



HUDSON STATION CENTER

310 N. MAIN STREET
KELLER, TX 76248

Clint Montgomery, CPM, RPA
VP of Management and Leasing
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TX #187966

Property Summary



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	7,607 SF
Available SF:	1,084 SF
Year Built:	1985
Zoning:	F1 Commercial
Market:	Fort Worth
Submarket:	Keller
APN:	05741920

PROPERTY OVERVIEW

Hudson Station is located in one of Dallas/Fort Worth's fastest-growing submarket. This property is well located on and highly visible from Highway 377 and north of the main intersection on Main & Keller Parkway.

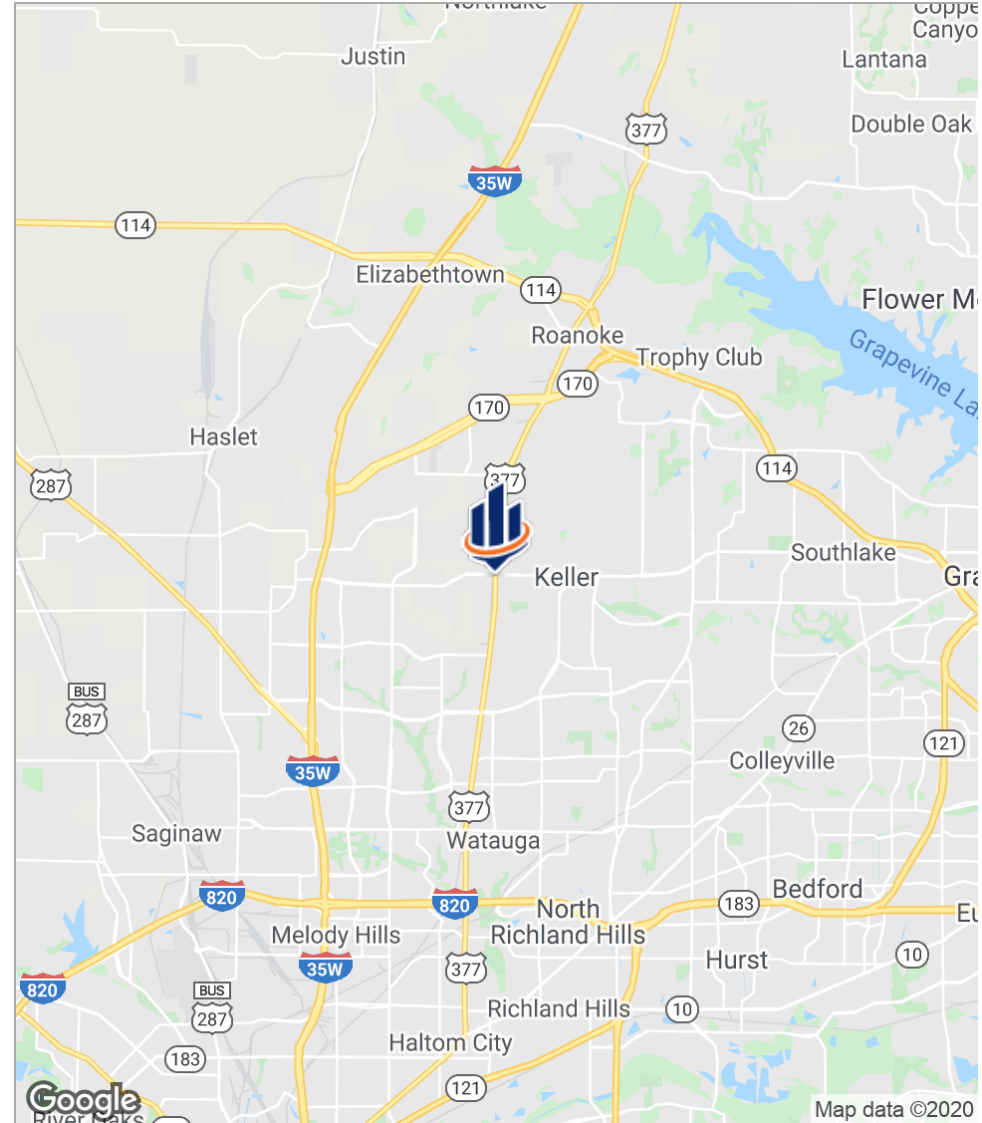
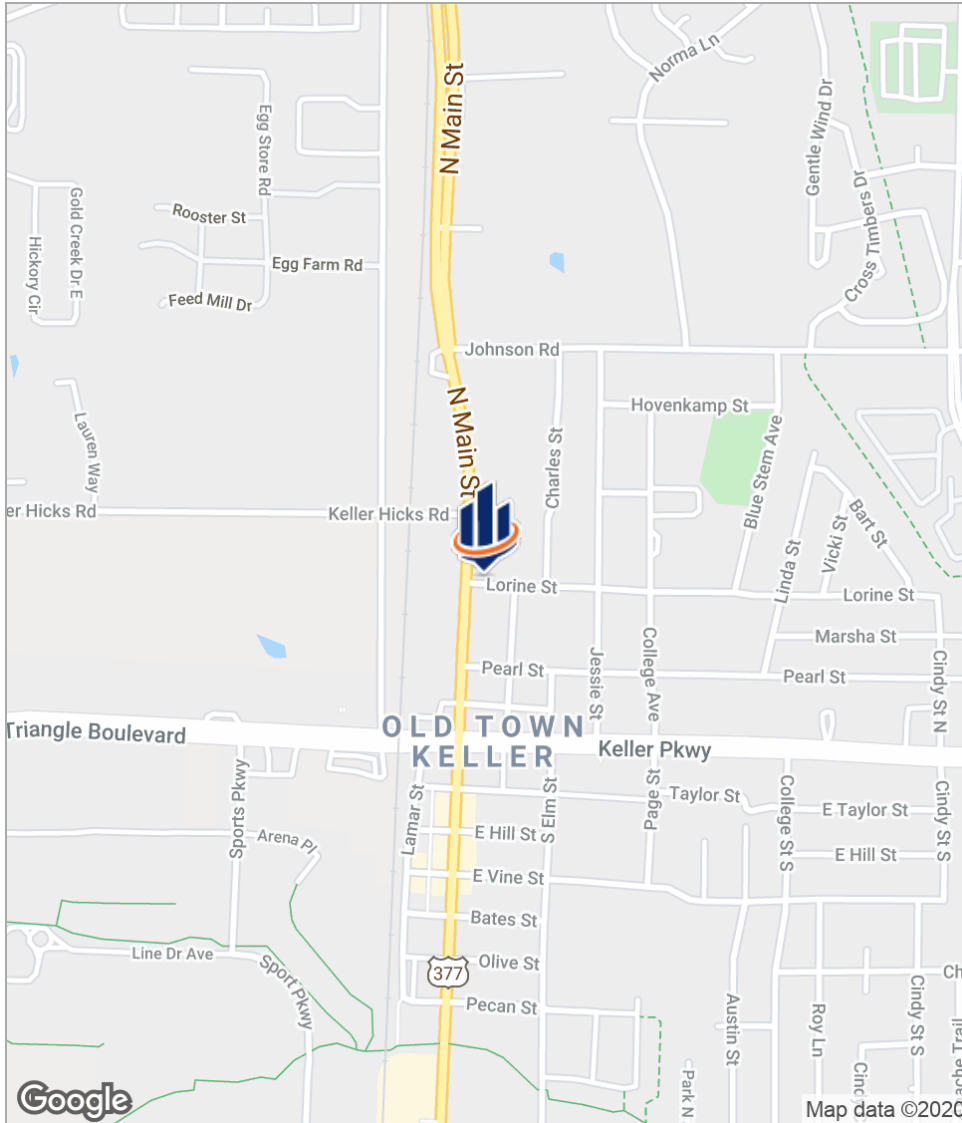
PROPERTY HIGHLIGHTS

