



SALE

Rufe Snow Office/Medical Condo

1801 RUFÉ SNOW DRIVE

Keller, TX 76248

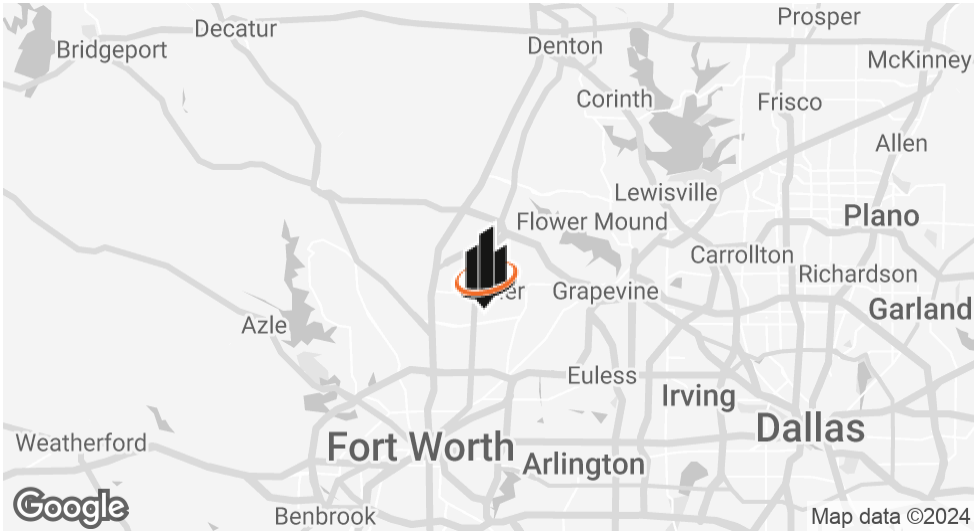
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$345.00 / SF
PROPERTY TYPE:	Office/Medical Condo
CONDO SIZE:	13,462 SF
CONDO SIZES:	1,435 SF - 3,897 SF
NUMBER OF UNITS AVAILABLE:	7
MARKET:	Fort Worth
ZONING:	Commercial

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PROPERTY DESCRIPTION

This stunning Office/Medical business property presents an attractive opportunity for business owners to own their own condo. The seven condos range in size from 1,435 SF - 3,897 SF. Situated in the heart of Keller, Texas, they are located at a prime spot on Rufe Snow Drive and North Tarrant, providing great visibility. Additionally, it is in close proximity to various dining and entertainment establishments, making it an ideal choice for professionals.

PROPERTY HIGHLIGHTS

- Room for 7 Small Businesses - Retail, Office, or Medical
- Shell Condition
- Great Landscape
- Beautiful Building Built in 2022
- 3 Phase Electrical
- Great Road Visibility

