



1627 Keller Parkway

Keller, Texas 76248

Phone: 817-416-3981

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EXECUTIVE SUMMARY

SALE PRICE: \$3,246,316

PROJECTED CAP RATE: 6.00%

Lease Summary:

- Lease Type: NNN
- Taxes / CAM / Insurance: Tenant Responsibility
- Roof / Structure: Landlord Responsibility
- Original Lease Term: 10 years for all Tenants
- Options: 2 Five Year Options

Financial Analysis:

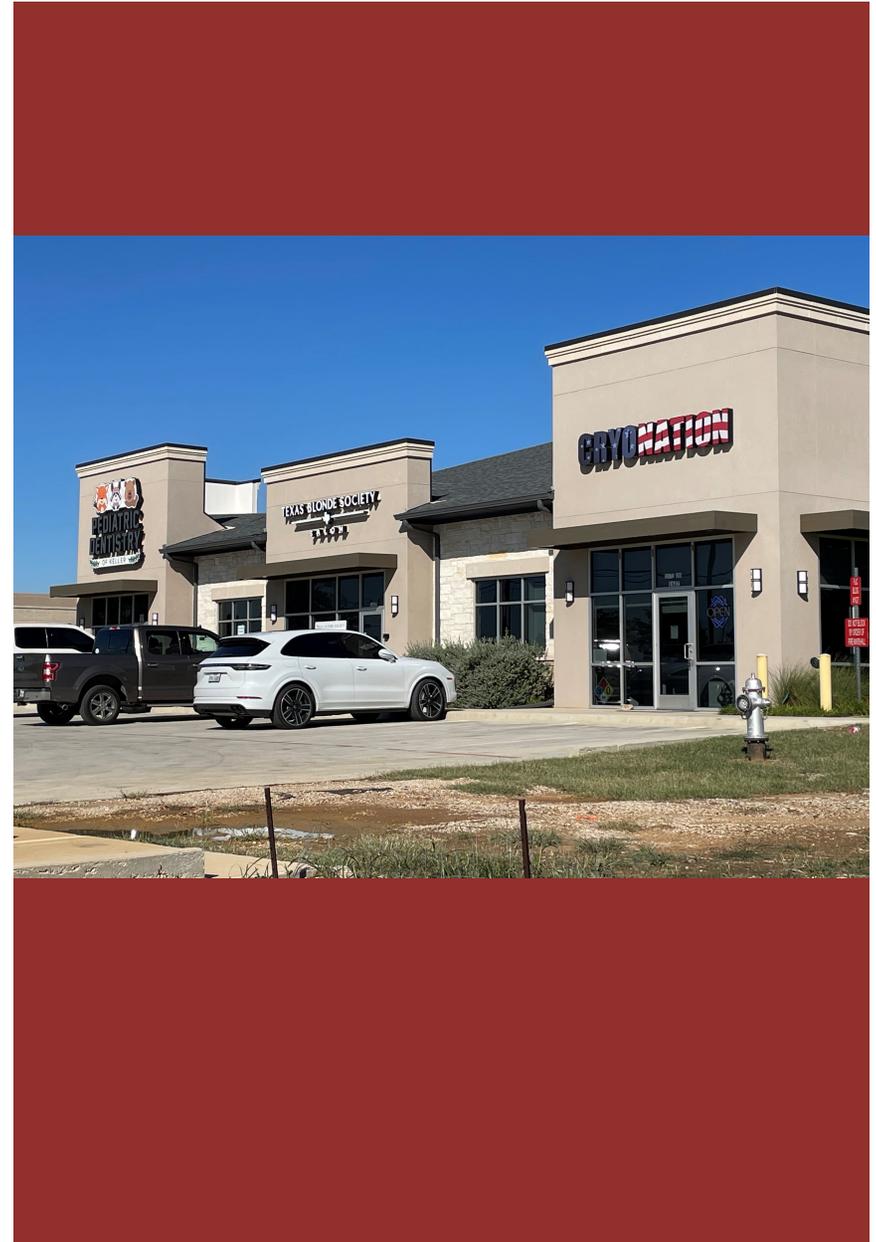
- PROJECTED NOI: \$194,778
- Suite 100 5,744.25/month, 68,931.00/year
Suite 200 5,414.15/month, 64,969.80/year
Suite 300 5,073.97/month, 60,887.64/year
- Building Size: 7,575 SF
- Price S/F: \$428.56

