

PARKWAY WEST

1675 N Tarrant Parkway Keller, Texas 76248
OFFERING MEMORANDUM



HILLTOP COMMERCIAL
____ REAL ESTATE ____

OFFERING MEMORANDUM

PARKWAY
WEST

Location

1675 N Tarrant Parkway
Keller, Texas 76248

OFFERED BY

Mark Webster

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HILLTOPCRE.COM

Property Information

Location

1675 N Tarrant Parkway

Building Size

Building 1 - 3,200 SF

Building 2 - 3,200 SF

Building 3 - 5,999 SF - Build-to-Suite

Building for Sale

Building 1 & 2 - \$2,100,000

Building 3 - Contact Broker

Sqft Available

Building 2 - 1,000 - 2,000 SF

Building 3 - 6,000 SF

Lease Rate

\$19/SF + 9.00 NNN

Land Area

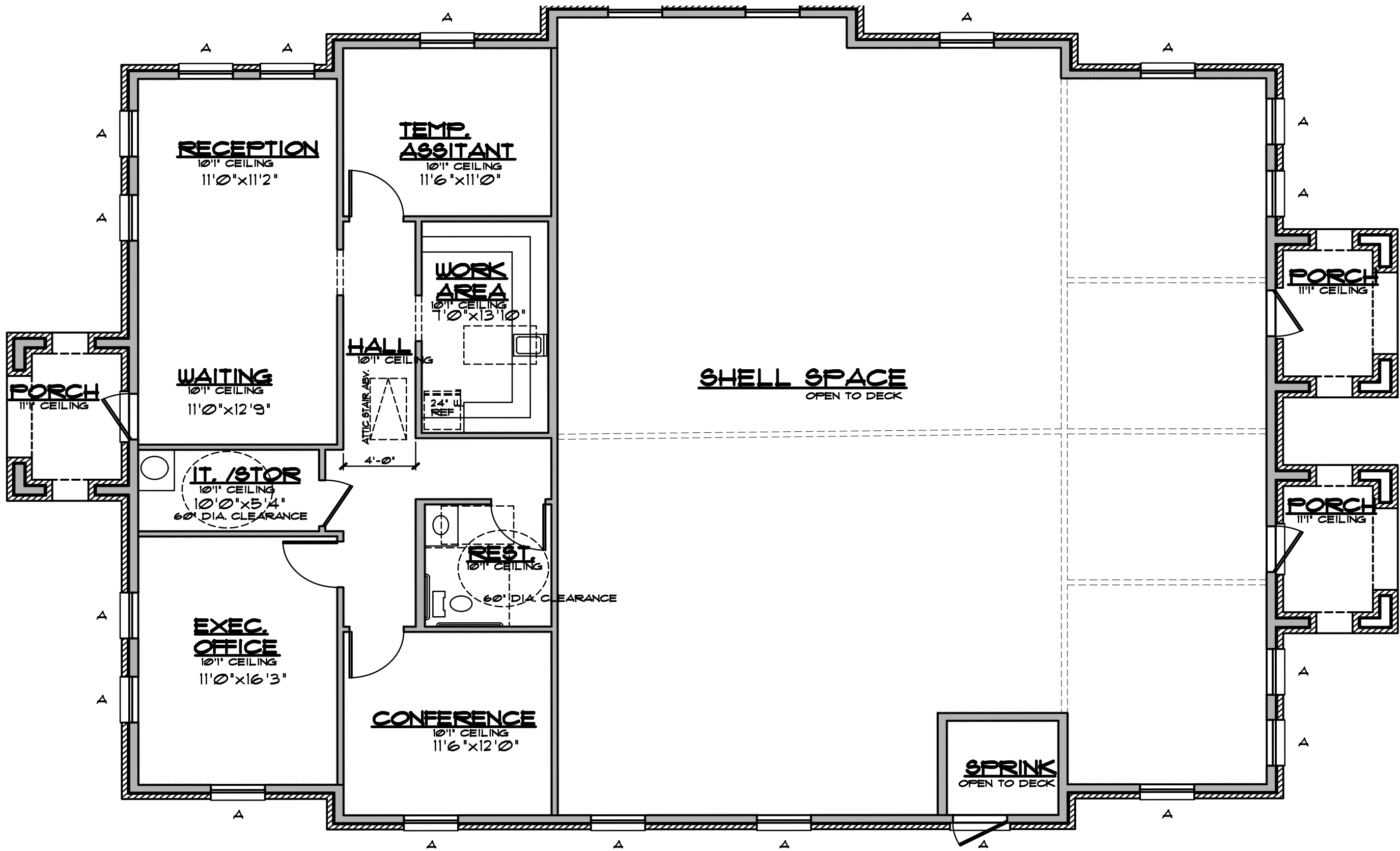
LOT 3 - 1.68 acres

LOT 4 - 2.56 acres

Land for Sale

LOT 3 - \$350,000

LOT 4 - \$350,000



Located at 1675 N Tarrant Blvd in Keller, Texas, this prime commercial property offers a rare opportunity for growth and investment. Parkway Plaza sits on the hard corner of N Tarrant and Smithfield Rd which consist of 12,000 SqFt of custom Build-To-Suit office space For Sale or Lease split into three buildings and two builder ready lots For Sale totaling 4.24 acres that could accommodate up to another 20,000 SqFt of office space.

Currently only 2,000 SqFt in building #2 is available and building #3 is proposed at 5,999 SqFt with base rates starting at \$19/sf the Landlord is offering very generous TI packages and Turn-Key options are starting at \$22/sf. Building 1 & 2 are For Sale as a package with the Seller paying for the turn key finish out and leasing commissions. Positioned in a thriving area with high visibility and easy access, this location is perfect for investors and users alike looking to expand or establish their presence in the heart of the Mid-Cities.

