

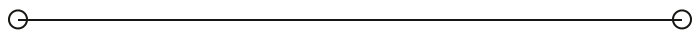


**HWY 377**

**OFFERING MEMORANDUM**

# Prime Retail Development Land

**1525 S MAIN ST**  
Keller, TX 76248



**PRESENTED BY:**

**MATT MATTHEWS, MBA, CCIM**  
O: 972.765.0886  
matt.matthews@svn.com



## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

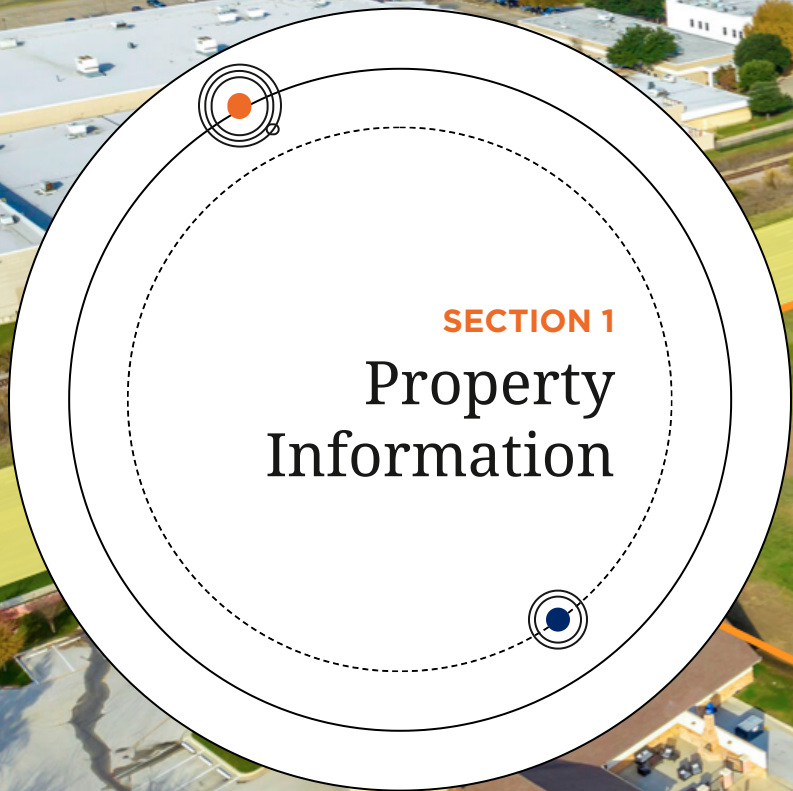
Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

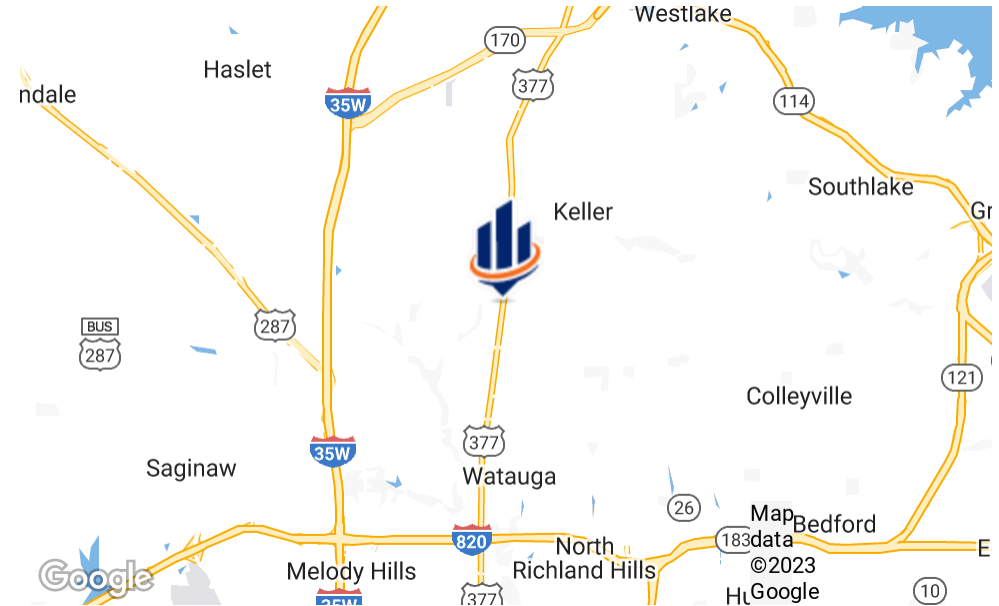
HWY 377



**SECTION 1**  
Property  
Information



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,128,000
<b>LOT SIZE:</b>	1.85 Acres
<b>ZONING:</b>	"C" - Commercial
<b>MARKET:</b>	Dallas - Fort Worth
<b>SUBMARKET:</b>	Watauga/Keller/NRH

