


# Bear Creek Plaza I - Keller, TX

800-900 South Main Street, Keller, TX, USA

**BEAR CREEK PLAZA I** FOR LEASE  
800-900 S Main • Keller TX 76248



**Property Location:**  
NWQ South Main (Denton Hwy/Hwy 377) & Wall Price Keller, Texas 76248  
• Gateway to Keller  
• Excellent Visibility  
• Controlled Intersection

Lease Space Available: ± 3,486 Square Feet

**Traffic Counts 2016** (by Ave)  
US Hwy 377 39,744

**Demographics 2018** (3 mi)

Population	115,176
Avg HH Income \$	131,035
Daytime Employment	23,615

For more information, contact:  
**Justin Peters**  
Team Lead, Lease Broker  
JustinPeters@quine.com

**Quine & Associates, Inc.**  
305 S Sherman St., #100 • Richardson, TX 75081 • 972.669.8440 • www.quine.com

**BEAR CREEK PLAZA I** FOR LEASE  
800-900 S Main • Keller TX 76248



3400 South Main Street  
800 South Main Street  
U. S. Hwy 377

**Quine & Associates, Inc.** 305 S Sherman St., #100 • Richardson, TX 75081 • 972.669.8440 • www.quine.com

**Information About Brokerage Services** 12-0-2013

These are disclosures of real estate license holders to give the following information about brokerage services to prospective buyers, sellers, renters, and landlords.

**THIS IS REAL ESTATE LICENSE DISCLOSURE.**

- A LICENSED REALTOR OR REALTOR ASSISTANT IS A LICENSED REALTOR WHO WORKS WITH OTHERS ON BEHALF OF THE LICENSED REALTOR.
- A LICENSED REALTOR ASSISTANT IS A LICENSED REALTOR WHO WORKS WITH OTHERS ON BEHALF OF THE LICENSED REALTOR.

**BROKER'S MINIMUM DUTIES REQUIRED BY LAW (in case of the party that the broker represents):**

- Inform the client of any material information about the property or transaction known by the broker.
- Obtain the client's signature and consent in writing to the purchase or lease.
- Place an effort to a true, accurate, and complete disclosure of the facts.

**A LICENSED REALTOR OR REALTOR ASSISTANT IS A REAL ESTATE TRANSACTION:**

**AN AGENT FOR BUYER/SELLER:** The broker becomes the property owner's agent through an agreement with the owner, usually in a written form, to sell or lease the property. The broker's duties are to represent the owner's interests and to obtain the best price and terms for the owner. The broker must also disclose to the owner any material information about the property or transaction known by the broker, including information disclosed to the agent or agent's agent.

**AN AGENT FOR BUYER/SELLER:** The broker becomes the buyer/seller's agent by agreeing to represent the broker, usually through a written representation agreement. The broker's duties are to represent the buyer/seller's interests and to obtain the best price and terms for the buyer/seller. The broker must also disclose to the buyer/seller any material information about the property or transaction known by the broker, including information disclosed to the agent or agent's agent.

**AN 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 compliance with applicable law, disclose to each party the broker's duties and the broker's obligations to each party. The broker must also disclose to each party any material information about the property or transaction known by the broker, including information disclosed to the agent or agent's agent.

**Why, with the parties' written consent, broker's different broker holder associated with that broker to each party (seller and buyer) is associated with, provide information and services to, and carry out the instructions of each party to the transaction.**

- That the broker will accept a price less than the written listing price.
- That the broker will accept a price greater than the written listing price.
- Any confidential information of any other party that the broker has received in a written offer, and
- Any confidential information of any other party that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**ALL INFORMATION:** A license holder shall be a licensee who holds a license in a transaction without an agreement to represent the client. A licensee who acts for a licensee who holds a license in a transaction without an agreement to represent the client is a licensee who acts for a licensee who does not represent the client and must pass the interests of the client.

**THIS IS NOT A CONTRACT. All agreements are with YOU AND AGENTS PROVIDED BY THE WRITING AND COUNTY ESTIMATES.**

- This is not a contract for services or a contract for services. It is a contract for information and services.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for the licensee to provide services. Please acknowledge receipt of this notice before the start of a real estate transaction.

<b>Quine &amp; Associates, Inc.</b> 376571	retail@quine.com	972.669.8440
Justin Peters	jpeters@quine.com	972.669.8440
<b>Coy Quine</b> 199900	cquine@quine.com	972.669.8440
<b>Brad Quine</b> 381719	bquine@quine.com	972.669.8440
<b>Justin Peters</b> 536778	jpeters@quine.com	972.669.8440

By: Justin Peters (Seller/Landlord) Initials: \_\_\_\_\_ Date: \_\_\_\_\_

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov

## Property Overview

Price/Rent PSF	Inquire
Asset Type	Retail
Trade Type	Lease
SQ. FT. Available	3,486
Date Available	10/01/2018

## Contact



**Justin Peters**  
Agent

✉ jpeters@quine.com

## Description

Space available for lease at the Bear Creek Plaza in Keller, TX!

Location: NWQ of South Main (Denton Hwy/Hwy 377) & Wall Price Keller

Gateway to Keller

Excellent visibility

Controlled intersection

Demographics:  
Population: 115,176  
Average household income: \$131,035  
Daytime employment: 23,615

See attached brochure for more!

## Location

