



RETAIL CENTER FOR LEASE

861 N Tarrant Parkway
Keller, TX 76248

AVAILABLE:
1,200 - 3,600

PRICING
\$25/SF

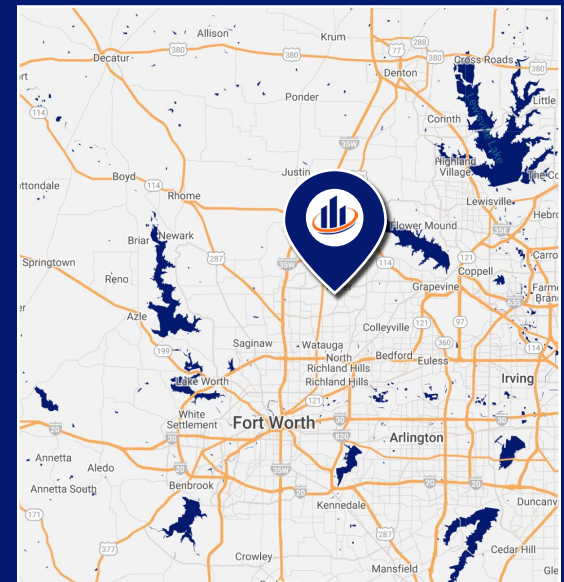
Located along heavily trafficked Keller Parkway, the property offers excellent visibility, strong accessibility, and close proximity to a dense mix of national retailers, restaurants, and residential growth. The surrounding area continues to experience significant expansion, with nearby multifamily and mixed-use developments further driving population growth and daytime traffic, making this an exceptional opportunity for retail, restaurant, or service-oriented users.

FEATURES

Building SF: 3,600 SF
Property Type: Retail
Year Built: 2021

HIGHLIGHTS

- » High traffic frontage on N Tarrant
- » Strong surrounding retail and residential growth



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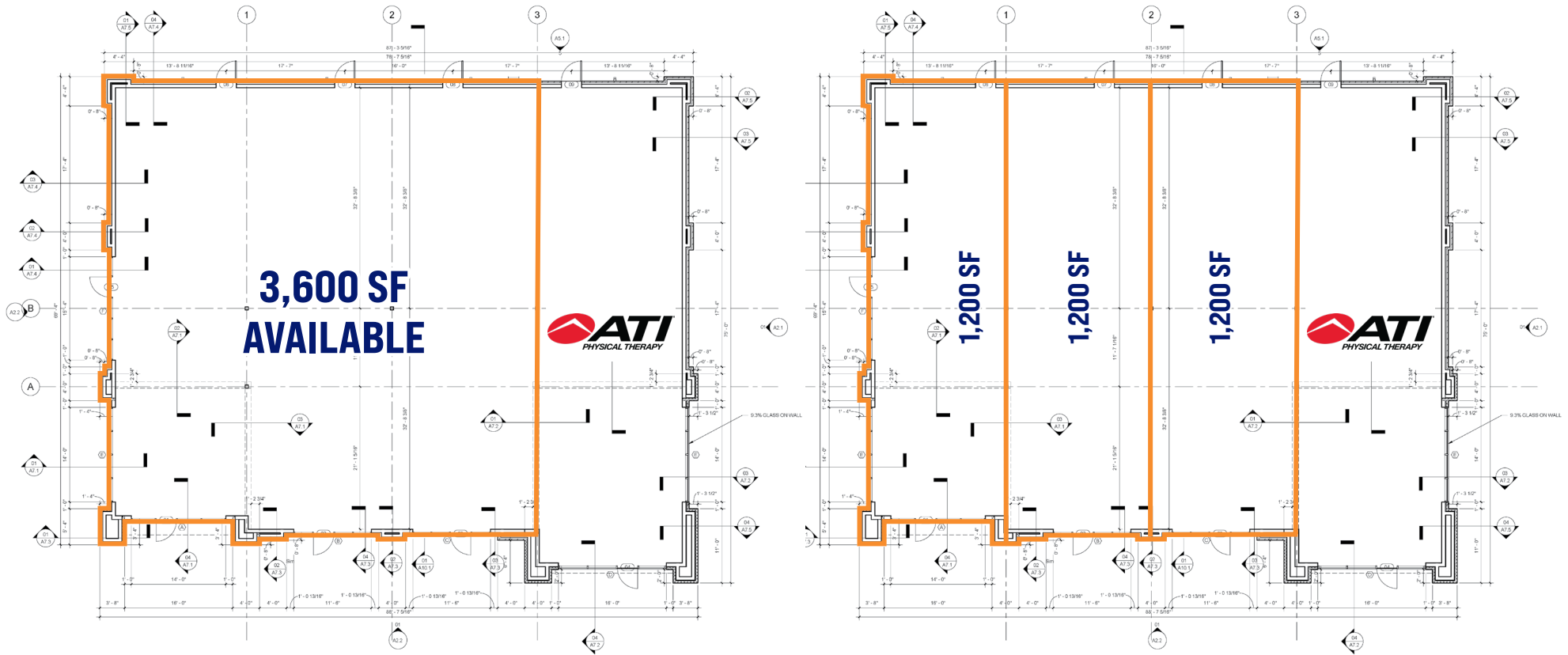
OUTDOOR PATIO OPPORTUNITY

Existing patio frontage creates an exceptional opportunity for outdoor seating, café-style dining, or customer gathering space. The area offers strong visibility and the potential to create an inviting, hospitality-driven atmosphere that enhances both curb appeal and customer experience.



