FOR SALE/FOR LEASE
MEDICAL/OFFICE

CHAMPIONS
DFW COMMERCIAL REALTY

8835 DAVIS BLVD, KELLER, TX 76248

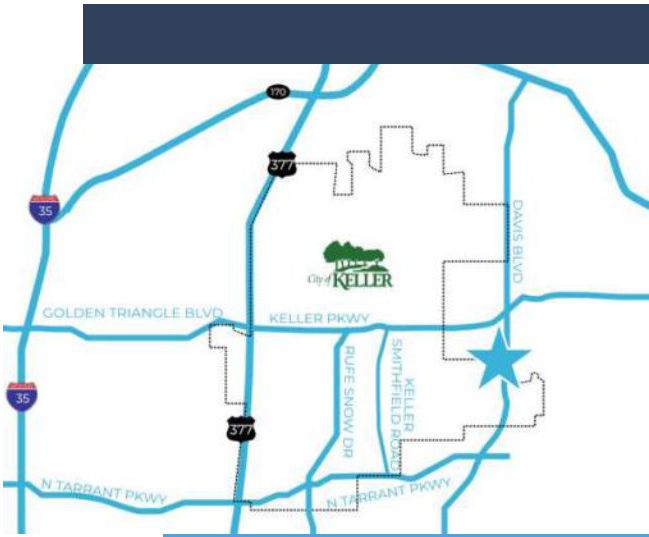


PROPERTY HIGHLIGHTS

- ±0.7630 Acres (33,236 SF) Commercial Land
- 2,500-6,000 SF Medical/Professional/Retail
- Build-to-Suite Lease/Sale Options
- Shell/Turnkey Delivery
- Class A Finishes
- Building Signage
- Southlake/Keller Demographics
- Located on Davis Blvd & Hidden Lakes

SALE PRICE CALL FOR PRICING

LEASE RATE CALL FOR PRICING



CONTACT INFORMATION

TODD GATHRIGHT
Office: 817.488.4333
Cell: 817-991-9478
todd@championsdfw.com

AMY PHAM-WOODWARD
Cell: 817.455.7025
Office: 817.488.4333
amy@championsdfw.com

LON LLOYD, CCIM
Cell: 817.528.0377
Office: 817.488.4333
lon@championsdfw.com

Champions DFW Commercial Realty
880 S Village Center Dr.,, Suite 200, Southlake, TX 76092

©2025 Champions DFW Commercial Realty LLC.
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

FOR SALE/FOR LEASE
COMMERCIAL LAND

CHAMPIONS
DFW COMMERCIAL REALTY

8835 DAVIS BLVD, KELLER, TX 76248

LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,500 - 6,000 SF	Lease Rate:	Call for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Unit 1	Available	2,500 SF	NNN	Call for Pricing	-
Unit 2	Available	2,500 SF	NNN	Call for Pricing	-

Champions DFW Commercial Realty
880 S Village Center Dr.,, Suite 200, Southlake, TX 76092

