

FOR LEASE  
PROFESSIONAL OFFICE



1670 KELLER PKWY., KELLER TX

BROKER CONTACTS

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**CHAMPIONS**  
DFW COMMERCIAL REALTY

# PROPERTY INFORMATION



## Property Highlights

- ±1,291 - 2,579 SF Traditional Office Space
- Spaces can be leased individually or combined for the full ±2,579 SF
- Owner will demise the suite to accommodate a tenant requiring approximately 1,290 SF
- Class A Building
- Move-In Ready
- Conference Room & Break Room
- Located near Keller Pkwy & Keller Smithfield Rd
- Frontier FiOS Equipped
- Conveniently located near restaurants & shopping

## Lease Spaces

Spaces	Lease Rate	Space Size	Lease Type
Suite 170 (Proposed)	\$25/SF/Year	1,291 SF	Gross
Suite 180 (Proposed)	\$25/SF/Year	1,288 SF	Gross
Full Suite	\$25/SF/Year	2,579 SF	Gross

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880 S Village Center Dr., Suite 200, Southlake, TX 76092

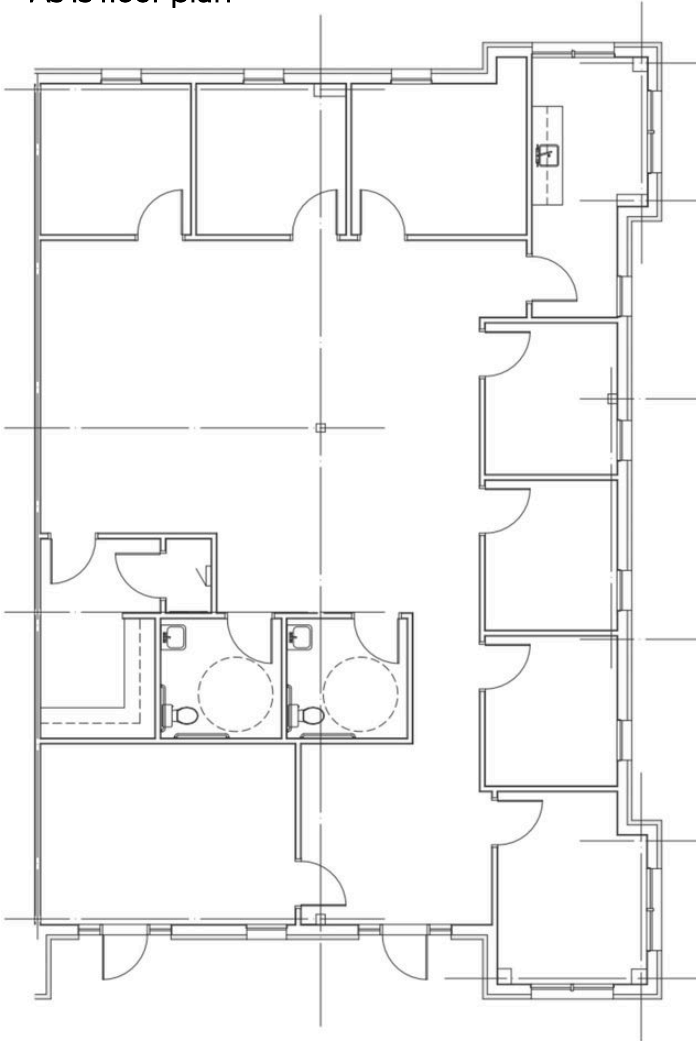
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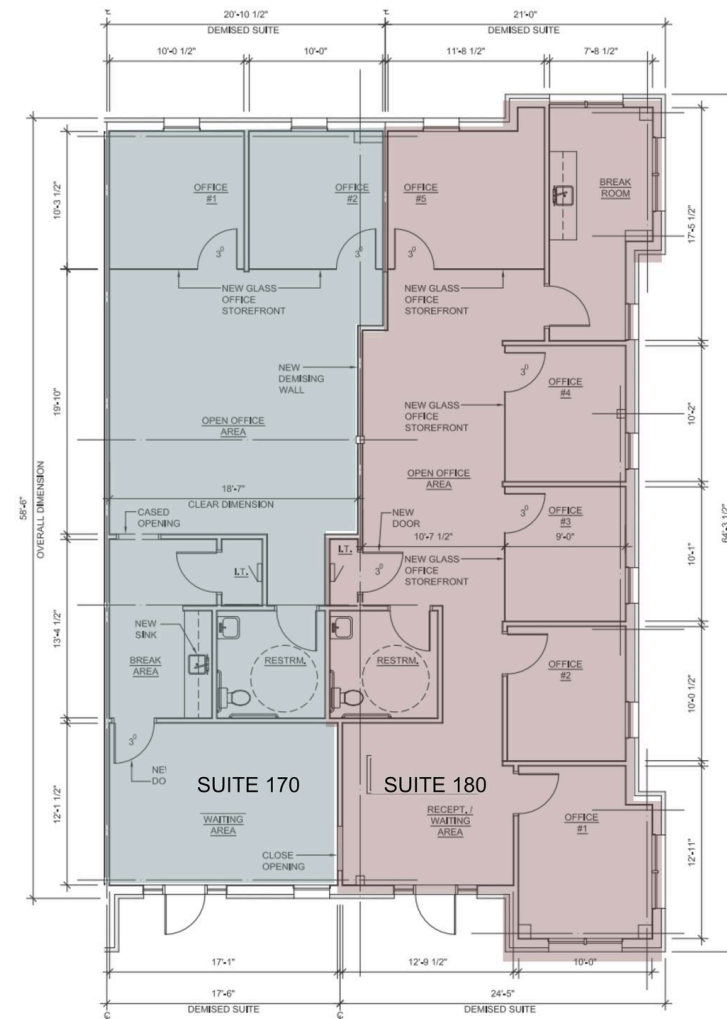


