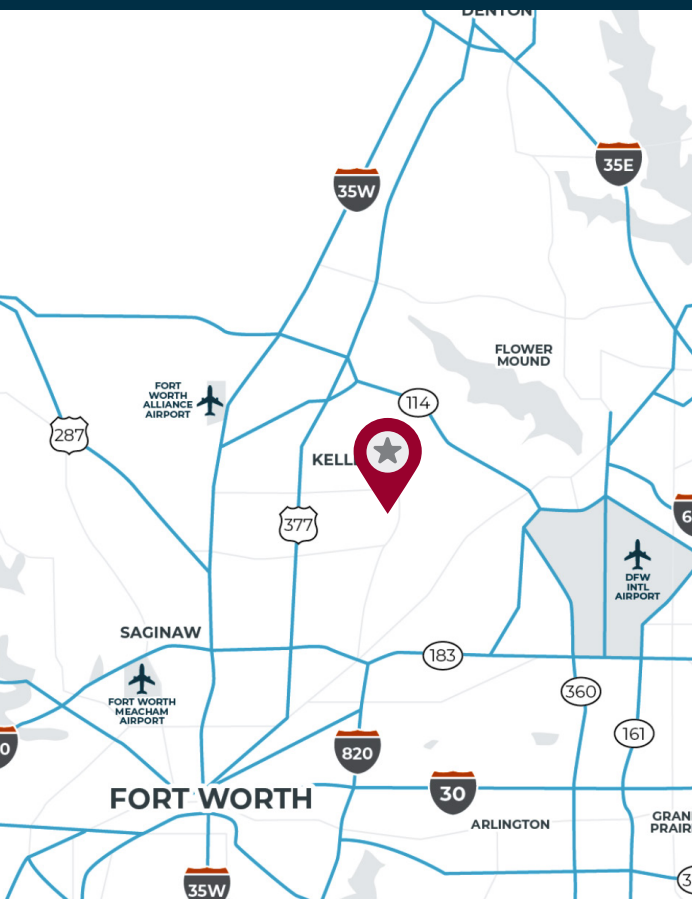


**1.07 ACRES  
FOR SALE**

**PRIME  
DEVELOPMENT  
OPPORTUNITY**

1679 Keller Parkway  
Keller, Texas 76248



**PROPERTY FEATURES:**

- 1.07 Acres
- Zoning: Retail (allowing for medical/office)
- Easement access to utilities
- Prime location off Keller Parkway (FM 1709)
- Infill location within an established commercial corridor
- Surrounded by dense residential development
- Ideal for medical, office or specialty commercial users

For more information,  
contact:

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**MARK GRAYBILL, SIOR, CCIM**  
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**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# PROPERTY IMAGES