## PROPERTY OVERVIEW

Introducing a premier investment prospect, this strategically positioned 1.85-acre commercial land parcel is located at 1525 S Main St. in Keller, TX 76248. Situated directly off HWY 377, the property ensures unparalleled visibility and a consistent influx of high traffic, establishing it as an optimal choice for retailers and businesses. The surrounding area is marked by a thriving and high demographic community, creating a favorable environment for potential ventures. With proximity to renowned retailers such as Academy Sports, Target, Kohls, Home Depot, LA Fitness, Sprouts, Michaels, and more, this location ensures exposure to a diverse customer base.

## PROPERTY HIGHLIGHTS

- Surrounding Retailers: Academy Sports, Target, Kohls, Home Depot, LA, Fitness, Sprouts, Michaels. and more.
- Close Proximity to Highways and Major Airports
- Growing and High Demographics Area
- Situated in a prime location directly off HWY 377 in Keller, TX.

## COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Close Proximity to Highways and Major Airports
- Growing and High Demographics Area
- Situated in a prime location directly off HWY 377 in Keller, TX.
- Prime Location: Enjoy prime positioning in proximity to various dining and entertainment establishments, enhancing the property's appeal for businesses seeking optimal exposure.
- Strategic Surroundings: Benefit from a thriving commercial environment surrounded by major retailers such as Academy Sports, Target, Kohls, Home Depot, LA Fitness, Sprouts, Michaels, and more.
- The property is also nestled within densely populated residential areas, ensuring a built-in customer base.
- Connectivity: Take advantage of close proximity to highways and major airports, facilitating seamless access for both customers and logistical operations.
- Demographics: Capitalize on the area's ongoing growth and high demographics, creating a conducive environment for businesses to thrive.

