



## TOWN CENTER LOT ON RUFÉ SNOW

407 Pate Orr Rd S  
Keller, TX 76248

FOR SALE  
**\$655,000**

AVAILABLE:  
**1.07 ACRES**

1.07 Acre lot ready for development, the property can front on Rufe Snow directly across from the very active “Keller Pointe” community center which receives almost 300,000 visitors each year. Located minutes from Keller Town Center and Old Town Keller, this property is surrounded by national and local retail and professional business offices. Rufe Snow is a major connector between Keller and North Richland Hills.

## FEATURES

**Lot Size:**

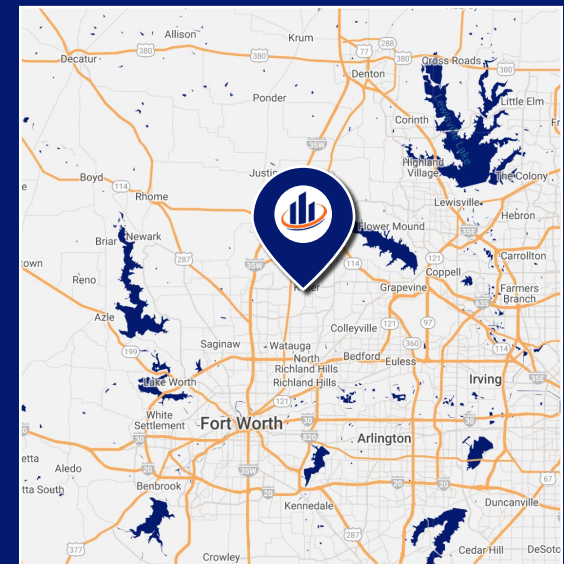
1.07 Acres

**Zoning:**

Commercial TC  
(Town Center)

## HIGHLIGHTS

- » Prime Lot fronting Rufe Snow & Pate Orr
- » Traffic count on Rufe Snow & Keller Parkway is over 40,000 VPD
- » Minutes from Keller Town Center & Old Town Keller





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**407 S. PATE ORR ROAD**  
45' ASPHALT

(N63°)  
FND. CAPPED IP  
WOOD FENCE  
POWER POLE  
FND. CAPPED IP (DOWNY)

N01°27'26"W 93.64  
25' B.L.

CHAINLINK FENCE

GRAVEL DRIVE

METAL BUILDING (ON CONC.)

FRAME RESIDENCES

COUNTY CLERKS  
NO. D210287858  
D.R.T.C.T.  
1.091 ACRES

P. ALLEN SURVEY  
ABSTRACT NO. 28

30' DRAINAGE ESMT.

(BEARING CONTROL LINE)  
N87°14'23"E 428.61

25' DRAINAGE ESMT.

POINT OF BEGINNING

RUFÉ SNOW DRIVE

L=122.11  
R=1070.00  
LC=122.04  
CD=S04°11'20"W

APPROXIMATE LOCATION  
100 YR. FLOODPLAIN  
PER FEMA MAP

ZONE X500 YR.

ZONE AE

IRON FENCE

FND. CAPPED IP (2437)

BOUNDARY LINE AGREEMENT  
CC NO. D212157641  
D.R.T.C.T.

10' B.L.

BRICK WALL

5' UTILITY ESMT.

S86°32'22"W 317.29

314.03

10' B.L.

N00°42'59"W 86.99

5' UTILITY ESMT.

CHAINLINK FENCE

FND. 1/2" IP

5' UTILITY ESMT.

N89°20'25"W 98.06

10' B.L.

20' DRAINAGE ESMT.

LOT 2, BLOCK A  
PRIMROSE-KELLER ADDITION  
CAB. A, SLIDE 2950  
P.R.T.C.T.

LOT 1, BLOCK A  
PRIMROSE-KELLER ADDITION  
CAB. A, SLIDE 2950  
P.R.T.C.T.

40' B.L.

