

FOR SALE

300 N. Rufe Snow
Keller, TX



For Information

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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 occupied by Clinic Pathology Laboratory a regional specimen collection center, comprising 1,193 Sq. Ft. This area is self-contained and includes its own entrance, waiting room, break room, toilet, and is leased through October 31, 2027.

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Common Areas are 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)

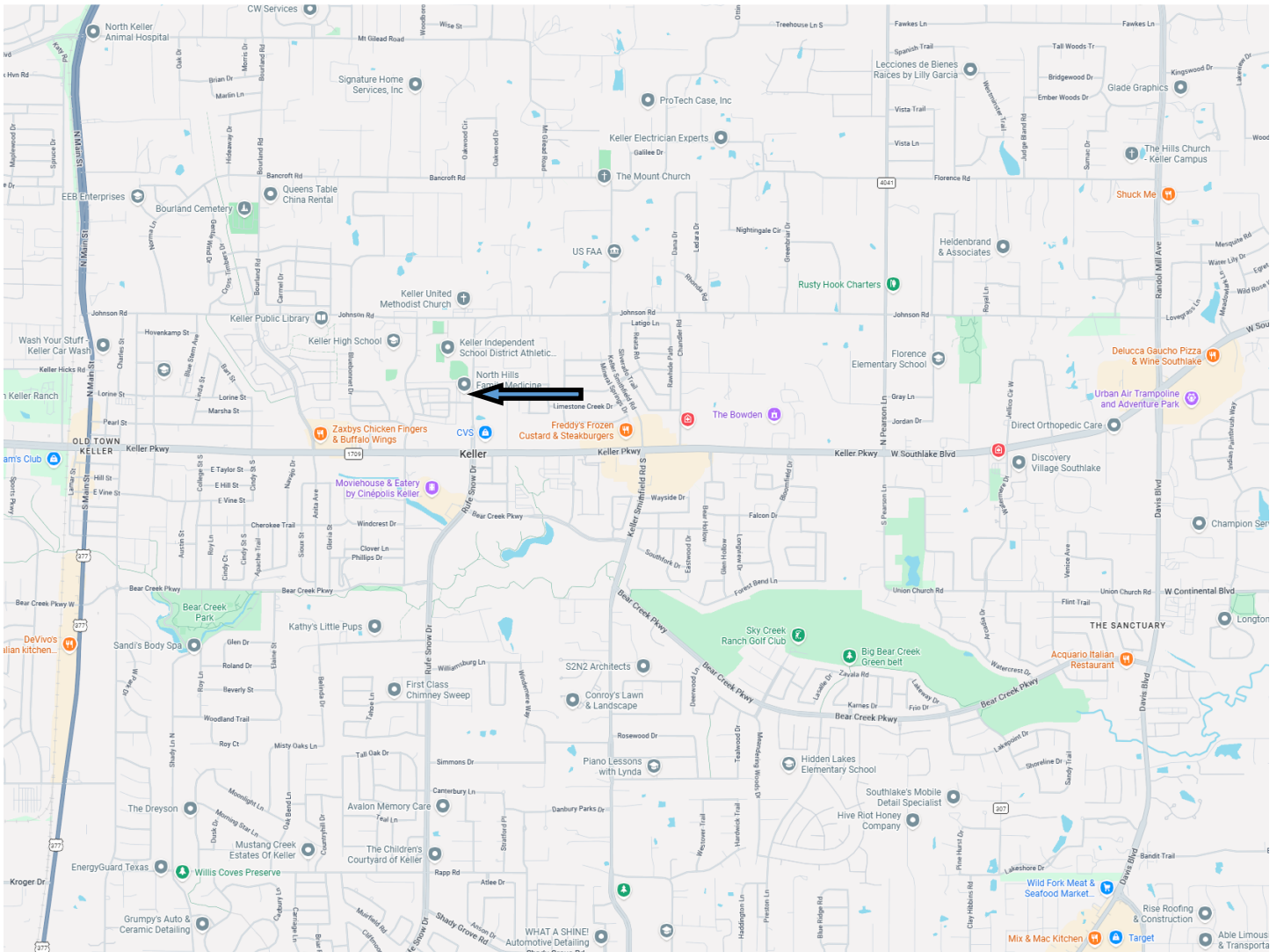
Currently, the owner (North Hills Family Medicine) occupies 4 of the of the medical pods and subleases 2 additional pods to Helios Clinical Research thru December 31, 2026.

