

# COMMERCIAL LAND FOR SALE

301-325 Keller Pkwy | Keller, TX 76248

INTERACTIVE  
MARKETING PACKAGE



**JEFFREY CARR**

DIR: (214) 295-4228 | MOB: (404) 395-3923  
License No. 789827 (TX)  
[jeffrey.carr@matthews.com](mailto:jeffrey.carr@matthews.com)

**WILLIAM CARR**

DIR: (214) 692-2152 | MOB: (404) 277-9037  
License No. 706457 (TX)  
[william.carr@matthews.com](mailto:william.carr@matthews.com)

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES





**PROPERTY HIGHLIGHTS:**

- ±3.04 AC
- Zoning: Retail
- Shovel ready, flat topography, all utilities delivered to the site, and access points from three roads
- One of the last sites with frontage on Keller Pkwy, known as being one of the city’s main retail thoroughfares
- Nearby key destinations include Old Town Keller & Keller Town Center
- Surrounding tenants and Traffic Driver’s include: Sam’s Club, LA Fitness, Walmart Supercenter, Keller Sports Park, O’Reilly Auto Parts, Kroger, Keller High School, Smoothie King, Zaxby’s, etc
- Call for pricing

**DEMOGRAPHICS:**

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	8,855	96,102	230,929
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	3,419	31,691	76,929
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$125,439	\$146,723	\$134,521
Median Household Income	\$93,854	\$120,873	\$108,379
AVG AGE	1-MILE	3-MILE	5-MILE
Average Age	38	35	40



**Keller Pkwy: ±36,000 VPD**

**Denton Hwy: ±27,000 VPD**

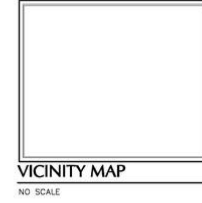
CONCEPTUAL SITE PLAN

**ARCHITECT:**  
RPGA DESIGN GROUP INC.  
ROBERT GARZA  
101 S. JENNINGS AVE. #100  
FORT WORTH, TX. 76104  
(817) 332-9477 EXT.208

**OWNER:**  
ABUNDANT TOWN CENTER INC.  
JAMES SANTIAGO  
(469) 556-5955

BUILDING SQUARE FOOTAGE	
BUILDING FOOTPRINT	30,789 SF
BUILDING SQUARE FOOTAGE	109 SF
FIRST FLOOR USABLE	14,534 SF
SECOND FLOOR USABLE	16,253 SF
GROSS/RENTABLE	30,827 SF
FIRE RISER ROOM	36 SF
ELEVATOR	124 SF
STAR 1	124 SF
STAR 2	124 SF
BALCONY	2,424 SF

PARKING ANALYSIS	
COMMERCIAL RETAIL	PARKING COUNTY
2,541 SQ FT. RETAIL/200	= 88 PARKING SPACES
1,119 SQ FT. RESTAURANT/70	= 35 PARKING SPACES
1,848 SQ FT. OFFICE/200	= 84 PARKING SPACES
TOTAL REQUIRED	= 157 SPACES
TOTAL PROVIDED	= 156 SPACES



DRAWN BY: **AMB**  
CHECKED BY: **R.P.G.**  
DATE: **01.23.2020**  
ISSUED FOR PERMIT:  
ISSUE FOR PRICING:  
ISSUE FOR CONSTRUCTION:  
REVISIONS:

