

**Brand New Shell
Medical/Office
Building Available**



1716 Keller Parkway Keller, TX 76248



PROPERTY HIGHLIGHTS

- Beautifully-Designed Medical/Professional Office Building
 - Located on the High Traffic Keller Parkway
 - New Construction 1.5 Story Office Building
 - Easily accessible to major restaurants, shopping centers and hotels
- Note: Exterior of 1716 will be built with materials like building below**





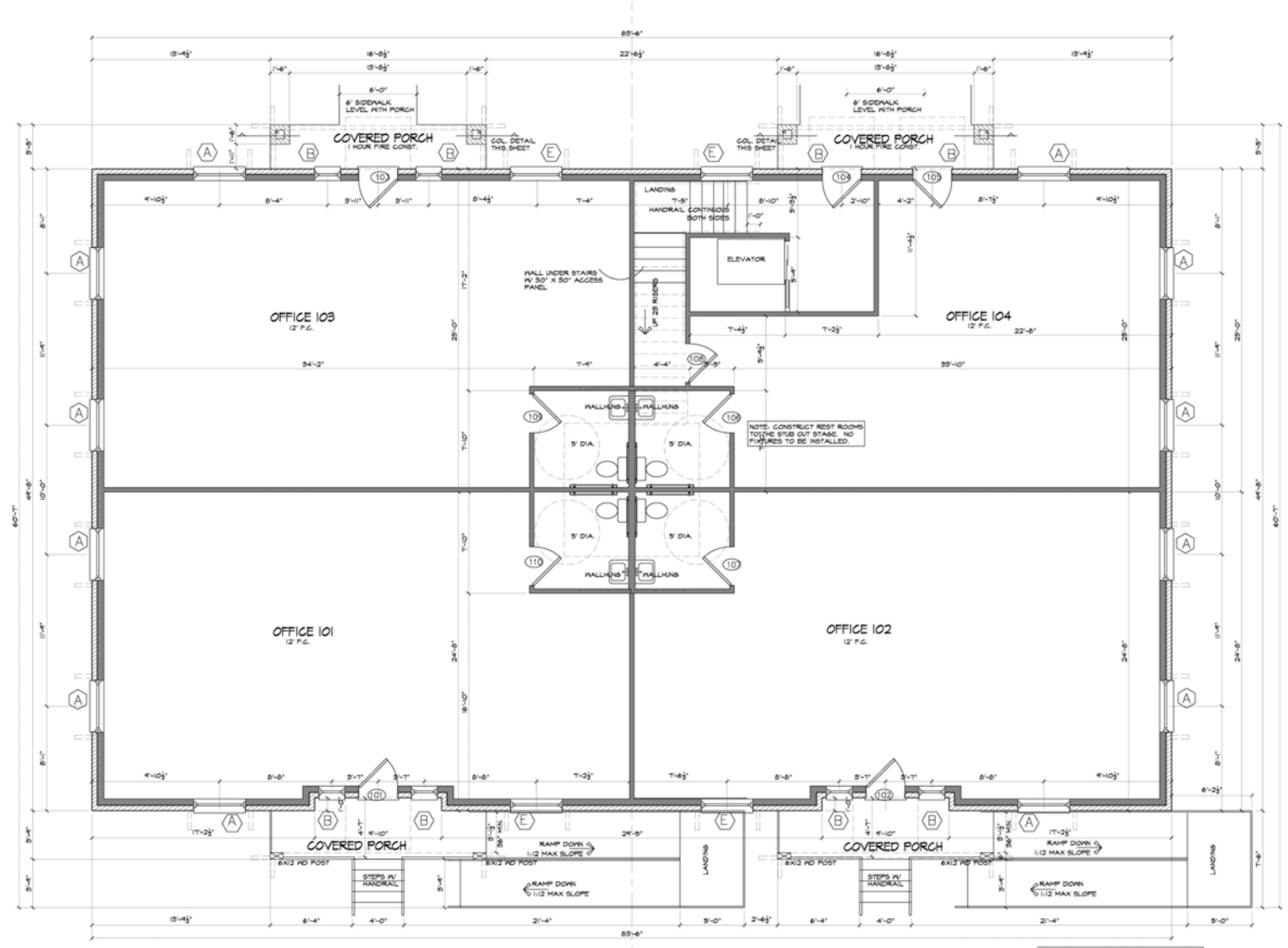
PROPERTY HIGHLIGHTS	
Address	1716 KELLER PARKWAY KELLER, TX 76248
Building Size	5,800 SF Shell Medical/Office Building
Year Built	2024
Zoning	Commercial Office Zoning
Lot Size	0.473 Acres
Great Location	Frontage on Keller Parkway (1709) Keller Parkway Traffic Count 41,000 VPD
Rent Rate	Varies by Office
Site Highlights	<ul style="list-style-type: none"> • Shell Building! Build out any way you want • Our beautifully-designed office building will fit any size of team • Centrally Located Office Building in Heart of Keller • Easy Ingress/Egress to Major Roads
Excellent Demographics	Primed to serve Keller's affluent, rapidly growing community with households boasting an average income of \$160,224/year
Parking	Plenty Surface Parking Spaces



