

# 1627 Keller Parkway

Keller, Texas 76248



## FOR MORE INFORMATION:

T 817-416-3981

F 817-416-8372

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### Property Overview

- 2,944 SF Available

-Rate: \$27.70 PSF/NNN

-Property Type: Office

-Property Sub-Type: Medical Office

-Building Class: A

### Property Highlights

-Mixed-use of single and multi-tenant buildings designed for professional/medical office use.

-Strategically located next to Cook's Children's.

-Above Market Tenant Allowance

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## Photos

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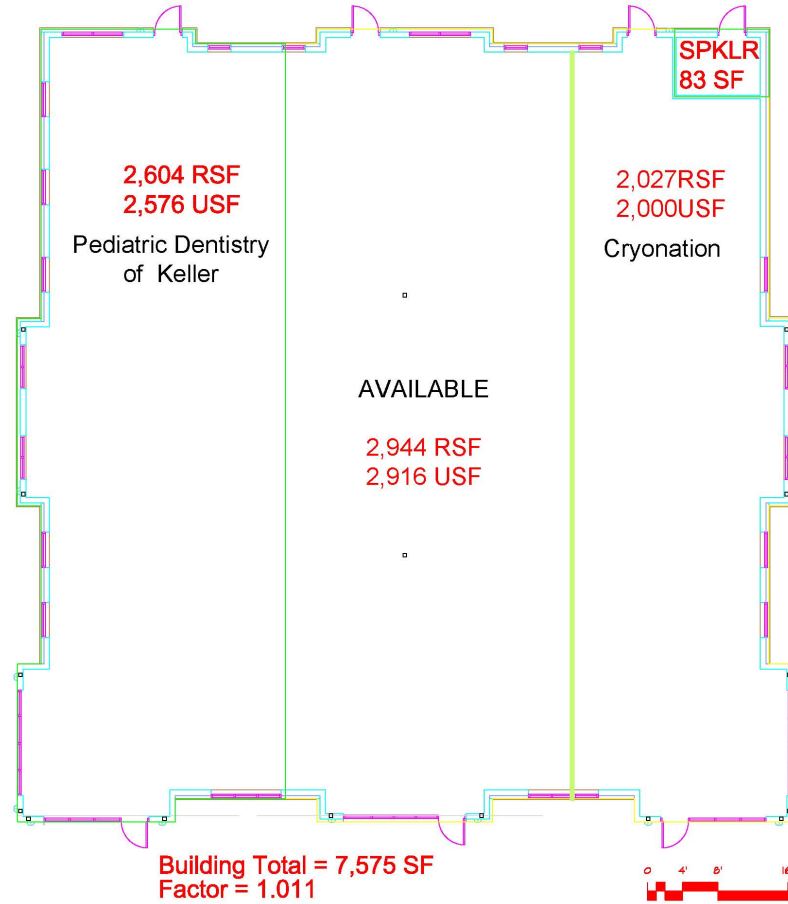
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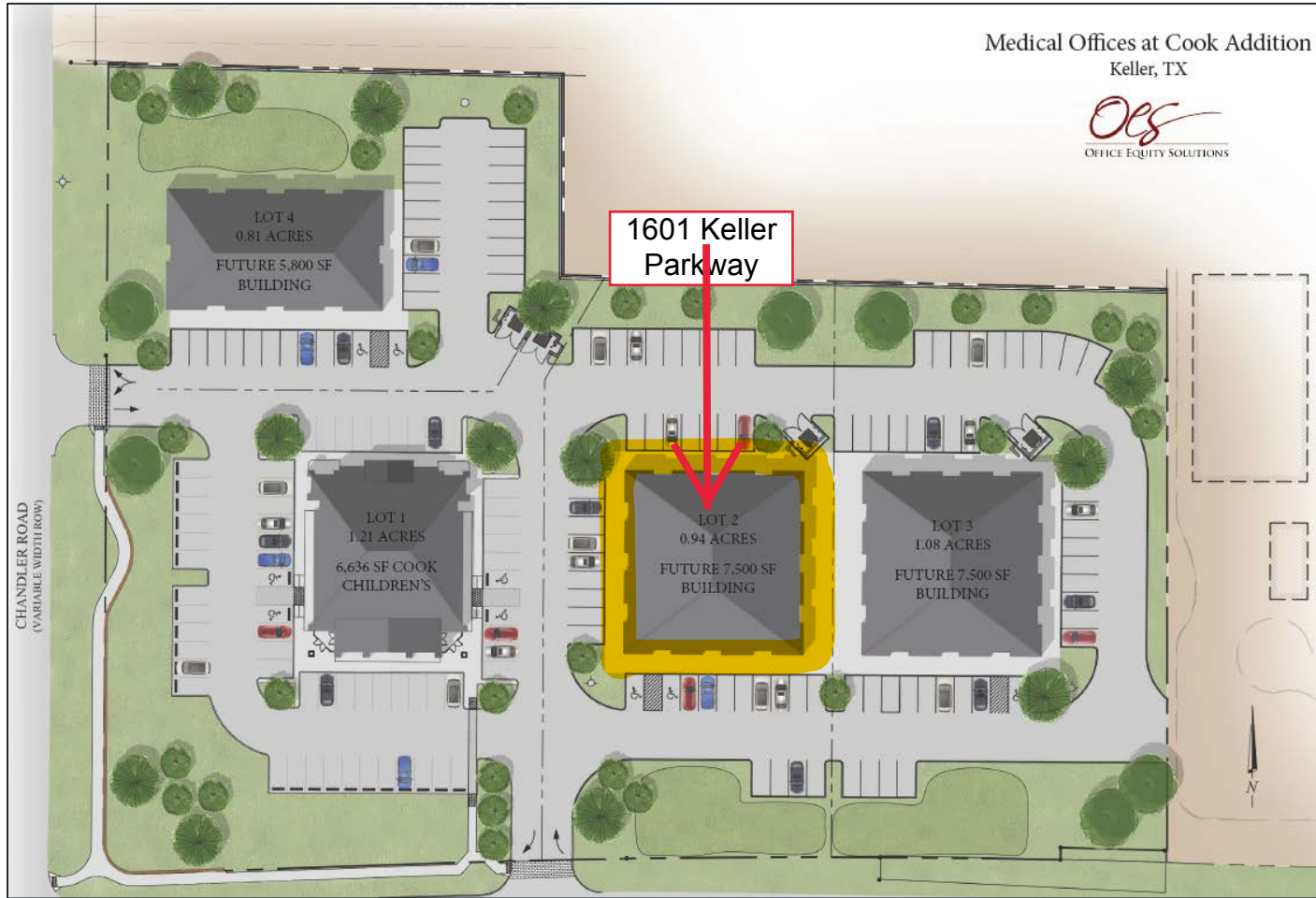
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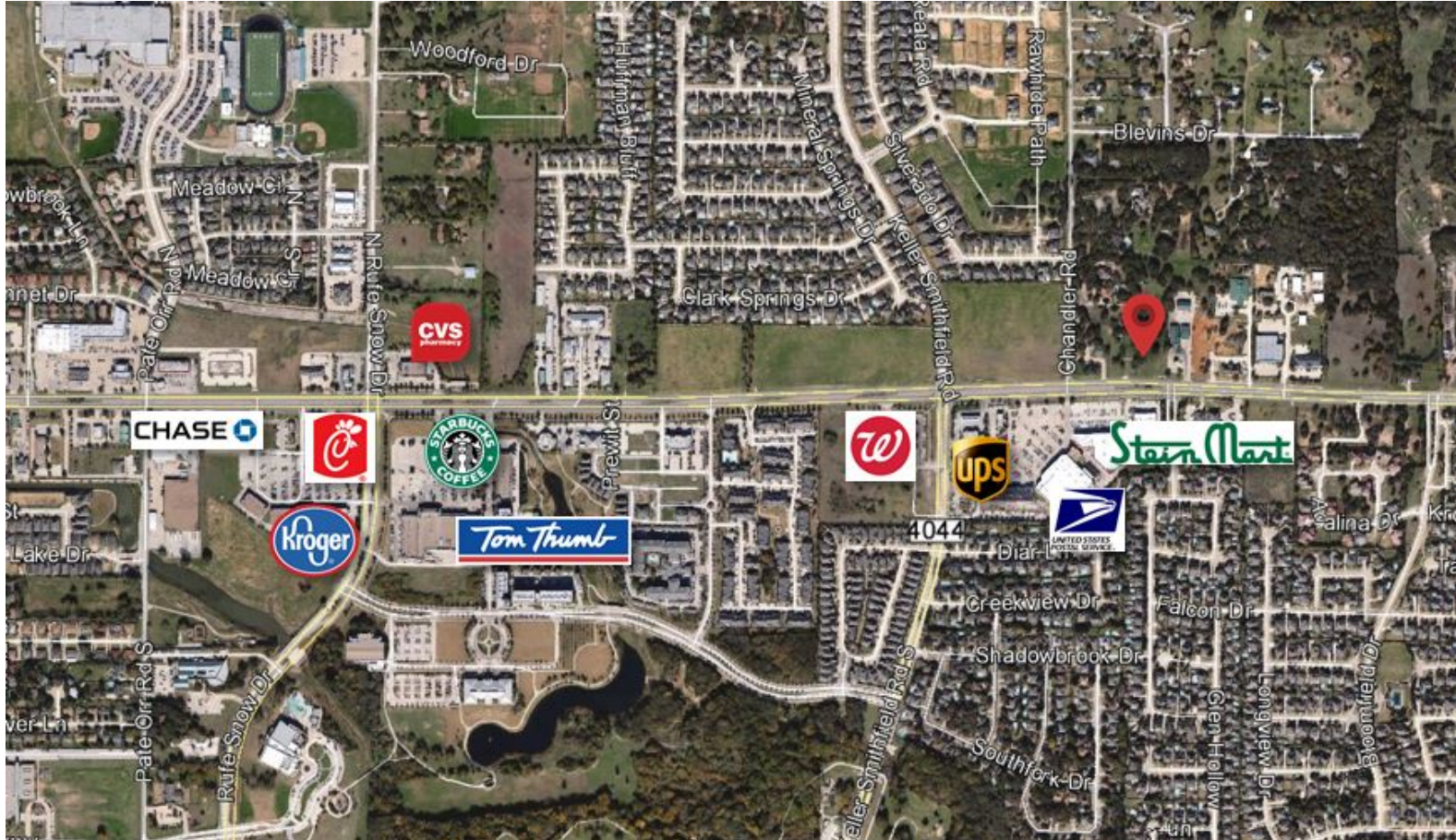
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Site Plan