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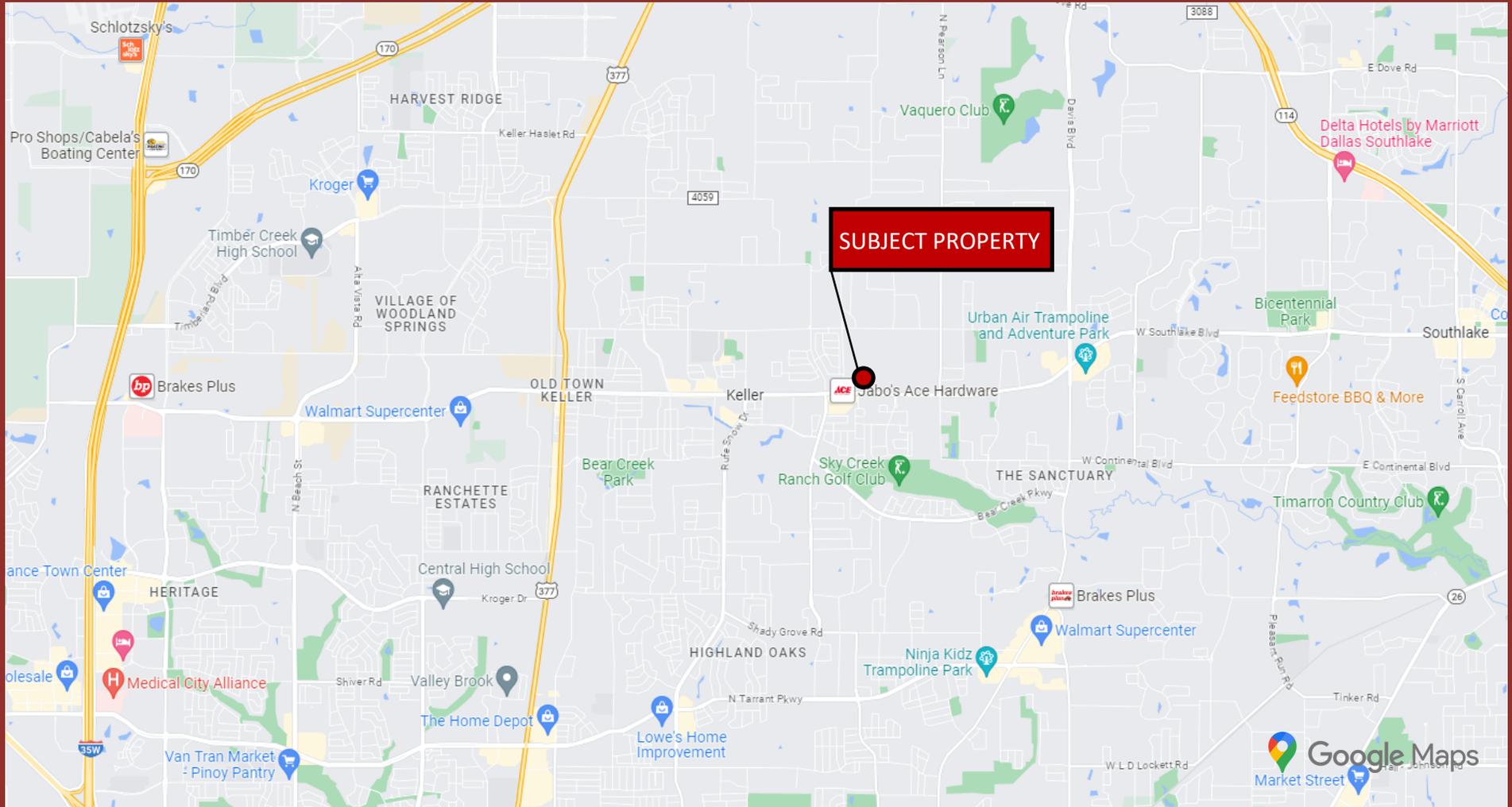
INVESTMENT HIGHLIGHTS

