

±11.79 ACRES FOR SALE

RUFE SNOW DRIVE & RAPP ROAD | KELLER, TEXAS



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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. TXTA00475 - 12.19.17



PROPERTY INFORMATION



LOCATION The property is located at the SEC of Rufe Snow Drive and Rapp Road with Shady Grove Road adjacent to the southern line of the property. This location is generally southwest of the Keller Town Center in the City of Keller, Tarrant County, Texas.

SIZE ±11.79 acres

PRICE Contact Broker

ZONING "R" - Retail

SCHOOLS Keller Independent School District; Shady Grove Elementary

TRAFFIC COUNTS

Street	Count Location	North	South	East	West	2014 Total
Rapp Rd	East of Rufe Snow			856	815	1,671
Rapp Rd	West of Rufe Snow			3,131	2,907	6,038
Rufe Snow	South of Rapp Rd	9,265	9,419			18,684
Rufe Snow	North of Rapp Rd	8,937	9,018			17,955

CITY OF KELLER Nestled comfortably in the heart of the Dallas- Fort Worth Metroplex, Keller has gained national attention by pairing big-city conveniences and amenities with small-town roots and an emphasis on quality of life.

Keller is blessed with a warm and welcoming atmosphere, an excellent school system, a wide variety of shopping and dining destinations, and award-winning city facilities and programs.

The distinct business districts, historic Old Town Keller and the urban Keller Town Center, are just two of our unique economic engines. And the citywide parks and trails system, anchored by Big Bear Creek, offers recreation and mobility among the city's recreation and aquatics center, The Keller Pointe, and multiple sports facilities. The Keller Public Library offers more than 80,000 in materials and a slew of online resources, and next door, the Keller Senior Activities Center brings senior citizens together for stimulating activities, emphasizing health and fellowship.

Keller has been named to CNN/Money Magazine's biennial listing of "Top 100 Places to Live — America's Best Small Towns" three times since 2007, including taking seventh place in 2009. And recent awards have included a spot in D Magazine's "Top 20 Dallas-Fort Worth Metroplex Suburbs," mentions in Fort Worth, Texas Magazine's "Best Places to Live" lists, recognition as an "Emerging Art Town" by Southwest Art Magazine, certification as a Scenic City by the Scenic Texas organization, and third place among the "Top 10 Most Notable High-Growth Areas in the Country," according to the Gadberry Group.

INCOME & HOUSING

Average household income:	\$145,949
Average household networth:	\$778,422
Average home value:	\$300,593

TAX INFORMATION

City of Keller Property Tax Rate	\$.43469 per \$100
Total Effective Property Tax Rate	\$2.616087 per \$100
Sales Tax Rate:	8.25%; State: 6.25%; Local: 2.0%

