

For Lease and Sale

Now Available for retail:
10,000± square feet

Rents:
\$19.00 p.s.f.

NNN:
Estimated @ \$4.00

FINISHOUT:
\$15.00 per sq. ft.

Traffic Counts '03 City of Keller :
Rufe Snow 14,873 vpd
N Tarrant 10,818 vpd

Demographics (2003):
3 mile 5 mile
Population: 82,740 184,827
HH Income: \$84,157 \$81,516

Building Depth:
70 feet



For further information contact:

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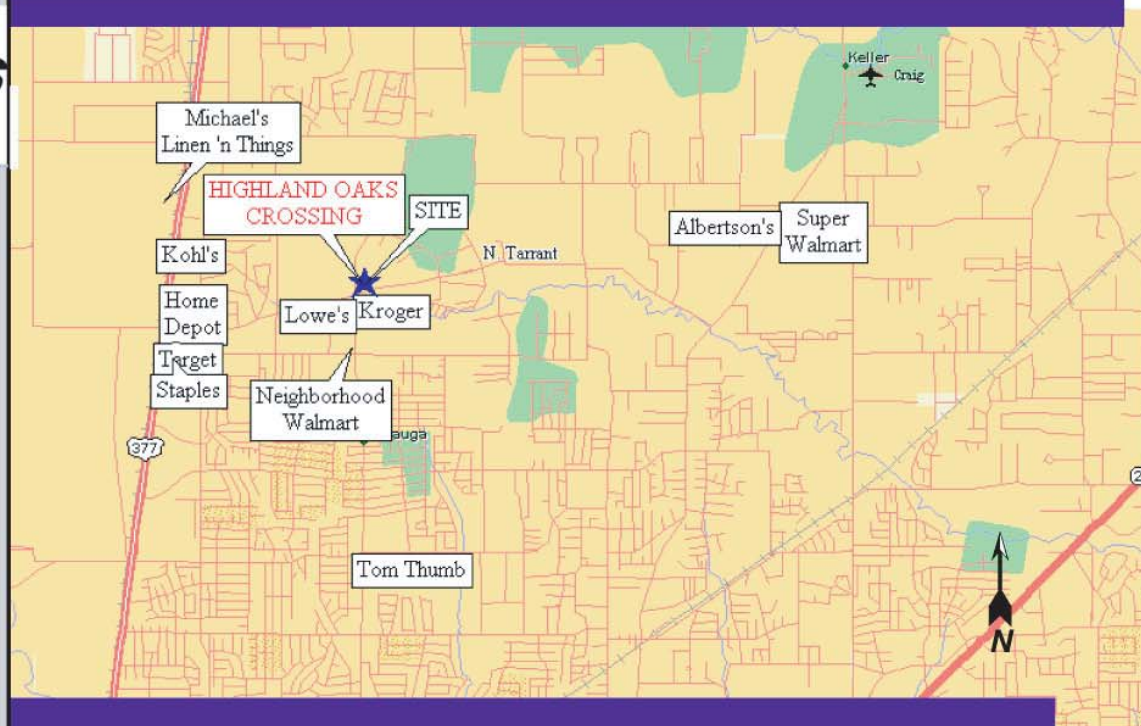
CVS Pharmacy Anchored

Highland Oaks Crossing

Northeast quadrant of North Tarrant Pkwy. & Rufe Snow
Keller, Texas

Site Plan approved by the City of Keller PAD SITES AVAILABLE

- * Parcel 2 1.872± acres **SOLD**
- * Parcel 3 1.478± acres
- * Parcel 4 1.47± acres (Bank)
- * Parcel 5 1.13± acres
- * Parcel 7 5.97± acres (Designed for office)



Highland Oaks
NEQ N. Tarrant Pkwy. @ Rufe Snow
Keller, Texas

CVS Pharmacy	1.872± acres	SOLD	CVS Pharmacy	1.478± acres	\$ 7.50 psf	\$ 482,863
	1.47± acres <td></td> <td></td> <td>1.13± acres <td>\$ 10.50 psf <td>\$ 675,000</td> </td></td>			1.13± acres <td>\$ 10.50 psf <td>\$ 675,000</td> </td>	\$ 10.50 psf <td>\$ 675,000</td>	\$ 675,000
	5.97± acres <td></td> <td></td> <td> <td>\$ 6.00 psf <td>\$ 295,000</td> </td></td>			<td>\$ 6.00 psf <td>\$ 295,000</td> </td>	\$ 6.00 psf <td>\$ 295,000</td>	\$ 295,000
				<td>\$ 4.00 psf <td>\$ 1,040,212</td> </td>	\$ 4.00 psf <td>\$ 1,040,212</td>	\$ 1,040,212

LOT	SF	ACRE	BUILDING	LANDSCAPE	LANDSCAPE	LANDSCAPE
			CONTRIBUTOR	AREA	CONTRIBUTOR	CONTRIBUTOR
1	10,000	0.23	10,000	10,000	10,000	10,000
2	10,000	0.23	10,000	10,000	10,000	10,000
3	10,000	0.23	10,000	10,000	10,000	10,000
4	10,000	0.23	10,000	10,000	10,000	10,000
5	10,000	0.23	10,000	10,000	10,000	10,000
6	10,000	0.23	10,000	10,000	10,000	10,000
7	10,000	0.23	10,000	10,000	10,000	10,000
TOTAL	70,000	1.61	70,000	70,000	70,000	70,000