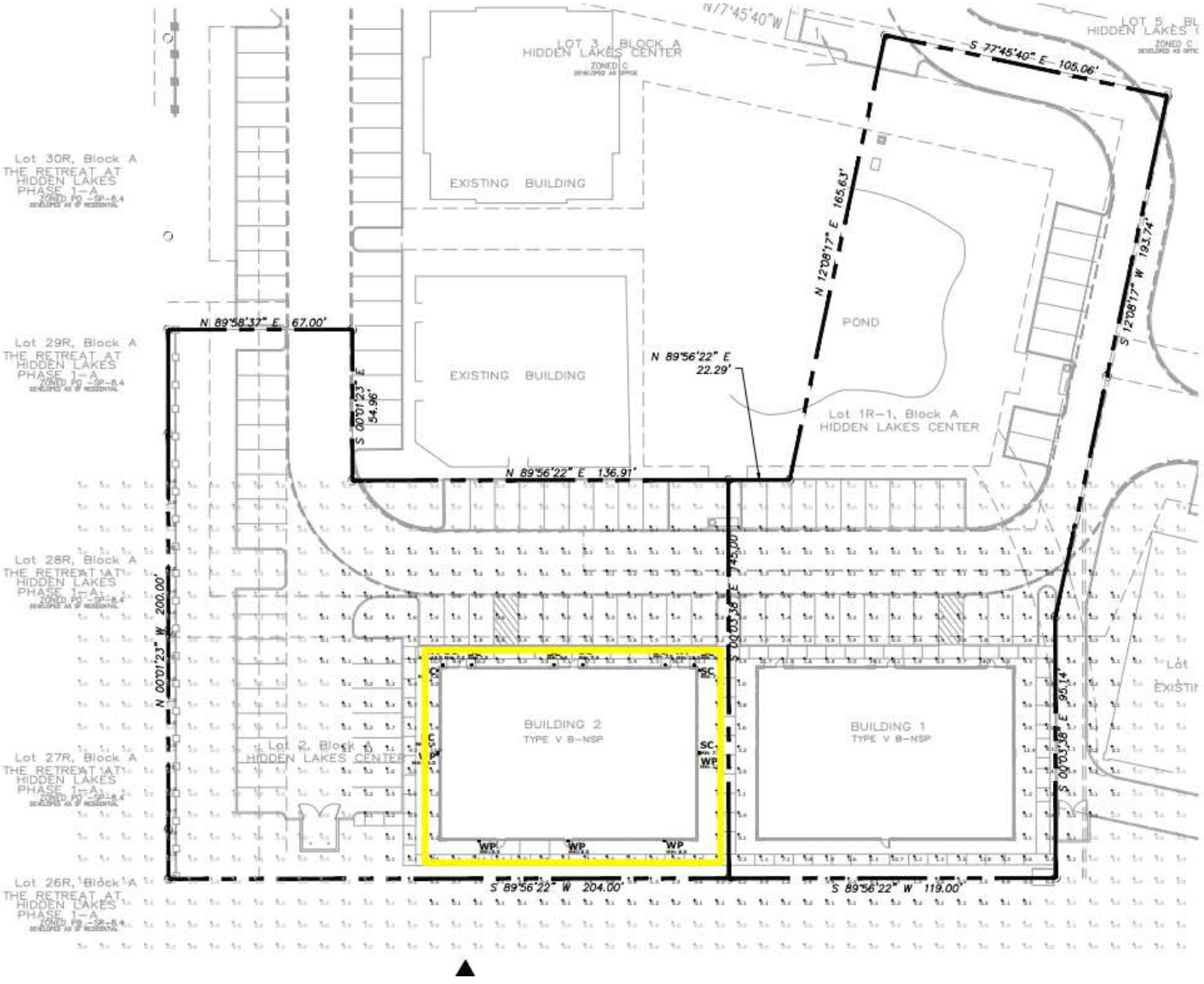
©2025 Champions DFW Commercial Realty LLC.
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

FOR SALE/FOR LEASE
COMMERCIAL LAND

CHAMPIONS
DFW COMMERCIAL REALTY

8835 DAVIS BLVD, KELLER, TX 76248

SITE PLAN



Champions DFW Commercial Realty
880 S Village Center Dr.,, Suite 200, Southlake, TX 76092