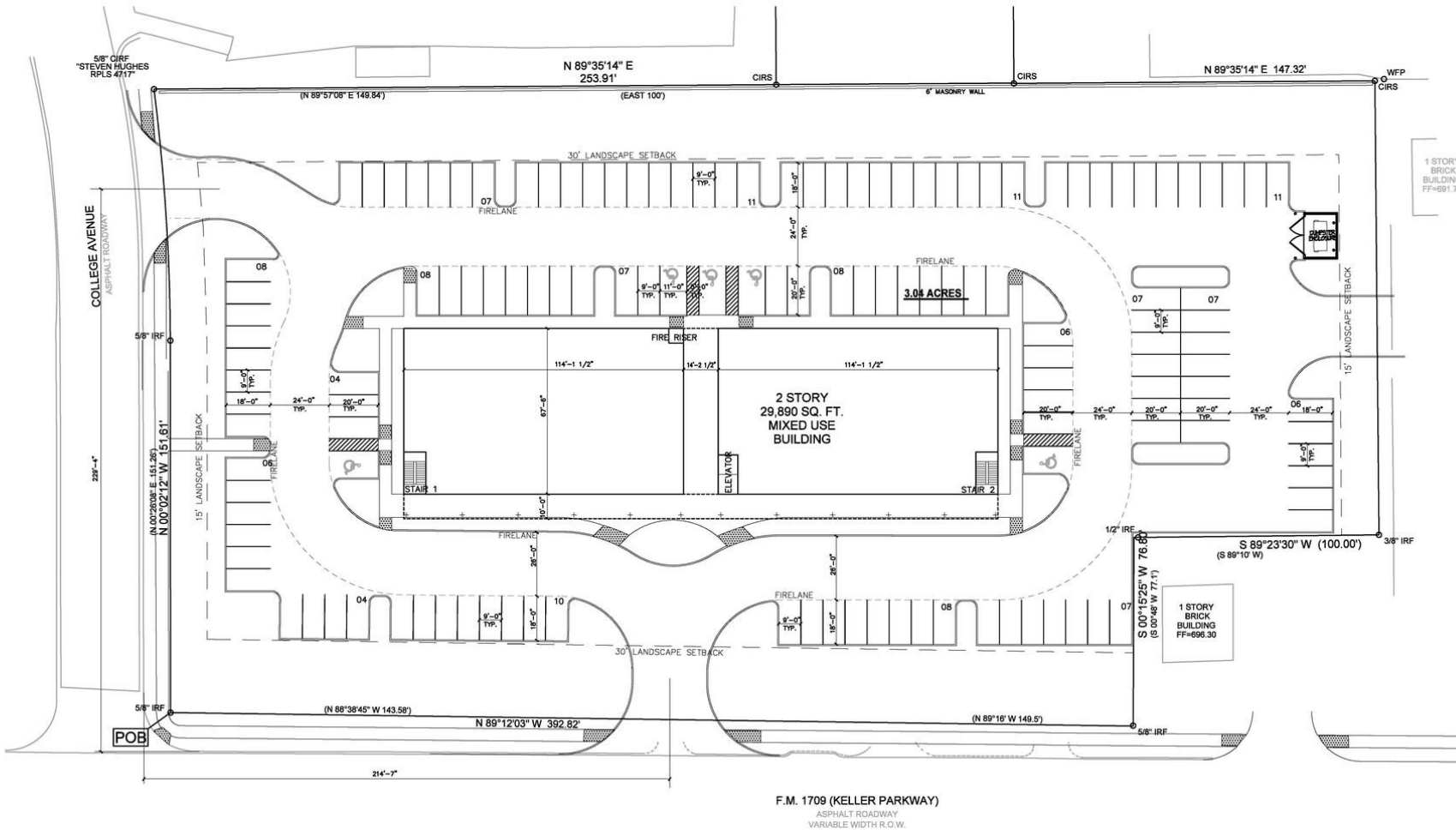
© 2020 BY RPGA DESIGN GROUP, INC.  
All rights reserved.  
The management depicted herein and the site property of RPGA DESIGN GROUP, INC. and may not be reproduced in any form without the written permission.

**RPGA**  
DESIGN GROUP, INC.  
101 S. JENNINGS AVE. #100  
FORT WORTH, TEXAS 76104  
817.332.9477  
FAX 817.332.9477  
MOBILE 972.446.6488

**S**  
SCHEMATIC SITE PLAN  
ABUNDANT TOWN CENTER  
301-305 KELLER PARKWAY  
KELLER  
TARRANT COUNTY  
TEXAS

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF ROBERT P. GARZA, P.E. #18804 ON JANUARY 23, 2020 FOR DESIGN REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE USED FOR BIDDING, CONTRACTING, PERMITTING, OR CONSTRUCTION.

CITY CASE NO.  
SITE PLAN  
SHEET NO.  
**A-1.00**



01 SCHEMATIC SITE PLAN  
SCALE: 1" = 20'-0"



**SURVEY**



- GENERAL NOTES**
- The purpose of this plat is to create an official lot record from a tract of land.
  - This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated March 21, 2010 as shown on Map Number 484302090L. The location of the flood zone shown herein is approximate, as scaled from the FEMA Flood Insurance Rate Map.
  - The grid coordinates shown on this plat are based on GPS observations utilizing the Allterra RTKNET Cooperative network, NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
  - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
  - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
  - The bearings shown on this plat are based on GPS observations utilizing the Allterra RTKNET Cooperative network, NAD 83(2011) Datum.
  - All setbacks shall be in accordance with zoning district, as described in the Keller Unified Development Code.
  - Setbacks shown herein per Article 8 of the City of Keller Unified Development Code.

