

# 2131 RUFÉ SNOW

2131 RUFÉ SNOW, KELLER, TX 76248

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has 2820 SF prime retail space available at 2131 RUFÉ SNOW in Keller, TX. This well-managed retail or office space has vet good visibility on the NE corner of Bursey Rd & Rufe Snow Dr with up to 2990 SF available for lease. ready for the next great business. The building is in a well-established area with great on-site parking, over 40 spaces. The 8,160 SF building is located near the heart of the Keller business district and is ready for its next generation of retail. This property is a well-known retail staple of the Keller community for years and offers landmark recognition & captivating signage. Give our Tarrant County commercial leasing agents a call at (847) 904-9200 to learn more about about leasing options. This is the perfect opportunity to grow your business' footprint on the NE corner of Bursey Rd & Rufe Snow Dr.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Negotiable
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

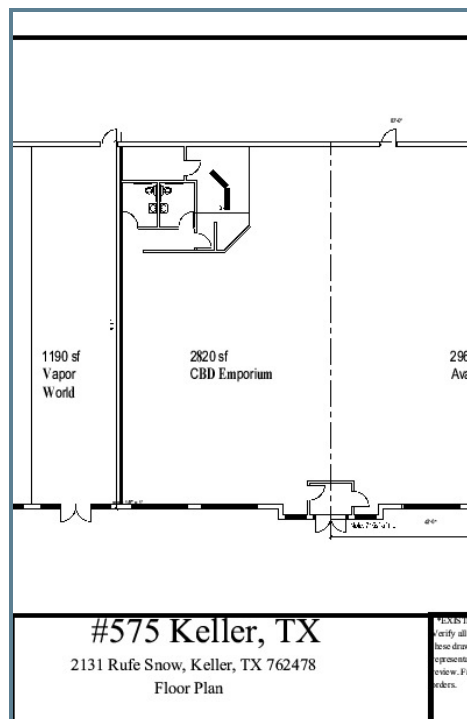
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## ADDITIONAL PHOTOS



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209 Powell Place  
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PLANS



## LEGEND

Available

Unavailable

## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,190 - 2,960 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2131 Rufe Snow	Available	1,190 SF	NNN	Negotiable	-
2131 Rufe Snow	Vapor World	1,190 SF	NNN	-	-
2131 Rufe Snow	Available	2,820 SF	NNN	Negotiable	-
2131 Rufe Snow	Available	2,960 SF	NNN	Negotiable	-

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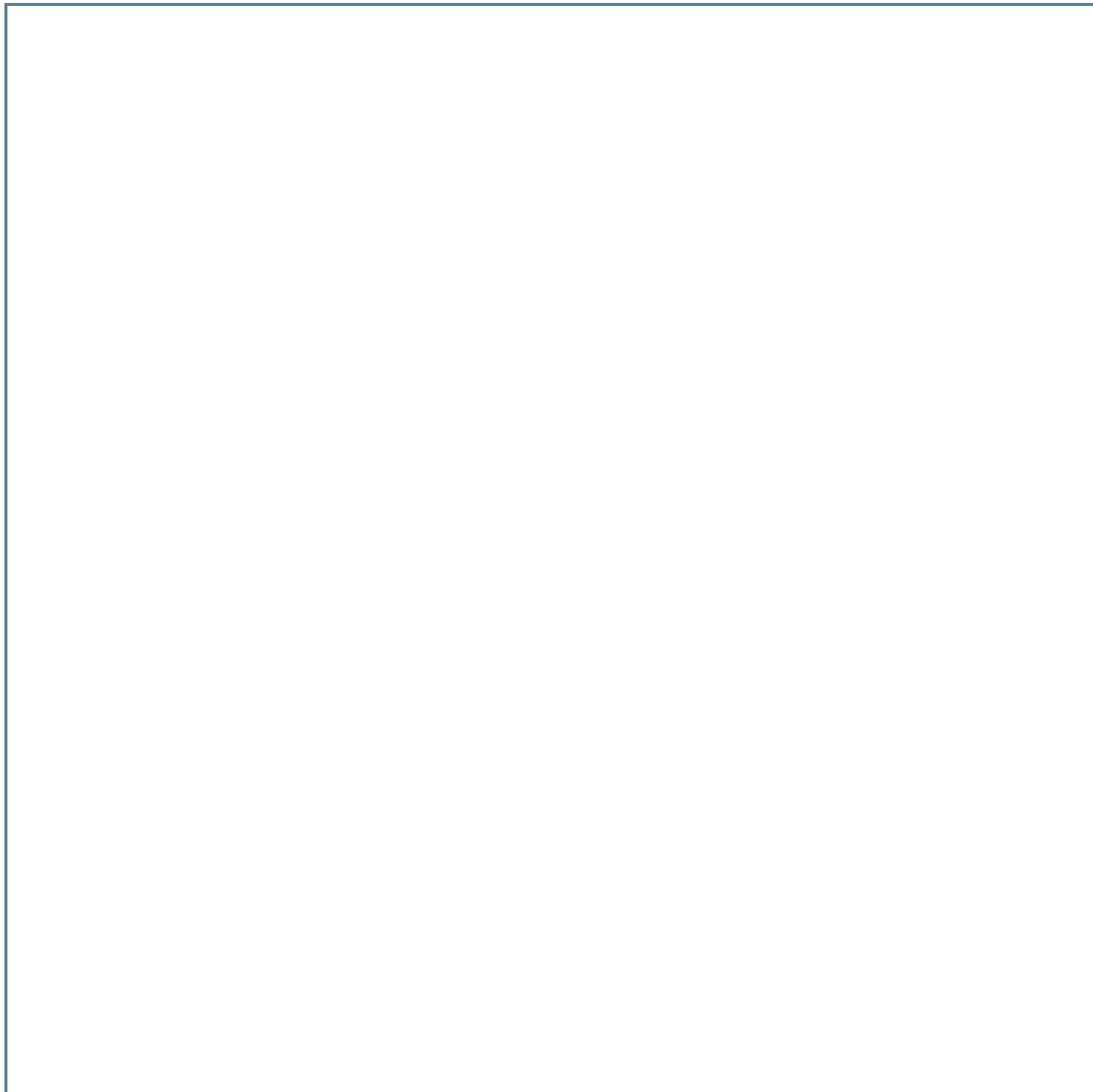
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RETAILER MAP



