



THE MAKENS COMPANY
Broker

Build to Suit

21,367 sqft - Building Area



Property Highlights: 920 Keller Parkway

- 21,367 square foot building area available for lease at Keller Town Center located at **920 Keller Parkway**, a major east/west roadway connecting I35W, Highway 114 and Highway 377.
- The retail center is constructed with stone and stucco exterior, extensive landscaping and ample parking, and includes a Pylon Monument Sign.
- Great location in high volume, established retail center in high growth area located near Town Hall, Keller Recreation Center, Moviehouse & Eatery, and the Keller Pointe.
- Numerous National Tenants Nearby such as: Kroger, Papa John's, Leslie's Pools, Hollywood Feed, GNC, Wells Fargo, Starbucks, and Glo Tanning.
- Within minutes of I-35W, SH 121, SH 114, Lake Grapevine, and DFW International Airport.

Overview:

Total Sq. Ft: **21,367 sq. ft**

Price: **Please call for pricing**

Traffic Counts: (2013)

Keller Parkway (both directions) **43,519 VPD**

From Rufe Snow To Keller Smithfield

<u>Demographics: (2016)</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	73,316	213,374
Avg. HH Income:	\$143,852	\$138,872

For more information, please contact:

Jim Makens

jm@makens.com
(214)957-8284 (cell)