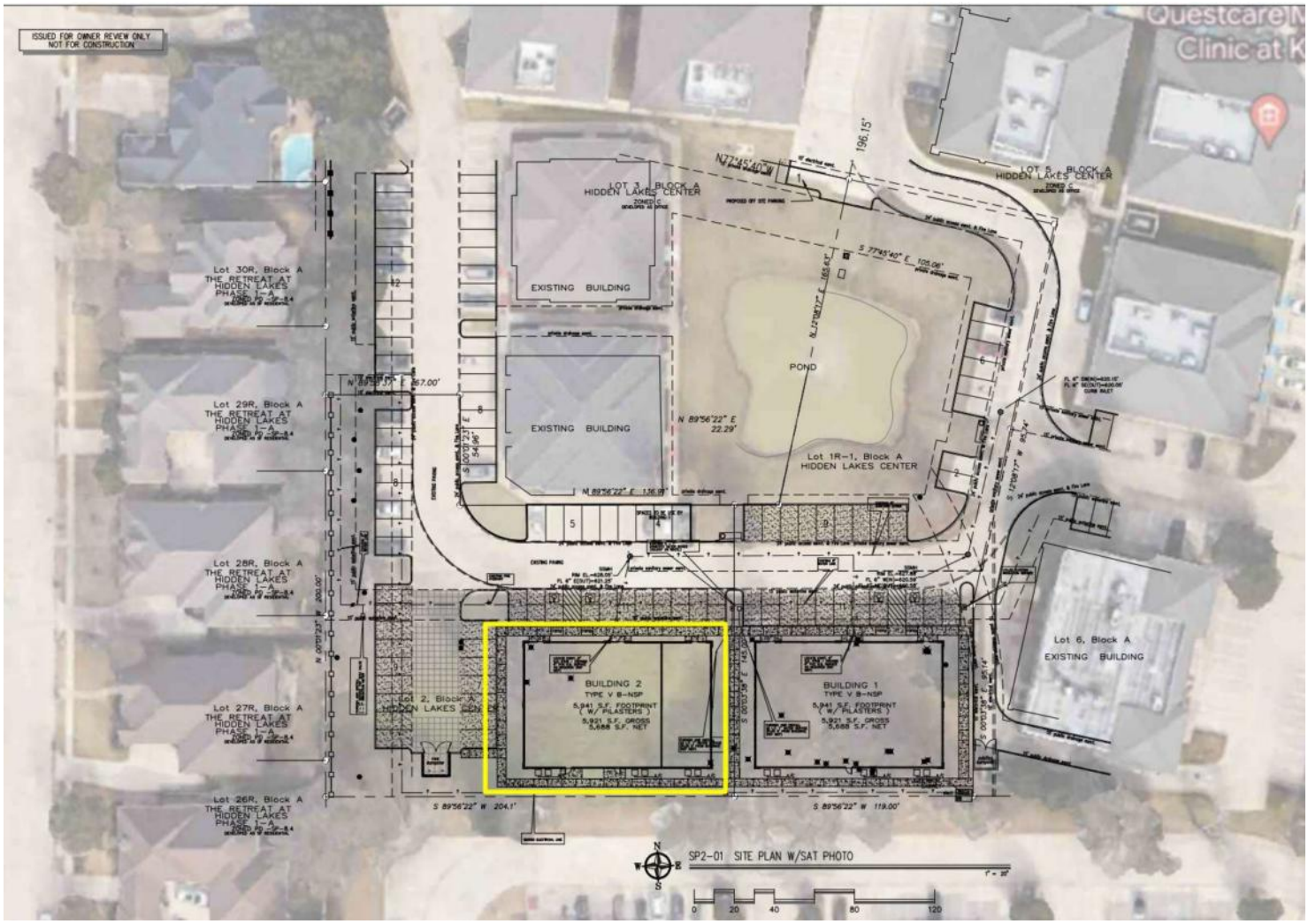
©2025 Champions DFW Commercial Realty LLC.
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

FOR SALE/FOR LEASE
COMMERCIAL LAND

CHAMPIONS
DFW COMMERCIAL REALTY

8835 DAVIS BLVD, KELLER, TX 76248

SITE PLAN WITH AERIAL



Champions DFW Commercial Realty
880 S Village Center Dr.,, Suite 200, Southlake, TX 76092