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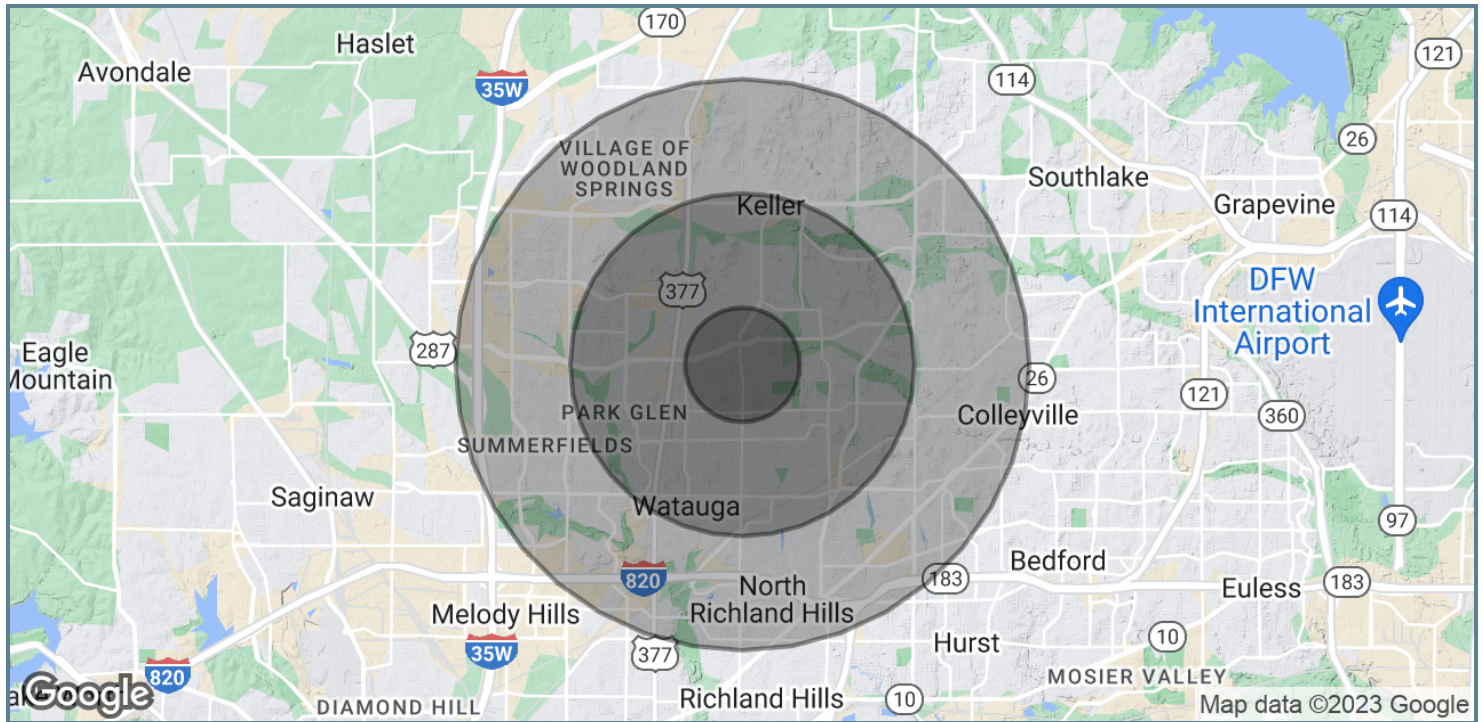
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## DEMOGRAPHICS MAP & REPORT



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

\* Demographic data derived from 2020 ACS - US Census

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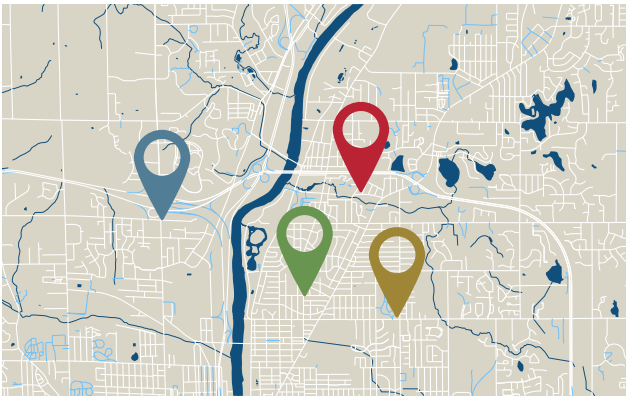
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# ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



## RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

## CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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**Chat With a Leasing Agent Today**

847-904-9200

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