

Land ★ SALE

501 WHITLEY RD, KELLER, TX 76248

6.00 ACRES



 **LANCARTE**
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

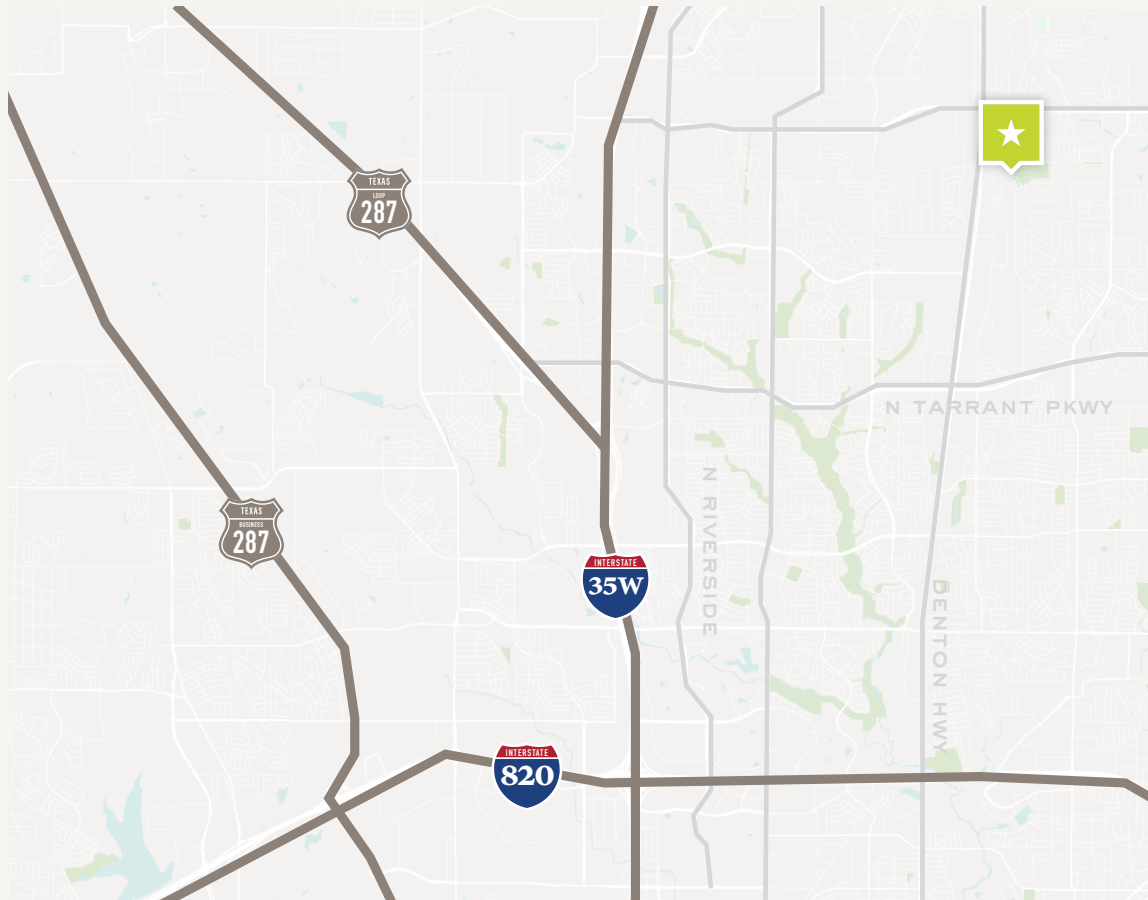
Laurie Carter
817-682-4143
lcarter@lancarte.com

Darren Cain
832-418-0611
dcain@lancarte.com

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PROPERTY FEATURES

- 679' of frontage on Bear Creek Pkwy | 300' frontage on Whitley Road
- Located within Tax Increment Incentive District – see overview below; consult with City Planning department about potential benefits
- Utilities available to property; Consult with City Engineering department for confirmation
- Zoning: Partial “R” Retail and SF 8.4
- Strong traffic counts at Bear Creek Road and Highway 377 (S Main Str): 39,365 VPD; 7,259 at Whitley and Bear Creek Roundabout – both 2025 figures
- Ideal for retail, hospitality, mixed-use, other commercial development

