

FOR SALE
300 N. Rufe Snow
Keller, TX



For Information

Don D. Phifer
817-427-9545 office
817-239-7100 cell
Phifer@LandDeals.com

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Property Information

300 N Rufe Snow
Keller, TX



LOCATION:

The property is located in Central Keller approximately 1,000 feet north of Keller Parkway at 300 N. Rufe Snow.

Zoning:

“O” Office

Site:

Approximately 1.522 ac.

Space:

13,297 Sq. Ft. (additional 2,687 Sq. Ft. Mechanical Mezzanine)

Parking:

5 spaces per 1,000 Sq. Ft.

Space Information:

The facility includes 6 medical pod, each containing:

- An Office
- 3 exam rooms
- A treatment room
- A support area that includes a chart area
- A workroom
- A toilet

Additionally, there is a space for a laboratory specimen collection, comprising 1,193 Sq. Ft. This area is self-contained and includes its own waiting room, break room, toilet, and is leased to Clinic Pathology Laboratory through October 31, 2027.

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Common Areas are available, including:

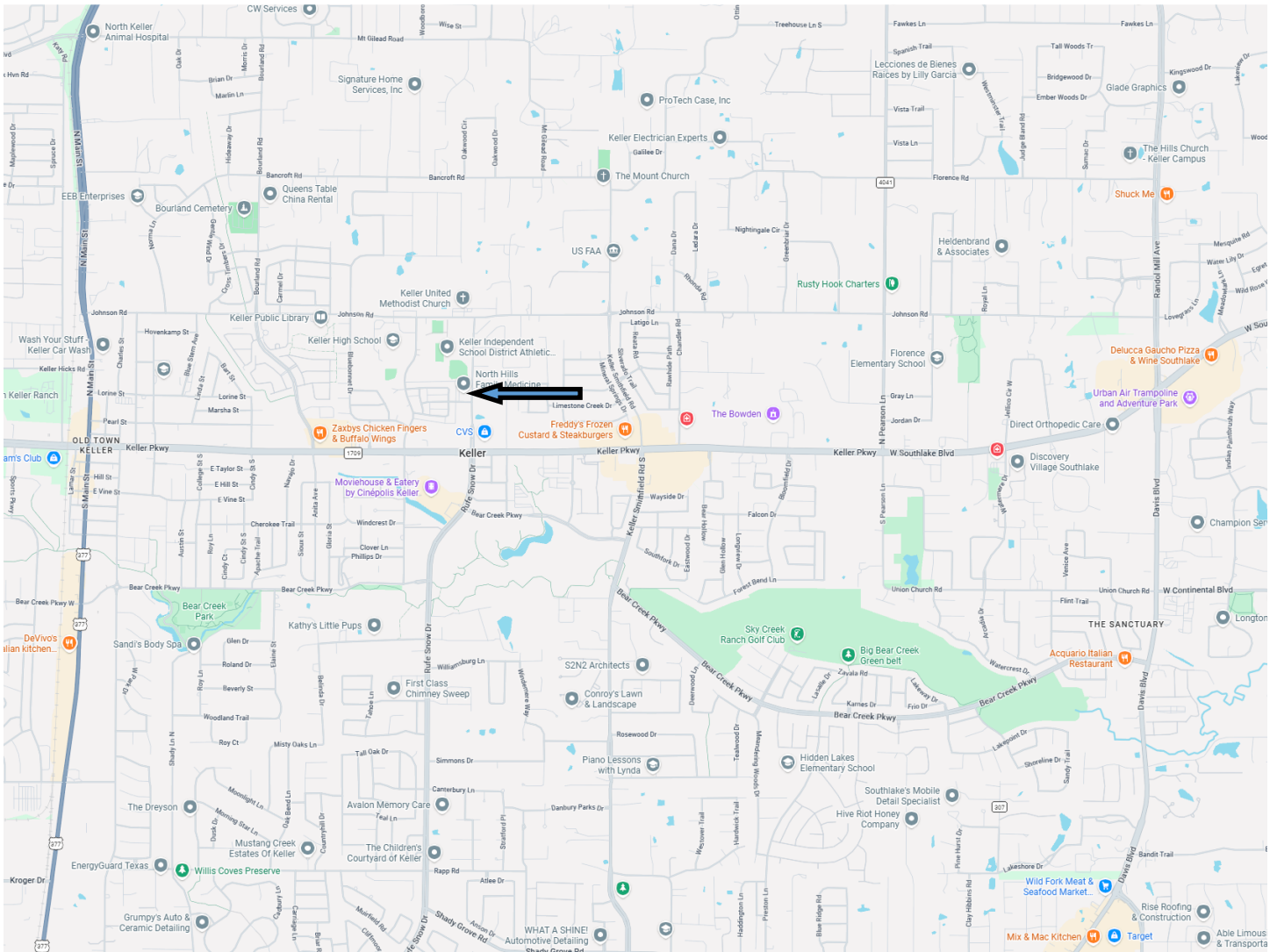
- An x-ray room with support area
- Conference room
- A break room
- Toilets
- Storage
- 2 offices
- Storage
- Common Reception Area and Waiting Room (can accommodate up to 80 guest)

