

466-488 NORTH MAIN STREET - LOT/LAND FOR SALE

466-488 NORTH MAIN STREET - KELLER, TEXAS 76248



466 NORTH MAIN STREET - KELLER, TEXAS

PROPERTY OVERVIEW

- » ZONED – Old Town Keller District
- » 2.2 Acres (2 Tracts: 1.1 Acres approx. for each lot)
- » Property PRIME SPOT For Retail and/or Restaurant Development
- » Heart of Old Town Keller District with 30,000 VPD (2017 #'s shown)
- » Extra DEEP LOT for Plenty of Parking! 435'-490' deep
- » 2-Story Concept allowed

DEMOGRAPHIC

3 Mile Population	92,182
3 Mile Households	30,213
3 Mile Average HH Income	\$131,327

DAILY TRAFFIC

North Main Street	36,000 VPD
Golden Triangle Blvd	33,000 VPD



KEY POINTS OF INTEREST 3 MILES OR LESS

- | | | |
|-----------------------------------|---|--|
| • Bosses Pizza | • ArtHouse (Apartments) | • 75% of home values \$200K + |
| • Bronson Rock (Bar/ Live Music) | • Blue Sky Sports Complex | • The Station (October 2018) |
| • Texas Bleu (Restaurant) | • Keller Youth Association (Rec Sports) | • Shannon Brewing Co. & Tap Room |
| • Duff's Fine Jewelry Store | • Moviehouse & Eatery (Theater) | • Old Town District |
| • Keller Tavern (Bar/ Live Music) | • Spring Creek BBQ | • Cabela's |
| • Starbucks | • Mexican Inn Café | • Keller Post Office |
| • Seven Mile Café | • Judge Beans Tex Mex | • Sam's Club |
| • Battlecap Alley Ice House | • Roscoe's Smokehouse (BBQ) | • Wal-Mart |
| • I-35W Interstate | | • Corning Optical Communications HQ with 200 Employees |
| • Keller Town Center | | |



DEREK ANTHONY
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<https://youtu.be/o5jksQALiZk>

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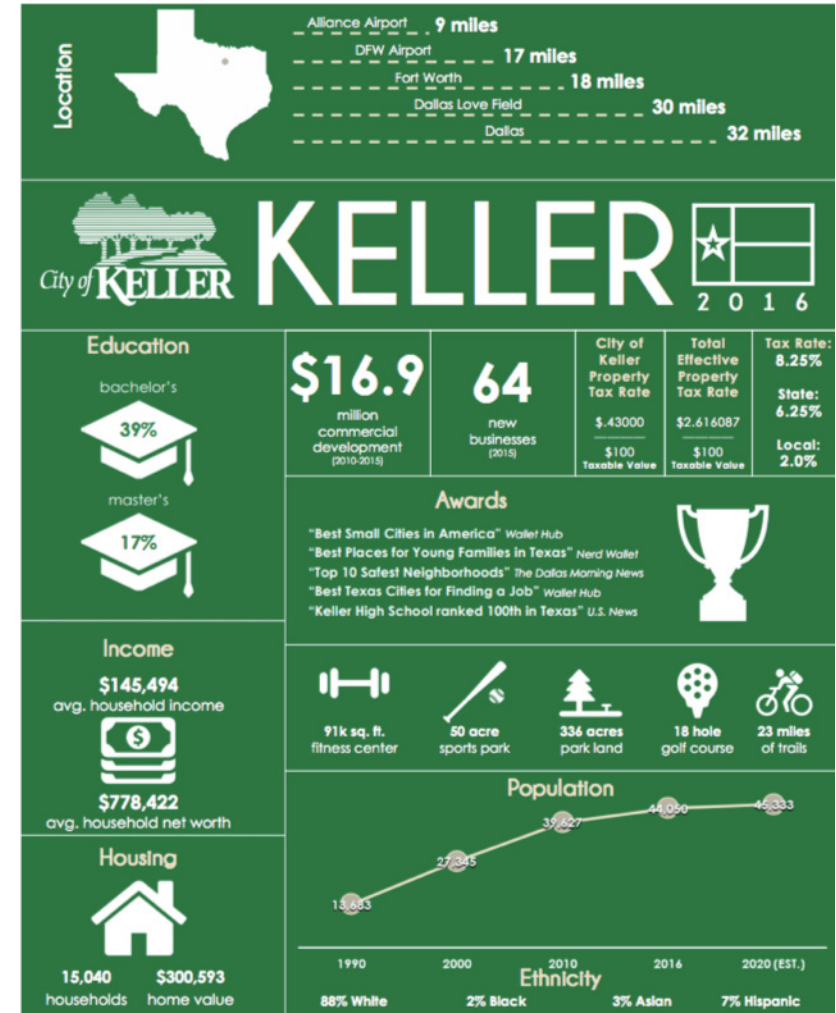
CITY OF KELLER