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS §  
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown herein were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Keller, Tarrant County, Texas.

**PRELIMINARY**  
This document shall not be recorded for any purpose and shall not be used or referred to as a final survey document.

Matthew Raabe, R.P.L.S. # 0402

Date: \_\_\_\_\_  
STATE OF TEXAS §  
COUNTY OF DENTON §

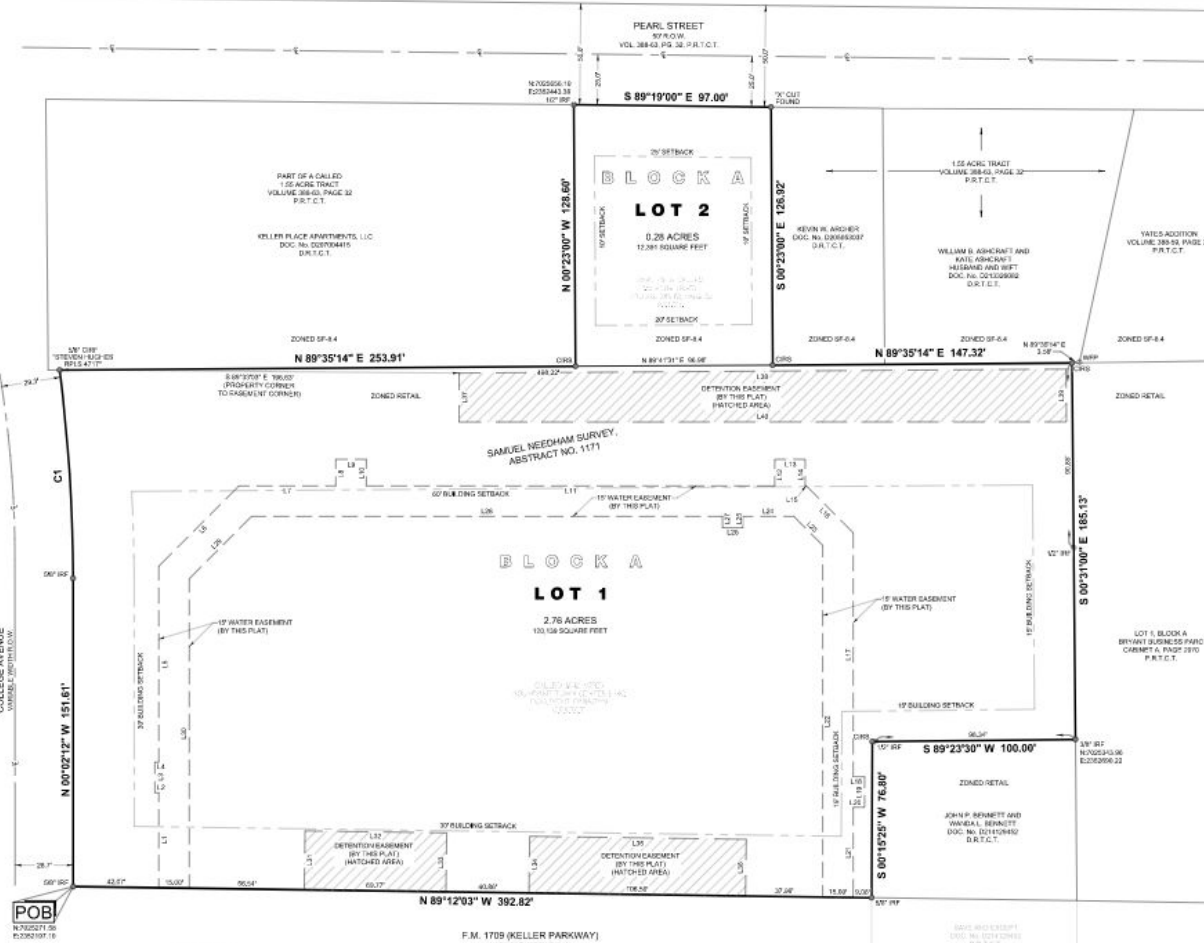
BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

Project: 19-08-07-03  
Date: 06/09/2022  
Drafted: TAR / BE

**EAGLE SURVEYING, LLC**  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009  
TX Firm #10194177



**CURVE TABLE**

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	102.77'	830.00'	N 15° 52' 35" W	118.26'	

