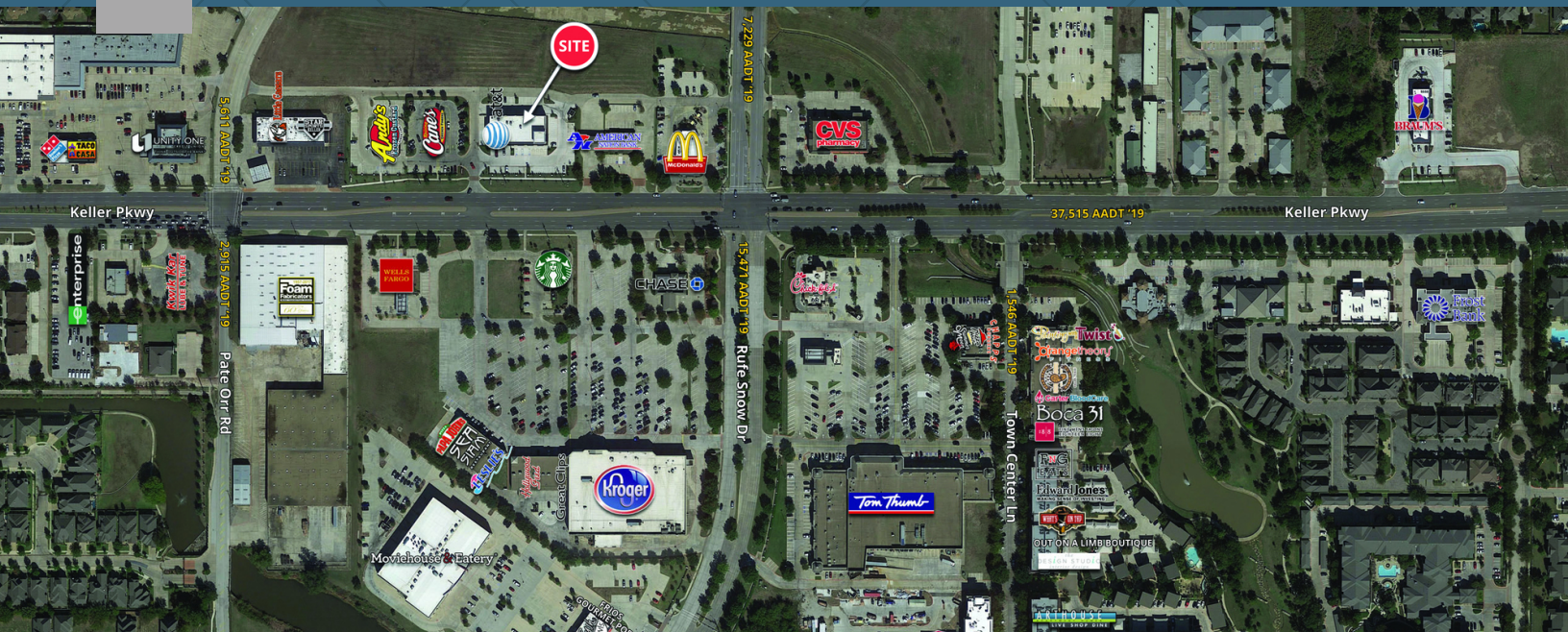


FOR LEASE

Strip Center For Lease

967 Keller Pkwy | Keller, TX 76248



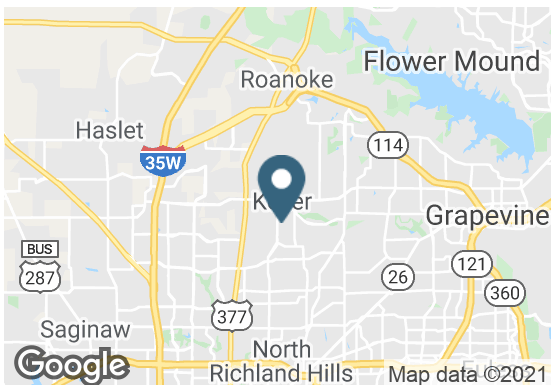
Overview

LEASE RATE

Contact Broker

AVAILABLE SF

3,500 SF



Description

New constructed strip center located on FM 1709 & Rufe Snow Dr in Keller adjacent to Keller Town Center. Center provides optimal visibility & access located along the main commercial thoroughfare with 40,000+ VPD. Keller Town Hall, the Keller Pointe Recreation Ctr, & Keller H.S. are all located within the immediate area. Keller is populated with educated young families with an Avg HH income of \$150,000+. Secondary Trade Area captures shoppers from Tarrant, Denton, & Wise Counties.