Nestled comfortably in the heart of the Dallas- Fort Worth Metroplex, Keller has gained national attention by pairing big city conveniences and amenities with small-town roots and an emphasis on quality of life.

Keller is blessed with a warm and welcoming atmosphere, an excellent school system, a wide variety of shopping and dining destinations, and award-winning city facilities and programs.

The distinct business districts, historic Old Town Keller and the urban Keller Town Center, are just two of our unique economic engines. And the citywide parks and trails system, anchored by Big Bear Creek, offers recreation and mobility among the city's recreation and aquatics center, The Keller Pointe, and multiple sports facilities. The Keller Public Library offers more than 80,000 in materials and a slew of online resources, and next door, the Keller Senior Activities Center brings senior citizens together for stimulating activities, emphasizing health and fellowship.

Keller has been named to CNN/Money Magazine's biennial listing of "Top 100 Places to Live – America's Best Small Towns" three times since 2007, including taking seventh place in 2009. And recent awards have included a spot in D Magazine's "Top 20 Dallas-Fort Worth Metroplex Suburbs," mentions in Fort Worth, Texas Magazine's "Best Places to Live" lists, recognition as an "Emerging Art Town" by Southwest Art Magazine, certification as a Scenic City by the Scenic Texas organization, and third place among the "Top 10 Most Notable High Growth Areas in the Country," according to the Gadberry Group.



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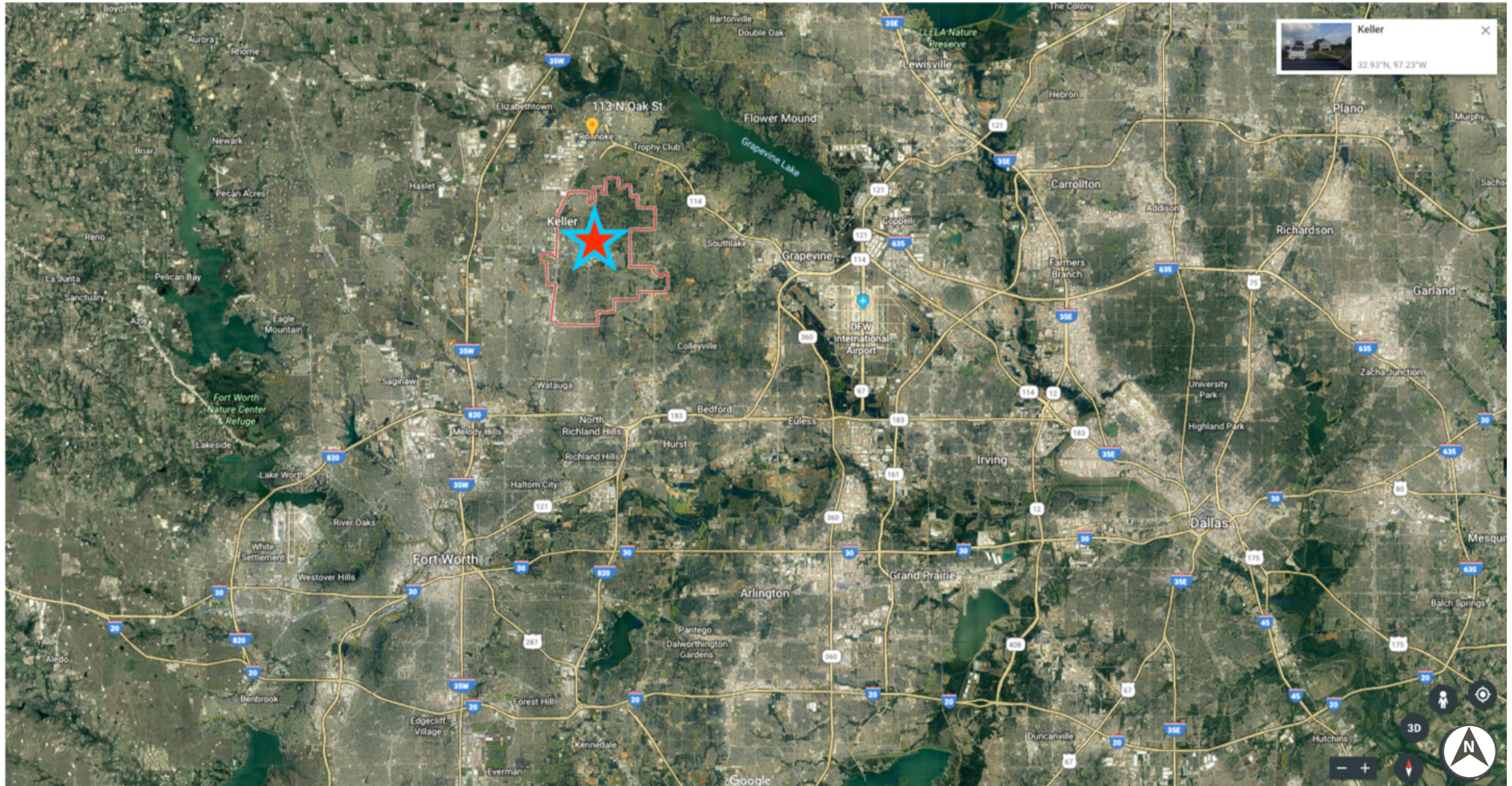
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POINT OF REFERENCE TO METROPLEX