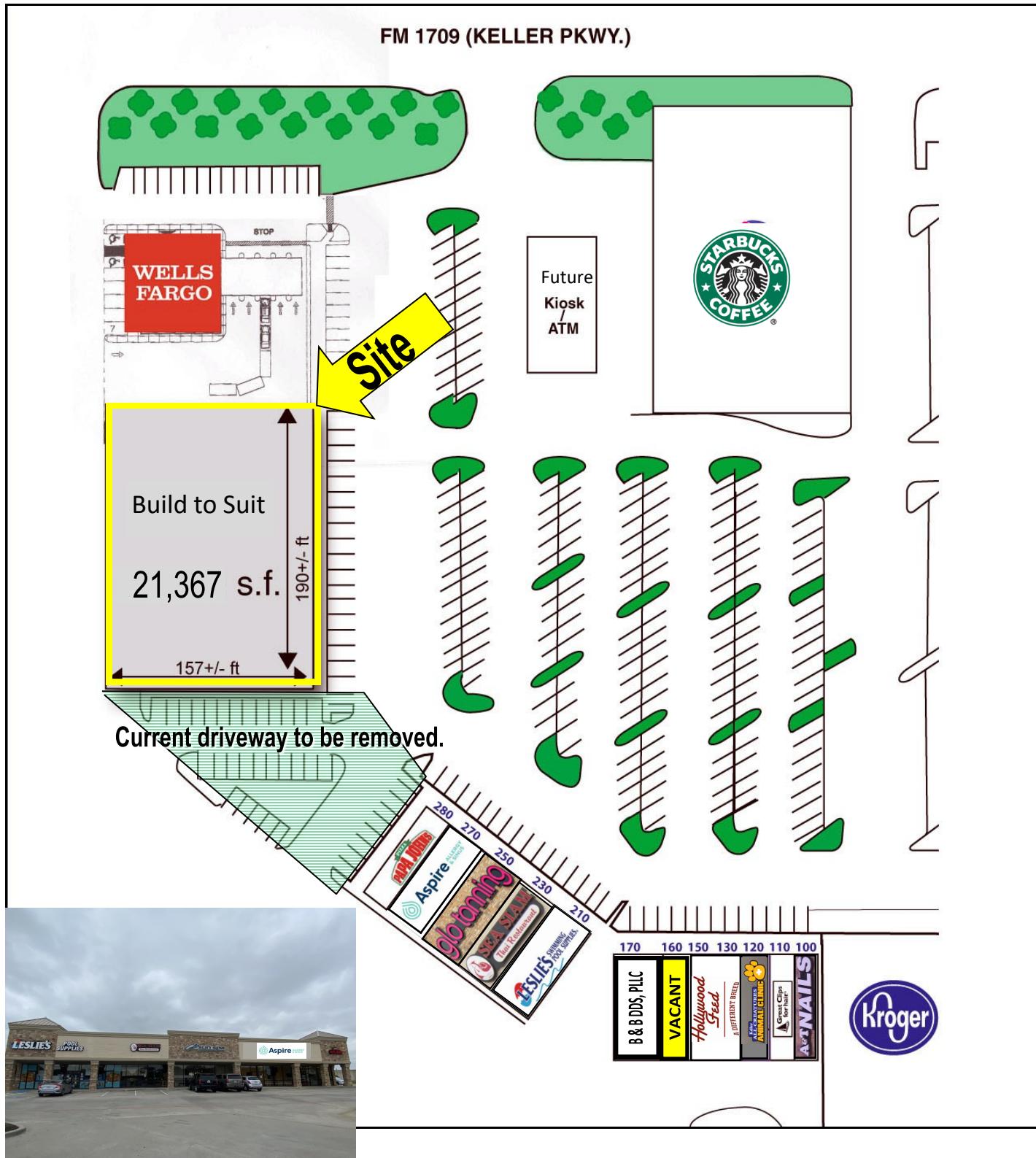
Office: (817)540-3229
www.makens.com



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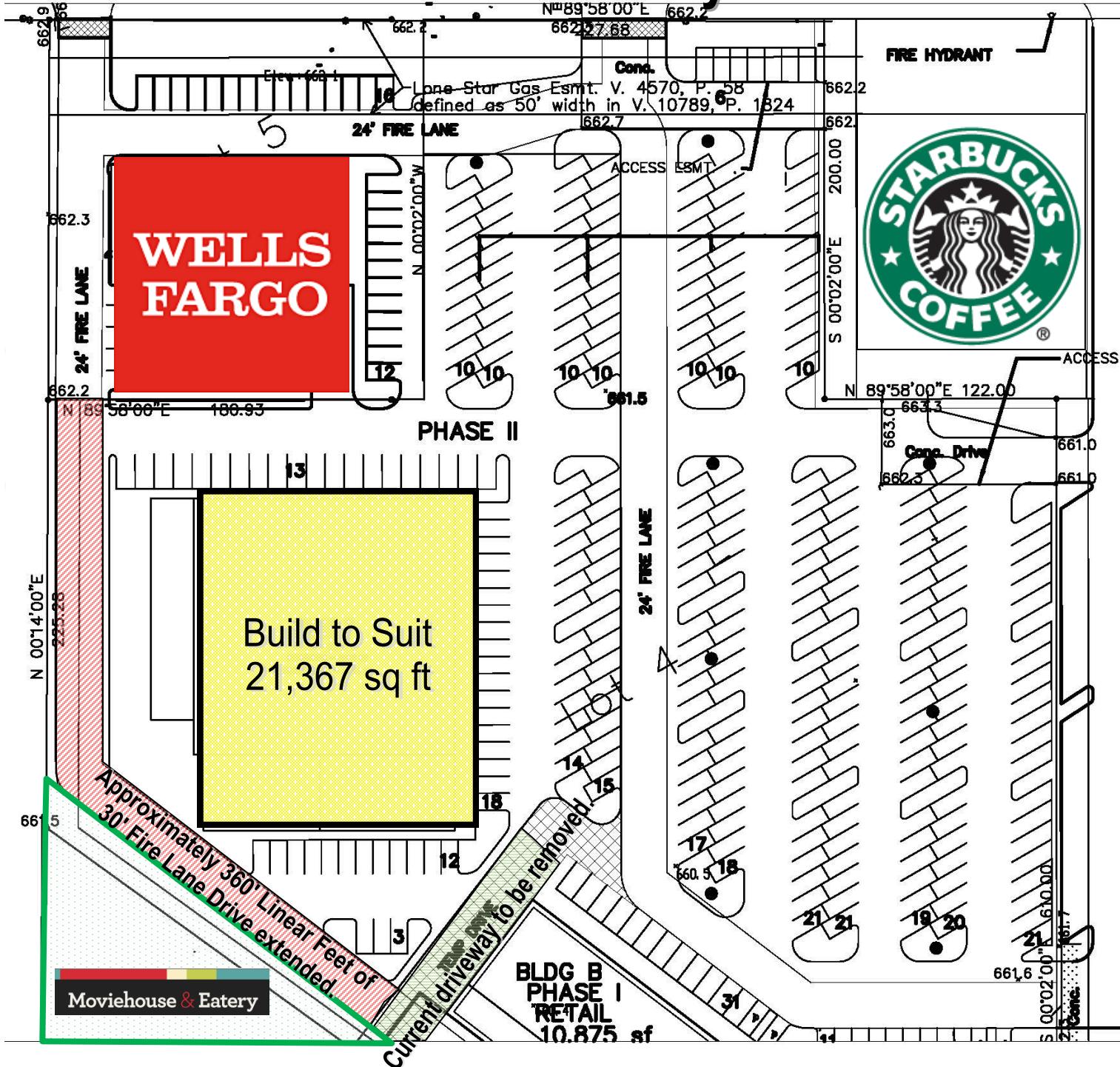
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11-2-2015



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:
 - 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.

The Makens Company	513206	817-540-3229
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email
James Makens	350242	jm@makens.com
Designated Broker of Firm	License No.	Email
Licensed Supervisor of Sales Agent/Associate	License No.	Email
Sales Agent/Associate's Name	License No.	Email
	Buyer/Tenant/Seller/Landlord Initials	Date