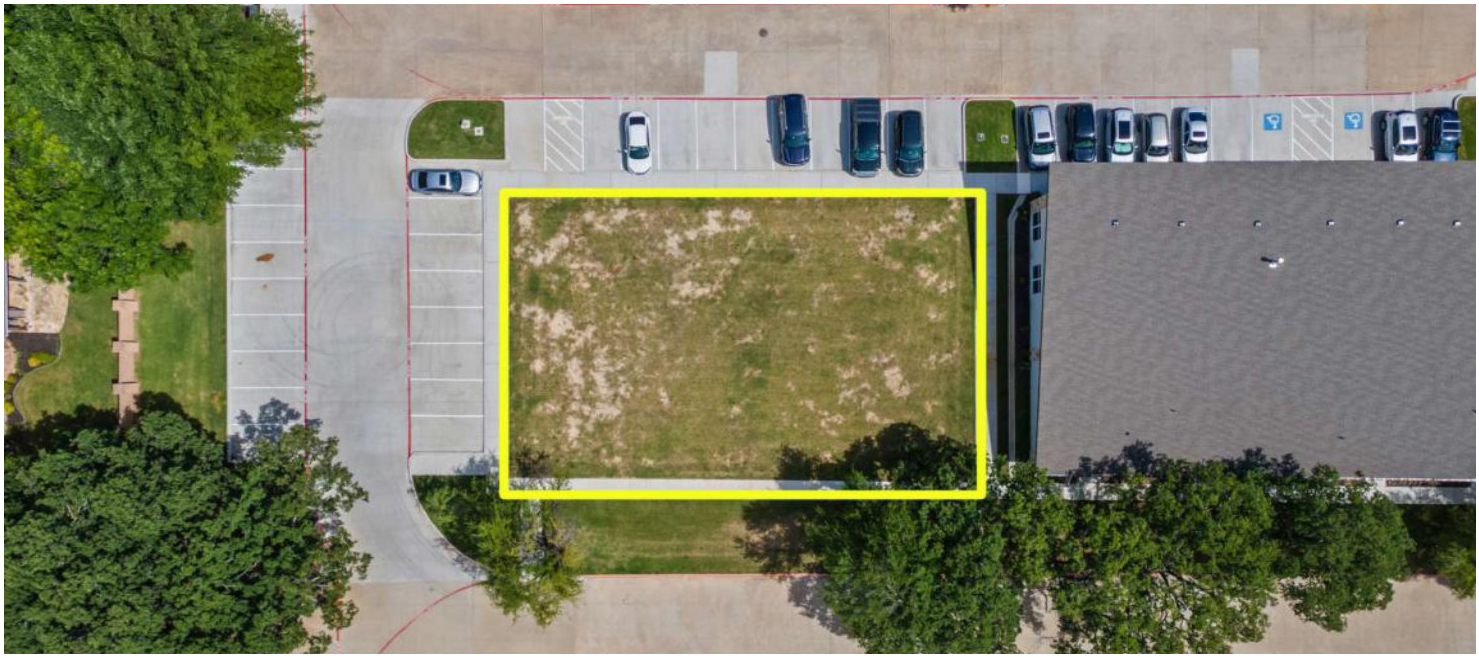
©2025 Champions DFW Commercial Realty LLC.
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

FOR SALE/FOR LEASE
COMMERCIAL LAND

CHAMPIONS
DFW COMMERCIAL REALTY

8835 DAVIS BLVD, KELLER, TX 76248

AERIAL DRONE PHOTOS







Champions DFW Commercial Realty
880 S Village Center Dr.,, Suite 200, Southlake, TX 76092

©2025 Champions DFW Commercial Realty LLC.
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

