

**Corner of 1709 & Keller-Smithfield**  
**6.82 Acre Mixed Use Development Opportunity**



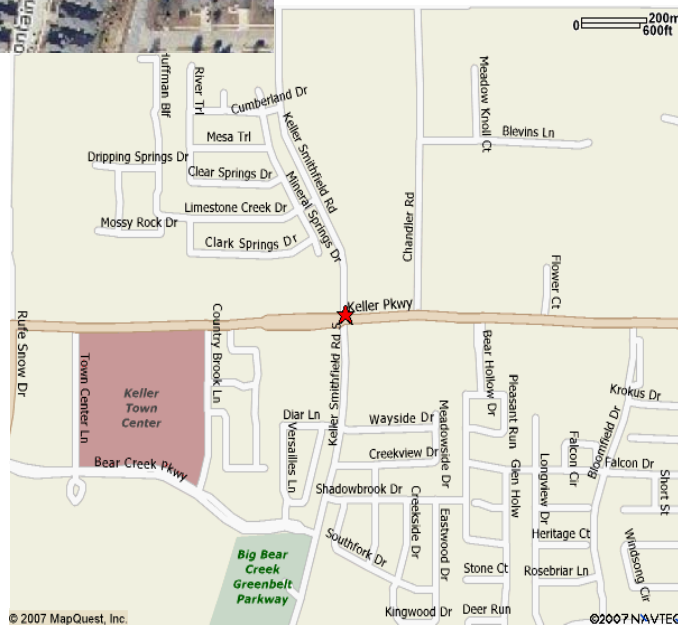
**Property Details:**

- Join Walgreens and Bank of America
- 69,000 sq. ft. pad site on F.M. 1709
- 32,000 sq. ft. pad site on Keller-Smithfield
- 4.5 acres office land on Keller-Smithfield
- Currently zoned “Town Center”
- Access easements in place

**Pricing:**

- Whole Tract - \$5.65
- F.M. 1709 Pad - \$10
- Keller-Smithfield Pad - \$13
- Office Tract - \$4.85

**Ryan Dodson**  
817-469-4868 (o)  
817-521-3161 (c)



PRICE STREET (FM 1709)

N 87°51'39" E 215.32'

EXIST DRIVE

EXIST DRIVE

BANK OF AMERICA

WALGREENS

RETAIL PAD  
69,462 SF  
(1.59 AC)

S 00°51'36" W 330.98'

EXIST DRIVE

EXIST DRIVE

S 89°08'24" E 457.28'

EXIST DRIVE

RETAIL PAD  
31,756 SF  
(0.73 AC)

EXIST DRIVE

# CONCEPTUAL SITE PLAN

6.821 ACRES  
KELLER, TEXAS

MARCH 2007

PREPARED BY:



WILLIAM M. SMITH AND ASSOCIATES  
ENGINEERS • SURVEYORS • PLANNERS

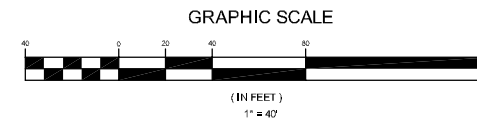
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Contact: RYAN DODSON  
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KELLER-SMITHFIELD ROAD

EXIST DRIVE

N 00°06'49" W  
418.15'

N 00°23'06" W  
250.14'

N 89°58'14" W 659.59'

S 03°08'04" W  
4.44'

S 00°52'18" W  
334.46'

