

FOR LEASE OFFICE BUILDING



101 BOURLAND RD, KELLER, TX 76248



PROPERTY HIGHLIGHTS

- ± 1,935 - 2,023 SF
- Medical/Professional Office
- Move-In Ready Space
- Turn-Key Class A Finish Out
- High-Speed Phone / Data
- Building/Monument Signage
- Near Keller Pkwy & Bourland Rd

LEASE RATE \$18.00 SF/YR | NNN

CONTACT INFORMATION

ERIC GOODWIN

Office: 817.488.4333

Cell: 214.642.8928

eric@championsdfw.com

JIM KELLEY

Office: 817.488.4333

Cell: 817.909.7875

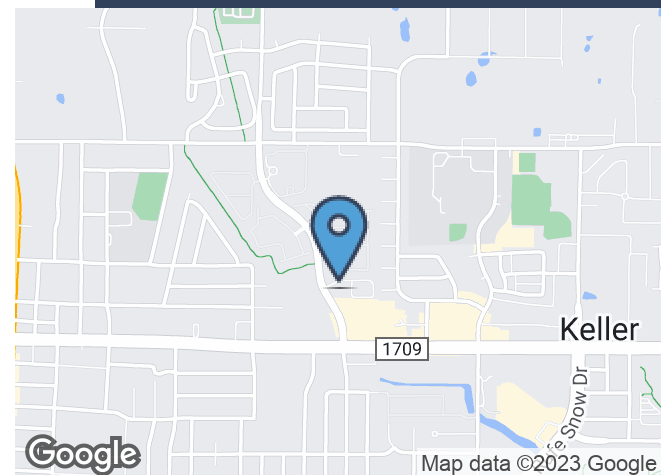
jim@championsdfw.com

Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice



FOR LEASE OFFICE BUILDING



101 BOURLAND RD, KELLER, TX 76248

LEASE SPACE

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	1,935 - 2,023 SF	Lease Rate:	\$18 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite B	Available	1,975 SF	NNN	\$18.00 SF/yr	-
Suite C	Available	1,935 SF	NNN	\$18.00 SF/yr	-
Suite D	Available	2,023 SF	NNN	\$18.00 SF/yr	-
Suite E	Available	1,975 SF	NNN	\$18.00 SF/yr	-

Champions DFW Commercial Realty

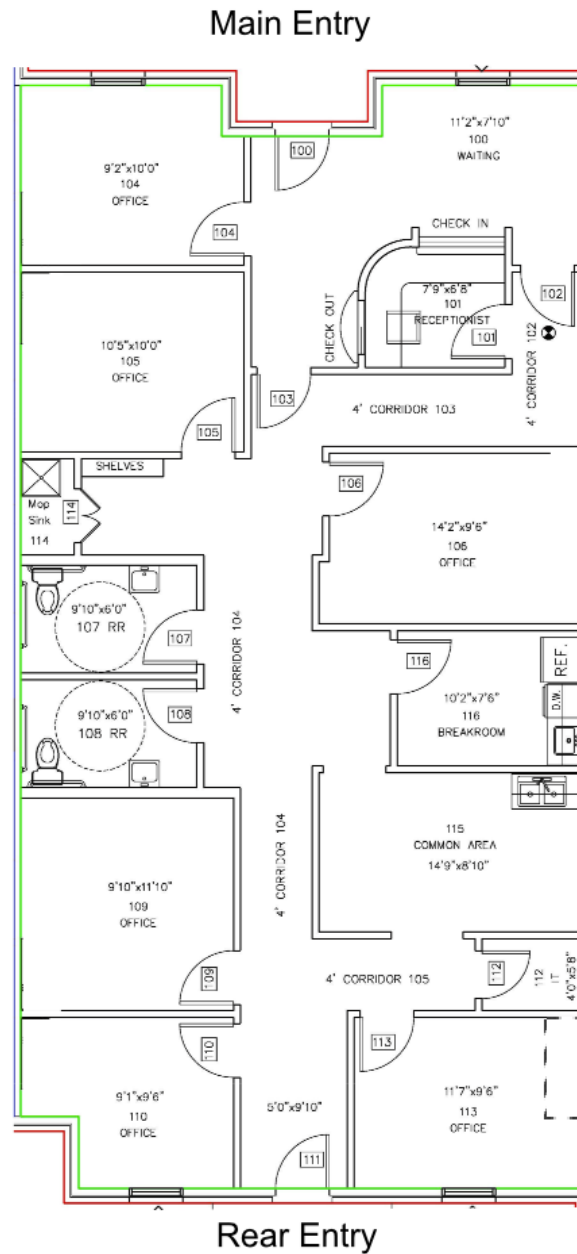
1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

