

KELLER RETAIL - NWQ FM 1709 & KELLER SMITHFIELD

NWQ OF FM 1709 & KELLER - SMITHFIELD ROAD, KELLER, TX 76248

SHOP ^{COS.}



Thomas Glendenning / THOMAS@SHOPCOMPANIES.COM / 214-960-4528

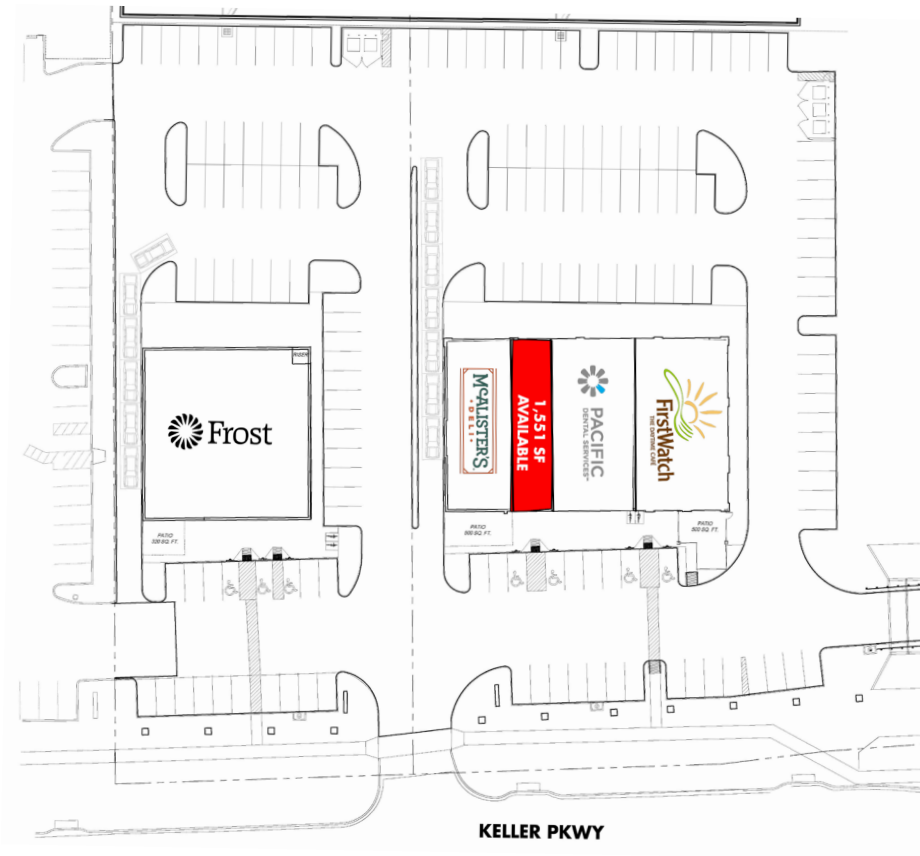
Landry Kemp / LANDRY@SHOPCOMPANIES.COM / 214-398-2546

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PROJECT SCOPE

Located along FM 1709/Keller Pkwy, this future restaurant/retail site features easy access off of Keller's main traffic carrier with median breaks and controlled turn-in lanes.

Keller Marketplace is situated in the heart of Keller on the cities main thoroughfare, FM 1709, surrounded by affluent family oriented neighborhoods near town hall and Keller High School.

DETAILS

- 1,551 SF Available

TRAFFIC COUNTS

- o Keller Pkwy: 42,119 VPD-26
- o Keller - Smithfield: 13,082 VPD-26

AREA ATTRACTIONS

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	8,231	68,783	226,009
Avg. HH Income	\$148,895	\$180,114	\$150,122
Total Housing Units	3,044	23,157	75,818
Daytime Population	9,481	67,505	205,905
Medium Home Value	\$374,343	\$394,900	\$326,450



