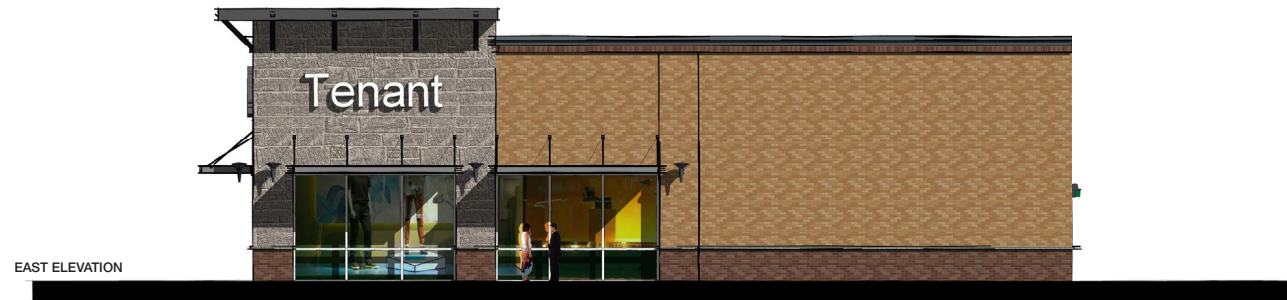


KELLER PLACE – NEW DEVELOPMENT

KELLER, TX | NWQ FM 1709 AND KELLER-SMITHFIELD ROAD



- Pre-leasing new development with space next to Chapps Burgers
- Located in the heart of Keller's retail corridor
- Direct access to | from FM 1709

- Parks: 67
- Bay depth: 75'

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2019 Population	8,568	74,281	223,369
2019 Total Households	3,212	24,802	74,719
2019 Daytime Population	12,435	60,584	170,591
2019 Average HH Income	\$124,434	\$154,271	\$137,754

TRAFFIC COUNTS:
 FM 1709: 41,216 VPD
 Keller-Smithfield Road: 11,523 VPD

CENTER SIZE: 9,750 SF

AVAILABILITY: 7,250 SF

NNN: \$4.90 PSF

CAM: \$2.00 PSF

TAXES: \$2.50 PSF

INSURANCE: \$0.40 PSF

TRAFFIC GENERATORS:

CHAPPS
BURGERS

ACE
Hardware

Walgreens

NATURAL
GROCERS

Tuesday
Morning

Freddy's
STEAKBURGERS

SINCE 1950
Jersey
Mike's
SUBS

PIE FIVE PIZZA
craft pizza • so fresh • so fast

PETCO
LIVING

BRAUM'S
ICE CREAM AND DAIRY STORES

FIREHOUSE
SUBS

Stein Mart

Tom Thumb

BIG
LOTS!

COVER
THE
EARTH

SHERWIN-WILLIAMS

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

KENDALL IBSEN

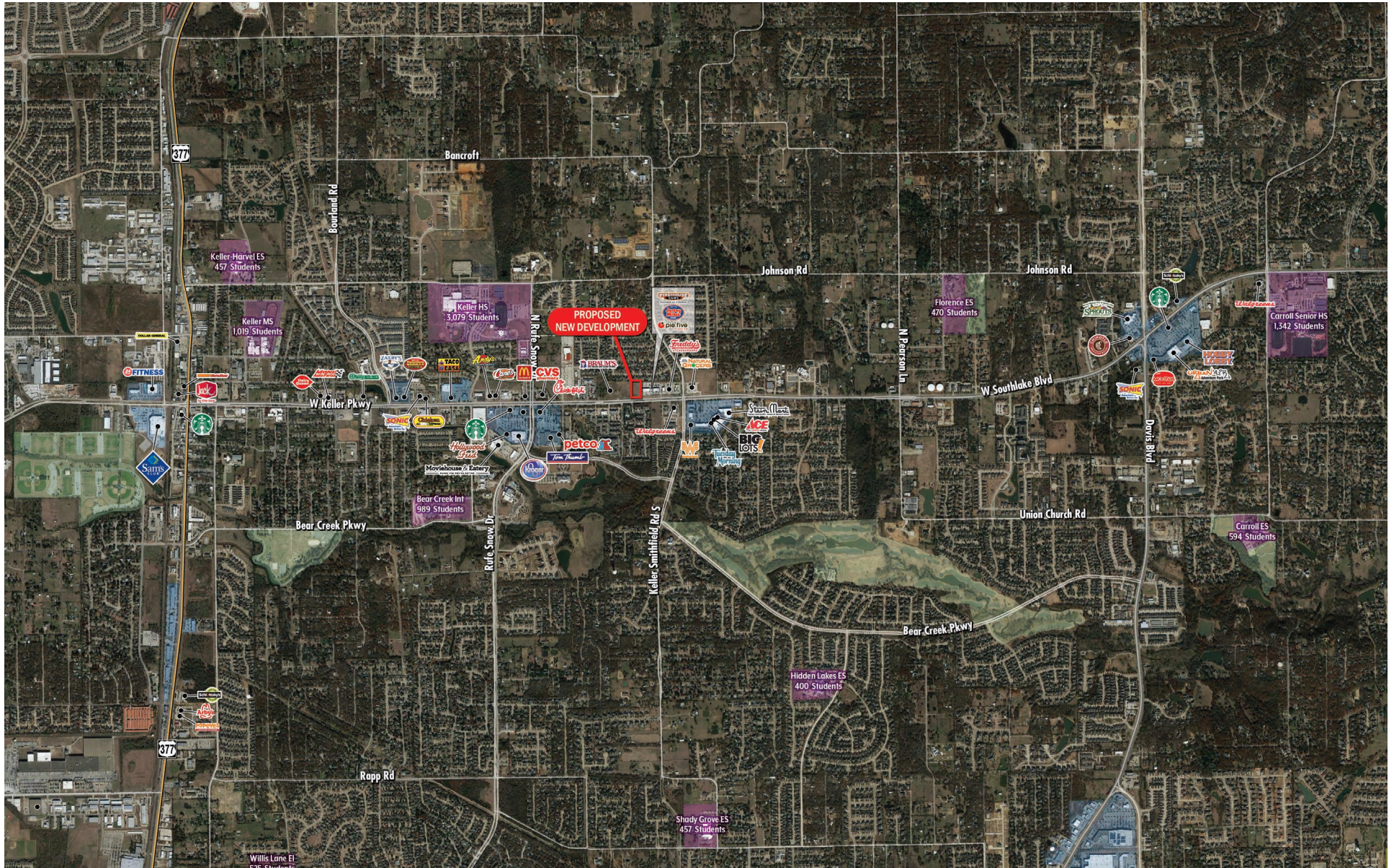
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