101 BOURLAND RD., KELLER, TX 76248

FLOOR PLAN - SUITE B



Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

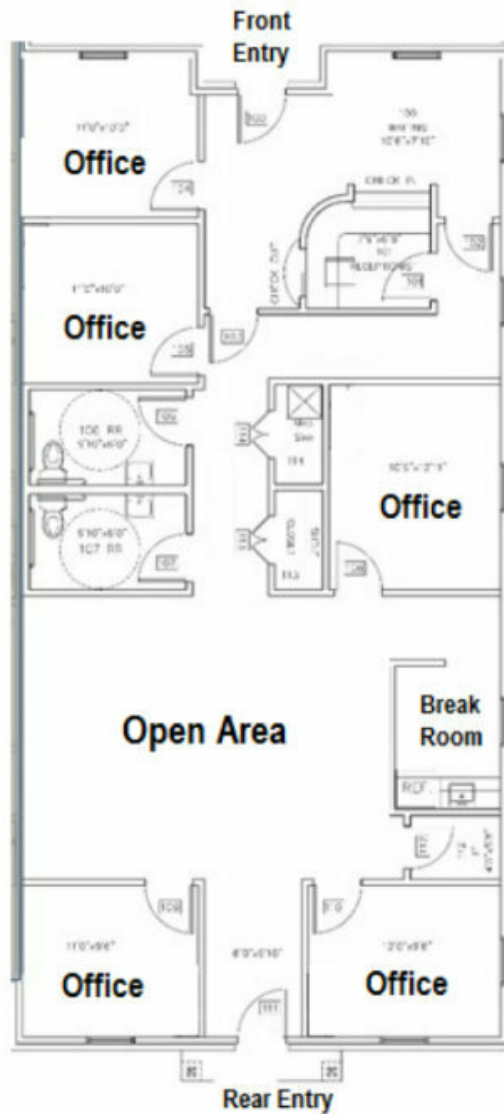
©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

FOR LEASE OFFICE BUILDING

101 BOURLAND RD., KELLER, TX 76248

FLOOR PLAN SUITE C



Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

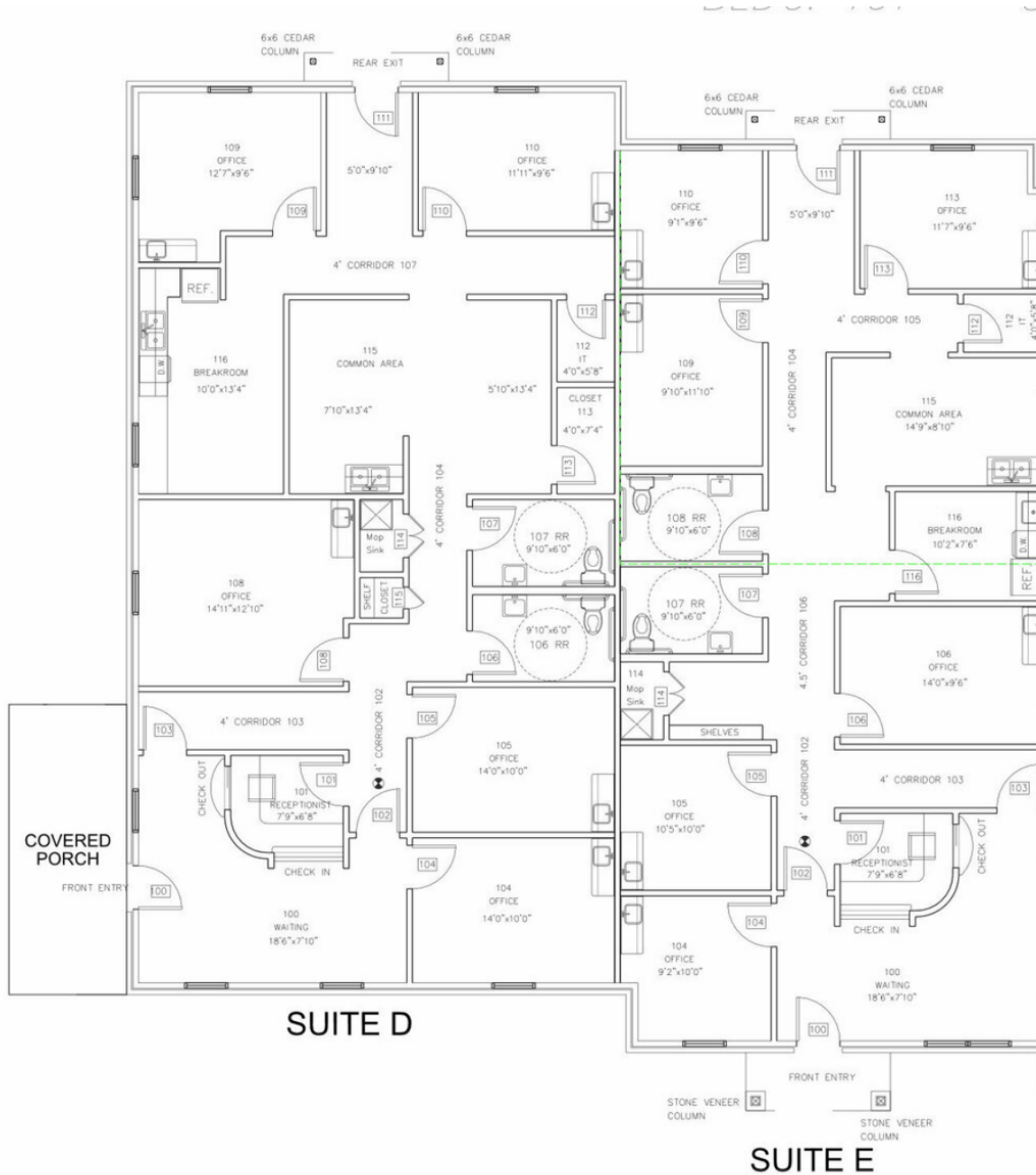
©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