KELLER TOWN HALL



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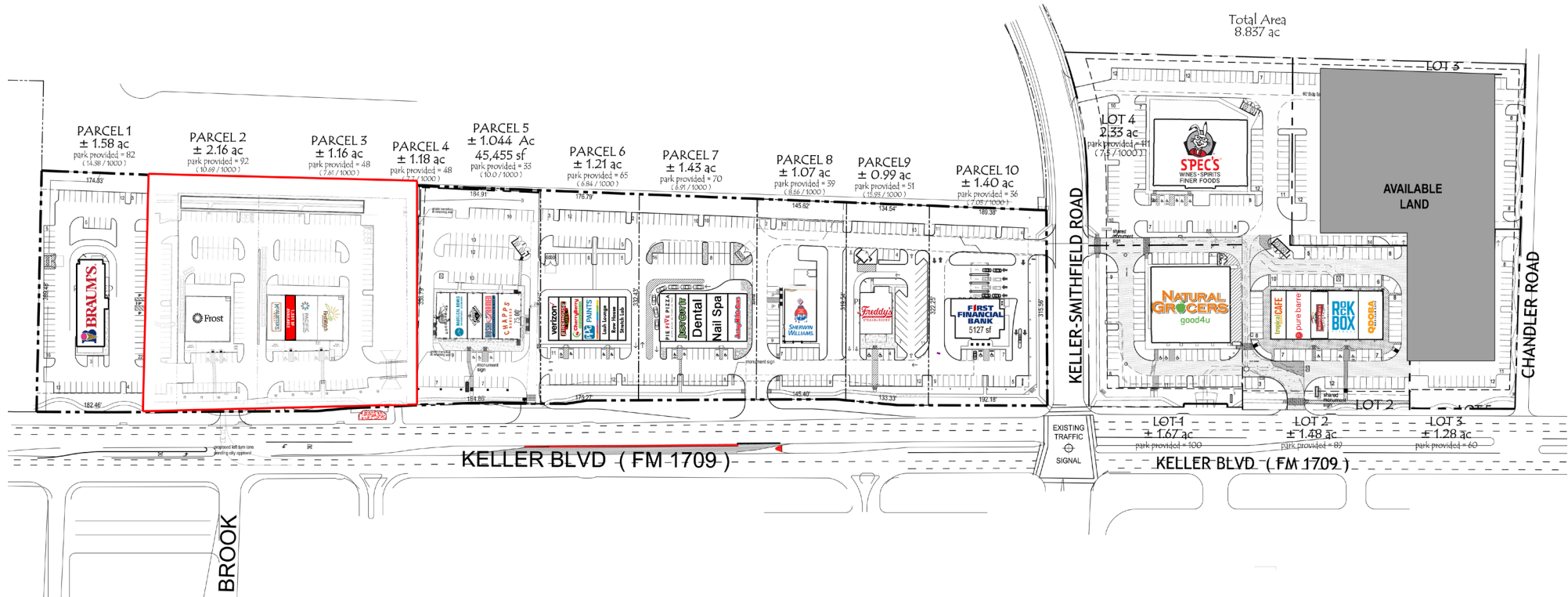
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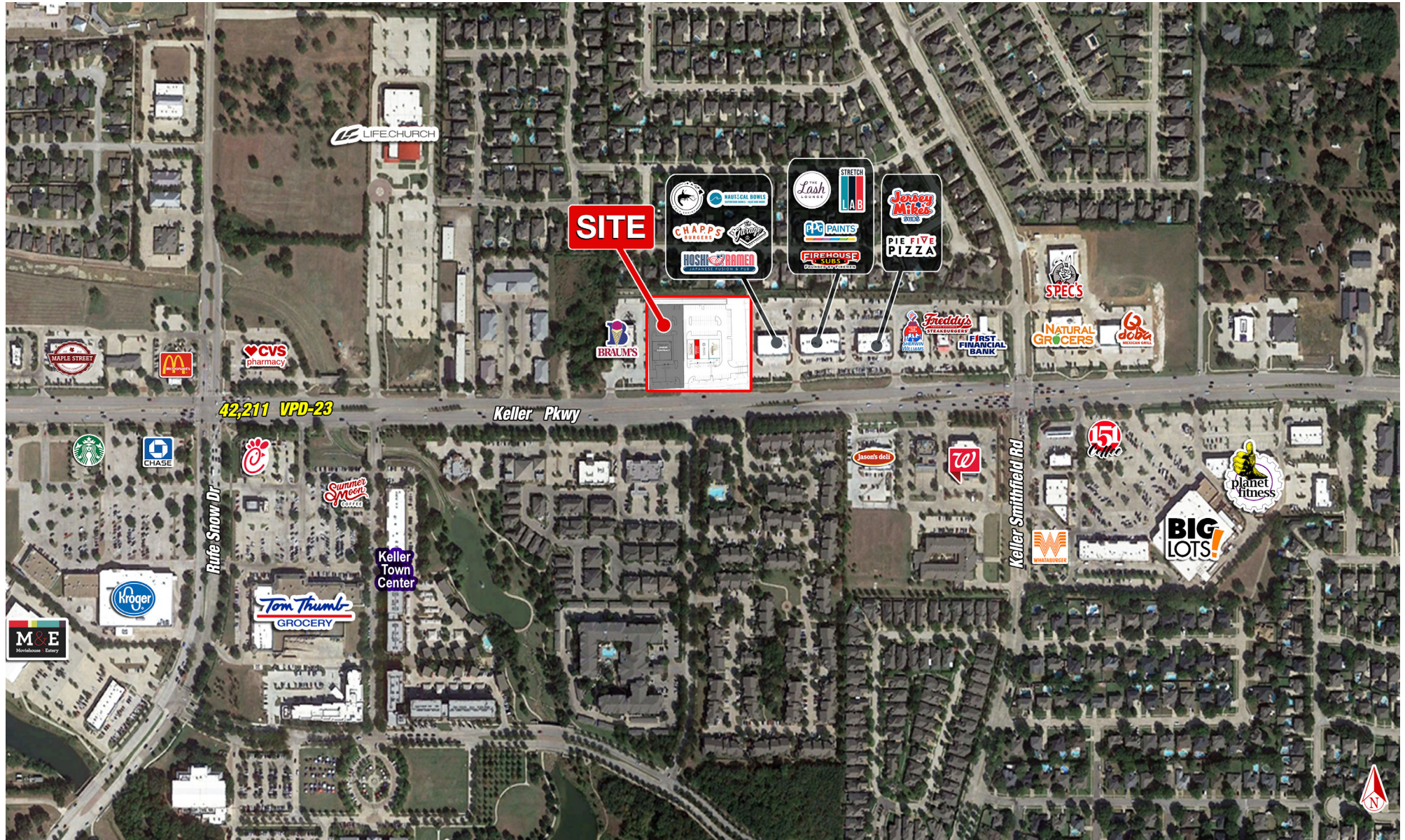
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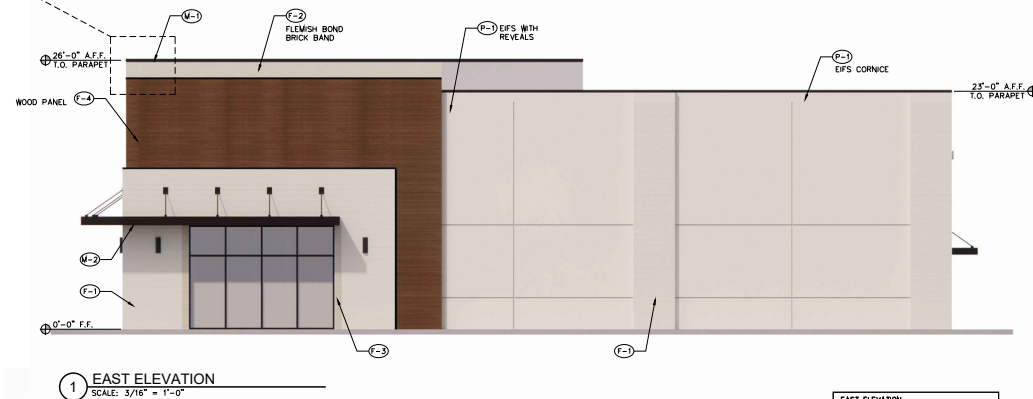