SALE PRICE

CONTACT BROKER



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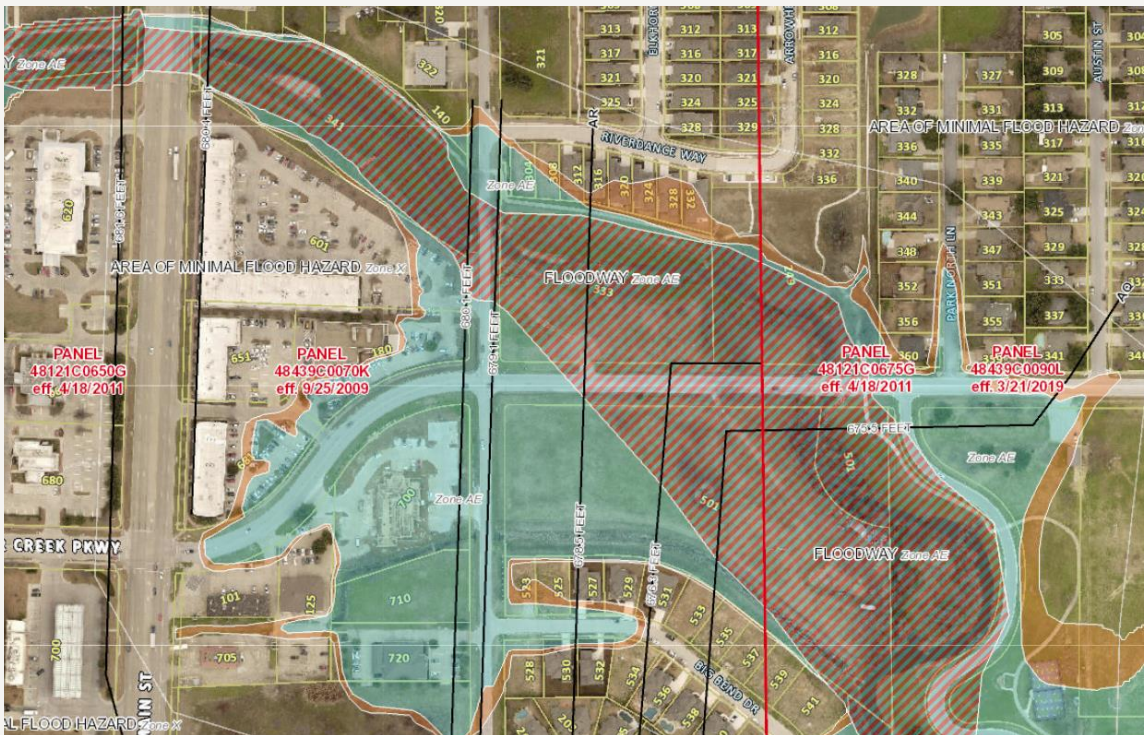
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PROPERTY OVERVIEW

This +/- 6.0 acre property offers exceptional visibility, frontage, and infrastructure readiness within one of Keller's primary growth corridors. With direct exposure along Bear Creek Parkway (+/- 679') and Whitley Road (+/- 300'), the site benefits from strong regional connectivity and high daily traffic volumes.

The property's zoning (partial "R" Retail and SF 8.4) and availability of utilities support a range of potential uses including retail, hospitality, mixed use, and other commercial development. Located within the Keller Tax Increment Reinvestment Zone (TIRZ), the site may be eligible for project specific incentives that enhance development feasibility.



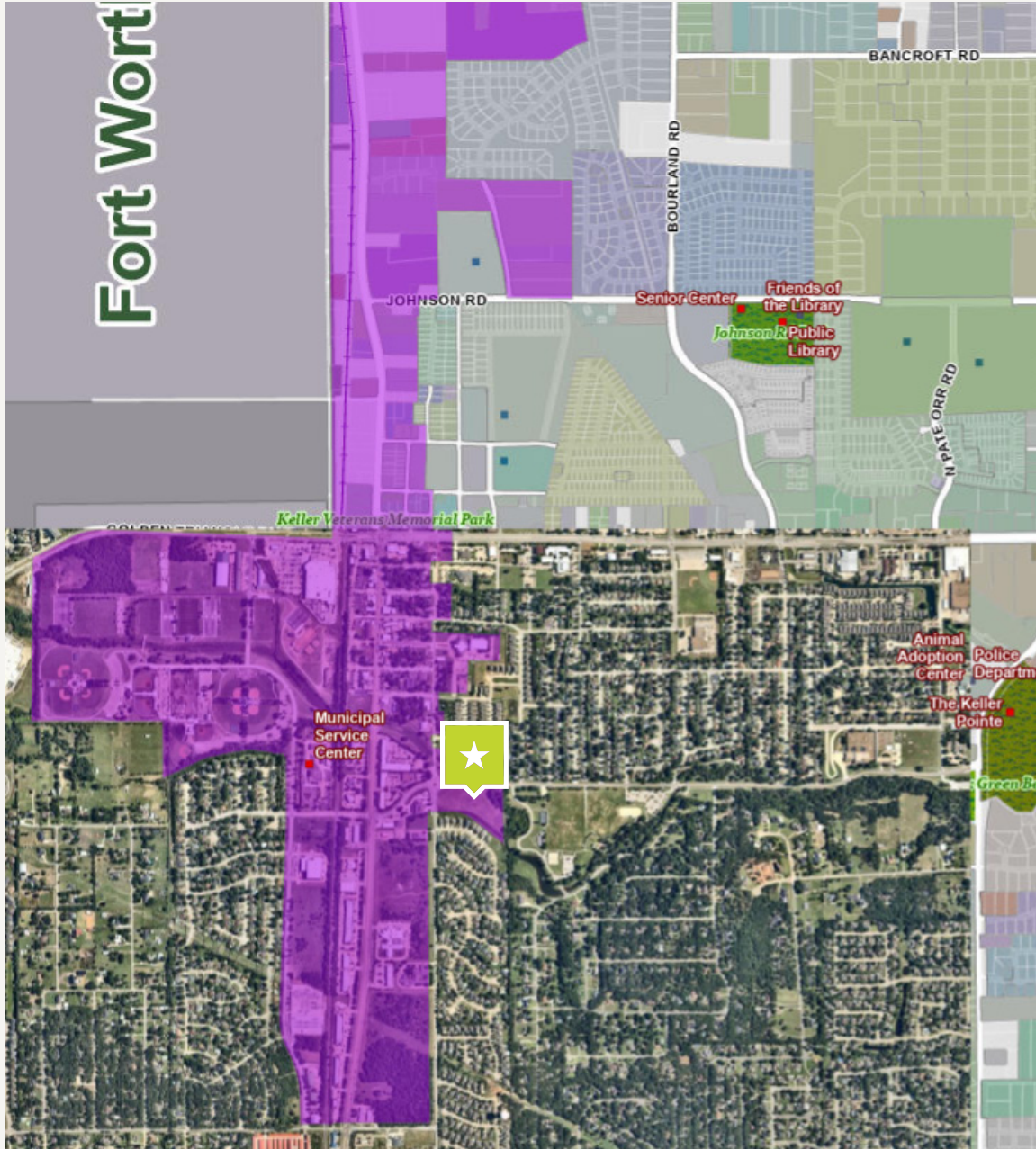
DEMOGRAPHICS

POPULATION	INCOME	COLLEGE EXP
54.7K	\$158K	39%
HOUSES	HOME VALUE	
16.4K	\$518K	

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KELLER TIRZ DISTRICT OVERVIEW

The Keller TIRZ allocates a portion of new property tax growth to fund local public improvements, encouraging reinvestment and infrastructure expansion without increasing existing tax rates. Participants include the City of Keller, Tarrant County, and Tarrant County College District, each contributing up to 50% of tax increment revenue. More than \$129 million in funding has been designated for roads, utilities, parks, drainage, and economic development initiatives, ensuring sustained support for high quality growth within the district.

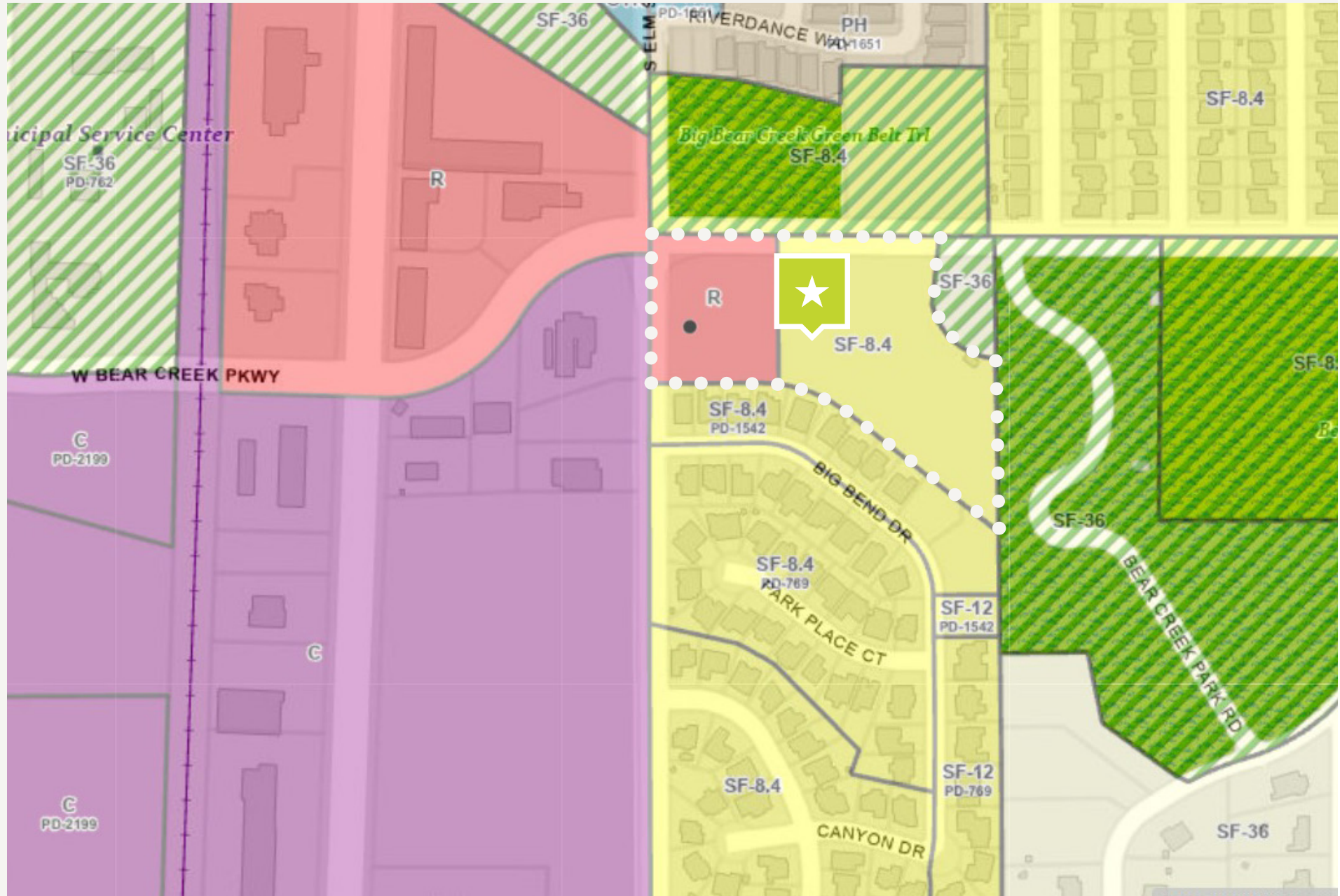
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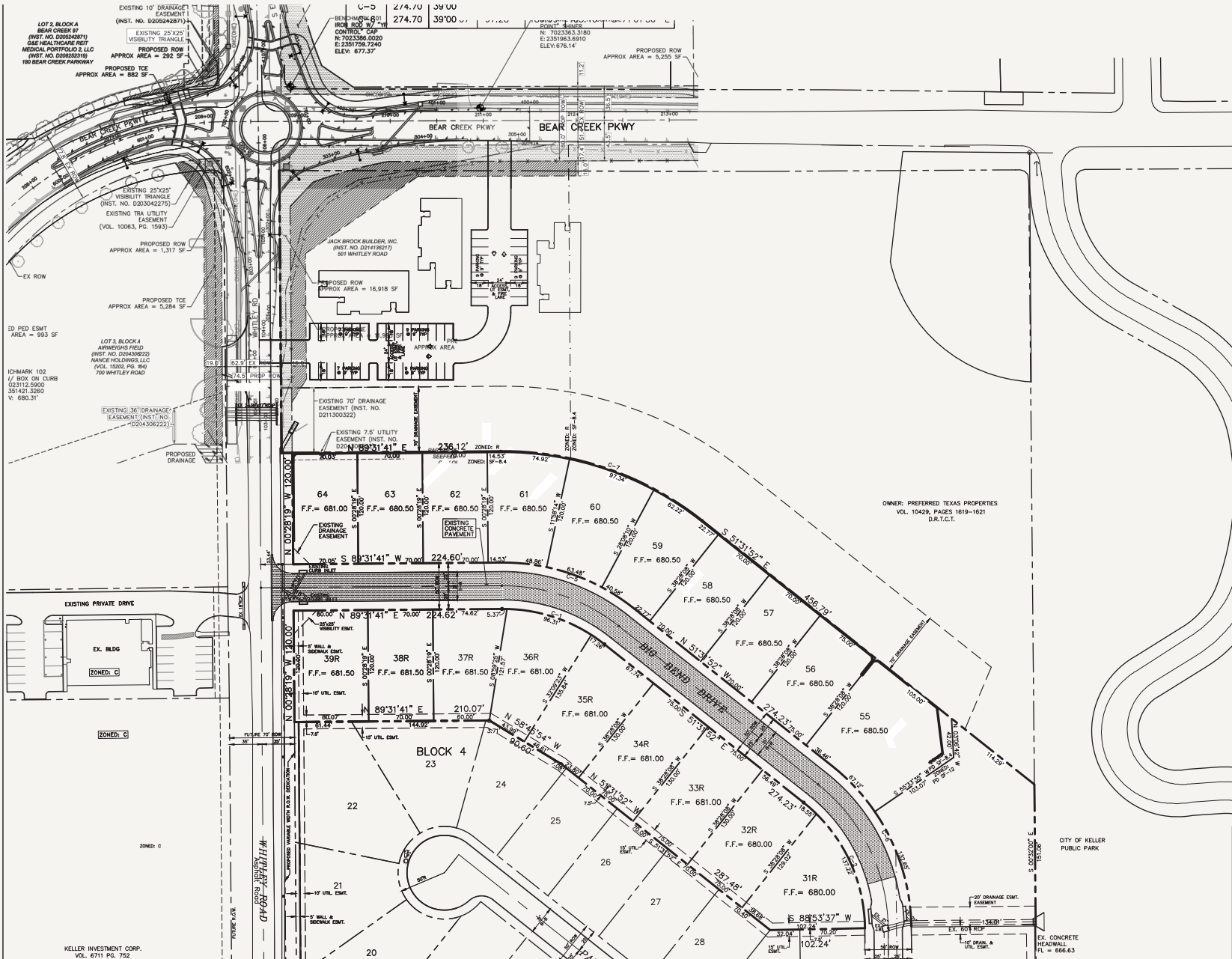
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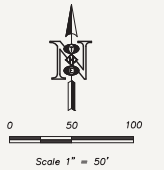
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No.	REVISIONS/ SUBMISSIONS

- LEGEND**
- TG 678.90 PROPOSED GRA
 - TP 678.90 PROPOSED PAW
 - TS 678.90 PROPOSED SIDE
 - TC 678.90 PROPOSED BAC
 - TW 678.90 PROPOSED TOP
 - BW 678.90 PROPOSED BOT
 - NG 678.90 EXISTING NATUR
 - DIRECTION OF F
 - EXISTING 1 FOC
 - (678)— PROPOSED 1 F

BENCHMARK CITY OF KELLER, TX
THE BERTNSSEN TOP SECURITY MONUMENT
IS LOCATED 16' EAST OF THE EAST BACK
ROAD AND 100' SOUTH OF THE SOUTH BA
ROAD.
ELEVATION = 734.91



PRELIMINAR
FOR INTERIM REVIEW
By THOMAS L. HOOVER
Date 11-05-19
THOMAS HOOVER ENGINEER
NOT FOR CONSTRUCTION, BIDDING,
PERMITS

THOMAS HOOVER E
P.O. BOX 1808
KELLER, TEXAS 76244
(817) 431-0790 PH.
T.B.P.E. FIRM REGISTRAT

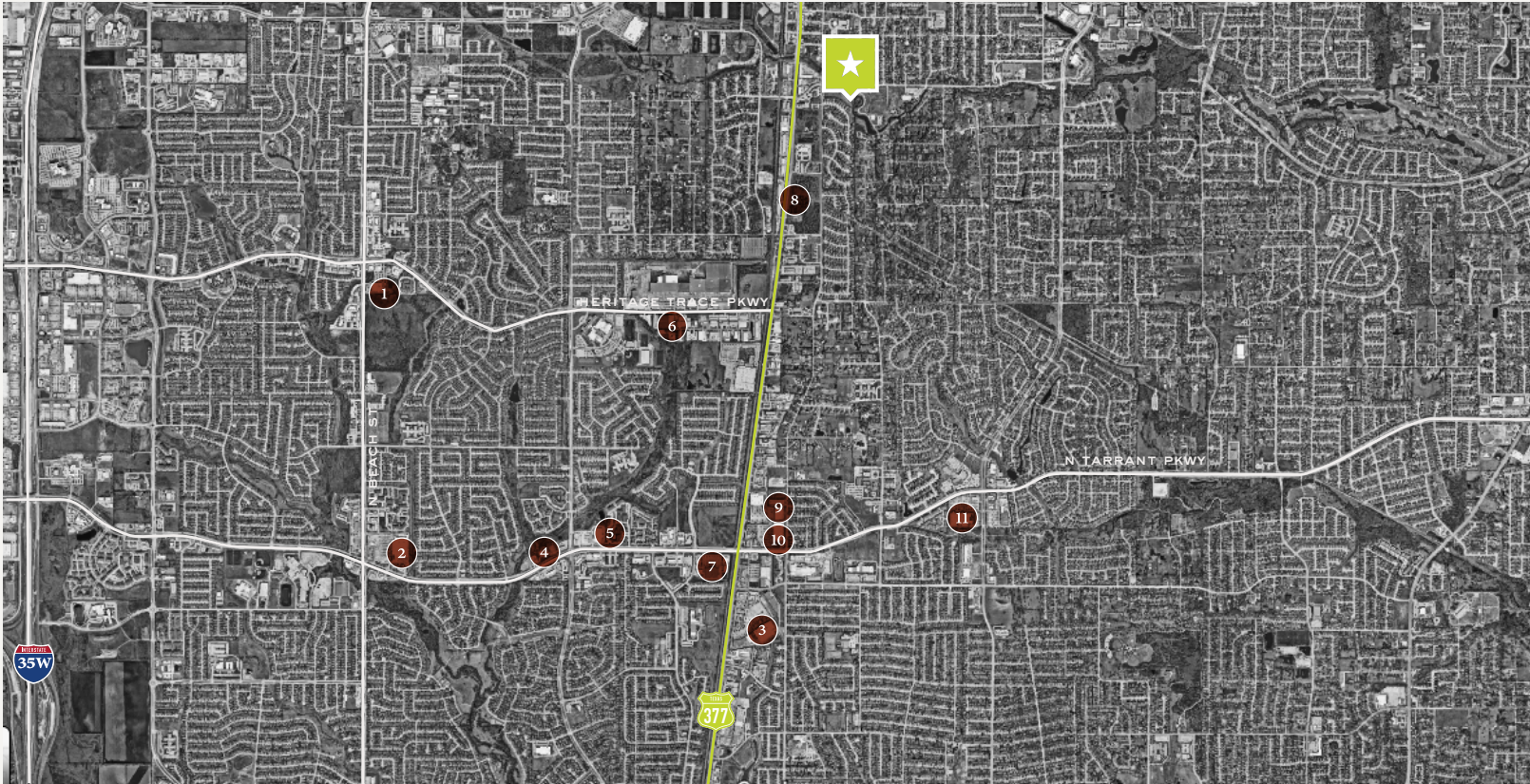
PREFERRED TEXAS P
SITE LAYOUT PI

DESIGNED	TLH	SCALE	1" = 50'	PROJECT
DRAWN	SDS	DATE	11-04-19	02
CHECKED	TLH			

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1 Walmart NEIGHBORHOOD MARKET

2 Walmart

3 TARGET

4 SEVEN 7 BREW DRIVE THRU COFFEE

5 Kroger

6 ALPINE TRAMPOLINE PARK & MORE

7 Academy SPORTS+OUTDOORS

8 Schlotzsky's

9 KOHL'S

10 HOME DEPOT

11 LOWE'S



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Relentlessly Pursuing What Matters

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