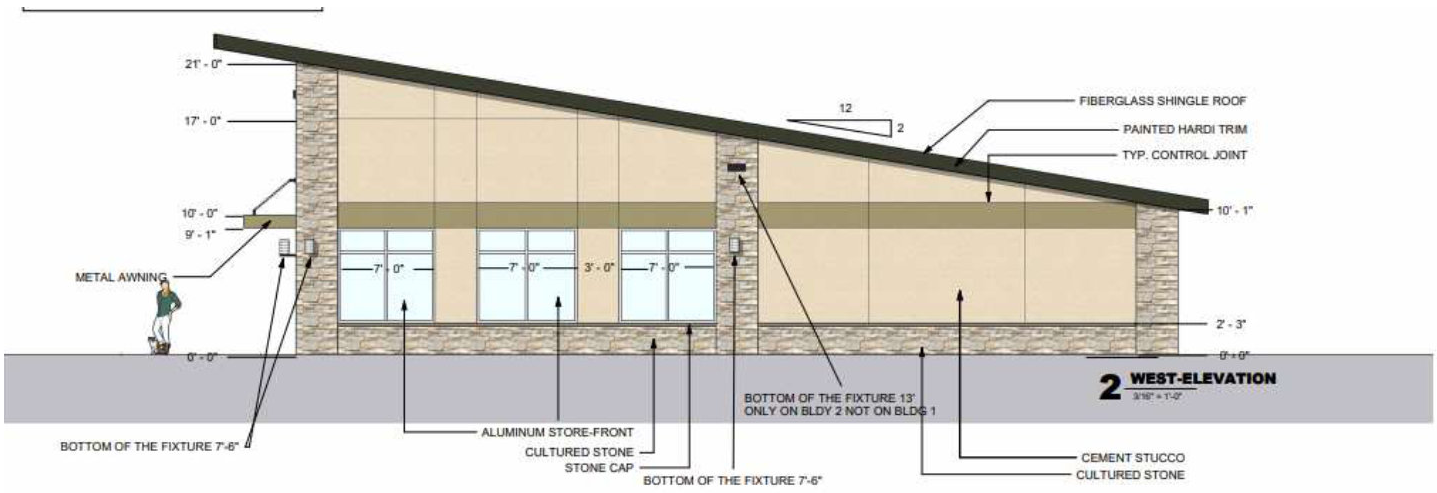
FOR SALE/FOR LEASE
COMMERCIAL LAND

CHAMPIONS
DFW COMMERCIAL REALTY

8835 DAVIS BLVD, KELLER, TX 76248

PHOTO RENDERINGS





Champions DFW Commercial Realty
880 S Village Center Dr.,, Suite 200, Southlake, TX 76092

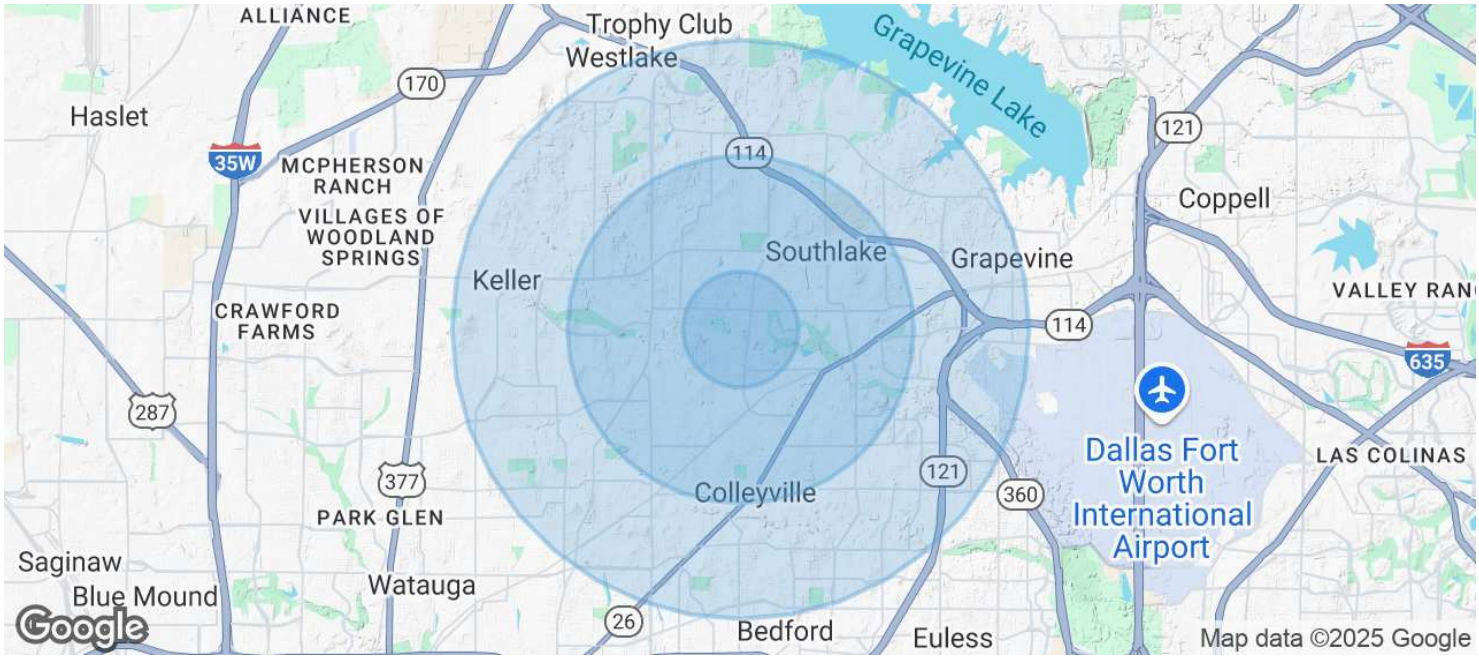
©2025 Champions DFW Commercial Realty LLC.
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

FOR SALE/FOR LEASE
COMMERCIAL LAND

CHAMPIONS
DFW COMMERCIAL REALTY

8835 DAVIS BLVD, KELLER, TX 76248

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,649	65,675	199,531
Average Age	44	42	41
Average Age (Male)	43	42	40
Average Age (Female)	45	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,528	22,106	68,998
# of Persons per HH	3	3	2.9
Average HH Income	$267,534	$239,371	$192,725
Average House Value	$800,708	$755,071	$612,840

Demographics data derived from AlphaMap

Champions DFW Commercial Realty
880 S Village Center Dr.,, Suite 200, Southlake, TX 76092

©2025 Champions DFW Commercial Realty LLC.
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

8835 DAVIS BLVD, KELLER, TX 76248

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:
- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):
- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS 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 conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Champions DFW Commercial Realty, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	584733 License No.	jim@championsdfw.com Email	(817)488-4333 Phone
Jim Kelley Designated Broker of Firm	545842 License No.	jim@championsdfw.com Email	(817)488-4333 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

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

IABS 1-0

Champions DFW Commercial Realty, LLC. 1725 E. Southlake Blvd., Suite 100 Southlake, TX 76092 Phone: 817-488-4333 Fax: 817-488-4344 2016 IABS
Jim Kelley
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Champions DFW Commercial Realty
880 S Village Center Dr.,, Suite 200, Southlake, TX 76092

©2025 Champions DFW Commercial Realty LLC.
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

FOR SALE/FOR LEASE
COMMERCIAL LAND

CHAMPIONS
DFW COMMERCIAL REALTY

8835 DAVIS BLVD, KELLER, TX 76248

BROKER CONTACTS



TODD GATHRIGHT

Senior Associate

C: 817-991-9478
todd@championsdfw.com



AMY PHAM-WOODWARD

Senior Associate

Direct: 817.488.4333 **Cell:** 817.455.7025
amy@championsdfw.com



JIM KELLEY

Principal/Broker

Direct: 817.488.4333 **Cell:** 817.909.7875
jim@championsdfw.com

Champions DFW Commercial Realty
880 S Village Center Dr.,, Suite 200, Southlake, TX 76092

©2025 Champions DFW Commercial Realty LLC.
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

CHAMPIONS
DFW COMMERCIAL REALTY

Champions DFW Commercial Realty
880 S Village Center Dr.,, Suite 200, Southlake, TX 76092

©2025 Champions DFW Commercial Realty LLC.
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice