LAND FOR SALE

501 Rufe Snow Dr | Keller, TX 76248 - **The Trailhead at Bear Creek**

Land
Investment Opportunity
Offering Memorandum

2.38 Acres Of Land | Median HH Income Within a 3 Mile Radius Exceeds $210,000 | Flexible Development Uses

MATTHEWS™

EXCLUSIVELY LISTED BY

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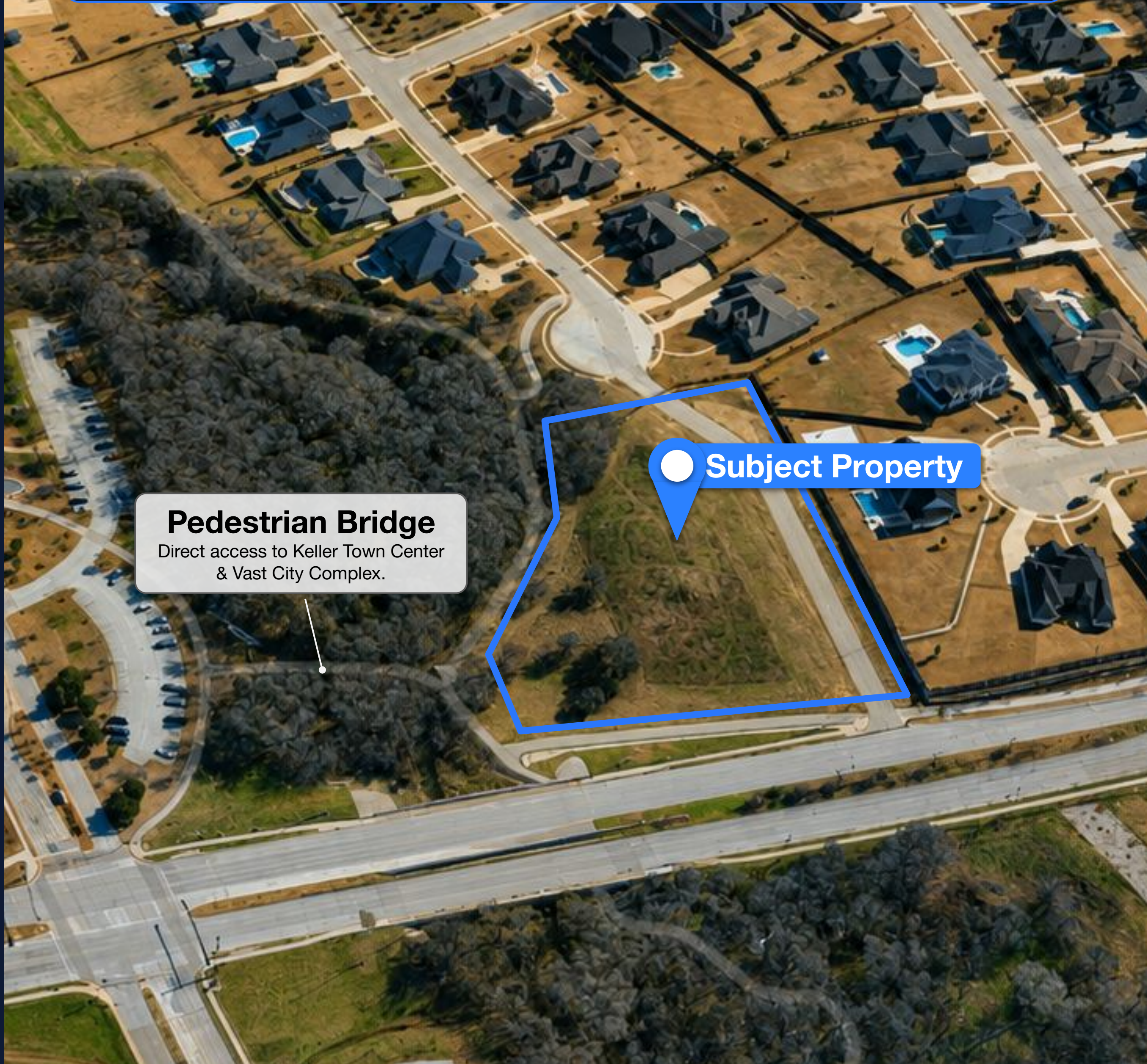


PROPERTY OVERVIEW

Executive Summary

Matthews is pleased to present the opportunity to purchase approximately 2.38 acres of raw land in Keller, ***one of the fastest growing residential and retail submarkets in the DFW Metroplex.*** The site sits on The Trailhead at Bear Creek, a hiking and biking trail system that draws significant foot traffic daily making it an excellent destination.

Located *at the North end of the property is a bridge that directly connects to the Vast City of Keller Complex and Keller Town Center.*

This site has a ***Planned Development*** zoned by the City of Keller for Casual Dining. Initial renderings allow for over 10,000 square feet of indoor dining space with an additional 6,200 square feet of outdoor seating and patio space (±16,200 Square Feet in Total).