FOR LEASE OFFICE BUILDING

101 BOURLAND RD, KELLER, TX 76248

FLOOR PLAN - SUITE D & E



Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

FOR LEASE OFFICE BUILDING



101 BOURLAND RD., KELLER, TX 76248

EXTERIOR PHOTOS



Photos depict Suite D (Suite B & E not shown)



Photos depict Suite D (Suite B & E not shown)



Photos depict Suite D (Suite B & E not shown)

Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

FOR LEASE OFFICE BUILDING



101 BOURLAND RD., KELLER, TX 76248

INTERIOR PHOTOS



Photos depict Suite D (Suite B & E not shown)



Photos depict Suite D (Suite B & E not shown)



Photos depict Suite D (Suite B & E not shown)



Photos depict Suite D (Suite B & E not shown)

Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

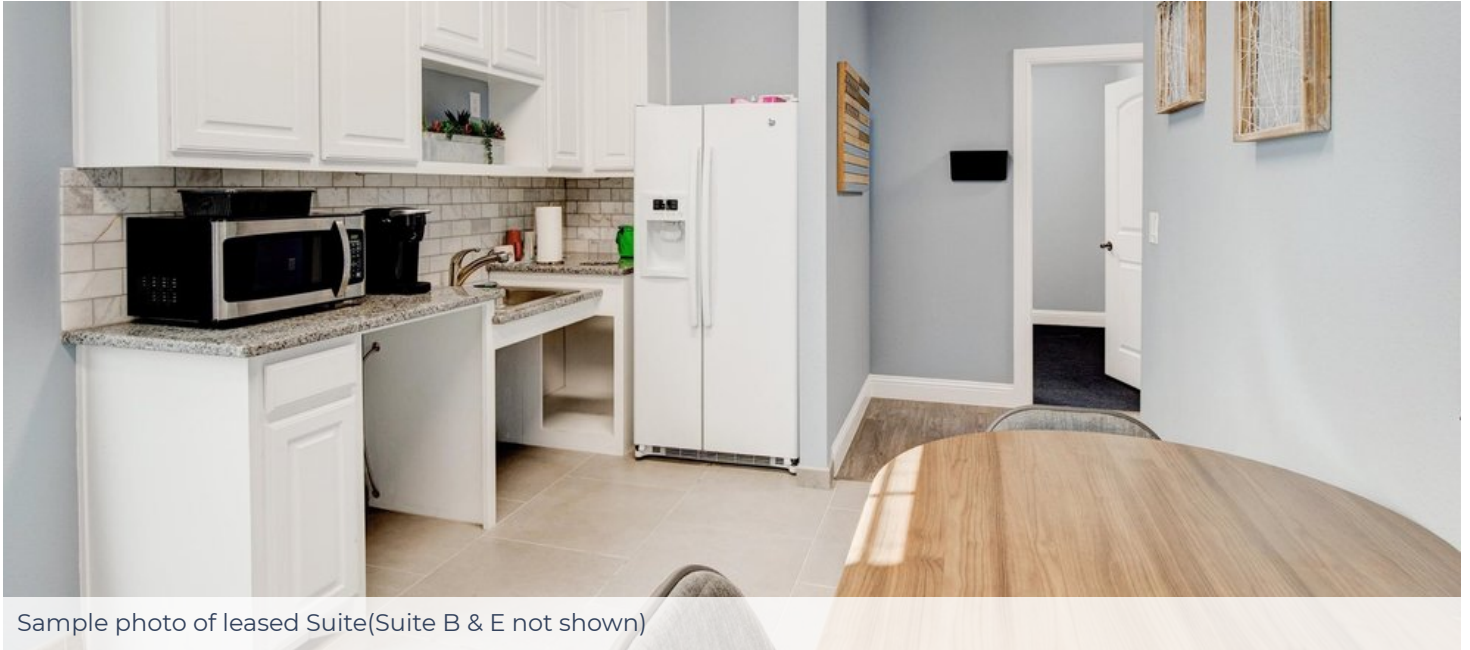
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