- Texas is a Income Tax Free State
- NNN Lease – Minimal Landlord Responsibility
- 12.3 miles to DFW International Airport
- The city prides itself as “Texas’s Most Family Friendly City.”
- High Income demographic with the average household income of \$164,372 within a 3 mile radius
- Enrollment into Keller Independent School District has doubled in the last 10 years and is expected to do the same during the next decade



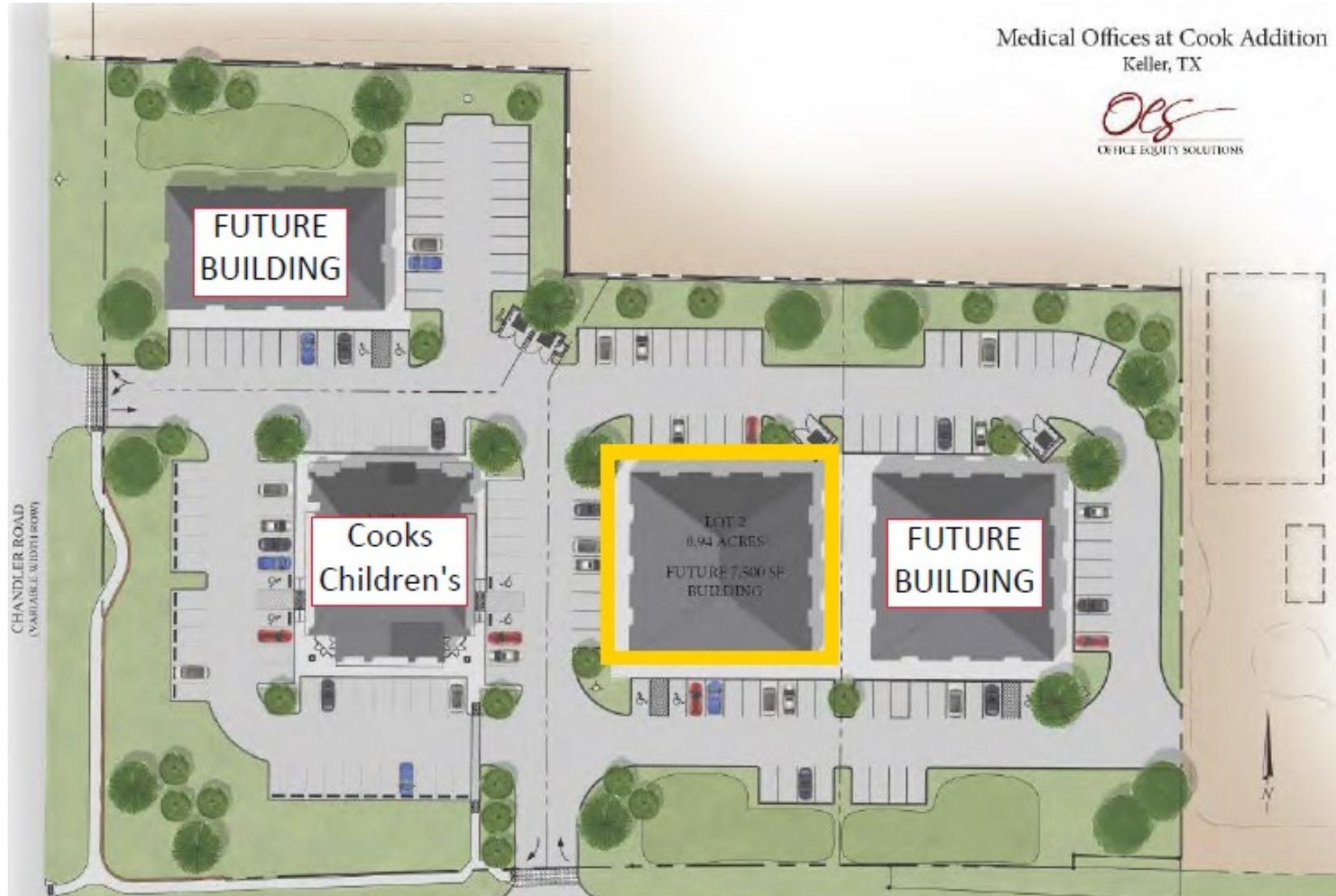
