

## NWQ of Highway 377 and Bear Creek Parkway in Keller, Texas

**Location:**

Hwy 377 and Bear Creek Parkway  
Keller, Texas 76248

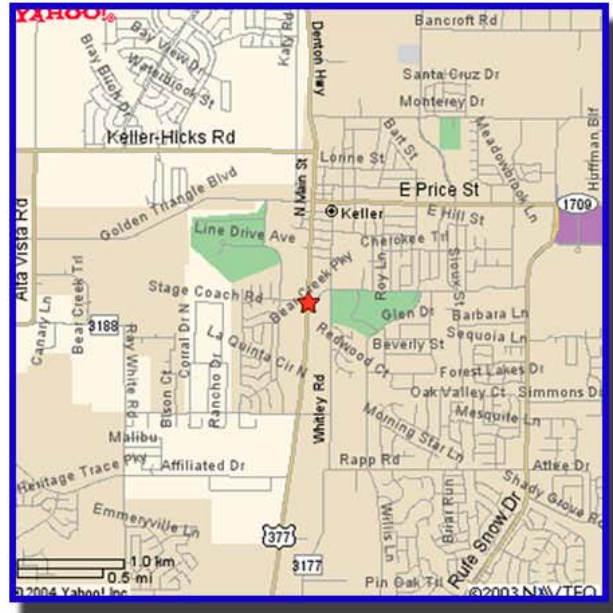
**Size:** Approx. 17,500 sq. ft. (Drive through available)

**Rate:** \$24.00 - \$26.00 per sq. ft. NNN

**TI:** \$15.00 per sq. ft. finish out allowance

**Traffic Counts:**

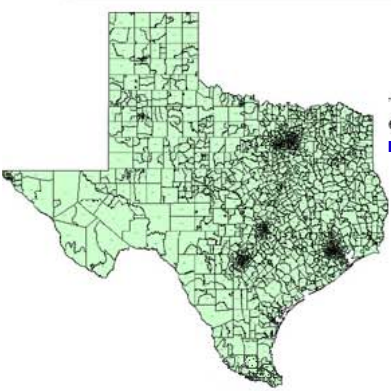
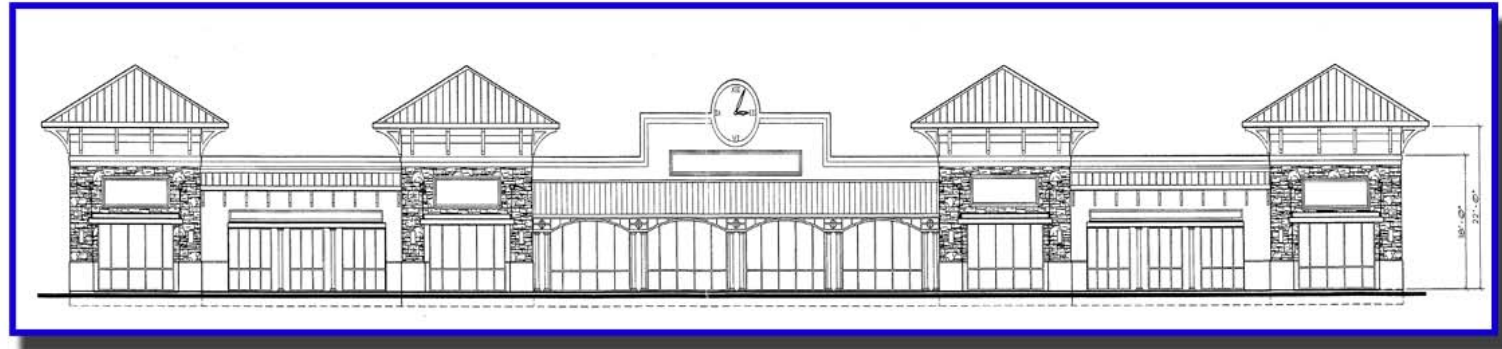
Highway 377 - 37,043  
Bear Creek Road - 9,757  
\*All Numbers in Cars per Day (2005)



**Demographics:**

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	8,432	50,453	146,764
Employees:	2,532	9,082	26,576
Average HH Income:	\$85,890	\$93,481	\$88,326

**Area Tenants:**



\*The information contained herein was obtained from sources believed to be reliable; however, John T. Evans Company, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. This presentation is subject to change in price, corrections, prior sale or withdrawal without notice.

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