**ADDITIONAL PHOTOS**





N TARRANT PKWY

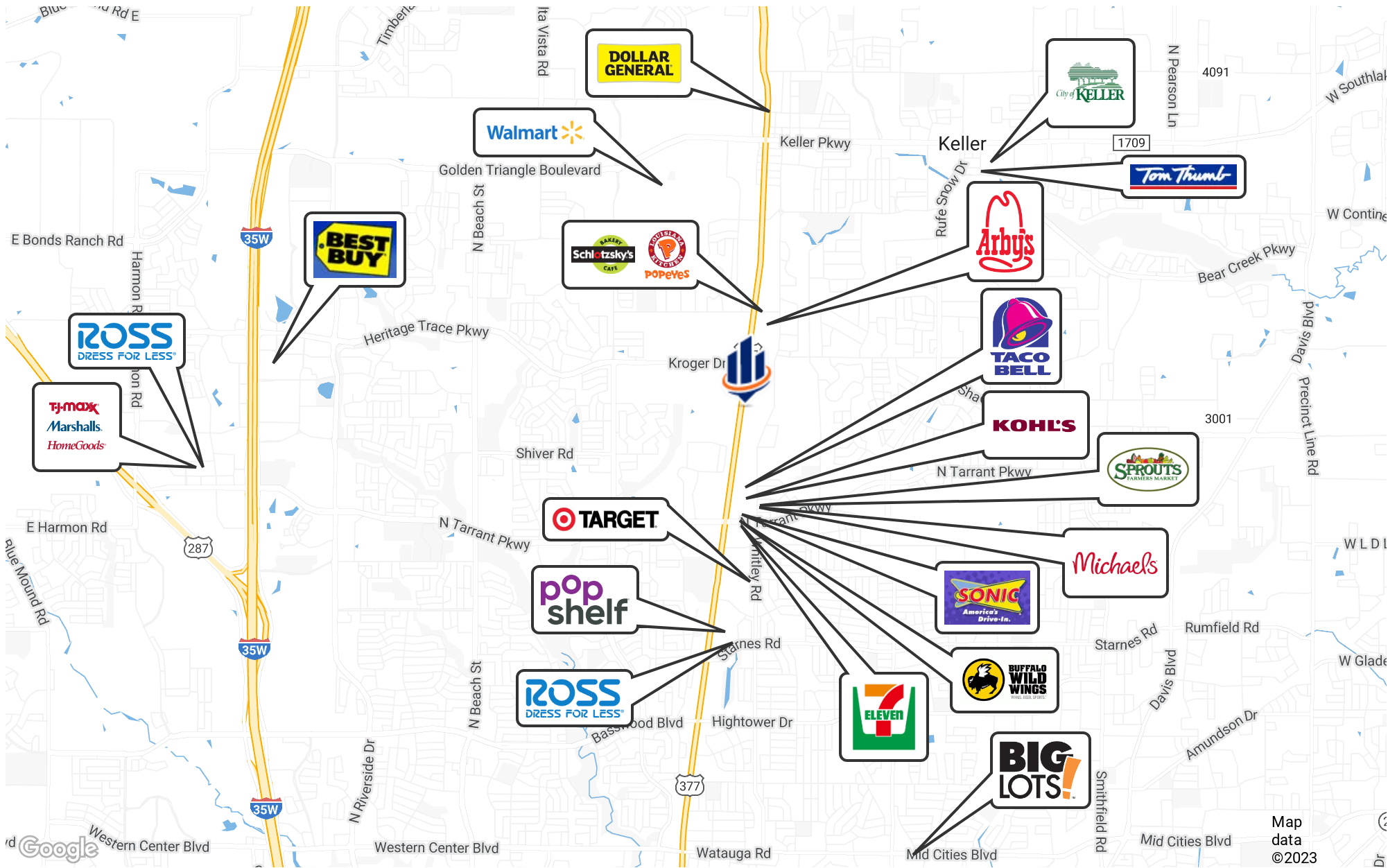
HWY 371

HWY 371

SECTION 2  
Location  
Information



# RETAILER MAP





**SECTION 3**  
**Demographics**

# DEMOGRAPHICS MAP & REPORT

## POPULATION


	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	11,248	286,742	746,996
<b>AVERAGE AGE</b>	31.3	37.2	36.9
<b>AVERAGE AGE (MALE)</b>	33.2	35.9	35.7
<b>AVERAGE AGE (FEMALE)</b>	30.2	37.6	37.4

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	3,669	103,402	270,213
<b># OF PERSONS PER HH</b>	3.1	2.8	2.8
<b>AVERAGE HH INCOME</b>	\$143,476	\$113,895	\$108,998
<b>AVERAGE HOUSE VALUE</b>	\$271,635	\$273,566	\$276,584

\* Demographic data derived from 2020 ACS - US Census

Location




Alliance Airport ... 9 miles

DFW International Airport ... 11 miles

Downtown Fort Worth ... 18 miles



Dallas Love Field Airport ... 30 miles

Downtown Dallas ... 32 miles



KELLER

2023

<b>Education</b> bachelor's  39% master's  19%	<b>\$186 million</b> commercial development (2017-2022)	<b>81</b> new businesses (2022)	City of Keller Property Tax Rate \$ .3545 \$100 Taxable Value	Total Effective Property Tax Rate \$2.205999 \$100 Taxable Value	Sales Tax Rate <b>8.25%</b> State: 6.25% Local: 2.0%
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Awards


"Best Small Cities in America" *Wallet Hub*


"Best Places to Raise a Family in Texas" *Niche*


"Texas' 50 Safest Cities" *Safewise*


"Best Suburbs to Buy a House in Texas" *Niche*




  
**92k sq ft**  
 fitness center

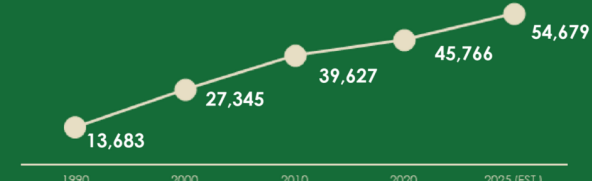
  
**122 acre**  
 sports park

  
**341 acres**  
 park land


  
**18 hole**  
 golf course

  
**27 miles**  
 of trails

Population



Housing

  
**16,383**  
 households

**\$518,964**  
 median home value



HWY 377

SECTION 4

Advisor Bios



## ADVISOR BIO



### MATT MATTHEWS, MBA, CCIM

Managing Director

matt.matthews@svn.com

Direct: **972.765.0886** | Cell: **972.765.0886**

### PROFESSIONAL BACKGROUND

Matt Matthews is the Managing Director for SVN Trinity Advisors - Matthews Group at the Keller, Texas office.

Matt has created market expansion for the team primarily through Office and Land acquisitions and dispositions. He is focused on guiding local investors and business owners through the real estate process while building and maintaining their portfolios.

Matt grew up in Northeast Tarrant County and now lives in Keller with his wife, Cassie, and their four wonderful children. They enjoy most anything outdoors, anything Baylor, and making an impact within their church and local community.

### EDUCATION

Baylor University, B.A

St. Edward's University, M.B.A. (Finance)

CCIM (North Texas Chapter)

### MEMBERSHIPS

Board Member, Keller Economic Development

Board of Directors, Keller Chamber of Commerce

Past President, Rotary Club of Golden Triangle

Masonic Lodge of Keller

#### SVN | Trinity Advisors

1762 Keller Parkway, Suite 100

Keller, TX 76248



# 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:
  - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date