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- 2 separate parcels
- 1.1 acres each
- LOTS 435' to 490' feet DEEP
- Over 200' of FRONTAGE on MAIN
- Utilities Available to Site
- City Sewer available to TAP in
- Septic on premises currently
- 7 Minutes from I-35W
- 7 Minutes from Roanoke
- 20 Minutes from DFW Airport
- 7 Minutes from I-820 LOOP



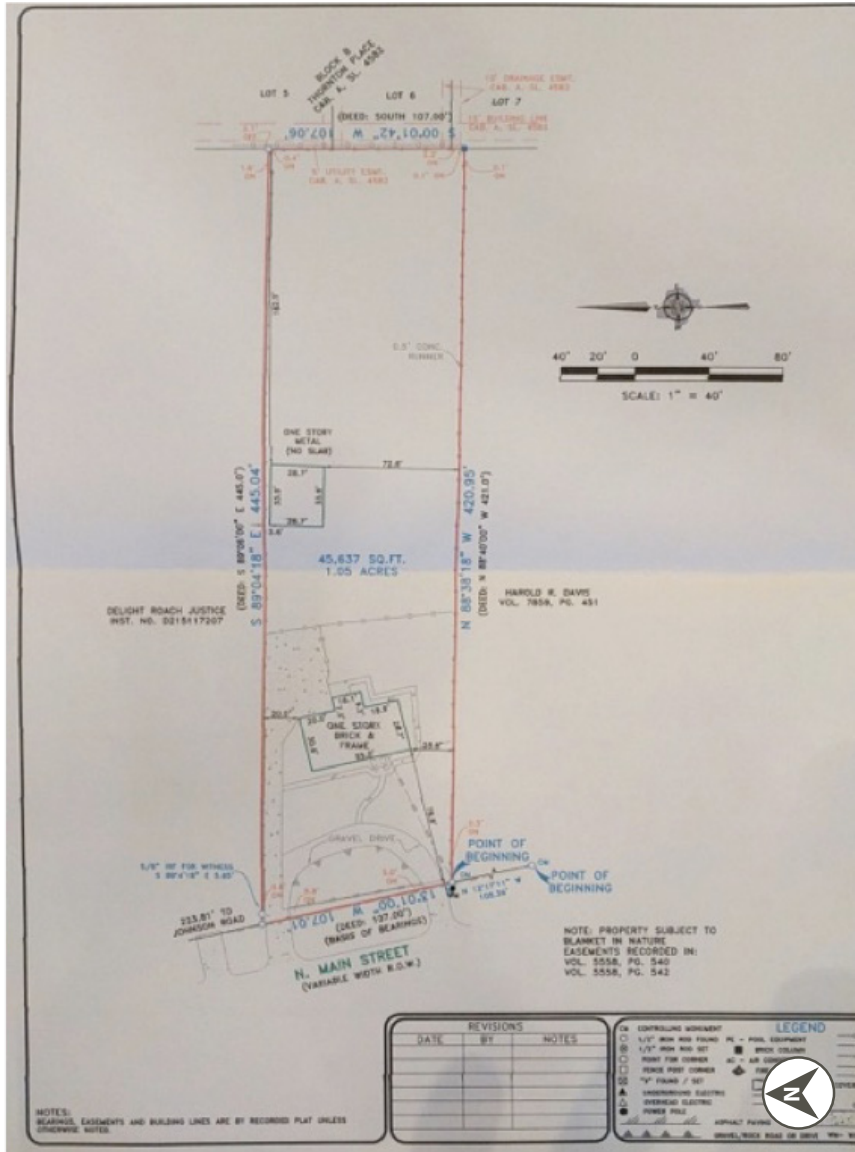
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