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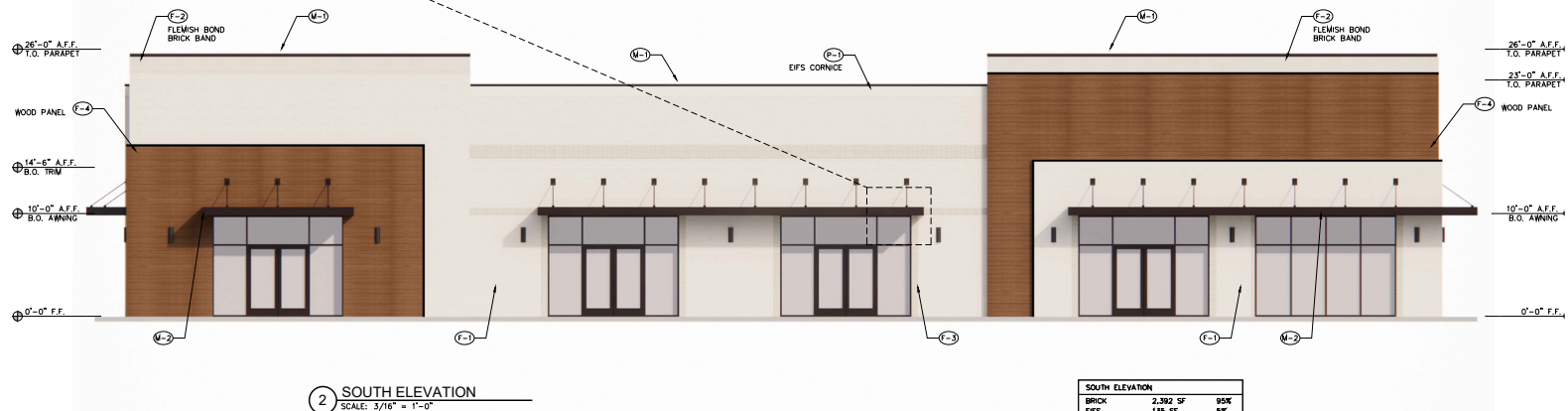
EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
F-1	BRICK VENEER	ALMOND	INTERSTATE BRICK
F-2	BRICK VENEER	ALMOND	INTERSTATE BRICK
F-3	BRICK VENEER	ALMOND	INTERSTATE BRICK
F-4	WOOD PANEL	CEDAR	NICHHA
E-1	PAIN'T FINISH	MATCH BRICK COLOR, F-1	SHERWIN WILLIAMS
M-1	PREFINISHED METAL CORING	MED BRONZE	BEST SOURCE
M-2	PRE-ENGINEERED METAL CANOPY	MED BRONZE	ARCHITECTURAL FABRICATION
M-3	STOREFRONT FRAMES	DARK BRONZE ANODIZED	KÄMNER
DOWN SPOUTS	MATCH COLOR, P-1	LOCAL SOURCE	REFER TO WINDOW AND DOOR SCHEDULE
EFS	-	PARFX OR EQUAL	PREFINISHED
EFS	-	-	SANDBLAST FINISH

**COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. G.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL. BRICK TO BE ORDERED FROM BLACKSON BRICK (NO SUBSTITUTIONS) CONTACT: BRAE BARTON 817.874.3194 BRAE@BLACKSONBRICK.COM

FINISH LEGEND	
BRICK	EFS



EAST ELEVATION		
BRICK	708 SF	40%
EFS	1,098 SF	60%
TOTAL AREA	1,782 SF	100%



SOUTH ELEVATION		
BRICK	2,392 SF	95%
EFS	135 SF	5%
TOTAL AREA	2,527 SF	100%

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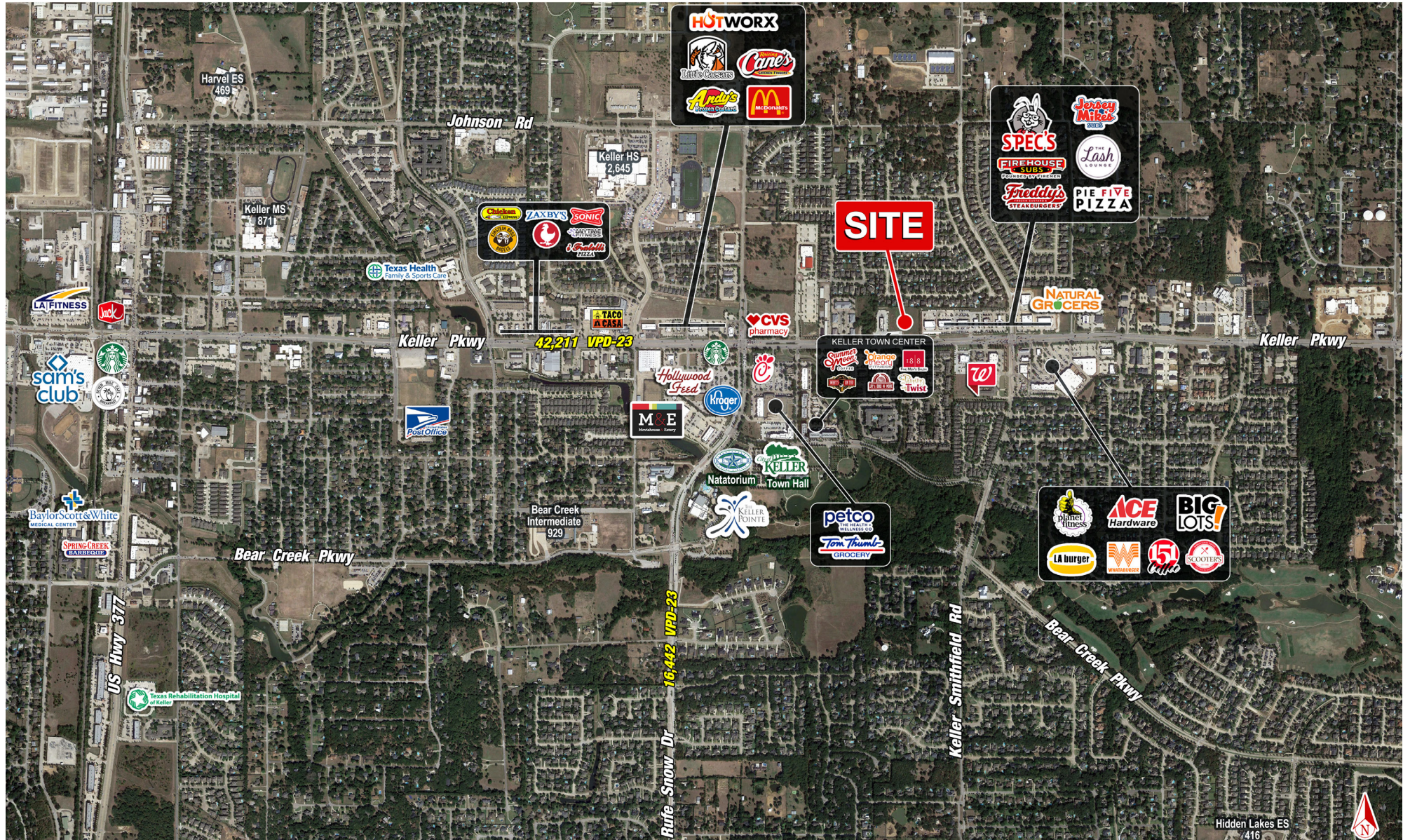
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INFORMATION ABOUT BROKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT
BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - 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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

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214.242.5444

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