Upon selling the property NHFM will execute a new market rate lease for the 4 pods they occupy and Helios will execute a direct lease with the new owners or can be replaced with another medical group.

Map

300 N Rufe Snow

Keller, TX

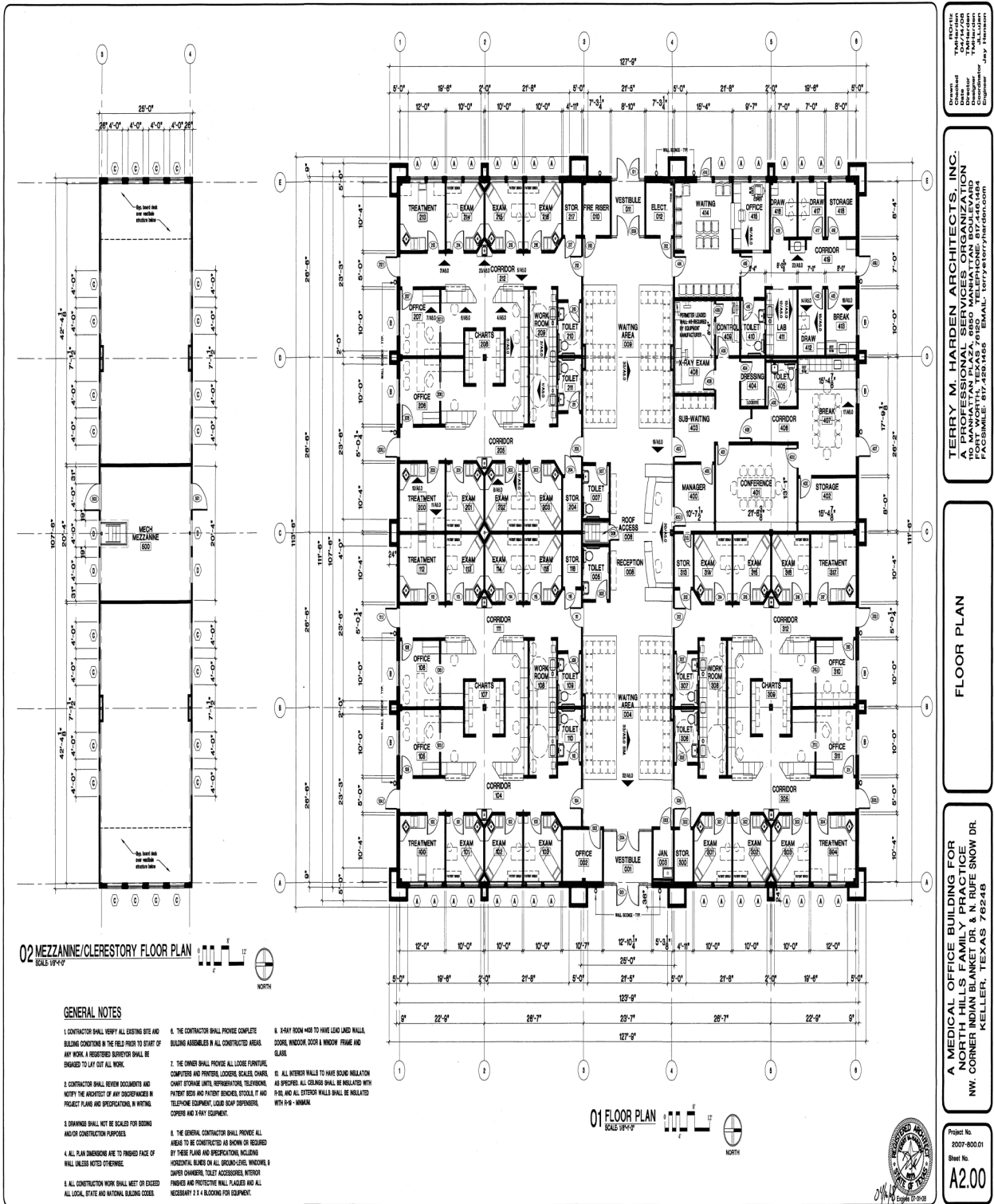


Aerial
300 N Rufe Snow
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FLOORPLAN

300 N Rufe Snow Keller, TX



Interior Photographs

300 N Rufe Snow
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Interior Photographs

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Exterior Photographs

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