

# AVAILABLE FOR SALE

## PRIME RETAIL PAD SITE



**N. Tarrant Pkwy @ Rufe Snow • Keller, TX-DFW**

### THE BASICS

**Property**  
**Description:** Prime retail site containing approx. 62,500 sq. ft.

**Zoning:** PD-NS-by the City of Keller

**Location:** NE quadrant of North Tarrant Pkwy. and Rufe Snow Dr. in Keller, Texas 76248

**Traffic**  
**Count:** 20-25,000 (06-07-05)

**Area Dev:** North Tarrant Pkwy is being widened at no cost to developers by 2010. Area development is Kroger anchored center; Lowe's, CVS, etc.

**Price:** \$550,000

### CONTACT

**C.B. Team or Bill Ellis**

Ellis & Tinsley, Inc.

**817.737.5000**

cteam@ellis-tinsley.com or bellis@ellis-tinsley.com

### DEMOGRAPHICS

	2007	1 mile	3 Mile	5 Mile
Population		12,365	90,740	228,591
2012 Est. Pop.		13,230	101,258	259,918
HH Inc.		\$131,379	\$111,266	\$103,105

The information furnished in this package is from sources deemed reliable, but is not guaranteed by Ellis & Tinsley, Inc., and is subject to change in price, correction, errors, and omissions, prior sale or withdrawal without notice. Ellis & Tinsley, Inc. has not inspected or investigated this property for potential environmental problems.

N. Tarrant and Rufe Snow  
841 N Tarrant Pkwy  
Keller, TX 76248

# Site Map

Prepared by C.B. Team  
March 17, 2008

Latitude: 32.899045  
Longitude: -97.236333

