



LEASE RATE
\$17.00 SF/yr (NNN)

Hudson Station can be found within one of the rapidly expanding submarkets of Dallas/Fort Worth. Situated prominently, it enjoys excellent visibility from Highway 377, positioned just north of the primary junction at Main & Keller Parkway.

HIGHLIGHTS

- » Office/Retail with Highly Visible Signage.
- » Excellent Incomes and Traffic Counts.
- » Great Exposure from Highway 377.
- » Tremendous Growth & High-end Demographics.
- » Great Tenant Mix

AVAILABLE SPACES

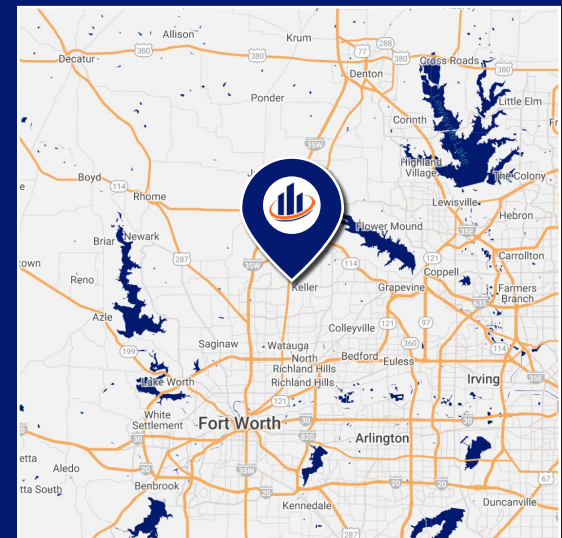
SUITE C: 2,006 SF
SUITE F: 1,084 SF



FOR LEASE: HUDSON STATION CENTER

310 N Main St
Keller, TX 76248

AVAILABLE:
1,084 - 2,006 SF



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LEASE DETAILS



LEASE RATE
\$17.00 SF/YR (NNN)