Currently, the owner (North Hills Family Medicine) occupies, but is open to reducing to 2 or 3 pods to lease from the new owners. Additionally, there are 2 medical pods leased to a research company, with their lease up for renewal without an option to re-new.

The new owner can acquire and have 3 or 4 medical pods available for immediate use, as well as 2 existing tenants.

Map

300 N Rufe Snow Keller, TX



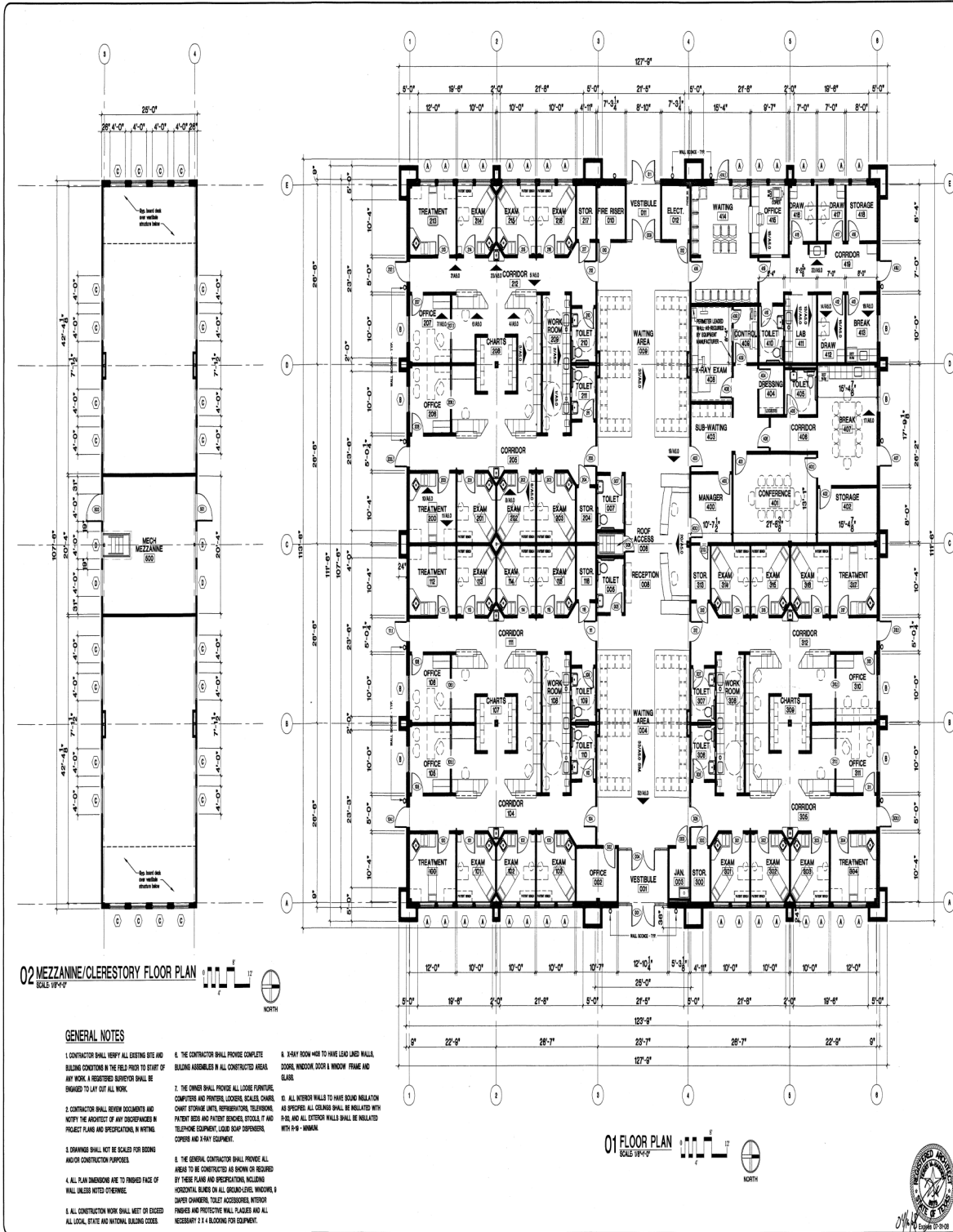
Aerial

300 N Rufe Snow
Keller, TX



FLOORPLAN

300 N Rufe Snow Keller, TX



02 MEZZANINE/CLERESTORY FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR TO START OF ANY WORK. A REGISTERED SUPERVISOR SHALL BE ENGAGED TO LAY OUT ALL WORK.
- CONTRACTOR SHALL REVIEW DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN PROJECT PLANS AND SPECIFICATIONS IN WRITING.
- DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS UNLESS INDICATED OTHERWISE.
- ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION WORK SHALL MEET OR EXCEED ALL LOCAL, STATE AND NATIONAL BUILDING CODES.
- THE CONTRACTOR SHALL PROVIDE COMPLETE BUILDING ASSEMBLIES IN ALL CONSTRUCTED AREAS.