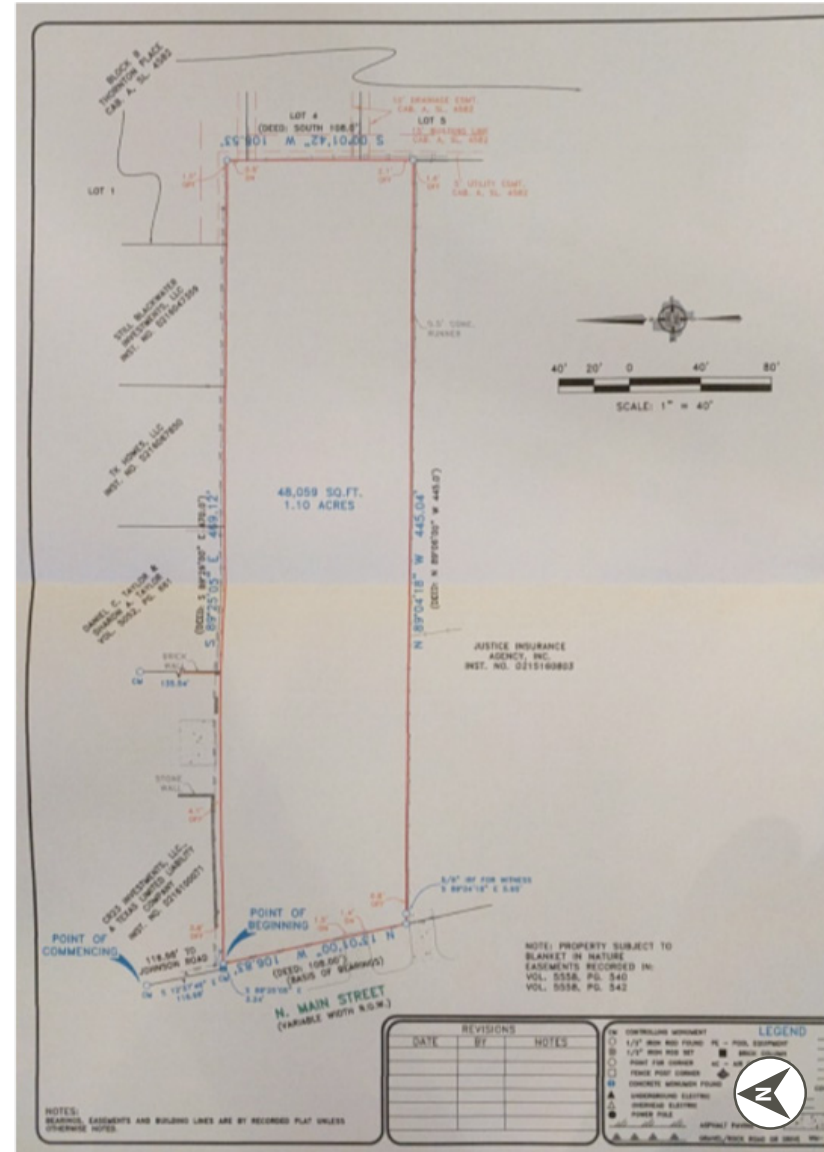
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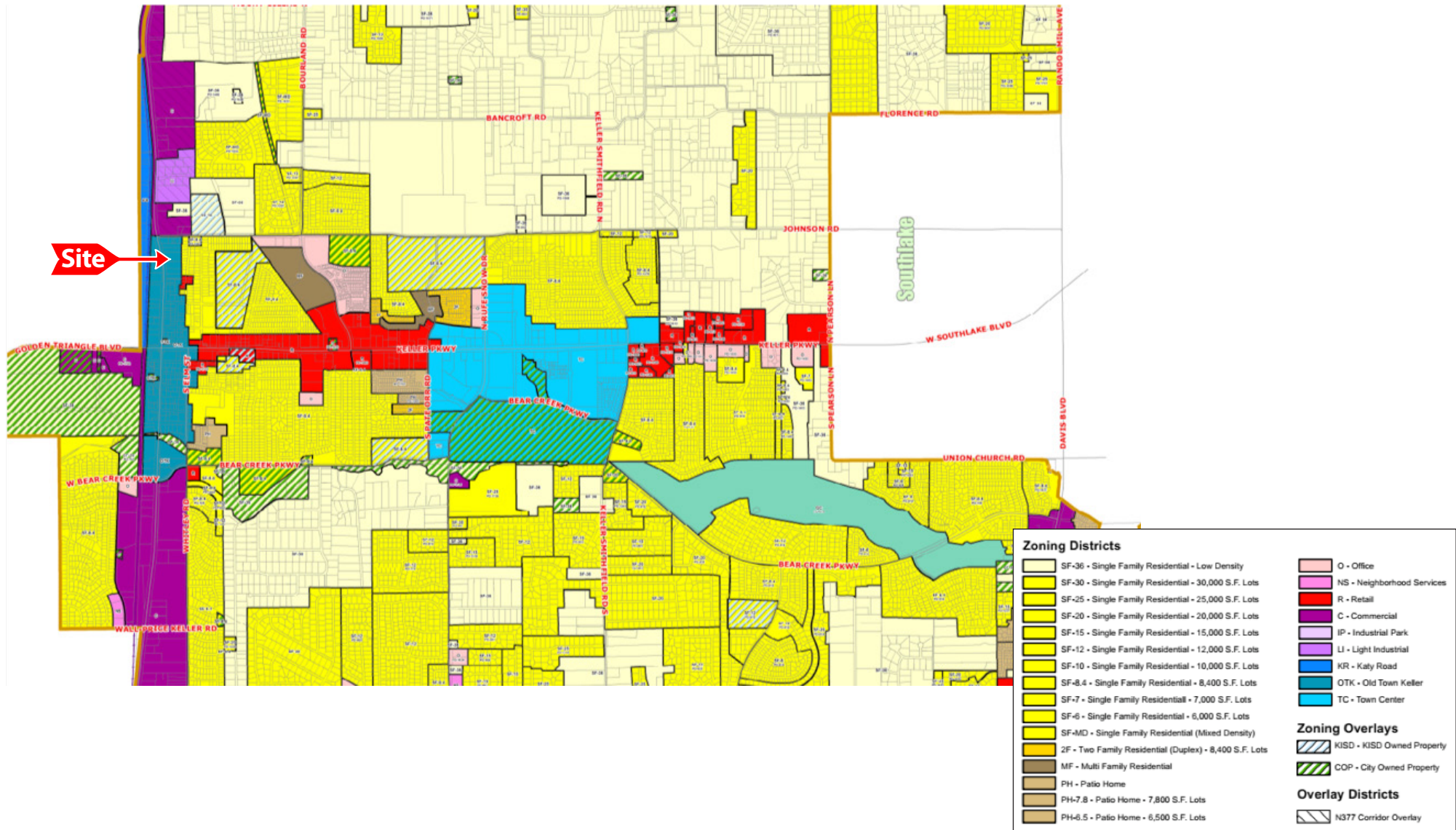
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ZONING MAP