RENT ROLL

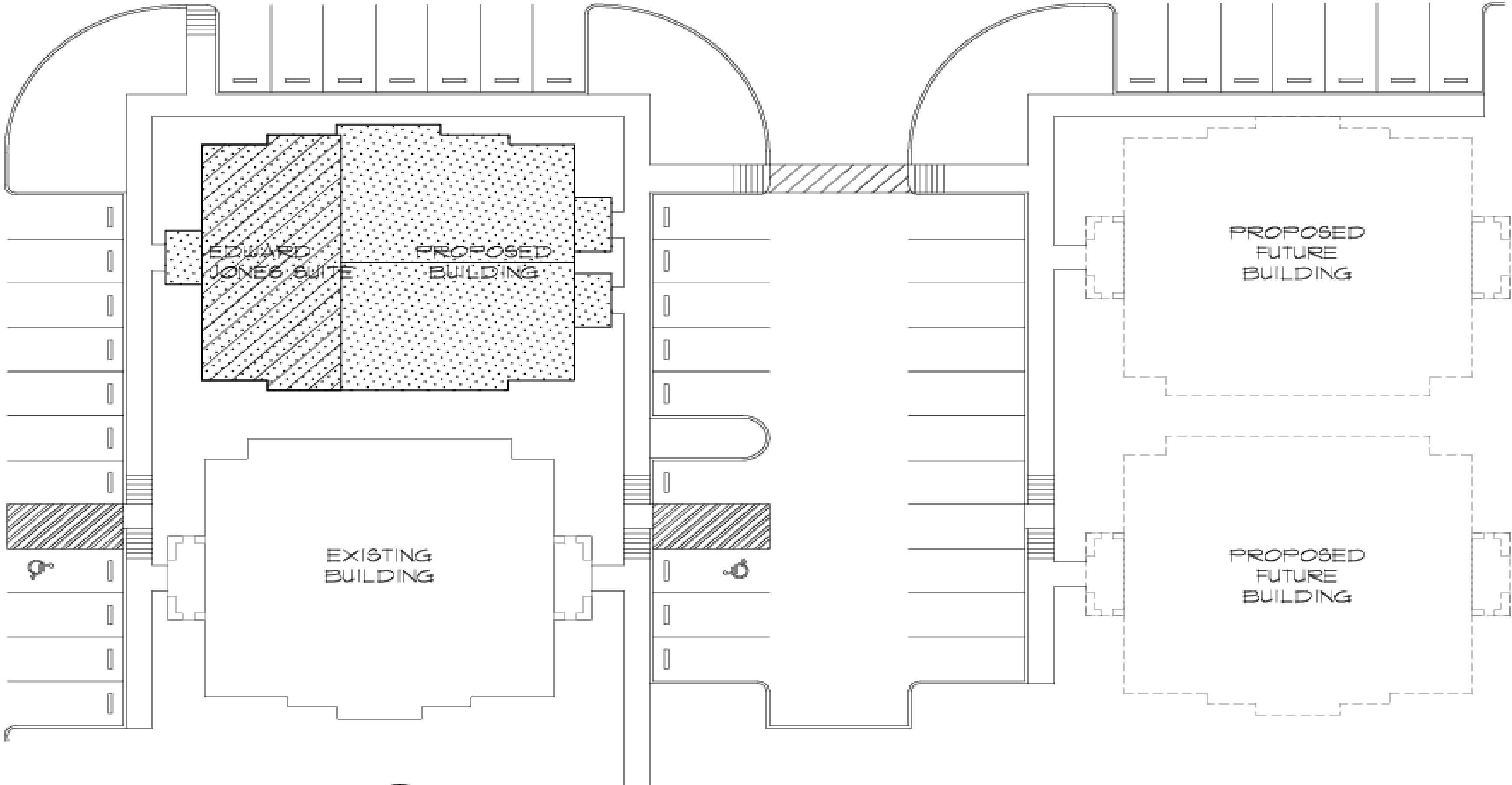
TENANT NAME	SUITE	SQUARE FEET	BLDG SHARE	LEASE DATES		RENT PRE SQ. FT.	TOTAL RENT PER MONTH	TOTAL RENT PER YEAR	CHANGES ON	CHANGES TO	LEASE TYPE
Dr. Brandi Barker	100	1,600	50.00%	Oct - 2020	Sep - 2027	\$21	\$2,800.00	\$33,600.00	Oct - 2025	\$35,199.96	NNN
Dr. Kathryn Luse	200	1,600	50.00%	Jan - 2023	Mar - 2033	\$23	\$2,990.00	\$35,880.00	Jan - 2029	\$39,000.00	NNN
Edward Jones	A	1,200	37.50%	Dec - 2024	Nov - 2034	\$21.96	\$2,200.00	\$26,400.00	Dec - 2026 Dec - 2028 Dec - 2030 Dec - 2032	\$28,800.00 \$31,200.00 \$33,600.00 \$36,000.00	NNN
Vacant	B	2,000	62.50%								
Total		6,400				\$17.12	\$7,990.00	\$95,880.00			
Occupied Tenants: 3			Occupied GLA: 87.50%				Unoccupied GLA: 12.50%				

Aerial

N TARRANT PKWY

1675 N Tarrant Pkwy, Keller

Site Plan



SITE PLAN

0' 8' 16' 32'

SCALE: 3/32" = 1'-0"

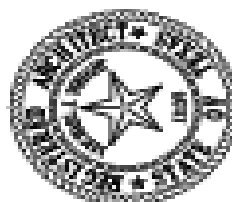
 NORTH

FOR APPROVAL ONLY -NOT FOR CONSTRUCTION-	
OWNER	DATE
CONTRACTOR	DATE

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EDWARD JONES SUITE
ADDRESS PENDING
COLLETTVILLE, TEXAS



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Hilltop Commercial Real Estate

Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

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Licensed Broker/Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
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Designated Broker of Firm	License No.	Email	Phone
Mark Webster	639711	mark@hilltopcre.com	(817)505-9806
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
JABS 1-0

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Mark Webster

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