Nearby Retailers



AT&T



Demographics

	1 MILE	3 MILES	5 MILES
Population	9,611	83,149	229,612
Median HH Income	\$86,381	\$118,864	\$107,709
Households	3,889	27,378	76,170
Daytime Population	10,588	77,854	207,469

Year: 2020 | Source: Esri

Traffic Counts

Keller Pkwy	37,515 VPD
Rufe Snow (South & North)	15,471 / 7,229 VPD

Year: 2019 | Source: TxDOT

Contact

JACK DAWSON

214.560.3269 | jack.dawson@srsre.com

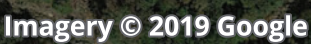
KARLA SMITH

214.560.3247 | karla.smith@srsre.com

SRS REAL ESTATE PARTNERS | 8144 Walnut Hill Lane, Suite 1200 | Dallas, TX 75231 | 214.560.3200

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Strip Center For Lease

967 Keller Pkwy | Keller, TX



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967 Keller Pkwy | Keller, TX



CURRENCE
& GRAY
ARCHITECTS, PLLC

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Phone: 501-758-1443
Fax: 501-753-7309

www.laggarch.com



CONSTRUCTION
DOCUMENTS

BLUEBONNET
TRAILS RETAIL
CENTER

KELLER, TEXAS

KWLee PROPERTIES,
LP

PROJECT NAME _____



SEAL _____

REVISIONS

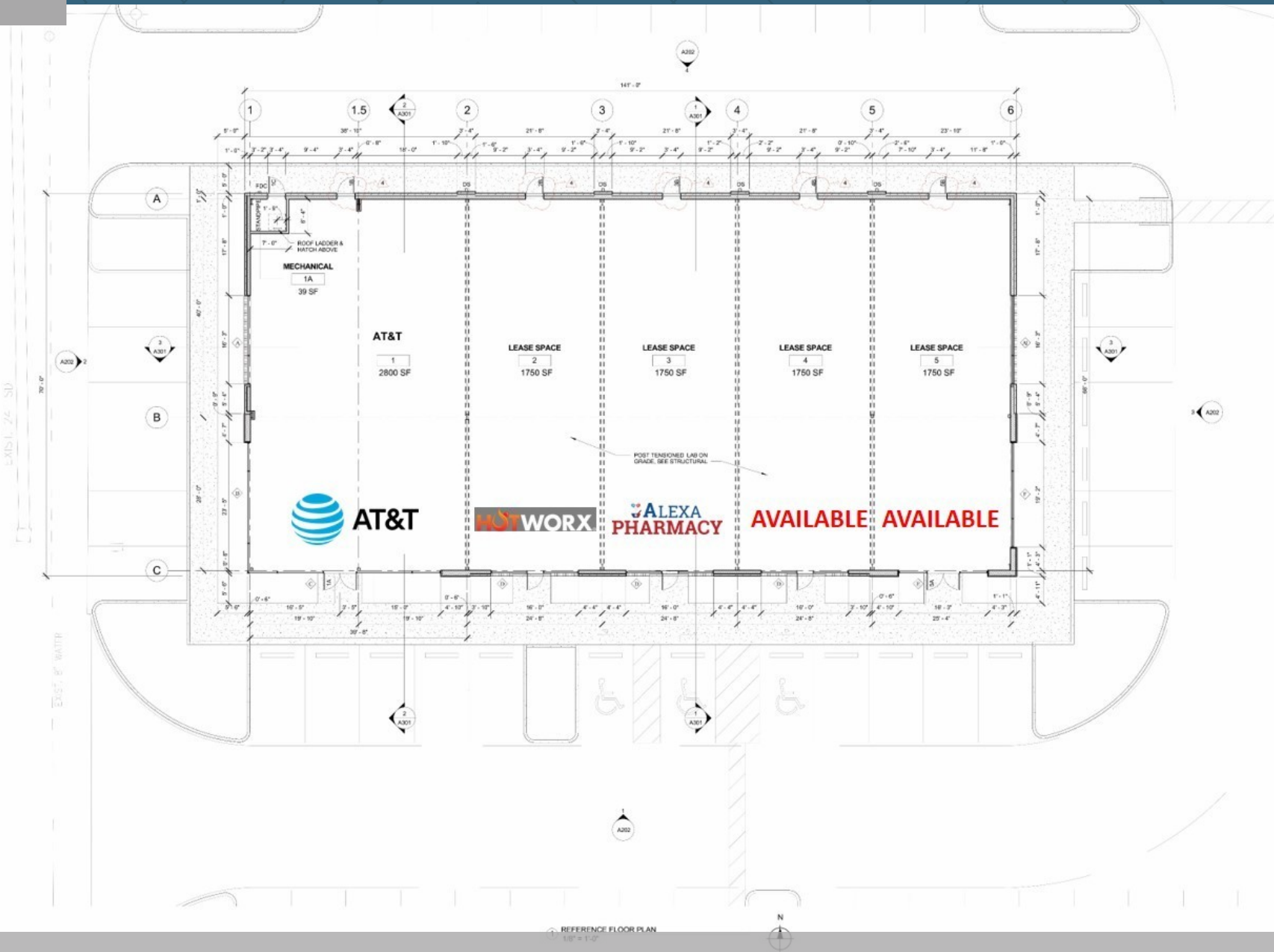
NO.	DESCRIPTION	DATE
4	ADDENDUM 004	06.22.2017

REFERENCE
PLAN

SHEET NAME _____

DATE 04.28.2017

PROJECT NUMBER 120716



REFERENCE FLOOR PLAN
1/8" = 1'-0"



A102

Caption 1

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SRSRE.COM

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

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 or 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

SRS Real Estate Partners - Southwest, LLC	600324	mark.reeder@srsre.com	214-560-3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214-560-3251
Designated Broker of Firm	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214-560-3251
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jack Dawson	633336	jack.dawson@srsre.com	214-560-3269
Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date