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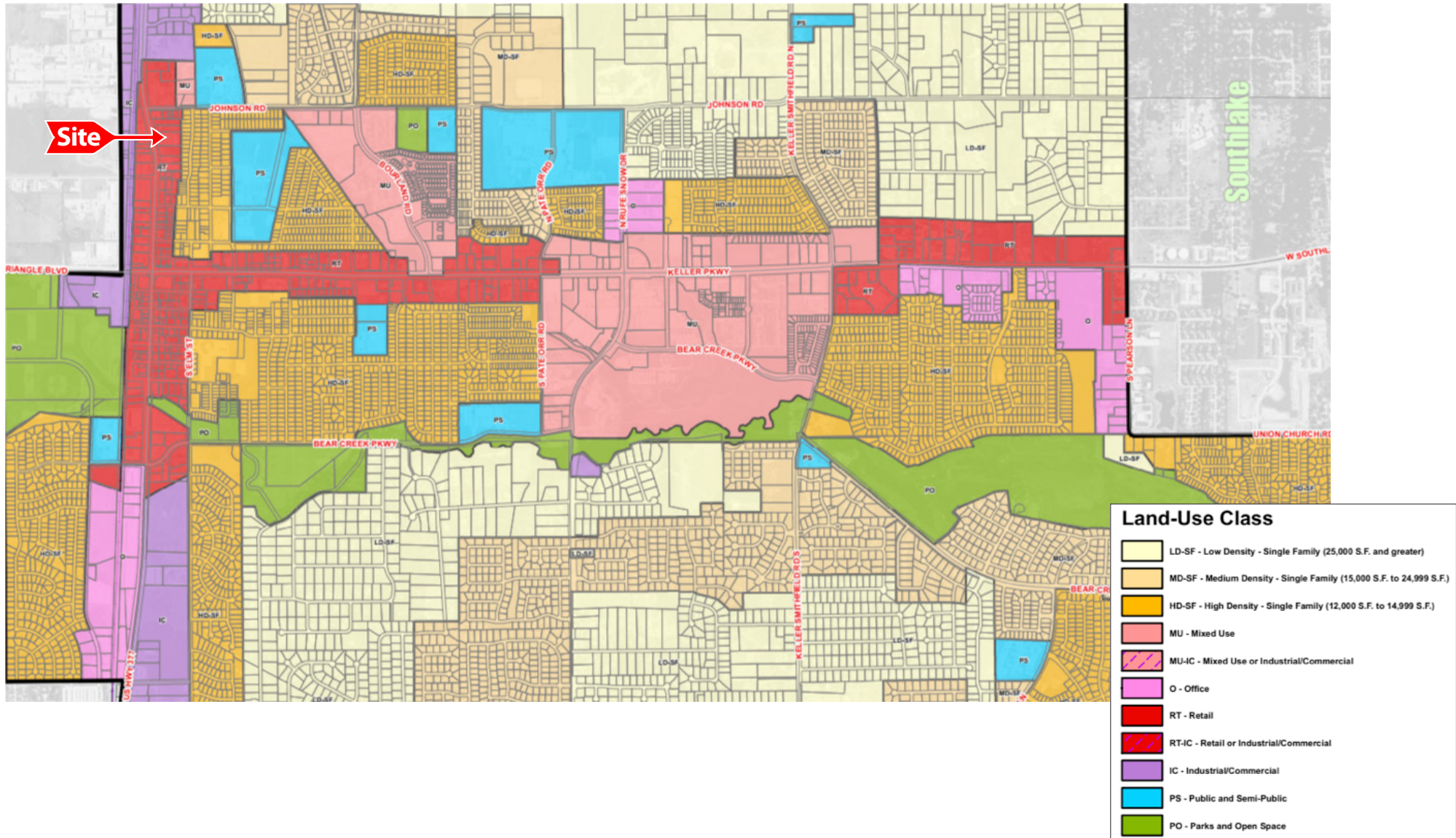
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FUTURE USE PLAN



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KEY CONTACTS AND REFERENCES FOR DUE DILIGENCE

- City of Keller: <https://www.cityofkeller.com/home>
- Development Process Review: <https://tinyurl.com/yac8fw7v>
- Keep in Keller Movement: <http://keepitinkeller.com/>
- Economic Development: <https://tinyurl.com/ybgy2cpg>
- City Council: <https://www.cityofkeller.com/services/city-council>
- Old Town Keller District Rules & Restrictions: <https://tinyurl.com/yc3c5kfg>
- Impact Fees: <https://tinyurl.com/yctwnpqw>
- City Acalades: <https://tinyurl.com/y9ev5tbg>
- Director Of Economic Development: 817-743-4009

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Information About Brokerage Services

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

11-2-2015

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen Coslik	237614	scoslik@woodmont.com	817 732 4000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Derek Anthony	677154	danthony@woodmont.com	817 377 7150
Sales Agent/Associate's Name	License No.	Email	Phone

<https://youtu.be/o5jjsQALiZk>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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