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## Location

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## Demographics »

	1 Mi	3 Mi
Population	8,126	65,582
Households	2,954	22,244
Average Age	38.30	38.10
Median HH Income	\$109,911	\$127,742
Daytime Employees	3,857	19,582
Population Growth '19-'24	↑ 9.3%	↑ 8.1%
Household Growth '19-'24	↑ 9.7%	↑ 8.1%

## Traffic »

Collection Street	Cross Street	Traffic Vol	Year	Distance
Chandler Rd	Blevins Dr N	660	2017	0.14 mi
E Price St	Chandler Rd E	39,312	2012	0.16 mi
Keller Smithfield Rd	Keller Smithfield Rd ...	11,523	2012	0.23 mi
Keller Smithfield Rd S	Creekview Dr S	11,807	2012	0.26 mi
Keller Smithfield Rd S	Diar Ln S	11,807	2017	0.26 mi



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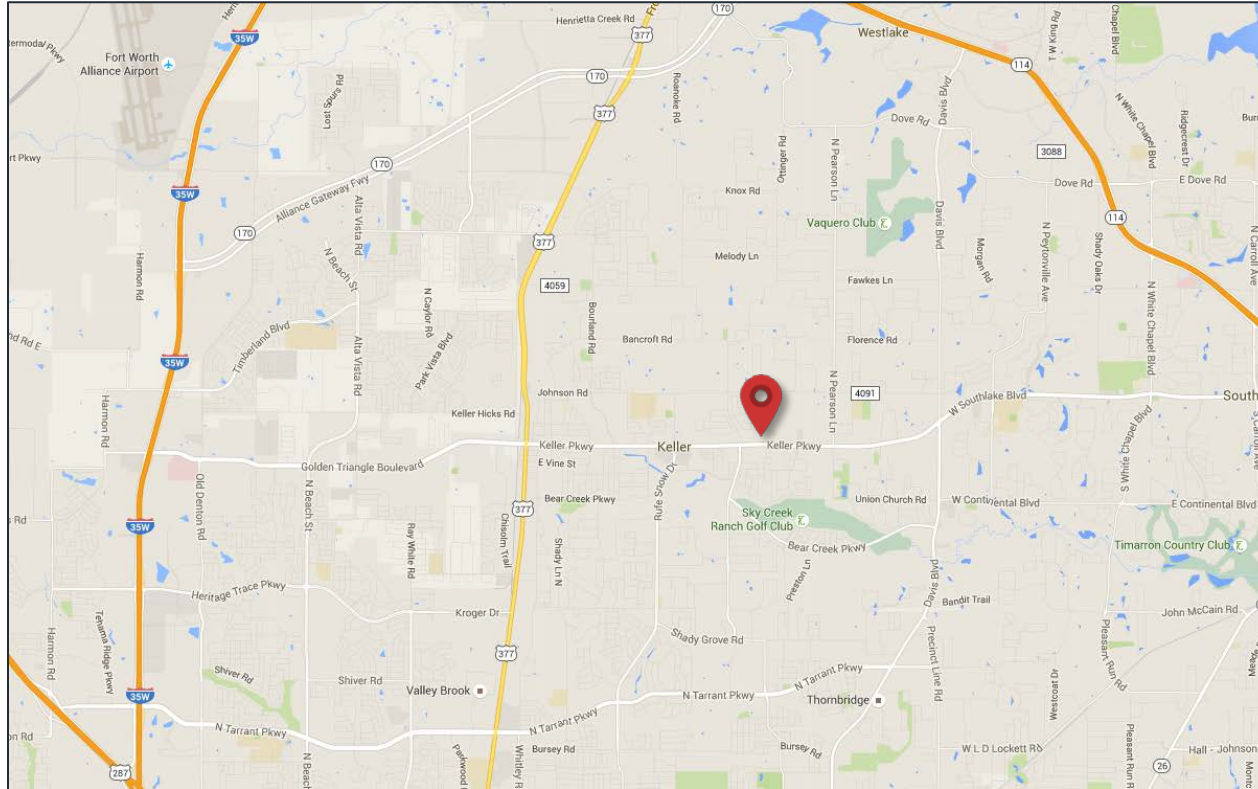
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## Demographics / Traffic

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Map

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