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S 00°00'00" W	43.57'
L2	East	15.00'
L3	South	15.00'
L4	West	48.25'
L5	S 00°00'00" W	85.25'
L6	S 45°00'00" W	85.25'
L7	West	11.17'
L8	South	11.17'
L9	West	15.00'
L10	North	15.00'
L11	West	200.91'
L12	South	15.00'
L13	West	15.00'
L14	North	15.00'
L15	West	18.13'
L16	N 22°00'00" W	15.00'
L17	N 00°00'00" W	100.00'
L18	North	15.00'
L19	West	15.00'
L20	East	15.00'
L21	N 00°00'00" W	48.25'
L22	S 00°00'00" E	172.88'
L23	S 45°00'00" E	20.00'
L24	East	25.00'
L25	N 00°00'00" E	15.00'
L26	N 89°59'00" E	10.00'
L27	S 00°00'00" E	15.00'
L28	East	25.00'
L29	N 89°59'00" E	15.00'
L30	N 00°00'00" E	15.00'
L31	S 00°00'00" W	20.00'
L32	North	15.00'
L33	N 00°00'00" E	20.00'
L34	North	15.00'
L35	S 89°59'00" E	106.57'
L36	S 00°00'00" E	20.00'
L37	North	25.00'
L38	N 89°59'00" E	206.11'
L39	S 00°00'00" E	25.00'
L40	S 89°59'00" W	206.84'

**LEGEND**

- PG # PAGE
- VOL # VOLUME
- POS # POINT OF BEGINNING
- RF # IRON ROD FOUND
- CIRS # CAPPED IRON ROD SET
- INST. NO. # INSTRUMENT NUMBER
- DEED RECORD # TARRANT COUNTY, TEXAS
- D.R.T.C.T. # OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

**PLAN SUMMARY TABLE**

GROSS ACREAGE	3.04 ACRES
AREA OF PUBLIC STREETS	0.0 ACRES
NET ACREAGE	3.04 ACRES
TOTAL NUMBER OF LOTS	1
OVERALL DENSITY	0 DU/DIAR
AVERAGE AREA PER RESIDENTIAL LOT	0 SQ. FEET
PERCENTAGE OF OPEN SPACE	0.0%
ZONING	R & SF-8.4

**CERTIFICATE OF APPROVAL**

APPROVED by the City of Keller Community Development Department.

Director	Date
City Secretary	Date
Document Number	Date

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS ABUNDANT TOWN CENTER I, INC. is the owner of a 3.04 acre tract of land Situated in the SAMUEL NEEDHAM SURVEY, Abstract Number 1171, Tarrant County, Texas and being all of a called 3.042 acre tract of land described in deed to Abundant Town Center I, Inc., as recorded in Document Number 0219167449 and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found at the Southwest corner of said 3.042 acre tract at the intersection of the North Right-of-Way (R.O.W.) line of Keller Parkway and the West R.O.W. line of College Avenue;

THENCE with the Westermore West line of said 3.042 acre tract and the common East R.O.W. line of said College Avenue the following courses and distances:

N 00°02'02" W, distance of 151.61 feet to a 5/8" iron rod found;

With a non-adjusted curve to the left having a radius of 830.00 feet, a delta angle of 07°52'35", a chord bearing of N 02°43'15" W, a chord length of 102.77 feet, to a 5/8" iron rod with cap stamped "EAGLE SURVEYING" set at a northeast corner of said 3.042 acre tract and the common Southwest corner of said Keller Place Apartments tract;

THENCE N 89°59'00" E, with the Westermore North line of said 3.042 acre tract, and the common South line of said Keller Place Apartments tract, a distance of 203.91 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at a northeast corner of said 3.042 acre tract and the common Southwest corner of said Keller Place Apartments tract;

THENCE N 00°23'00" W, with the Eastermore West line of said 3.042 acre tract, and the common East line of said Keller Place Apartments tract, a distance of 150.00 feet to the 1/2" iron rod found at the Eastermore Northwest corner of said 3.042 acre tract, the common Northeast corner of said Keller Place Apartments tract and in the South R.O.W. line of Pearl Street;

THENCE S 89°19'00" E, with the Northermore North line of said 3.042 acre tract and the common South R.O.W. line of said Pearl Street, a distance of 87.00 feet to an "X" cap found at the Westermore Northwest corner of said 3.042 acre tract and the common Northwest corner of a tract of land described in deed to Kevin W. Archer, recorded in Document Number 020500307 D.R.T.C.T.;

THENCE S 00°23'00" E, with the Northermore East line of said 3.042 acre tract and the common West line of said Archer tract, a distance of 126.52 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Northwest corner of said 3.042 acre tract and the common Southwest corner of said Keller Place Apartments tract;

