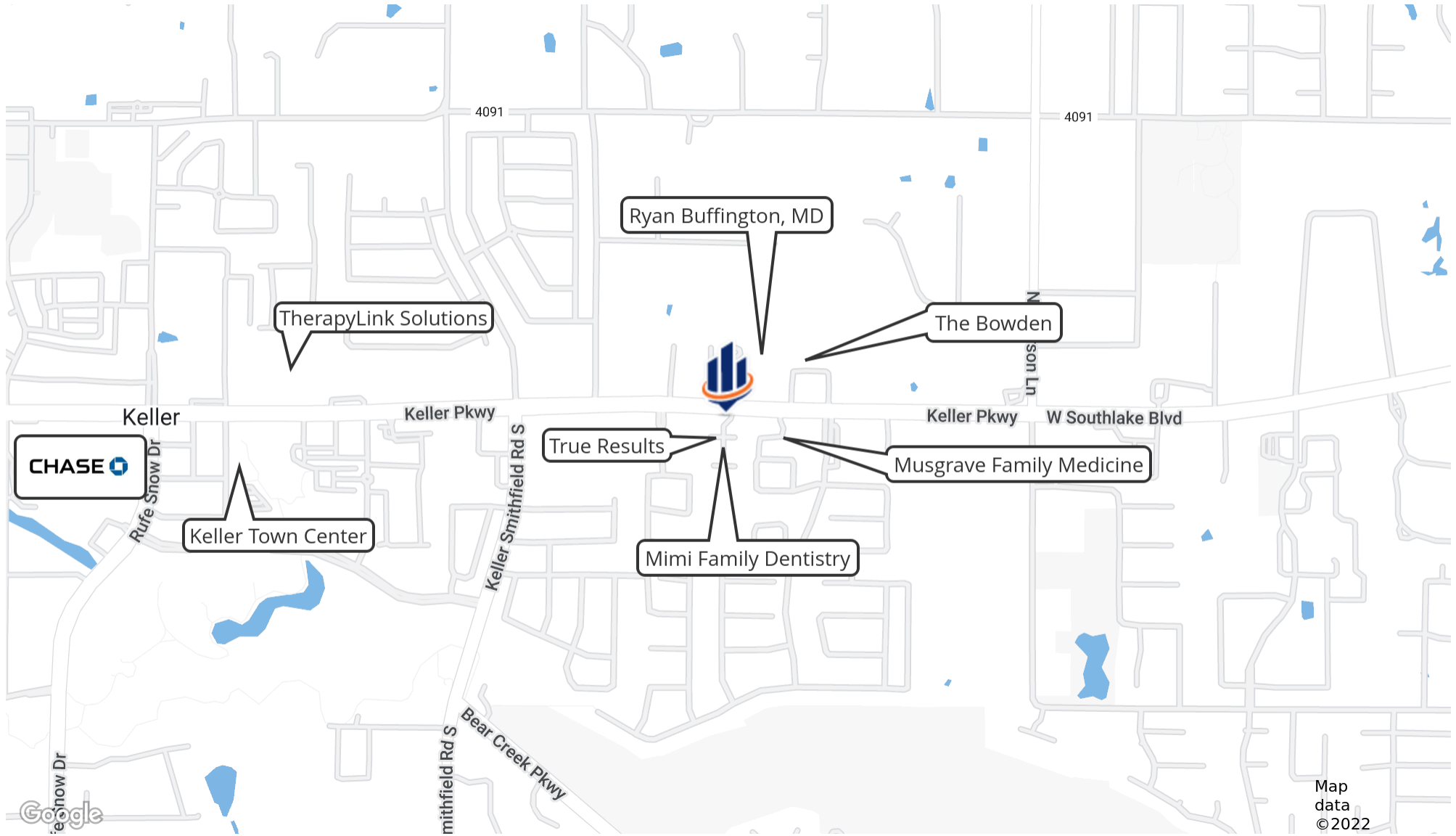
-*Neighborhoods.com*

BROOKE FORD

O: 313.618.7176

brooke.ford@svn.com

LOCATION MAP



BROOKE FORD
O: 313.618.7176
brooke.ford@svn.com

DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

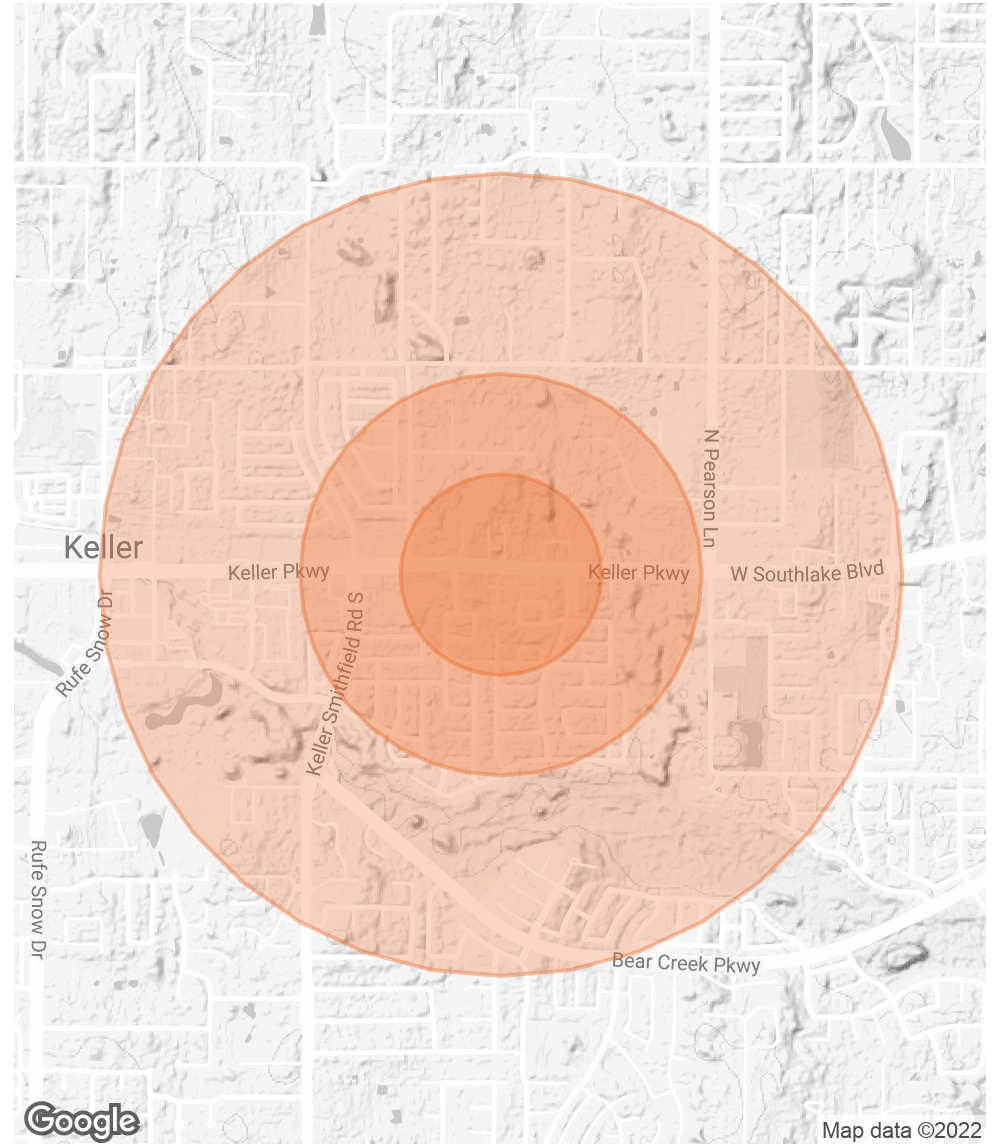
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	349	1,546	7,119
AVERAGE AGE	37.3	38.1	41.5
AVERAGE AGE (MALE)	36.1	37.2	42.6
AVERAGE AGE (FEMALE)	39.7	40.2	41.5

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	105	492	2,611
# OF PERSONS PER HH	3.3	3.1	2.7
AVERAGE HH INCOME	\$183,842	\$176,052	\$174,090
AVERAGE HOUSE VALUE	\$3,607,137	\$2,157,005	\$728,723

* Demographic data derived from 2020 ACS - US Census



BROOKE FORD

O: 313.618.7176

brooke.ford@svn.com

MEET YOUR ADVISOR



BROOKE FORD

Advisor

brooke.ford@svn.com

Direct: 313.618.7176 | **Cell:** 313.618.7176

PROFESSIONAL BACKGROUND

Prior to joining Matthews Group, Brooke spent five years as a design and manufacturing engineer. Brooke is originally from Michigan and graduated from The University of Alabama with a degree in Mechanical Engineering and Mathematics. She brings a logical and meticulous approach to the SVN Trinity Advisors- Matthews Group on deals in the investment, office, and industrial markets. Her focus is on leasing and sales in the DFW area, representing Tenants, Landlords, Buyers, and Sellers.

As an active member in the community, Brooke spends time volunteering for GRACE and is currently the Chair for the Young Professionals Group within the Southlake Chamber of Commerce. In her leisure time, you can find her on the golf course, cheering on the tide, or spending time at the lake.

SVN | Trinity Advisors
1762 Keller Parkway, Suite 100
Keller, TX 76248

BROOKE FORD

O: 313.618.7176

brooke.ford@svn.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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

DFW Trinity Advisors, LLC	9004520	sfithian@visionsrealty.com	817-288-5525
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Stephen H. Fithian	407418	sfithian@visionsrealty.com	817-288-5524
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Stephen H. Fithian	407418	sfithian@visionsrealty.com	407418
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Brooke Ford	747247	brooke.ford@svn.com	313-618-7176
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date