LOCATION OVERVIEW

FLOOR PLANS
AND SITE PLAN





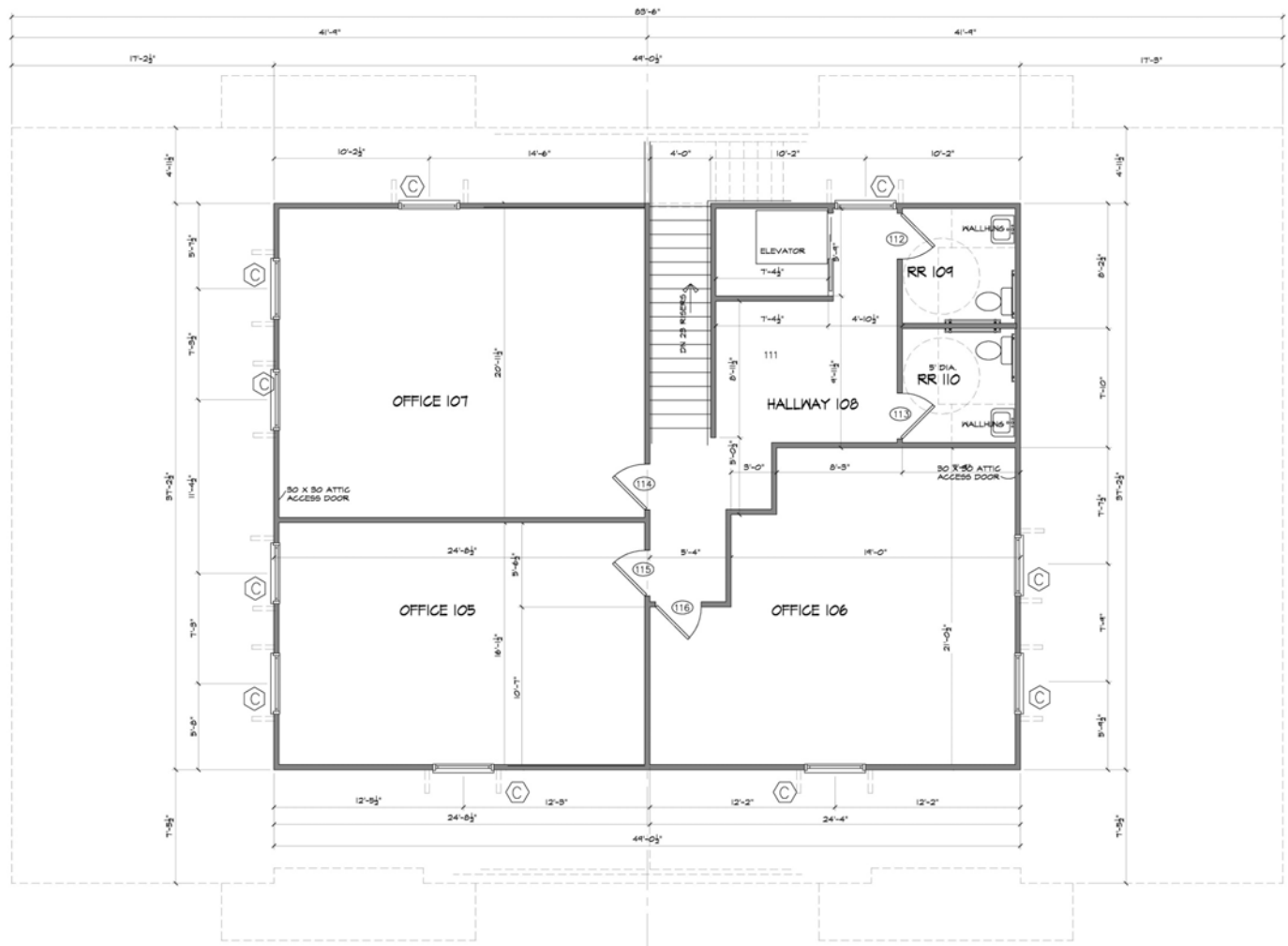
FIRST FLR. 4128 SQ. FT.
 SEC. FLR. 1869 SQ. FT.
 TOTAL AREA 5997 SQ. FT.

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



RAMP NOTE: CONCRETE CONTRACTOR IS TO CALCULATE AND DESIGN RAMP TO MEET ADA STANDARDS IN MAX SLOPE OF 1:12 BASED ON SITE CONDITIONS.



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



CONTACT INFORMATION



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