**Best Cities
in America to
raise a family**

ZOOMtens

**Top 10
Safest Places
in Texas**

Movoto

**Top 10
Neighborhoods
Overall**

The Dallas Morning
News

**Best Places for
Young Families
in Texas**

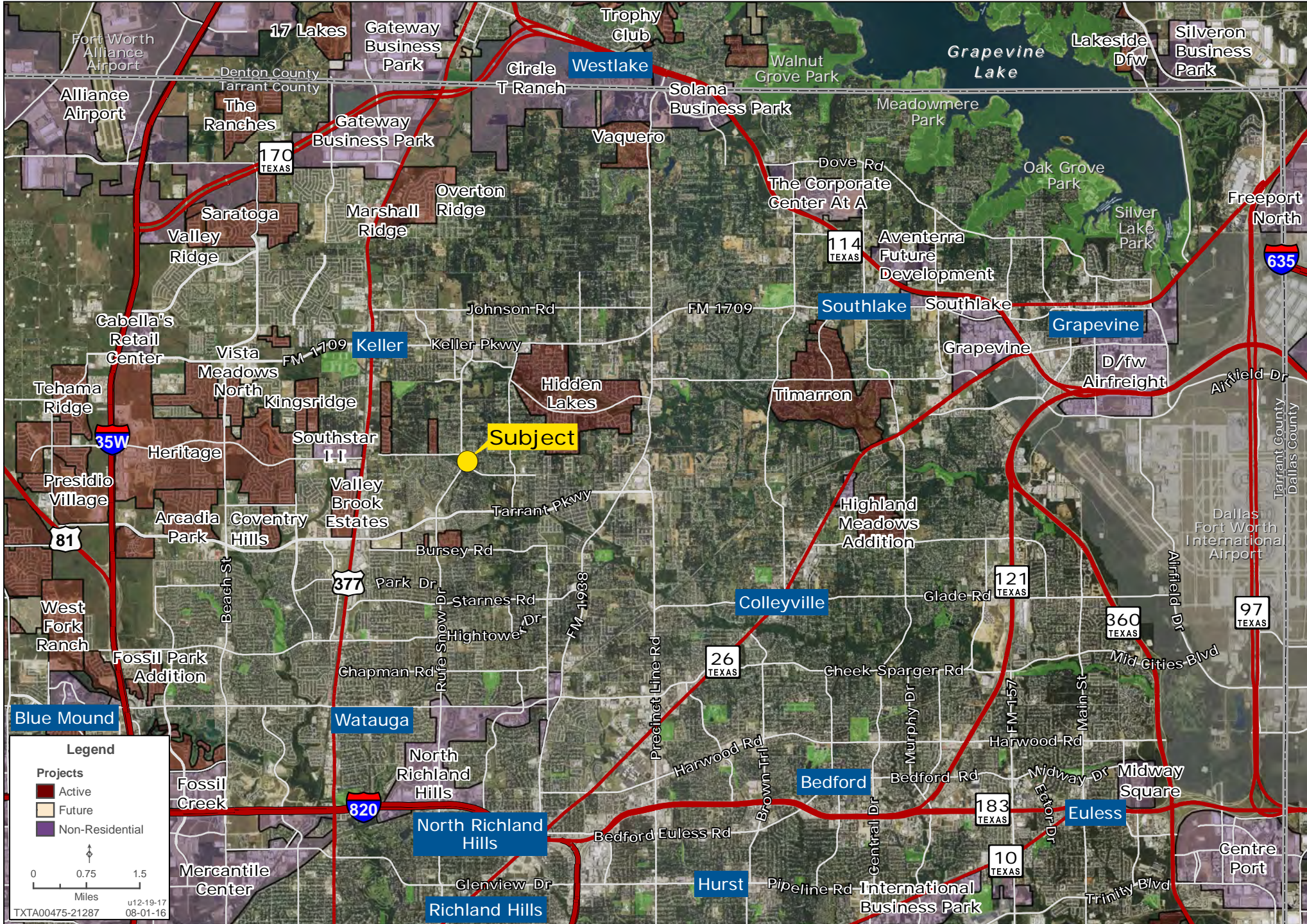
Nerd Wallet

**Best
Suburbs**

D Magazine

SURROUNDING DEVELOPMENT MAP

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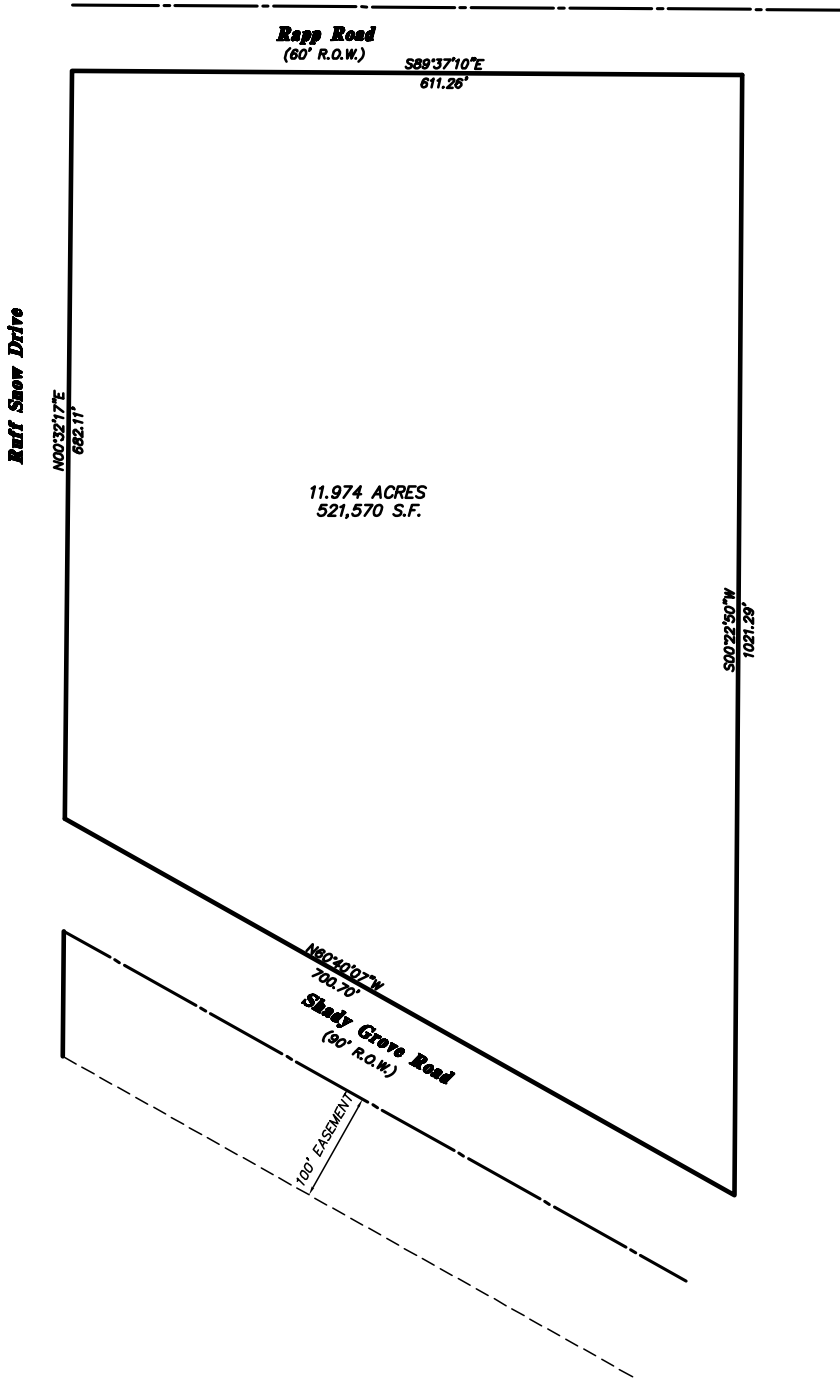


PROPERTY DETAIL MAP

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PROPERTY SURVEY





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.

Texas Land Advisors, LLC	480619		214-550-1550
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Landry Burdine	471674	lburdine@landadvisors.com	214-550-1550
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Austin T. Reilly	591133	areilly@landadvisors.com	214-550-1550
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

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