FOR LEASE OFFICE BUILDING

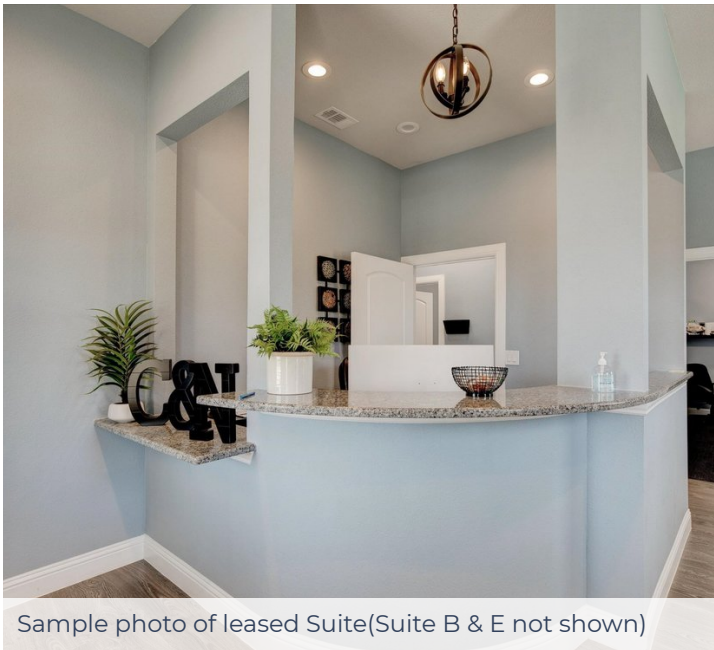


101 BOURLAND RD., KELLER, TX 76248

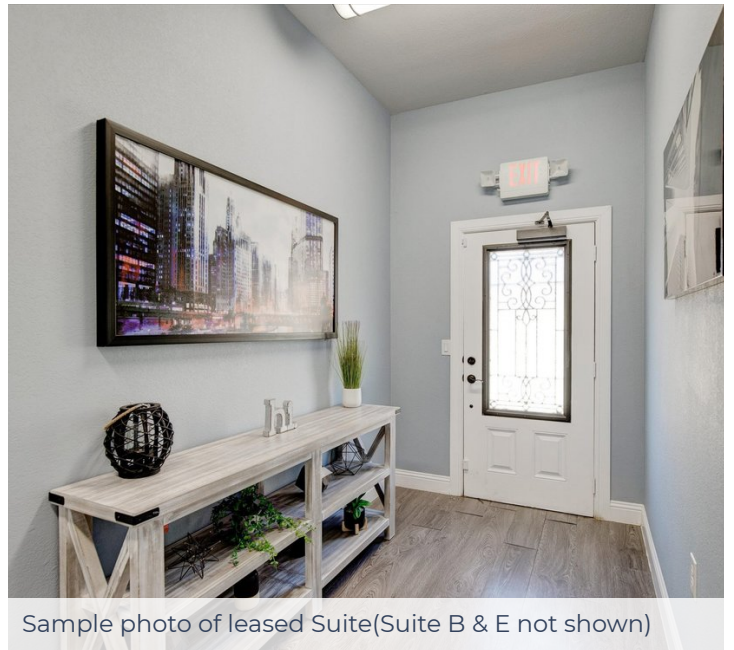
INTERIOR



Sample photo of leased Suite(Suite B & E not shown)