- Office/Retail with Highly Visible Signage
- Great Exposure from Highway 377
- Excellent Incomes and Traffic Counts
- Tremendous Growth & High-end Demographics
- Great Tenant Mix
- Adjacent to Dollar General Store

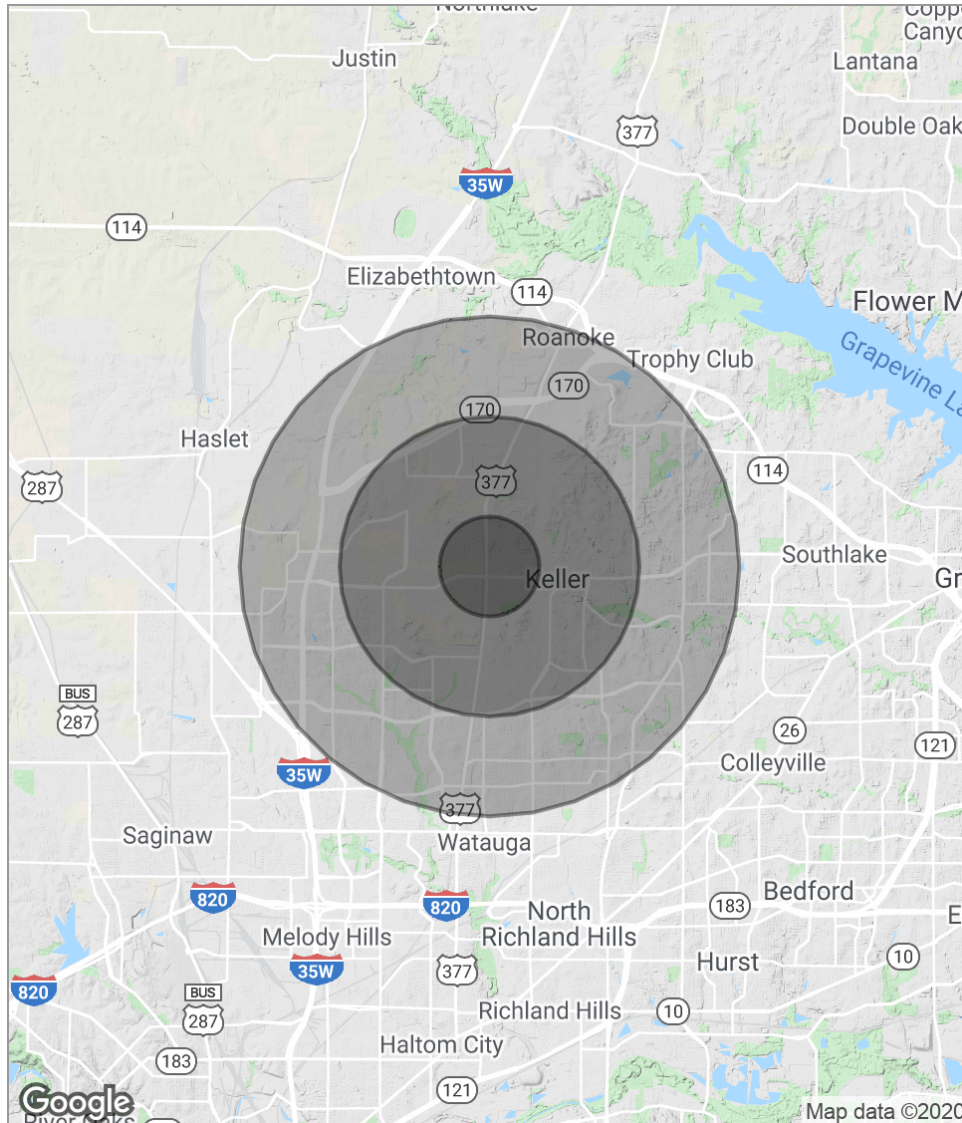
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,619	65,860	181,367
Median age	34.4	33.9	34.1
Median age (Male)	35.1	33.3	33.5
Median age (Female)	33.1	33.6	34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,809	21,299	59,558
# of persons per HH	3.1	3.1	3.0
Average HH income	\$97,239	\$104,915	\$101,979
Average house value	\$218,145	\$229,949	\$231,115

* Demographic data derived from 2010 US Census



CLINT MONTGOMERY, CPM, RPA

VP of Management and Leasing

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PROFESSIONAL BACKGROUND

Clint T. Montgomery has served as the Vice President of Management & Leasing for SVN | Trinity Advisors in Fort Worth, Texas since 2007. Montgomery brings more than 29 years of industry experience in property management to the team. He oversees the property management and leasing of a portfolio of approximately 2 million square feet of office, retail and office / warehouse properties. He also leases additional office properties not managed by SVN | Trinity Advisors.

Prior to joining SVN | Trinity Advisors, Montgomery served as Senior Vice President of Property Management for The Woodmont Company. While there, his responsibilities included overseeing the operation of the property management division, which included a staff of six property managers, two assistant property managers, the director of lease administration, nine administrative assistants, and 11 maintenance personnel. This division managed a portfolio of 44 retail and office properties of approximately 8,750,000 total square feet located across Texas and in eight other states. Montgomery also has served as Vice President of Property Management with two other regional firms.

As an active member of the industry, Montgomery has earned the Certified Property Manager [CPM] and Real Property Administrator [RPA] designations. Also, he is a past president of the Fort Worth Chapter of the Institute of Real Estate Management. Montgomery earned a Master of Business Administration in Finance and Real Estate from the University of Texas at Arlington.

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