LEASE TERM
NEGOTIABLE



AVAILABLE SF
1,084 - 2,006 SF



BUILDING SIZE
7,607 SF



LOT SIZE
.50 ACRES



ZONING
F1 COMMERCIAL



YEAR BUILT
1985



PARKING RATIO
4/1,000

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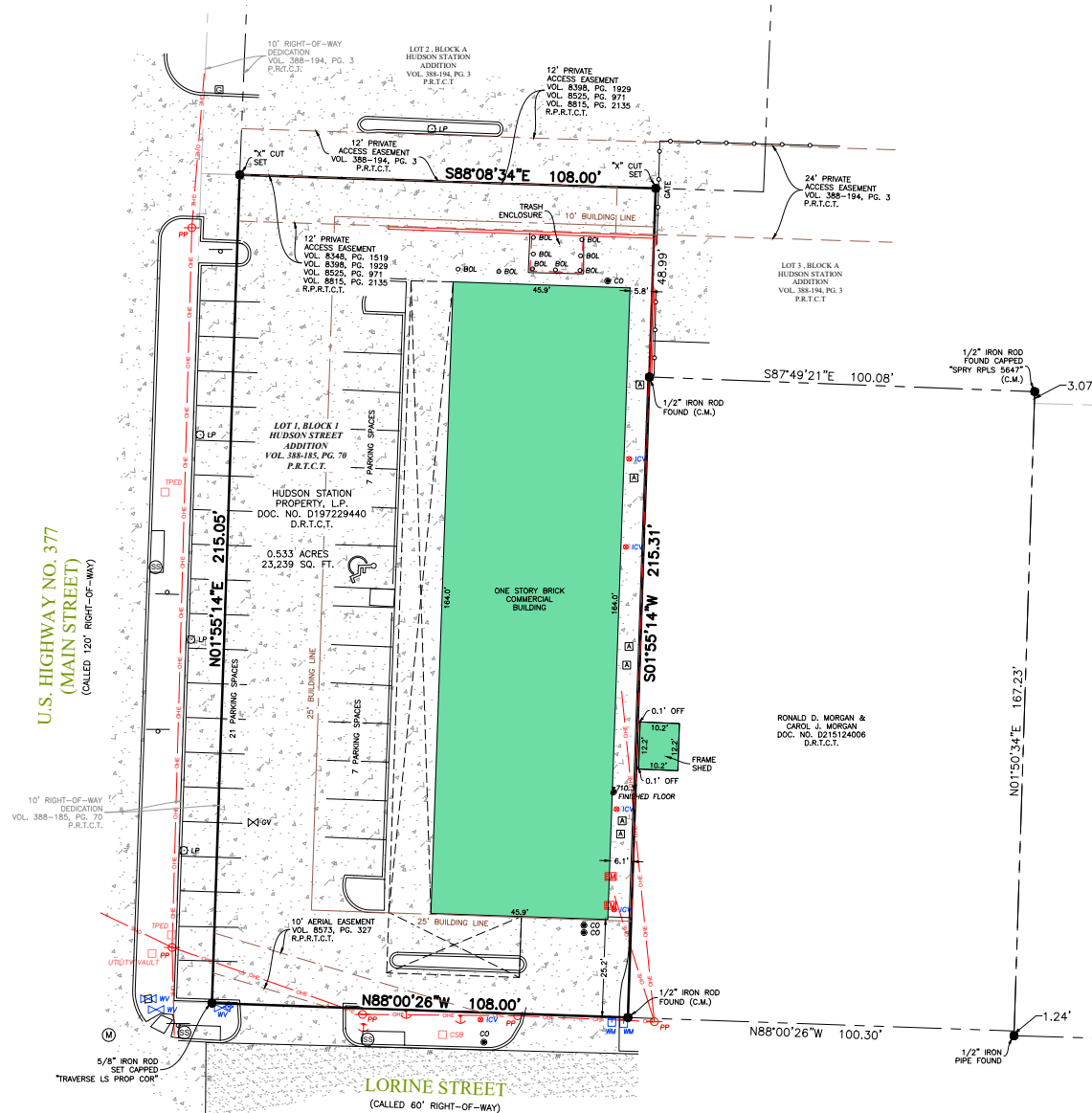
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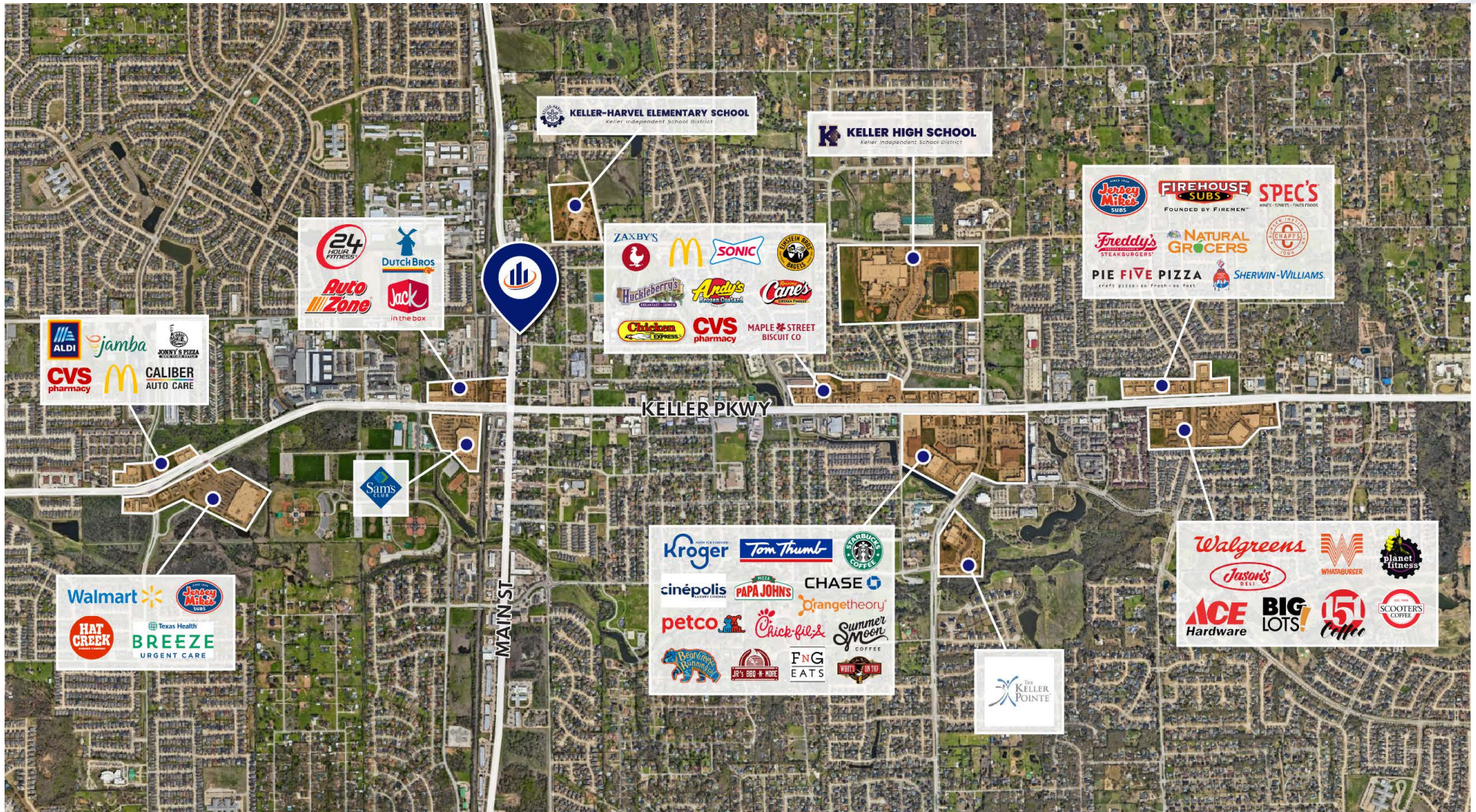
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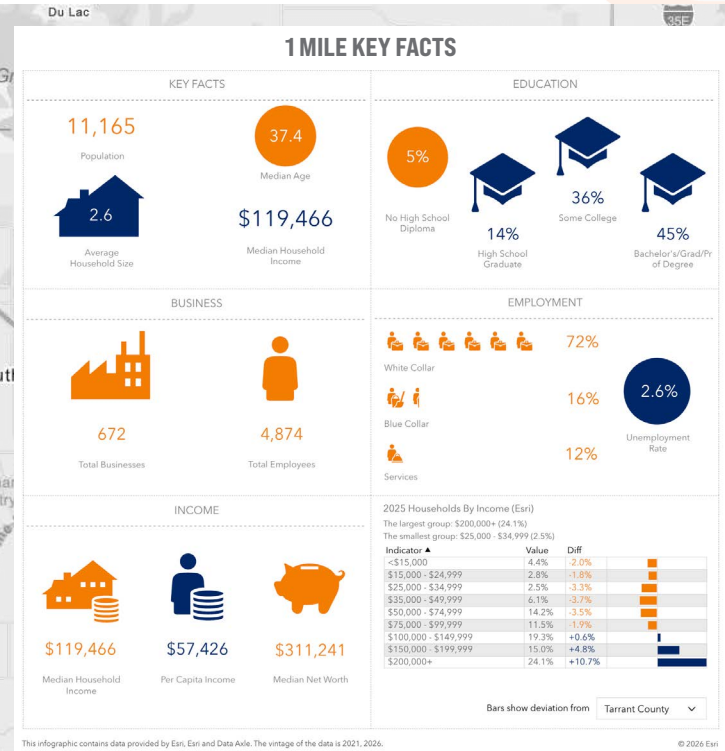
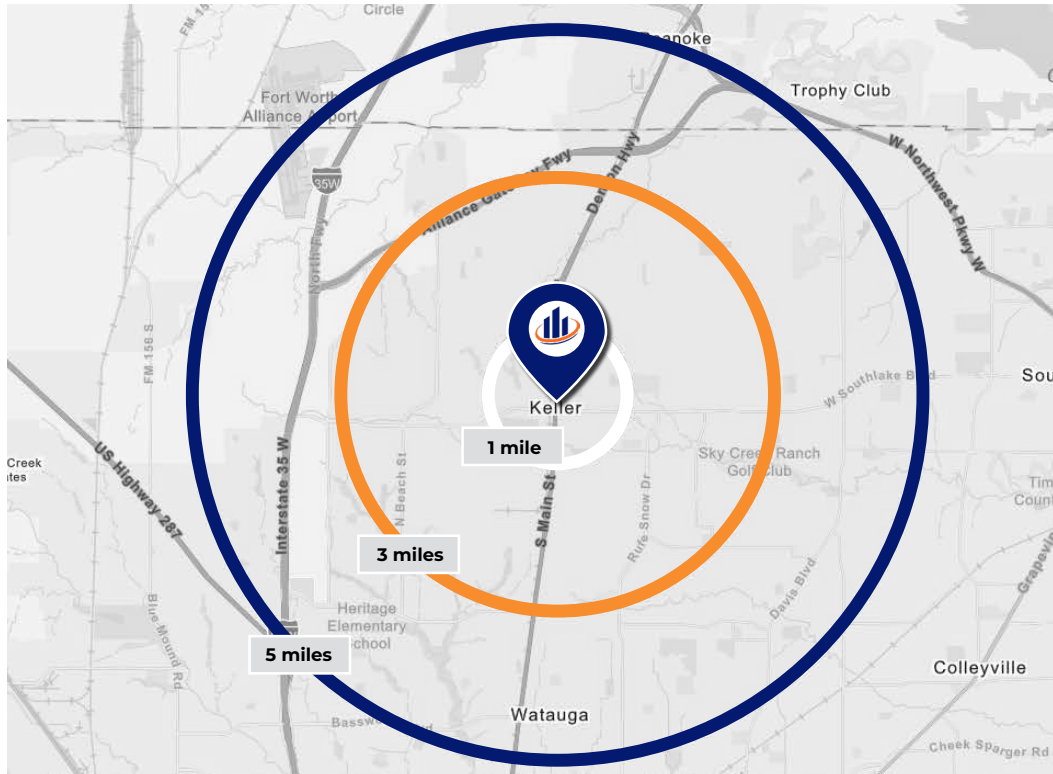
Located at 310 N Main St, this 1,084 SF office/retail space sits within Hudson Station—an ideally positioned property along Highway 377 in one of DFW's fastest-growing submarkets. Just north of the bustling intersection at Main Street and Keller Parkway, the site offers excellent visibility, strong daily traffic counts, and convenient access to surrounding residential neighborhoods and commercial activity.

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2025 Summary

2030 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	11,165	99,151	228,443	11,594	100,129	231,018
Households	4,249	32,992	78,889	4,486	33,892	81,303
Families	3,020	26,536	61,731	3,155	27,098	63,096
Average Household Size	2.63	2.99	2.89	2.58	2.94	2.83
Owner Occupied Housing Units	2,302	24,694	57,499	2,500	25,470	59,232
Renter Occupied Housing Units	1,947	8,298	21,390	1,986	8,422	22,071
Median Age	37.4	37.5	37.8	37.7	37.7	38.3
Median Household Income	\$119,466	\$136,328	\$127,092	\$132,083	\$153,356	\$139,434
Average Household Income	\$154,294	\$174,254	\$166,547	\$168,369	\$190,591	\$181,182

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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.

DFW Trinity Advisors, LLC	9004520	sfithian@visionsrealty.com	817-288-5525
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Stephen H. Fithian	407418	sfithian@visionsrealty.com	407418
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date