Sample photo of leased Suite(Suite B & E not shown)



Sample photo of leased Suite(Suite B & E not shown)

Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

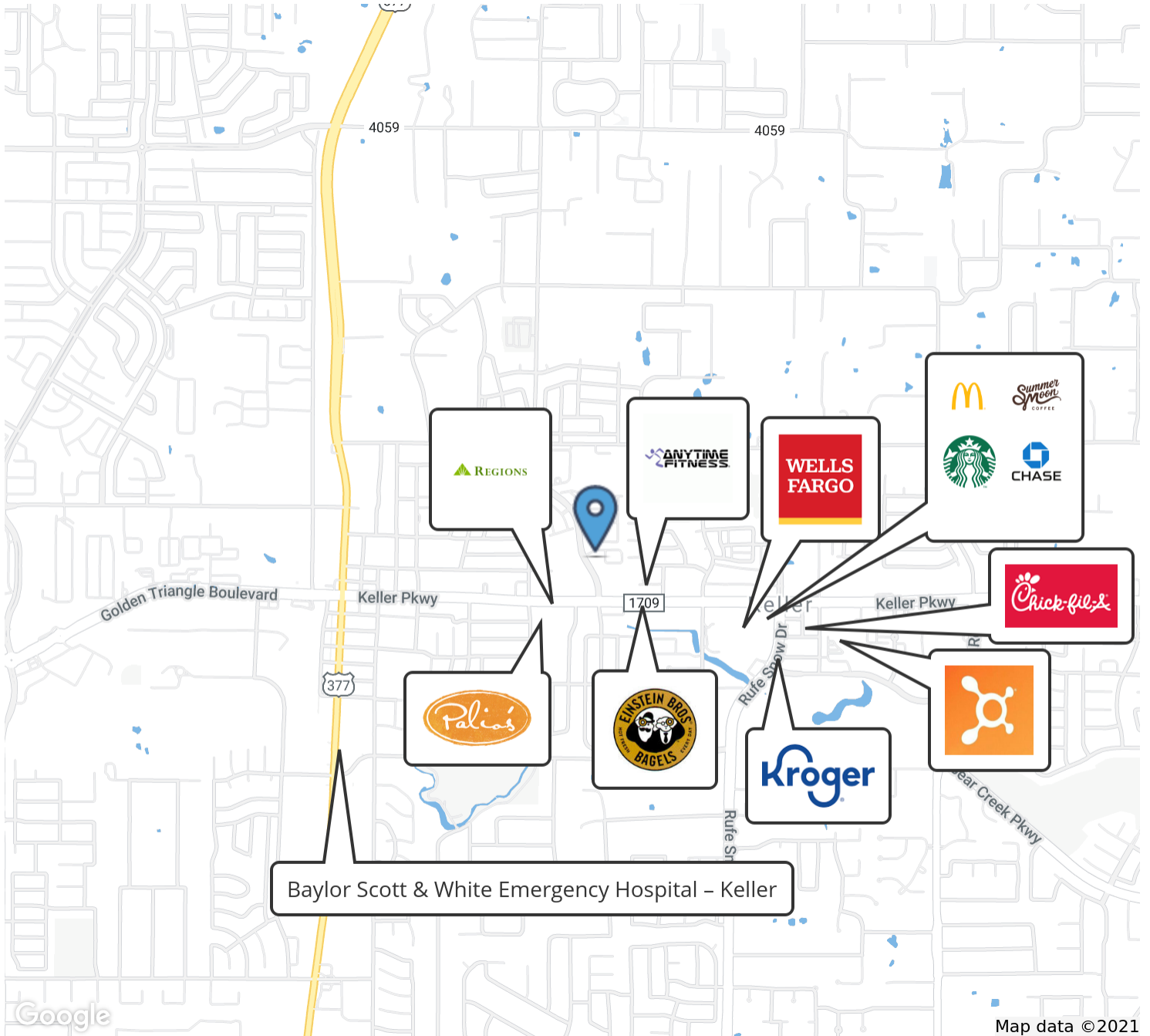
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