# FLOOR PLANS

As is floor plan



Proposed Floor Plan



# PROPERTY PHOTOS



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# PROPERTY PHOTOS



Interior of remodeled adjacent suite.



Interior of remodeled adjacent suite.



Interior of remodeled adjacent suite.



Interior of remodeled adjacent suite.

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# PROPERTY PHOTOS



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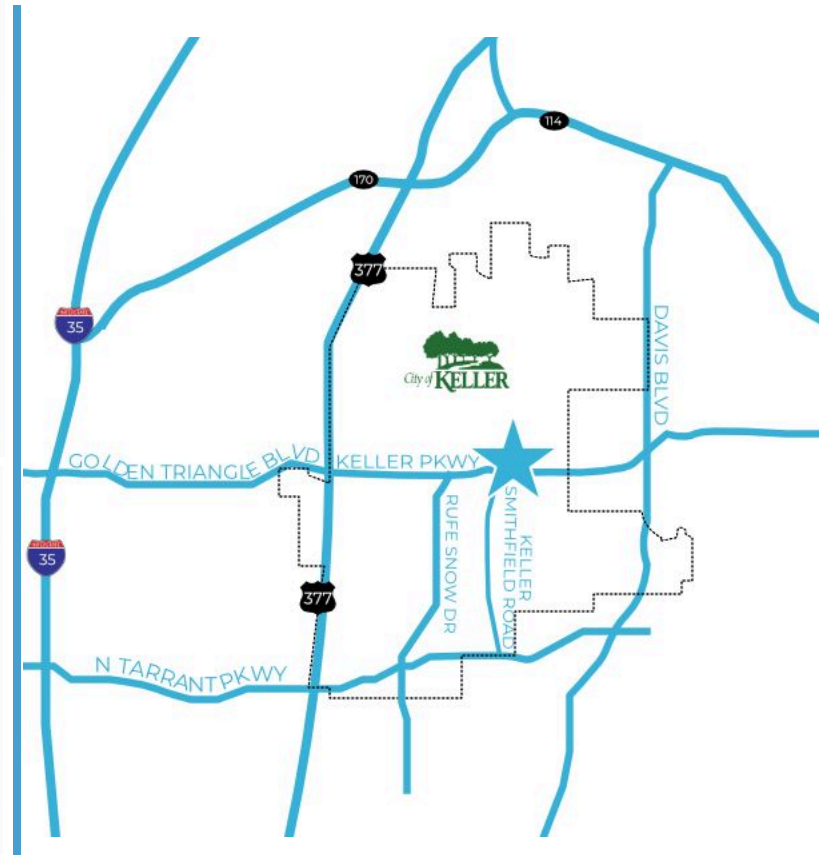
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# DEMOGRAPHICS

## Population

	2 miles	5 miles	10 miles
2020 Population	29,641	207,930	716,425
2024 Population	30,200	210,176	737,743
2029 Population Projection	31,816	222,343	789,168
Annual Growth 2020-2024	0.5%	0.3%	0.7%
Annual Growth 2024-2029	1.1%	1.2%	1.4%
Median Age	45	40.2	37.9
Bachelor's Degree or Higher	61%	49%	41%
U.S. Armed Forces	46	114	639
Median Household Income	\$151,498	\$125,178	\$93,854
< \$25,000	668	4,107	21,140
\$25,000 - 50,000	920	5,873	39,633
\$50,000 - 75,000	1,066	8,270	42,051
\$75,000 - 100,000	926	9,150	39,654
\$100,000 - 125,000	848	7,790	29,713
\$125,000 - 150,000	831	7,102	22,447
\$150,000 - 200,000	1,469	9,415	29,059
\$200,000+	3,878	18,774	41,763





## Information About Brokerage Services

2-10-2025



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### 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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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 Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/ Associate Name	License No.	Email	Phone

## ABOUT CHAMPIONS DFW COMMERCIAL REALTY

Champions DFW Commercial Realty, LLC is a full service brokerage commercial real estate company providing the highest level of strategy, services and solutions to our clients.

At Champions DFW Commercial Realty, LLC, we pride ourselves in championing your Dallas/Fort Worth commercial real estate cause. Headquartered in Southlake, Texas, we are a team of knowledgeable and highly motivated professionals whose objective is to help you succeed in all your commercial real estate endeavors.

## OUR SERVICES

- Commercial Leasing
- Commercial Sales
- Investment Sales
- Tenant/Buyer Representation
- Development/Advisory Services
- Commercial Property Management

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