ADDITIONAL PHOTOS

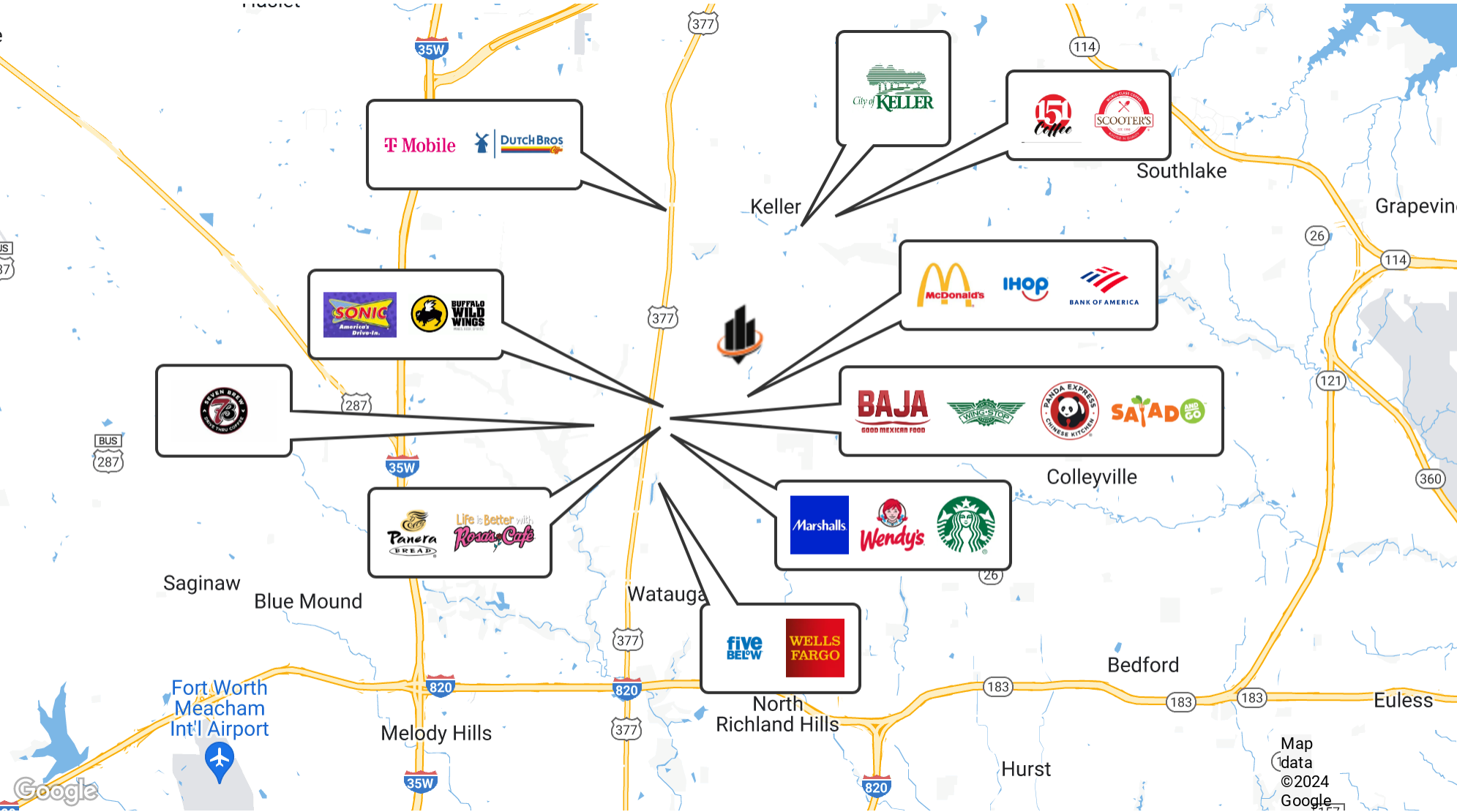


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RETAILER MAP



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ADVISOR BIO



MATT MATTHEWS, MBA, CCIM

Managing Director

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PROFESSIONAL BACKGROUND

Matt Matthews is the Managing Director for SVN Trinity Advisors - Matthews Group at the Keller, Texas office. Matt has created market expansion for the team primarily through Office and Land acquisitions and dispositions. He is focused on guiding local investors and business owners through the real estate process while building and maintaining their portfolios. Matt grew up in Northeast Tarrant County and now lives in Keller with his wife, Cassie, and their four wonderful children. They enjoy most anything outdoors, anything Baylor, and making an impact within their church and local community.

EDUCATION

Baylor University, B.A
St. Edward’s University, M.B.A. (Finance)
CCIM (North Texas Chapter)

MEMBERSHIPS

Board Member, Keller Economic Development
Board of Directors, Keller Chamber of Commerce
Past President, Rotary Club of Golden Triangle
Masonic Lodge of Keller

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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

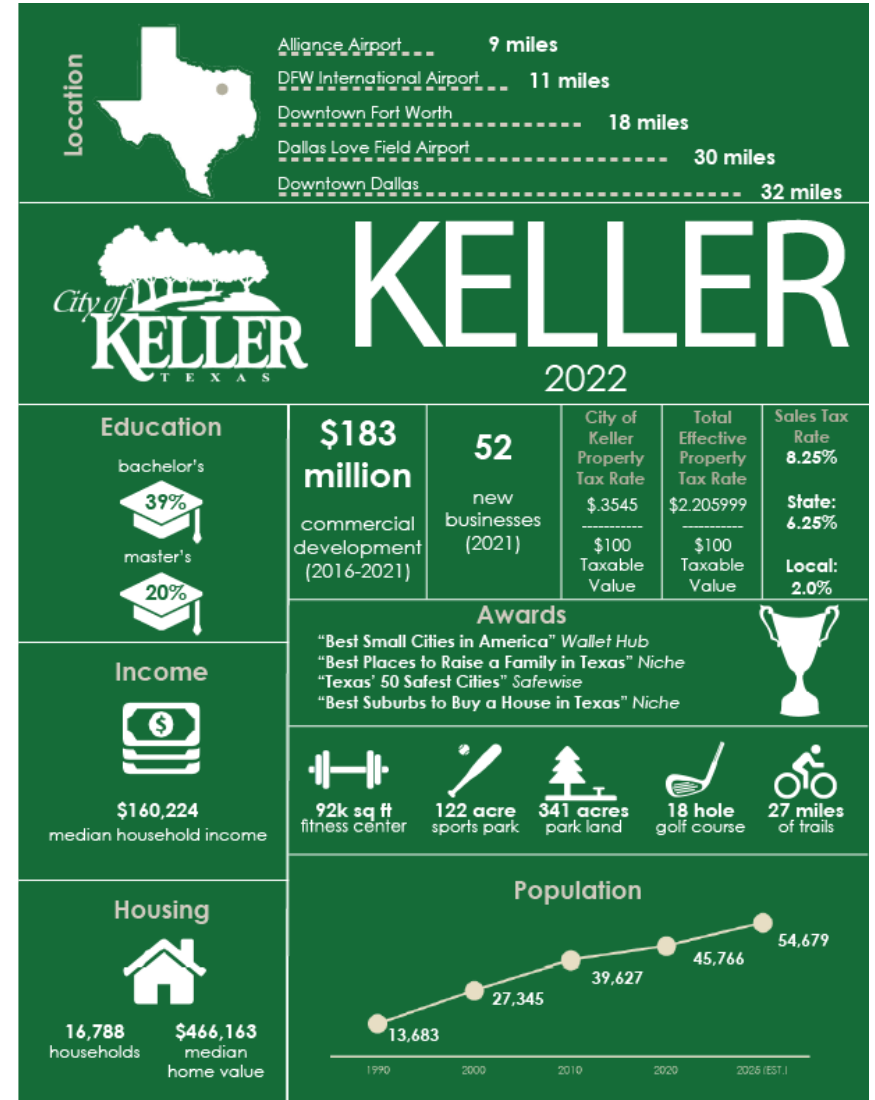
TOTAL POPULATION	877	3,555	12,449
AVERAGE AGE	39.9	38.3	40.0
AVERAGE AGE (MALE)	41.6	39.8	40.0
AVERAGE AGE (FEMALE)	37.8	36.0	39.4

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	280	1,117	4,111
# OF PERSONS PER HH	3.1	3.2	3.0
AVERAGE HH INCOME	\$157,268	\$152,486	\$152,203
AVERAGE HOUSE VALUE	\$350,965	\$339,926	\$324,385

2020 American Community Survey (ACS)



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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.

11-2-2015



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.

DFW Trinity Advisors, LLC	9004520	sfithian@visionsrealty.com	817-288-5525
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date