- THE OWNER SHALL PROVIDE ALL LOOSE FURNITURE, COMPUTERS AND PRINTERS, LOCKERS, CHAIRS, CHART STORAGE UNITS, HORIZONTAL BLINDS, PATIENT BEDS AND PATIENT BENCHES, STRETCHERS, TELEPHONE EQUIPMENT, LOBBY BUMPERS, COFFERS AND X-RAY EQUIPMENT.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL AREAS TO BE CONSTRUCTED AS SHOWN OR REQUIRED BY THESE PLANS AND SPECIFICATIONS, INCLUDING HORIZONTAL BLINDS ON ALL OPENINGS, WINDOWS, DOORS AND SERVICE ENTRY ACCESSORIES, INTERIOR FINISHES AND PROTECTIVE WALL PLACES AND ALL NECESSARY 1" x 4" BLOTTING FOR EQUIPMENT.
- 4-RAY ROOM #408 TO HAVE LEAD LINED WALLS, DOORS, WINDOW, DOOR & WINDOW FRAME AND GLASS.
- ALL INTERIOR WALLS TO HAVE SOUND INSULATION AS SPECIFIED. ALL CEILING SHALL BE INSULATED WITH P-8. ALL EXTERIOR WALLS SHALL BE INSULATED WITH P-8 - MINIMUM.

Checked by: T. M. Harden
Designed by: T. M. Harden
Drawn by: T. M. Harden
Title: Architect
Firm: Philper & Associates
Project: 2007-800.01

TERRY M. HARDEN ARCHITECTS, INC.
A PROFESSIONAL SERVICES ORGANIZATION
FOURTH FLOOR, 1000 W. WYATT STREET
FORT WORTH, TEXAS 76102
TELEPHONE: 817-646-1484
FACSIMILE: 817-646-1485
EMAIL: TMHARDEN@PHILPER.COM

FLOOR PLAN

**A MEDICAL OFFICE BUILDING FOR
NORTH HILLS FAMILY PRACTICE
300 N. RUFÉ SNOW
KELLER, TEXAS 76248**

Project No:
2007-800.01
Sheet No:
A2.00

Interior Photographs

300 N Rufe Snow
Keller, TX



Interior Photographs

300 N Rufe Snow
Keller, TX



Exterior Photographs

300 N Rufe Snow
Keller, TX