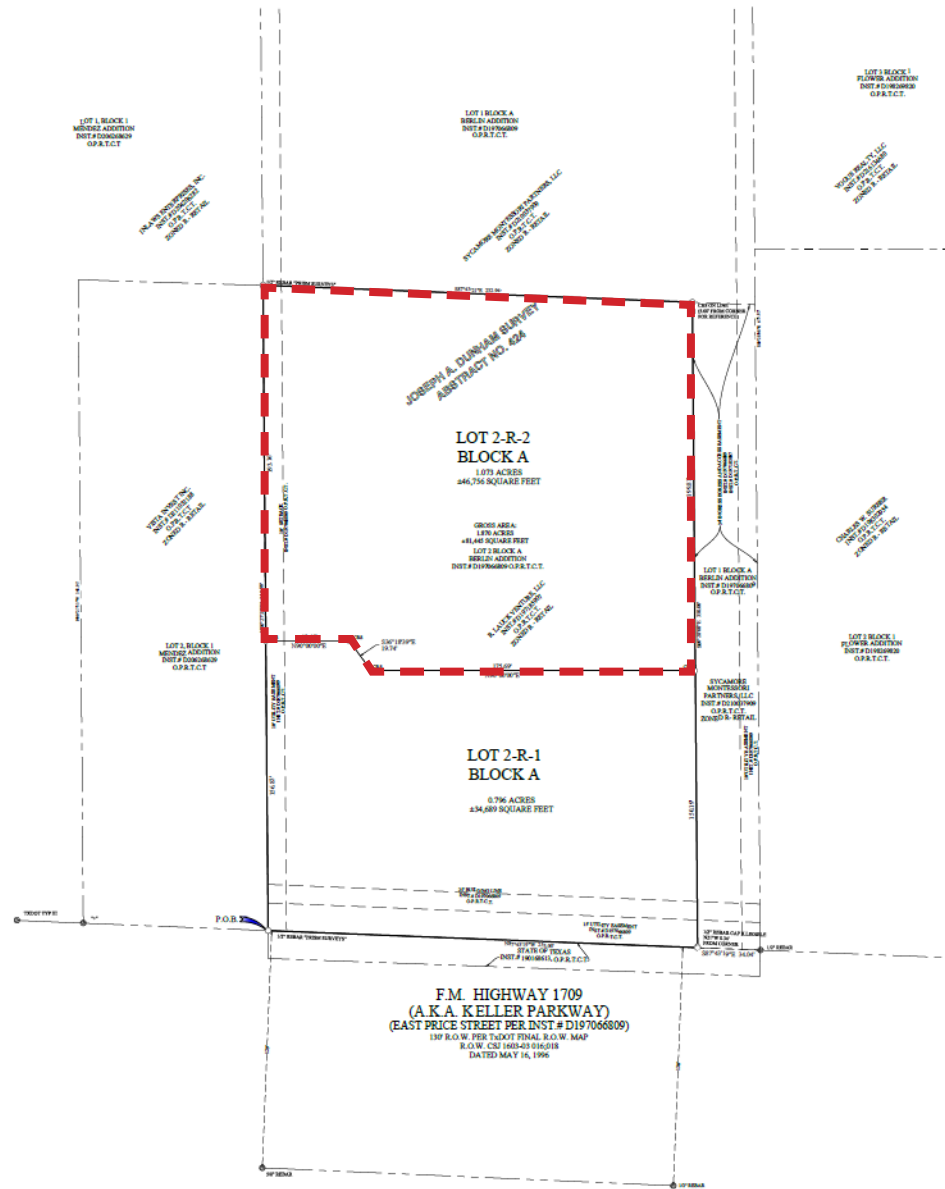
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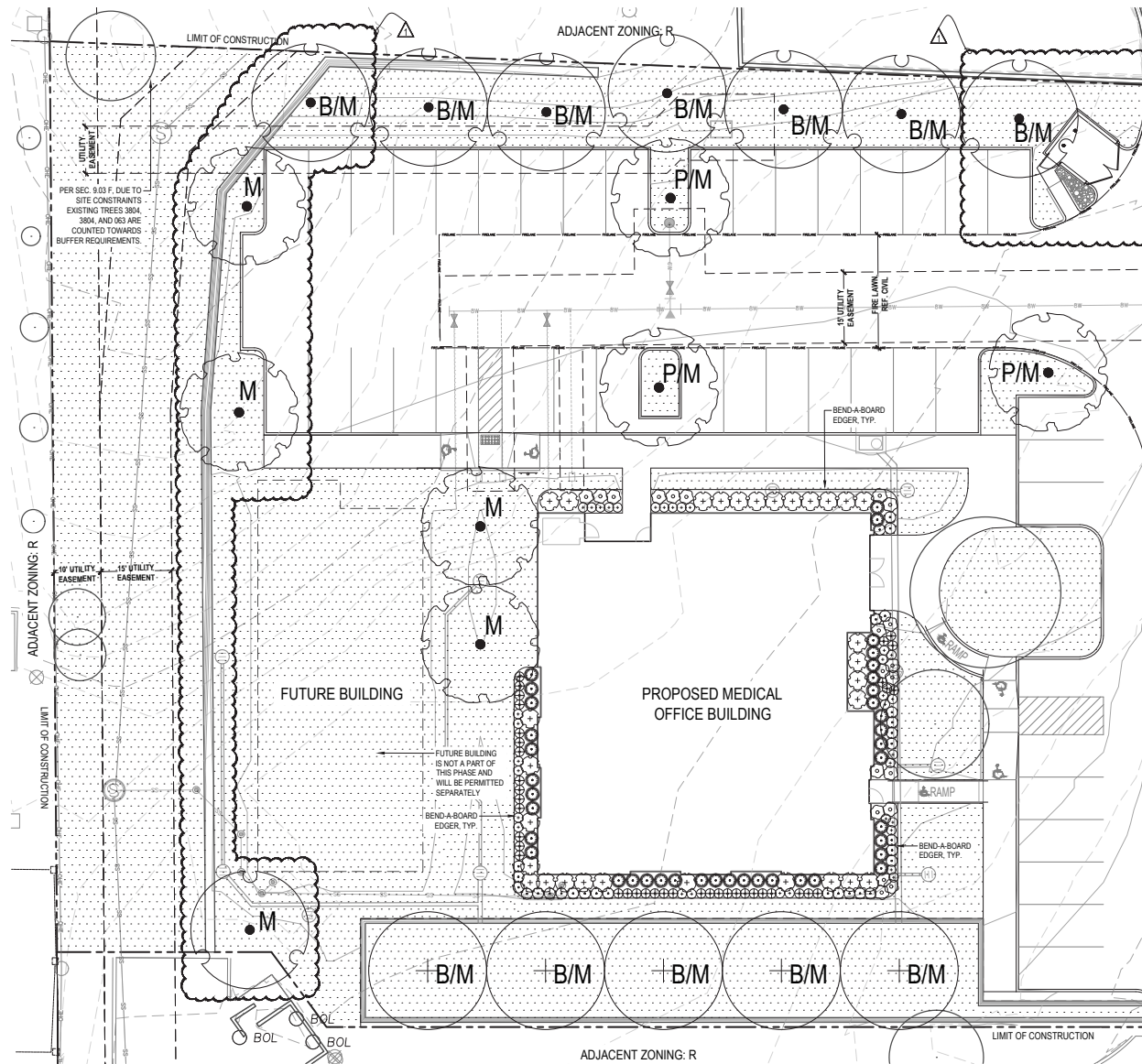
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# SURVEY



