



1627 Keller Pkwy Bldg 4

1627 Keller Pkwy, Keller, TX 76248

5,800 SF
Class B Ofc Property

Property Details

General Use	Office	Bldg Size	5,800 SF	Lot Size (Ac.)	0.81
Specific Use	Medical	# of Floors	1	Zoning	R
Bldg Status	Proposed	Min Floor Size		Retail SF	
Bldg Class	B	Max Floor Size		Sprinkler	
Year Built/Renovated		Core Factor		Passenger Elevators	
Parking Spaces		Construction Type		Owner/Occupied	
Parking Ratio		Tenancy	Multi-Tenant	HVAC	

Location Details

Market	Mid Cities	Park/Complex Name	
Submarket	Northeast Tarrant County	Parcel Information	04990919 - 40,467 SF
County	Tarrant		

Comments

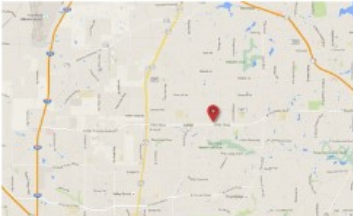
No Comments

Additional Information

Additional Uses	# Elevator Banks
Build to Suit/Spec	# Parking Elevators
Government Interest	# Freight Elevators

Photos

No photos could be found for this property.



Demographics

Population	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	4,708	50,745	119,381	5,295	55,756	130,709
Total Census 2010 Population	3,536	40,933	98,316	3,536	40,933	98,316
Population Change %	33.1%	25.7%	20.9%	49.8%	38.6%	32.3%
Population Density (People/SQ Mile)	2,491	1,666	2,642	2,802	1,828	2,846
Median Age	45	45	44	44	44	44
Total Males	2,327	25,227	59,285	2,616	27,692	64,903
Total Females	2,381	25,518	60,096	2,679	28,064	65,806

Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	296	2,947	7,057	309	3,167	7,518
5 - 9 Years Old	414	3,778	8,908	380	3,701	8,749
10 - 14 Years Old	460	4,251	9,833	430	4,020	9,394
15 - 19 Years Old	416	4,306	9,916	460	4,335	10,011
20 - 24 Years Old	330	3,955	9,192	456	4,626	10,667



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Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
25 - 29 Years Old	209	2,833	6,816	347	3,934	9,153
30 - 34 Years Old	188	2,322	5,822	258	3,115	7,428
35 - 39 Years Old	295	2,783	6,784	243	2,656	6,477
40 - 44 Years Old	446	4,047	9,517	350	3,350	8,051
45 - 49 Years Old	483	4,782	11,050	440	4,180	9,807
50 - 54 Years Old	394	4,437	10,237	461	4,625	10,678
55 - 59 Years Old	310	3,854	8,901	407	4,463	10,286
60 - 64 Years Old	191	2,540	5,929	285	3,392	7,868
65 - 69 Years Old	120	1,620	3,861	198	2,497	5,796
70 - 74 Years Old	71	986	2,352	124	1,616	3,823
75 - 79 Years Old	45	612	1,486	73	975	2,305
80 - 84 Years Old	25	368	881	42	579	1,395
85 Years Old and Older	15	324	839	32	525	1,303

Population By Ethnicity	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
White	4,464	47,895	110,970	4,995	52,426	120,846
Black	95	927	2,416	125	1,202	3,051
Native American	4	179	515	4	218	668
Asian	106	1,101	3,745	133	1,355	4,641
Pacific Islander	N/A	9	63	N/A	8	85
2 or More Races	39	634	1,672	38	547	1,418
Hispanic	347	3,333	9,414	448	4,198	11,611
White Non-Hispanic	3,924	42,493	97,012	4,251	45,065	102,303

Housing	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	1,447	16,255	38,465	1,627	17,917	42,201
Total Census 2010 Households	1,053	12,934	31,589	1,053	12,934	31,589
Average Household Size	3.3	3.1	3.1	N/A	N/A	N/A
Total Housing Units	1,677	18,599	43,348	1,941	21,198	49,037
Owner	1,535	16,722	38,661	1,777	19,031	43,770
Renter	33	1,156	3,346	38	1,322	3,721
Vacant Housing Units	109	724	1,339	126	844	1,544

Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	21	154	578	24	175	632
\$10,000 - \$14,999	23	138	344	26	156	381
\$15,000 - \$19,999	20	315	633	23	349	695
\$20,000 - \$24,999	N/A	358	848	N/A	401	932
\$25,000 - \$29,999	23	433	834	26	482	916
\$30,000 - \$34,999	20	295	1,064	23	332	1,170
\$35,000 - \$39,999	13	308	1,192	15	345	1,312
\$40,000 - \$44,999	8	475	1,271	9	532	1,393
\$45,000 - \$49,999	N/A	455	1,432	N/A	505	1,566
\$50,000 - \$59,999	107	1,135	3,263	120	1,265	3,586
\$60,000 - \$74,999	104	1,870	5,232	117	2,061	5,730
\$75,000 - \$99,999	442	3,386	7,477	497	3,729	8,213
\$100,000 - \$124,999	314	2,352	4,979	353	2,593	5,473
\$125,000 - \$149,999	140	1,402	2,869	157	1,534	3,154
\$150,000 - \$199,999	148	1,593	3,069	166	1,746	3,382
Over \$200,000	58	1,452	3,039	64	1,585	3,338
Median Household Income	\$95,680	\$102,272	\$93,815	\$95,251	\$102,086	\$93,664
Aggregate Household Income	\$139,140,591	\$1,760,767,964	\$3,962,791,381	\$154,773,150	\$1,930,202,567	\$4,346,863,269
Average Household Income	\$96,158	\$119,172	\$108,447	\$95,128	\$119,027	\$108,289
Per Capita Household Income	\$29,554	\$37,697	\$34,520	\$29,230	\$37,736	\$34,551

Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Annual Household	\$100,799,236	\$1,046,703,453	\$2,380,693,142	\$114,587,376	\$1,165,269,685	\$2,641,223,811
Average Annual Household	\$69,661	\$64,785	\$62,327	\$70,429	\$65,571	\$63,013
Food	\$8,298	\$7,770	\$7,522	\$8,441	\$7,901	\$7,620
Cereals & Bakery Products	\$510	\$492	\$485	\$518	\$498	\$489
Cereals & Cereal Products	\$211	\$198	\$191	\$214	\$201	\$193
Bakery Products	\$383	\$366	\$360	\$359	\$346	\$341
Meats, Poultry, Fish & Eggs	\$1,194	\$1,135	\$1,112	\$1,219	\$1,159	\$1,136
Dairy ProductseFMisc	\$499	\$471	\$457	\$535	\$501	\$483
Housing	\$21,632	\$20,242	\$19,509	\$22,098	\$20,678	\$19,883
Owned Dwellings	\$10,121	\$9,272	\$8,821	\$10,505	\$9,614	\$9,116
Mortgage Interest & Charges	\$5,329	\$4,870	\$4,633	\$4,932	\$4,526	\$4,322
Property Taxes	\$2,799	\$2,572	\$2,449	\$2,667	\$2,461	\$2,347



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Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Rented Dwellings	\$1,589	\$1,721	\$1,795	\$1,488	\$1,625	\$1,702
Utilities, Fuels & Public Services	\$4,288	\$4,101	\$4,015	\$4,238	\$4,073	\$3,993
Natural Gas	\$634	\$606	\$592	\$601	\$577	\$565
Electricity	\$1,511	\$1,450	\$1,422	\$1,478	\$1,427	\$1,403
Fuel Oil or Other Fuels	\$149	\$144	\$143	\$152	\$147	\$145
Telephone Services	\$1,418	\$1,357	\$1,330	\$1,530	\$1,460	\$1,422
Water & Other Public Services	\$444	\$429	\$424	\$456	\$441	\$437
Household Operations	\$1,312	\$1,196	\$1,129	\$1,285	\$1,174	\$1,110
Personal Services	\$488	\$446	\$421	\$488	\$447	\$423
Other Household Expenses	\$850	\$780	\$744	\$918	\$838	\$794
Housekeeping Supplies	\$837	\$790	\$770	\$814	\$769	\$747
Household Furnishings & Equipment	\$2,647	\$2,431	\$2,318	\$2,435	\$2,253	\$2,158
Furniture	\$749	\$683	\$650	\$706	\$648	\$618
Floor Coverings	\$73	\$67	\$63	\$73	\$66	\$63
Major Appliances	\$343	\$322	\$311	\$349	\$328	\$315
Sm. Appliances & Misc Housewares	\$151	\$141	\$135	\$153	\$143	\$137
Apparel & Services	\$2,508	\$2,325	\$2,232	\$2,509	\$2,331	\$2,242
Transportation	\$12,606	\$11,770	\$11,406	\$12,860	\$12,028	\$11,670
Maintenance & Repairs	\$906	\$853	\$829	\$895	\$845	\$820
Vehicle Insurance	\$1,639	\$1,550	\$1,507	\$1,569	\$1,502	\$1,469
Public Transportation	\$763	\$692	\$653	\$750	\$682	\$644
Health Care	\$3,752	\$3,626	\$3,573	\$3,718	\$3,595	\$3,526
Entertainment	\$3,986	\$3,674	\$3,501	\$4,246	\$3,901	\$3,700
Tobacco & Smoking Related	\$305	\$301	\$299	\$313	\$310	\$309
Cash Contributions	\$2,543	\$2,340	\$2,228	\$2,557	\$2,353	\$2,237
Personal Insurance & Pensions	\$9,332	\$8,439	\$7,976	\$8,956	\$8,139	\$7,713
Life & Other Personal Insurance	\$641	\$588	\$560	\$639	\$589	\$562
Pensions & Social Security	\$8,688	\$7,846	\$7,413	\$8,377	\$7,602	\$7,198