S00°53'33"W 61.50

FND. 1/2" IP

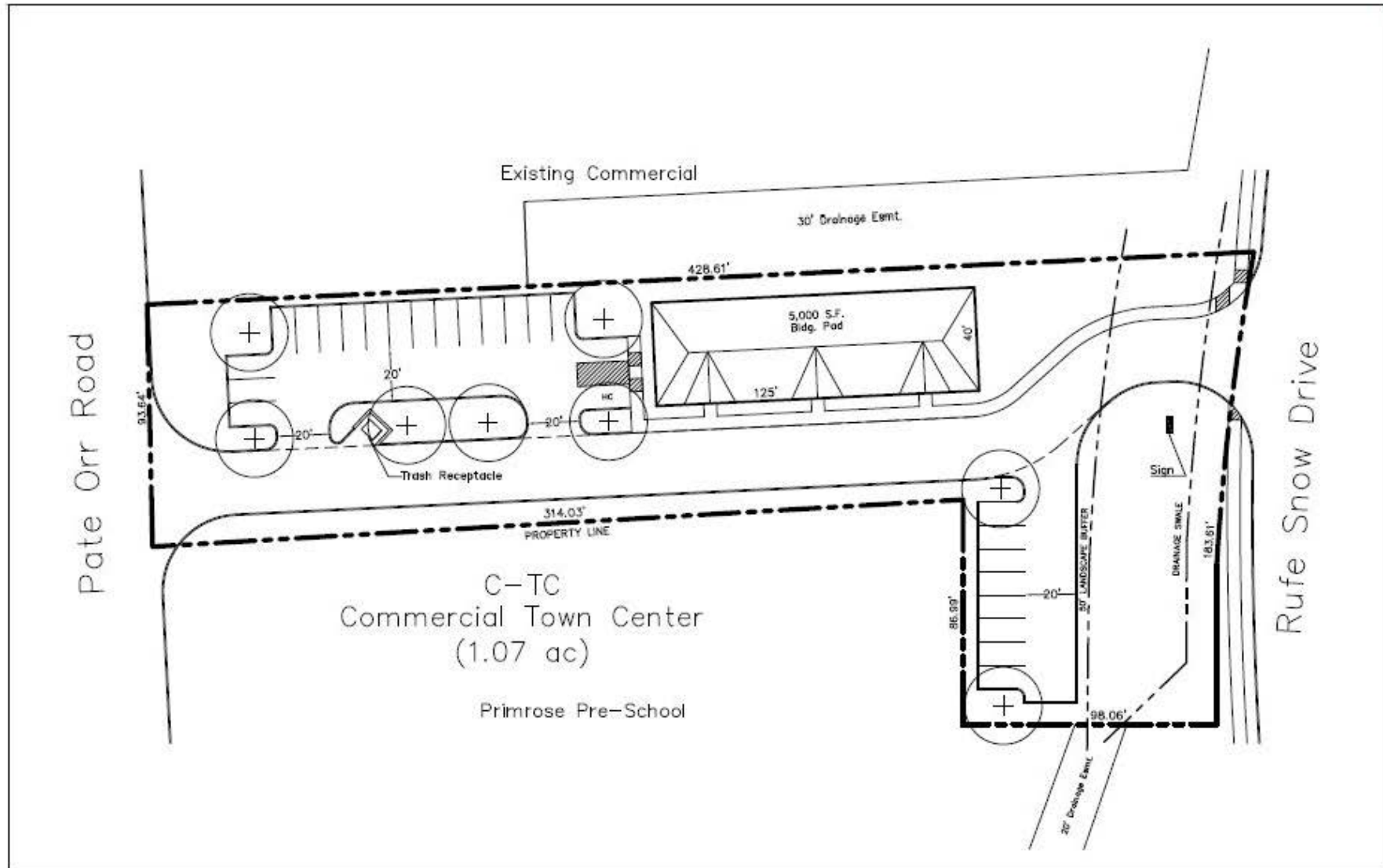
WOOD FENCE

23.9

25.6

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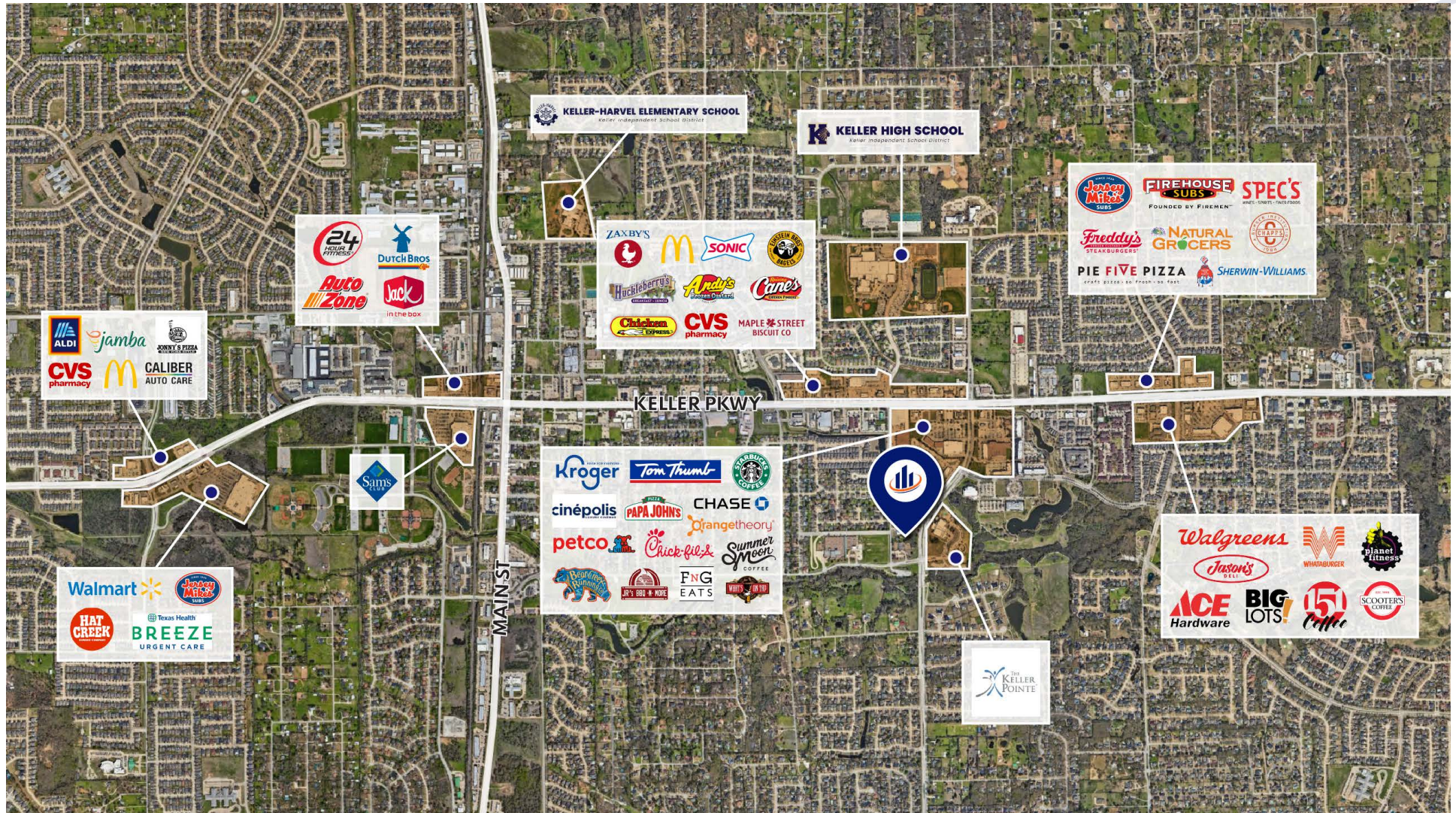
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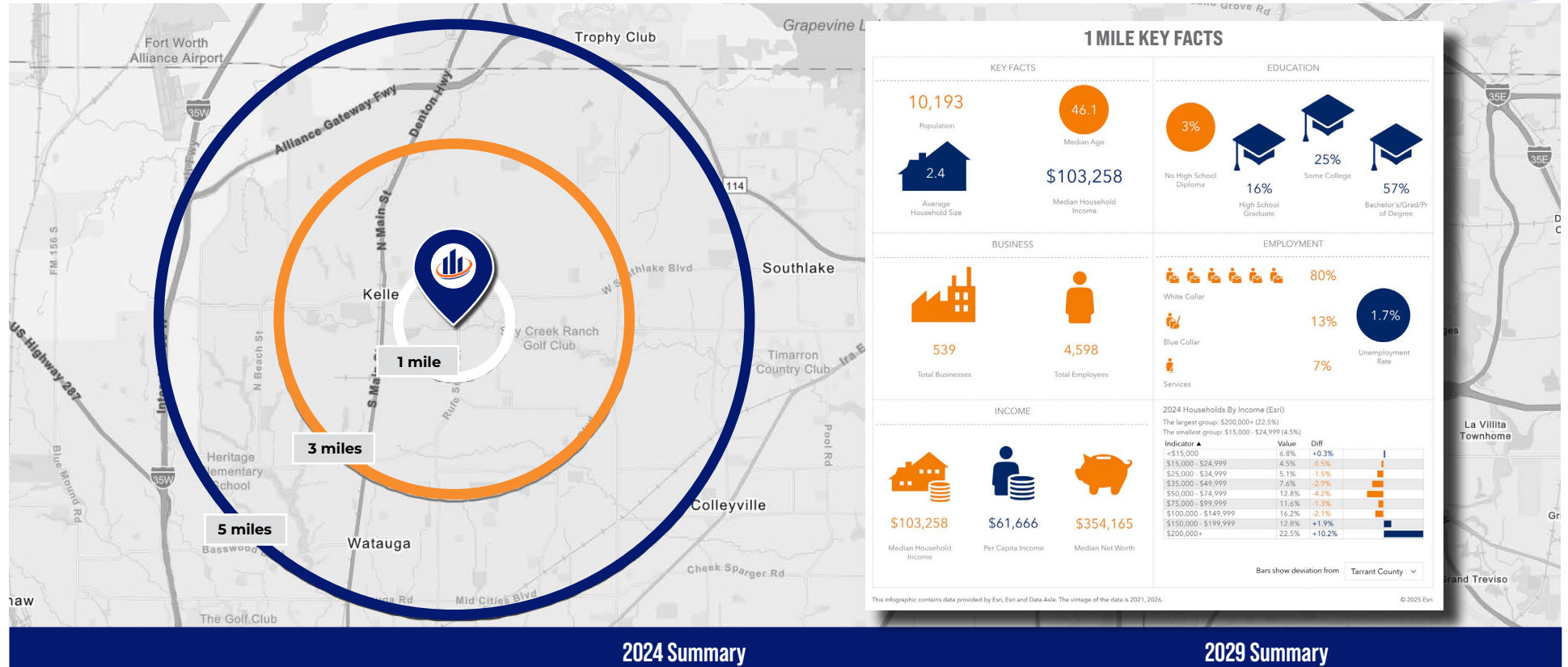


This 1.07-acre lot offers a prime development opportunity with frontage on Rufe Snow Drive, directly across from the high-traffic Keller Pointe community center. Minutes from Keller Town Center and Old Town Keller, the site is surrounded by retail, offices, and major businesses, with strong visibility and connectivity between Keller and North Richland Hills.



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	2024 Summary			2029 Summary		
	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	10,193	89,176	243,276	10,049	89,325	244,037
Households	4,268	29,897	82,526	4,235	30,143	83,540
Families	2,757	24,147	65,139	2,696	24,205	65,319
Average Household Size	2.38	2.97	2.94	2.36	2.95	2.91
Owner Occupied Housing Units	2,518	23,457	62,513	2,581	23,898	63,601
Renter Occupied Housing Units	1,750	6,440	20,013	1,655	6,245	19,939
Median Age	46.1	40.6	38.5	46.9	40.9	39.1
Median Household Income	\$103,258	\$149,178	\$122,648	\$115,943	\$162,717	\$139,182
Average Household Income	\$149,304	\$187,653	\$165,279	\$166,675	\$209,637	\$184,739



## 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.

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date