# SITE PLAN



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# AERIAL MAP



1679 KELLER PARKWAY  
Keller, TX 76248  
1.07 ACRES FOR SALE

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# DEMOGRAPHICS & TRAFFIC

1.07 ACRES FOR SALE  
1679 KELLER PARKWAY  
Keller, TX 76248

Keller, Texas

## DEMOGRAPHICS

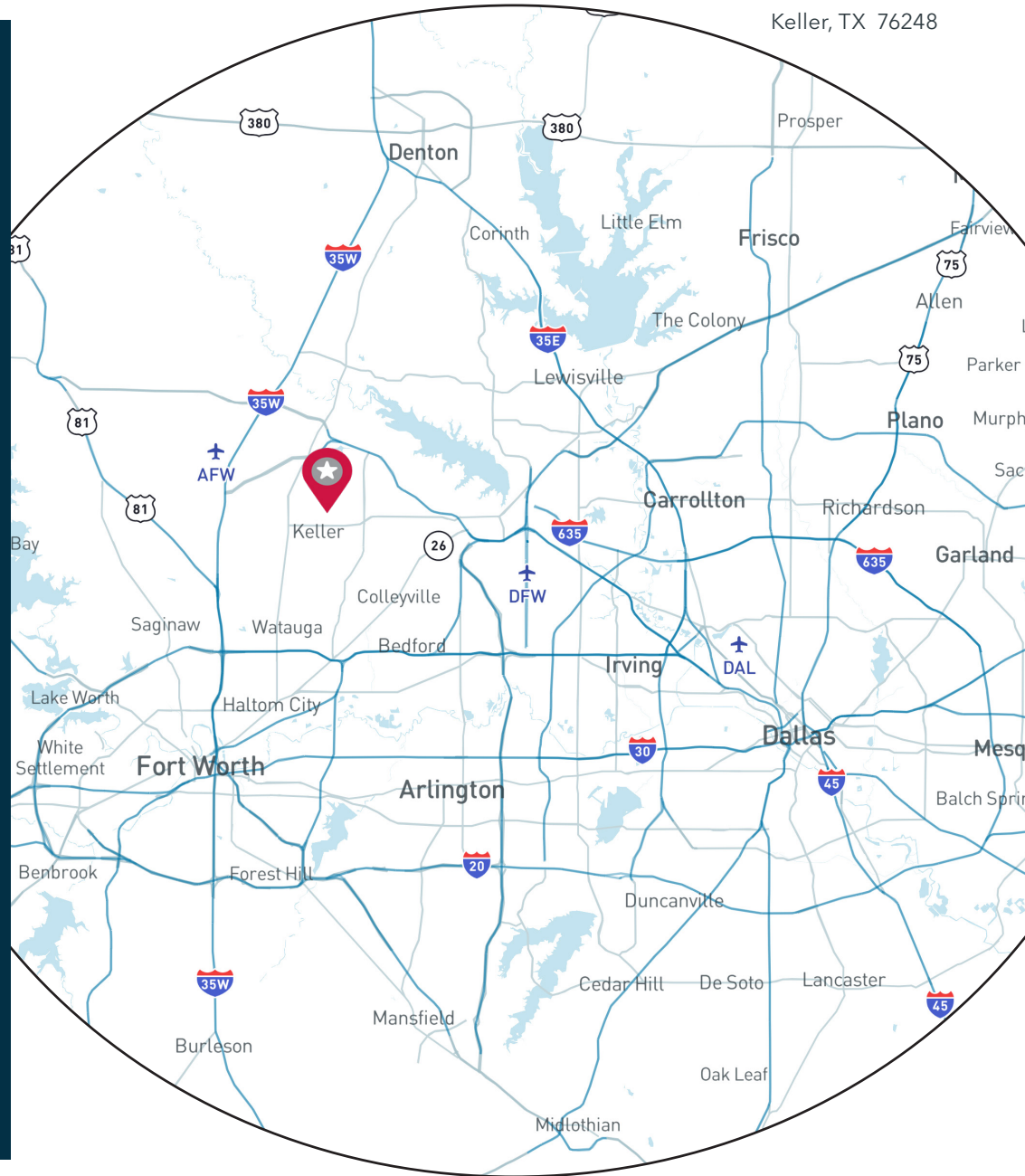
2025 Summary	2 MILES	5 MILES	10 MILES
Population	30,746	214,491	760,950
Households	10,808	72,082	274,303
Medium Age	44.8	40.3	38.2
Median HH Income	\$173,825	\$138,982	\$105,103
Population Growth (2025-2030)	1.0%	1.0%	1.2%

## TRAFFIC

Roadway	Traffic Count	Miles from Subject
E Price/Chandler Rd	39,625	.25
FM 1709/Keller-Smithfield Rd	41,499	.32

Source@2025 Costar Group/TXDOT 2024

4 Person Household represents 28% of all Household Sizes, with 1 mile



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