THENCE N 86°38'14" E, a distance of 147.32 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Northwest corner of Bryant Business Parc, recorded in Cabinet A, Page 2970 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) from which a wood fence corner found at the Southwest corner of the Yates Addition, recorded in Volume 268-56, Page 28 P.R.T.C.T., bears N 89°37'14" E, a distance of 1.50 feet;

THENCE S 00°31'00" E, with the West line of said Bryant Business Parc, passing a 1/2" iron rod found at a distance of 90.85 feet and containing a total distance of 185.13 feet to a 3/8" iron rod found at the Northeast corner of a tract of land described in deed to John P. Bennett and Wanda L. Bennett, recorded in Document Number 0214129402 D.R.T.C.T.;

THENCE S 89°23'30" E, with the North line of said Bennett tract, passing a 1/2" iron rod found at a distance of 96.34 feet and containing a total distance of 100.00 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the northwest corner of said Bennett tract;

S 01°02'51" W, with the West line of said Bennett tract, a distance of 76.80 feet to a 5/8" iron rod found at the Southeastmost Southwest corner of said 3.042 acre tract and in the North R.O.W. line of said Keller Parkway;

THENCE N 89°12'03" W, with the South line of said 3.042 acre tract and the common North R.O.W. line of said Keller Parkway, a distance of 392.82 feet to the POINT OF BEGINNING, and containing 3.04 acres of land more or less.

**OWNER'S DEDICATION**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT ABUNDANT TOWN CENTER I, INC., does hereby add this plat, designating herein described property as **ABUNDANT TOWN CENTER ADDITION**, an addition to the City of Keller, Tarrant County, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets and alleys shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shown shall be open to the public, fire and police lines, garbage and rubbish collection agencies and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said easements for the purpose of construction, maintenance, inspecting, patrolling, or removing all or part of its respective systems, without the necessity at any time of procuring the permission of anyone (any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance or service require or ordinarily performed by that utility).

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and sewer services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

The plat approved subject to all ordinances, rules, regulation and resolutions of the City of Keller, Texas.

OWNER: **ABUNDANT TOWN CENTER I, INC.**

BY: \_\_\_\_\_ Date \_\_\_\_\_  
James Santiago  
President/CEO

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared **JAMES SANTIAGO**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

**FINAL PLAT**  
**ABUNDANT TOWN CENTER I ADDITION**  
LOTS 1 & 2, BLOCK A

BEING 3.04 ACRES OF LAND SITUATED IN THE SAMUEL NEEDHAM SURVEY, ABSTRACT NO. 1171, CITY OF KELLER, TARRANT COUNTY, TEXAS

ZONED SF-8.4 & RETAIL

DATE OF PREPARATION: APRIL 20, 2022  
DATES OF REVISIONS:





 **KELLER-HARVEL ELEMENTARY**  
442 STUDENTS

**U-HAUL**

 **KELLER HIGH**  
2,993 STUDENTS

 **KELLER MIDDLE**  
317 STUDENTS

 **FIRST KELLER HealthCare**  
 **TACO CASA**  
 **EINSTEIN BROS BAGELS**  
 **SONIC**  
 **Chicken EXPRESS**  
 **Domino's Pizza**  
 **ZAXBY'S**

**DOLLAR GENERAL**  
 **Auto Zone**  
 **Jack in the box**

 **McDonald's**  
 **Cane's**  
 **CVS pharmacy**  
 **Andy's**  
 **Little Caesars**

**LA FITNESS**

 **SMOOTHIE KING**  
 **O'Reilly AUTO PARTS**

**SUBJECT PROPERTY** 

**KELLER PKWY ± 36,000 VPD**

 **BRAUM'S**

**Walmart Supercenter**

 **sam's club**

 **abc 123 DENTAL**

 **enterprise**

 **Starbucks**  
 **STATION ICEHOUSE**

 **UNITED STATES POSTAL SERVICE**

 **Tom Thumb**  
 **petco**  
 **WHAT'S ON TAP**  
 **Chick-fil-A**  
 **Summer Moon COFFEE**  
 **Orangetheory**

**KELLER SPORTS COMPLEX**

 **QT**

**DENTON HWY ± 27,000 VPD**

**THE KELLER POINTE RECREATION CENTER**

 **Kroger**  
 **LESLIE'S**  
 **Hollywood Feed**  
 **PAPA JOHN'S**  
 **Starbucks**  
 **WELLS FARGO**