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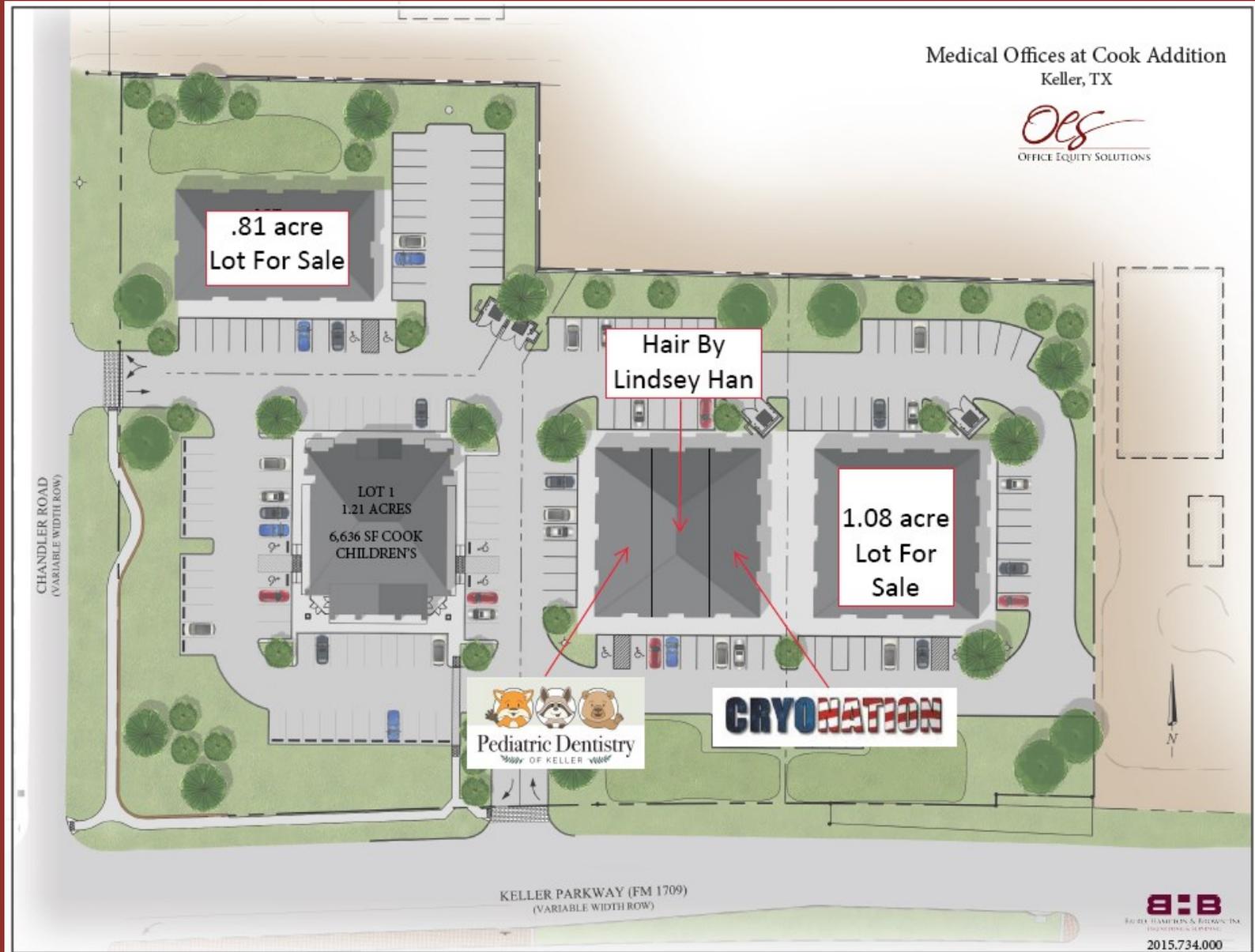
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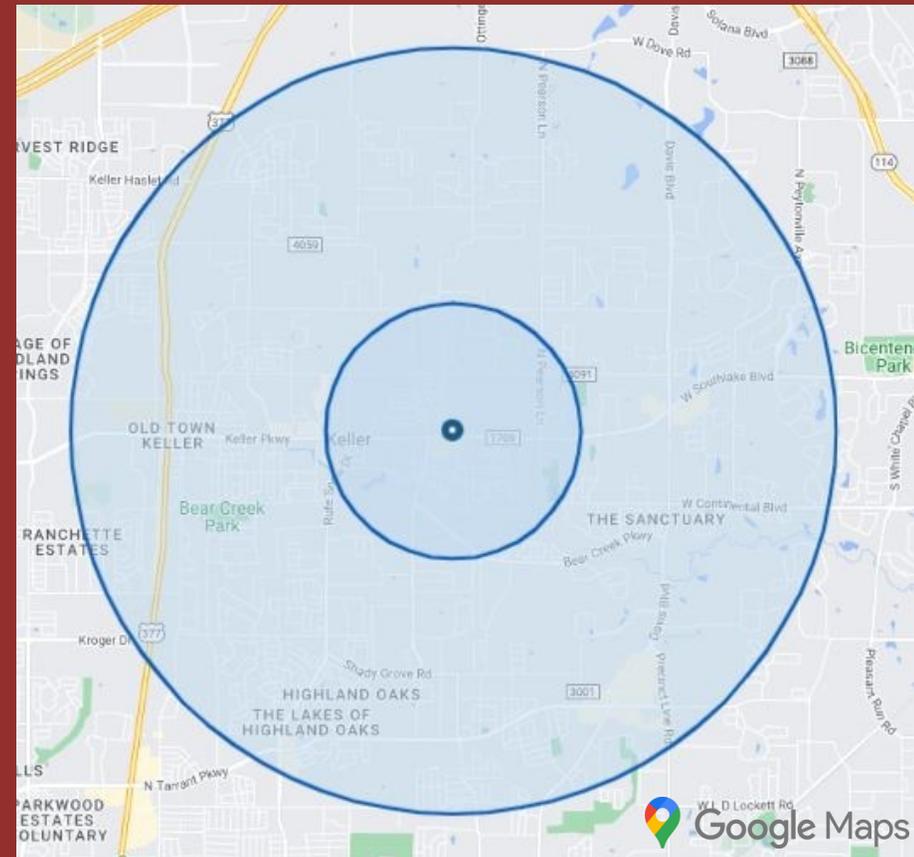
DEMOGRAPHICS & TRAFFIC COUNT

	1 MILE	3 MILES
Population	7,126	64,478
Employed	4,207	20,241
AVG HH Income	\$133,564	\$164,372
Population Growth 2023-2028	1.57%	1.82%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Chandler Rd	Longhorn Trl S	1,085	2018	0.15 mi
E Price St	Chandler Rd E	37,614	2022	0.16 mi
Keller Smithfield Rd	E Price St S	11,265	2022	0.23 mi
Keller Smithfield Rd S	Creekview Dr S	11,048	2022	0.25 mi
Keller Smithfield Rd S	Diar Ln S	11,807	2017	0.26 mi
E Price St	Keller Smithfield Rd E	39,436	2022	0.32 mi
E Price St	Bloomfield Dr W	39,393	2022	0.36 mi
Keller Smithfield Rd S	Shadowbrook Dr N	12,538	2022	0.43 mi
Bear Creek Pkwy	Toulouse Ln W	6,744	2022	0.48 mi
Keller Smithfield Rd S	Bear Creek Pkwy NE	11,261	2022	0.50 mi

Made with TrafficMetrix® Products



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TENANT SUMMARY



SUITE #	TENANT	SIZE (SF)	% OF GLA	LEASE TYPE	LEASE START	LEASE END	RENT/SF	MONTHLY BASE RENT	ANNUAL BASE RENT	
100	Pediatric Dentistry of Keller	2,604	34.38%	NNN	12/1/2019	03/31/2030	\$24.95	\$5,744.25	\$68,931	
200	Texas Blonde Society	2,997	39.56%	NNN	12/26/2023	03/31/2032	\$23.00	\$5,414.15	\$64,969.80	
300	Cyro Nation Keller, LLC	1,974	26.06%	NNN	03/08/2022	03/31/32	\$30.84	\$5,073.97	\$60,887.64	
GROSS LEASABLE SIZE (SF)		7,575			TOTALS/AVERAGE:					
OCCUPIED		7,575	100%						7,575	
VACANT		0	0.00%						0	
TOTAL UNITS		3							3	

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OPERATIONS OVERVIEW -

Pediatric Dentistry of Keller, TX.

- ◆ Pediatric Dentistry of Keller is owned and operated by Dr. Jacob Johnson, a board-certified Pediatric Dentist. Our office resides in the heart of Keller making it an easy commute for residents and other neighboring towns. We provide dental services to infants, children, teens and many individuals with special needs. In our one of a kind office your children will receive gentle treatment from a skilled and caring dental team that is devoted to making their time spent with us both productive and fun.

Website: www.cryonationwellness.com



Texas Blonde Society

- ◆ I am a Southlake Texas colorist specializing in blondes and balayage and Extensions in a beautiful high end private suite. I am very proud of my work and would love for you to take a deeper look at what I'm about on my social media platform. Search hair by Lindsey Han.

Website: www.asuitesalon.com/user/lindseyhan/



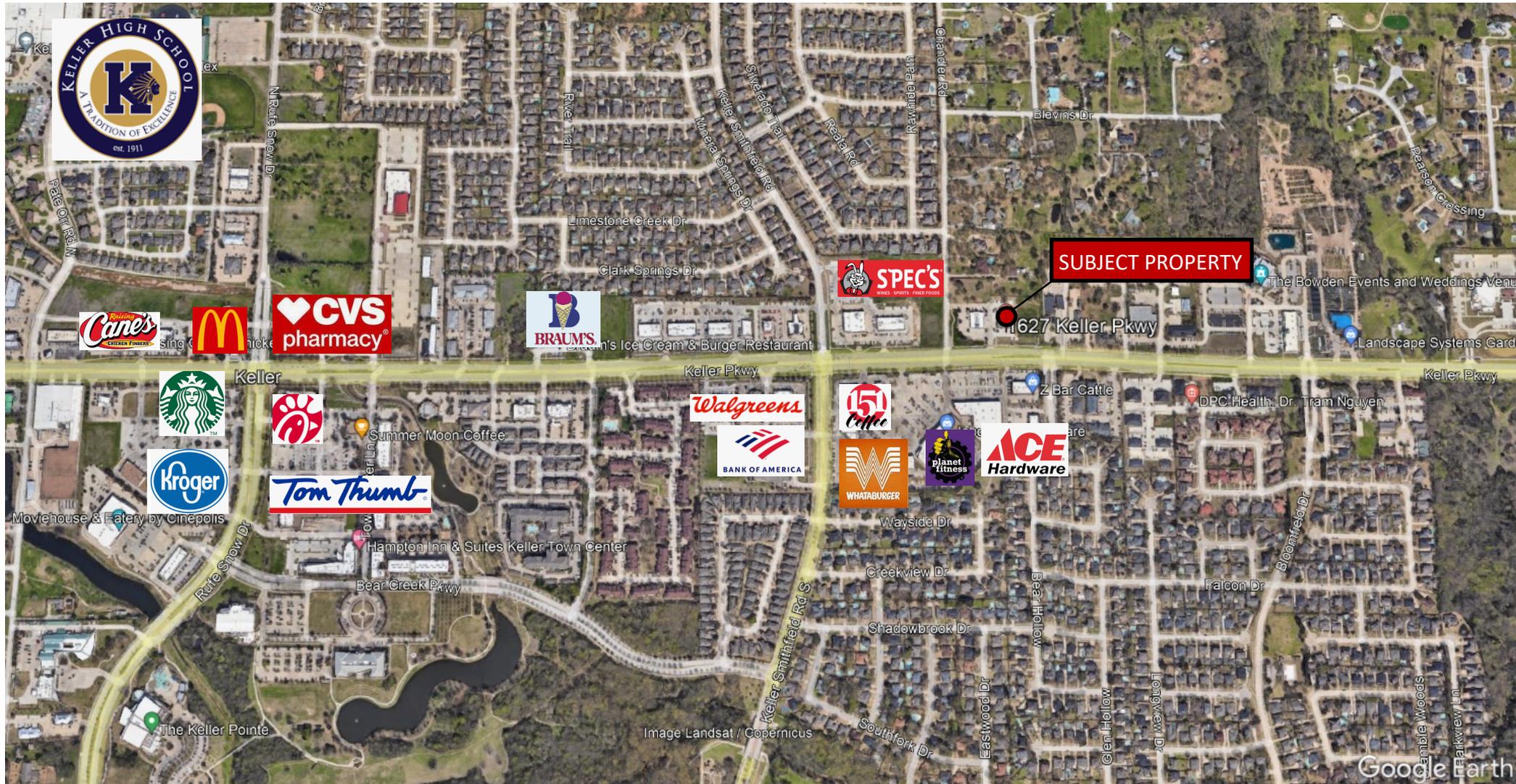
Cyro Nation

- ◆ We believe every individual has true greatness inside of them and a purpose they were created for. Our mission is to help empower you to become the best version of yourself. We provide Simple Sustainable Solutions for Recovery, Weight Loss, and Wellness! We use cutting-edge technology to empower you to achieve more. Our cryotherapy chambers rapidly cool the body, accelerating muscle recovery, burning up to 1000 calories, and activating anti-aging skin rejuvenation. It's an ice bath for the 21st century. Our Cryo Beauty services will naturally destroy fat cells, remove cellulite, induce collagen production, and reduce the signs of aging. Our B-Vitamin Injections boosts energy, metabolism, immune system, and many other benefits as well. Our infrared sauna decrease stress, eliminates toxins, and helps muscle relaxation – improving your performance and well-being

Website: www.pediatricdentistryofkeller.com

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Name of Building

address

Ols



amazon

Walmart

Employment



- People gained 172,300 jobs in 2023
- 8.64% growth rate
- Texas is leading the nation in job creation

THE DFW METROPLEX

Education

- 38 Colleges
- 3 R1 Universities
- 355 public schools
- 126 private schools



THE UNIVERSITY OF TEXAS AT DALLAS

UT Southwestern
Medical Center

Health Care

- 200+ hospitals and surgery centers
- 37 Community health and hospital systems



3 Commercial Airports

- DFW International
- Dallas Love Field
- Alliance

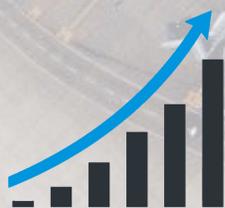
DFW

DALLAS FORT WORTH INTERNATIONAL AIRPORT



Growth

- Over 300 people per day
- 6,574,000 Total Population
- Ranked #4 by population nationally
- More than 200 cities in the metroplex



24

Fortune 500 companies in DFW including:

- AT&T
- Charles Schwab Corporation
- American Airlines Group
- DR Horton



AT&T



Ole

Confidentiality disclaimer



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.

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.

<u>ULTIMA REAL ESTATE</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>0377623</u> License No.	<u>Ultimaceo@gmail.com</u> Email	<u>(972)980-9393</u> Phone
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<u>Paul Bermudez</u> Licensed Supervisor of Sales Agent/ Associate	<u>0377623</u> License No.	<u>ultimaceo@gmail.com</u> Email	<u>(972)980-9393</u> Phone
<u>Daniel Molina</u> Sales Agent/Associate's Name	<u>0525467</u> License No.	<u>dmolina@officeequitysolutions.com</u> Email	<u>(817)416-3981</u> Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

Buyer/Tenant/Seller/Landlord Initials

Date