FOR LEASE OFFICE BUILDING



101 BOURLAND RD, KELLER, TX 76248

RETAILER MAP



Champions DFW Commercial Realty

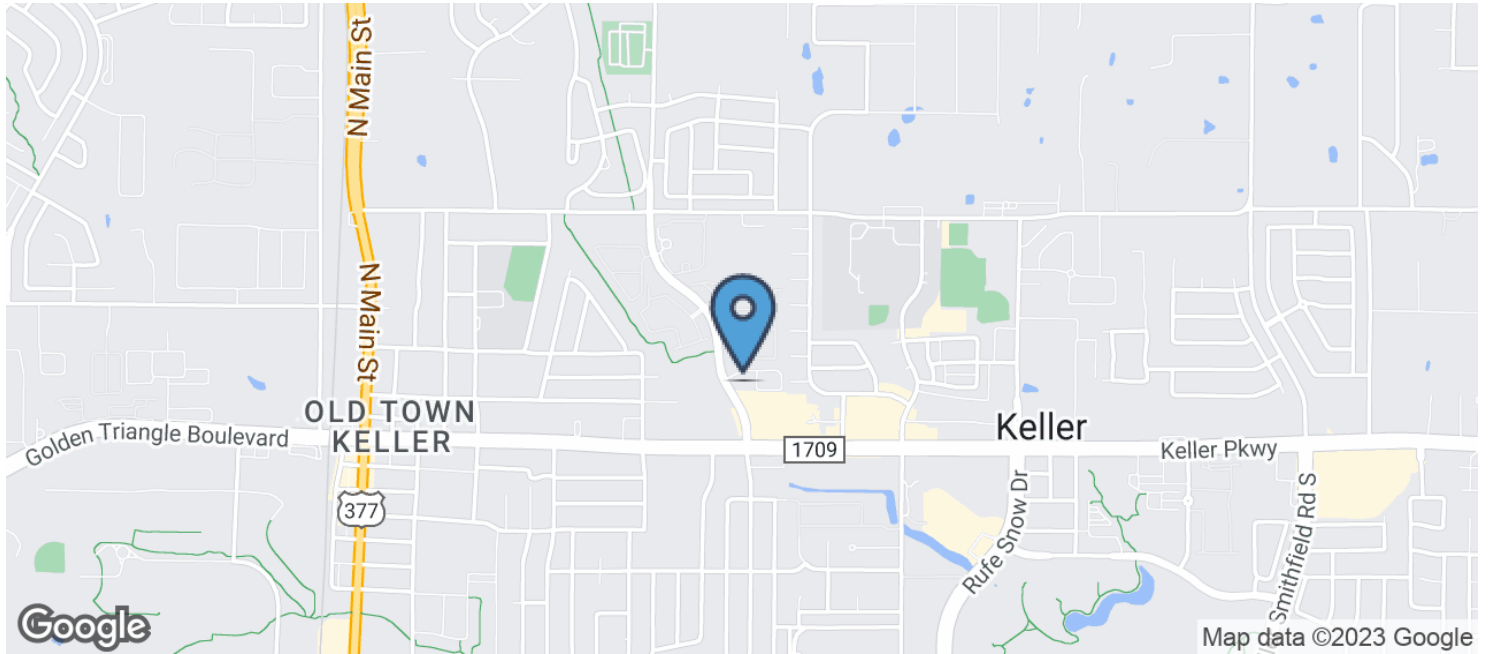
1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

101 BOURLAND RD, KELLER, TX 76248

DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	6,701	64,820	181,672
Average age	39.2	35.4	34.8
Average age (Male)	39.6	34.8	34.4
Average age (Female)	38.9	35.0	35.0

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	2,584	20,891	59,760
# of persons per HH	2.6	3.1	3.0
Average HH income	\$87,531	\$115,552	\$107,627
Average house value	\$337,160	\$265,265	\$250,460

** Demographic data derived from 2020 ACS - US Census*

Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

FOR LEASE
OFFICE BUILDING



101 BOURLAND RD, KELLER, TX 76248

BROKER CONTACTS



ERIC GOODWIN

Director of Office & Industrial Services

D: 817.488.4333 | **C:** 214.642.8928
eric@championsdfw.com



JIM KELLEY

Principal/Broker

D: 817.488.4333 | **C:** 817.909.7875
jim@championsdfw.com

Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice



CHAMPIONS[™]
DFW COMMERCIAL REALTY

Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice