

2131 RUFÉ SNOW

2131 RUFÉ SNOW, KELLER, TX 76248

PROPERTY SUMMARY



LOCATION DESCRIPTION

Nestled in the heart of Keller, 2131 Rufe Snow offers a strategic retail location within a dynamic and growing community. A myriad of shopping, dining, and entertainment options are within close reach, including the Keller Town Center and The Parks at Town Center. With a strong sense of community and an array of local events, prospective retailers can tap into a loyal customer base. The area also benefits from easy access to major highways, drawing both local and out-of-town visitors. From the scenic Bear Creek Park to the lively Keller Pointe recreational center, the surrounding area provides an inviting backdrop for retail or strip center tenants seeking to establish a prominent presence in this vibrant neighborhood.

PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Spacious interior for customized retail layouts
- Strategic location drawing steady visitor traffic

OFFERING SUMMARY

| | |
|------------------|----------------------------|
| Lease Rate: | Contact Broker for Pricing |
| Number of Units: | 4 |
| Available SF: | 1,190 - 2,960 SF |
| Building Size: | 8,160 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 4,861 | 41,822 | 106,417 |
| Total Population | 14,339 | 122,849 | 292,546 |
| Average HH Income | \$121,516 | \$120,025 | \$113,292 |

Presented By:

Legacy Commercial Property

847.904.9200

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ADDITIONAL PHOTOS



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209 Powell Place
Brentwood, TN 37027
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PLANS



LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|----------------------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 1,190 - 2,960 SF | Lease Rate: | Contact Broker for Pricing |

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|----------------|-------------|----------|------|----------------------------|-------------|
| 2131 Rufe Snow | Available | 1,190 SF | NNN | Contact Broker for Pricing | - |
| 2131 Rufe Snow | Vapor World | 1,190 SF | NNN | - | - |
| 2131 Rufe Snow | Available | 2,820 SF | NNN | Contact Broker for Pricing | - |
| 2131 Rufe Snow | Available | 2,960 SF | NNN | Contact Broker for Pricing | - |

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RETAILER MAP



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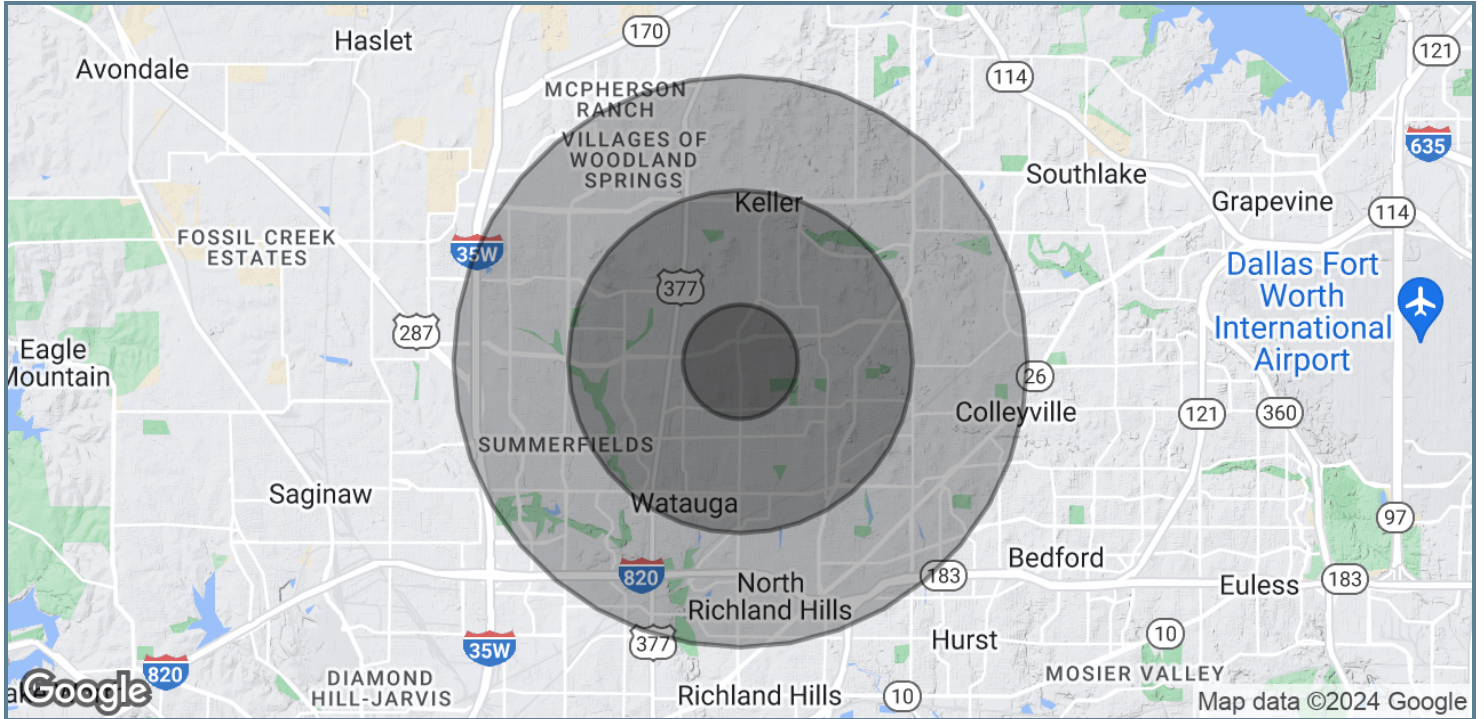
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 14,339 | 122,849 | 292,546 |
| Average Age | 39.6 | 37.6 | 38.1 |
| Average Age (Male) | 39.1 | 36.7 | 36.7 |
| Average Age (Female) | 40.3 | 38.4 | 38.7 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 4,861 | 41,822 | 106,417 |
| # of Persons per HH | 2.9 | 2.9 | 2.7 |
| Average HH Income | \$121,516 | \$120,025 | \$113,292 |
| Average House Value | \$260,734 | \$265,973 | \$280,545 |

2020 American Community Survey (ACS)

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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