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Space can be 3,600 SF contiguous, or split into three 1,200 SF spaces.

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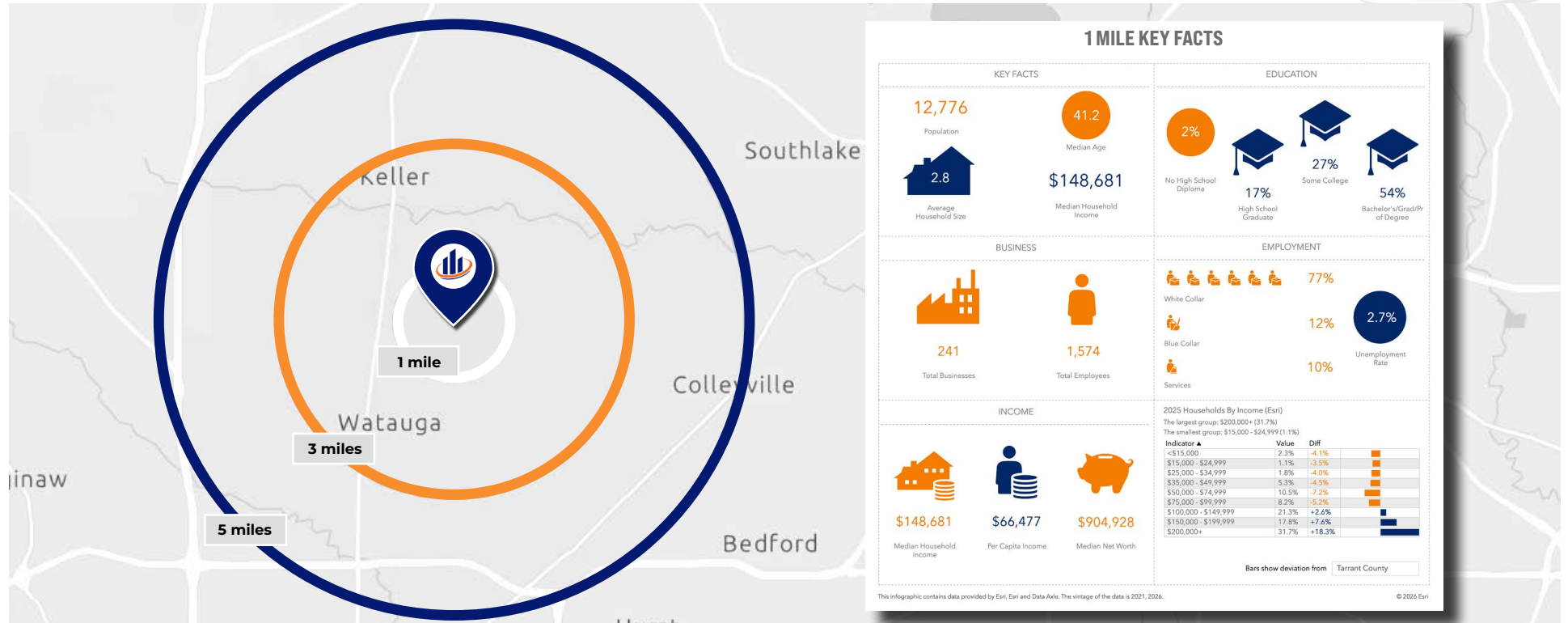
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This property is located along N Tarrant Parkway in the highly desirable Keller/Fort Worth trade area, surrounded by strong residential growth and established national retailers. With excellent visibility, convenient access, and continued commercial development nearby, the site is positioned within one of the fastest-growing corridors in the Dallas-Fort Worth metroplex.

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	2025 Summary			2030 Summary		
	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	12,776	113,359	302,780	12,696	112,654	306,143
Households	4,459	40,336	110,254	4,518	40,888	113,644
Families	3,614	31,290	81,374	3,634	31,453	83,070
Average Household Size	2.84	2.80	2.74	2.78	2.74	2.68
Owner Occupied Housing Units	3,748	31,126	75,233	3,835	31,854	77,885
Renter Occupied Housing Units	711	9,210	35,021	683	9,034	35,759
Median Age	41.2	40.2	38.4	40.7	40.8	39.2
Median Household Income	\$148,681	\$120,262	\$109,319	\$161,943	\$131,878	\$119,711
Average Household Income	\$191,490	\$157,819	\$147,770	\$210,966	\$172,208	\$160,175



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date