Casual Dining - Development Rendering

Casual Dining - Development Rendering

INVESTMENT HIGHLIGHTS

Property Highlights

- **Land Overview:** The subject land is 2.3806 acres located on the corner of Rufe Snow Drive and Driscoll Place. Touching this site is the Bear Creek hike and bike trails, a major recreational amenity driving foot traffic to this area.

- **Prime Location:** This raw land is ideally configured for development, has close proximity to dense residential neighborhoods, and is located just south of the City of Keller's main government buildings including Town Hall and the Keller Police Department. A pedestrian bridge at the north end of the property provides direct access to Keller Town Center and the Vast City of Keller Complex. This site has close proximity to Keller Parkway, one of the main arteries in the neighborhood. Rufe Snow Drive has approximately 18,400 vehicles per day and Keller Parkway has approximately 39,042 vehicles per day.

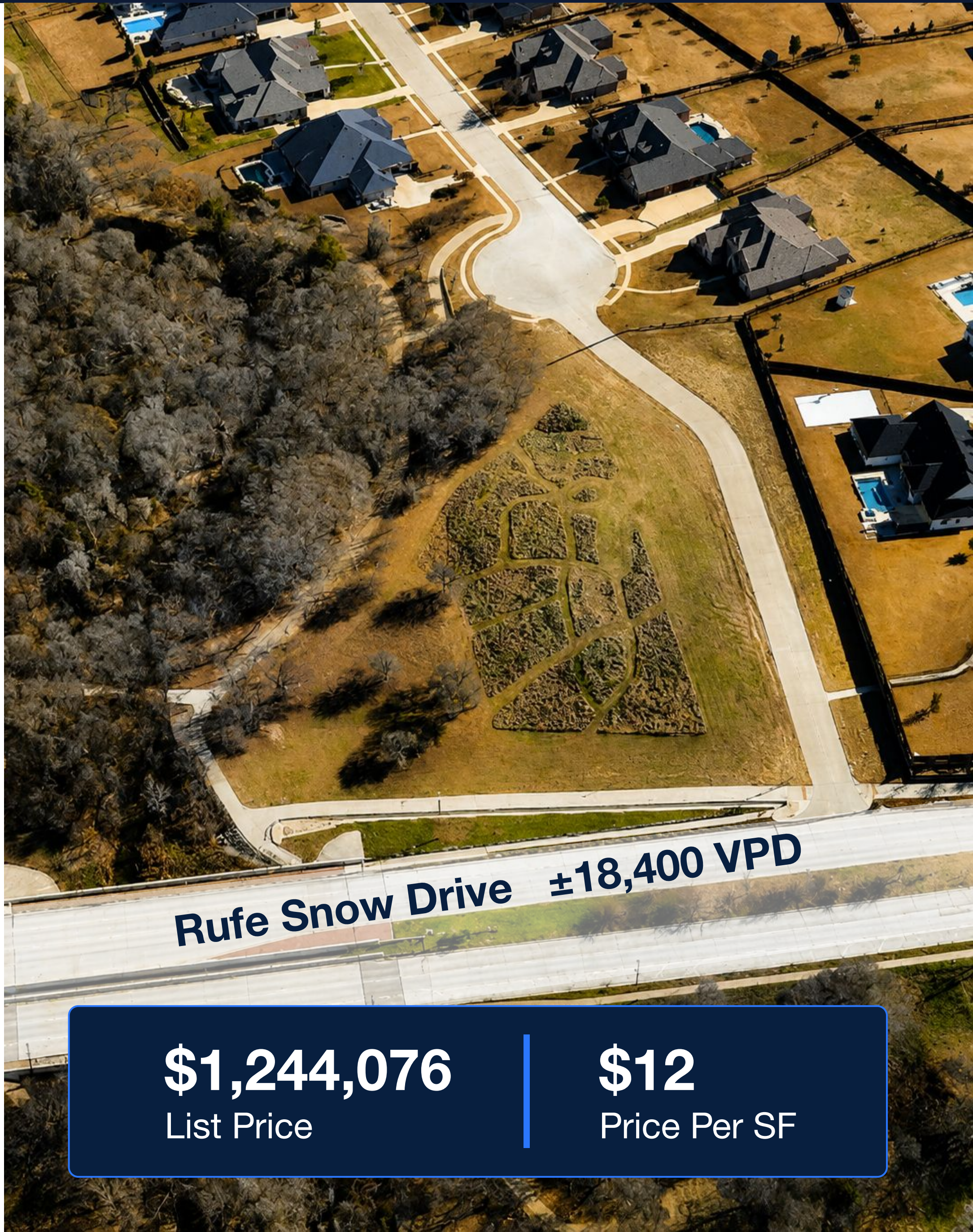
- **Flexible Development Uses:** While the land has a PD for casual dining, ownership is open to allowing a qualified purchaser to rezone this land for residential use, opening additional possibilities and economics to this opportunity.

- **Superior Demographics:** Within a 3-mile radius, the median household income is north of $210k.

- **Strong Visibility And Accessibility**: The property fronts Rufe Snow Dr (18,400 VPD) and is located just south from Keller Pkwy (39,042 VPD), providing exposure to both local and area-wide traffic corridors.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	9,267	88,937	242,997
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	3,829	30,564	84,258
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$169,208	$210,529	$192,571



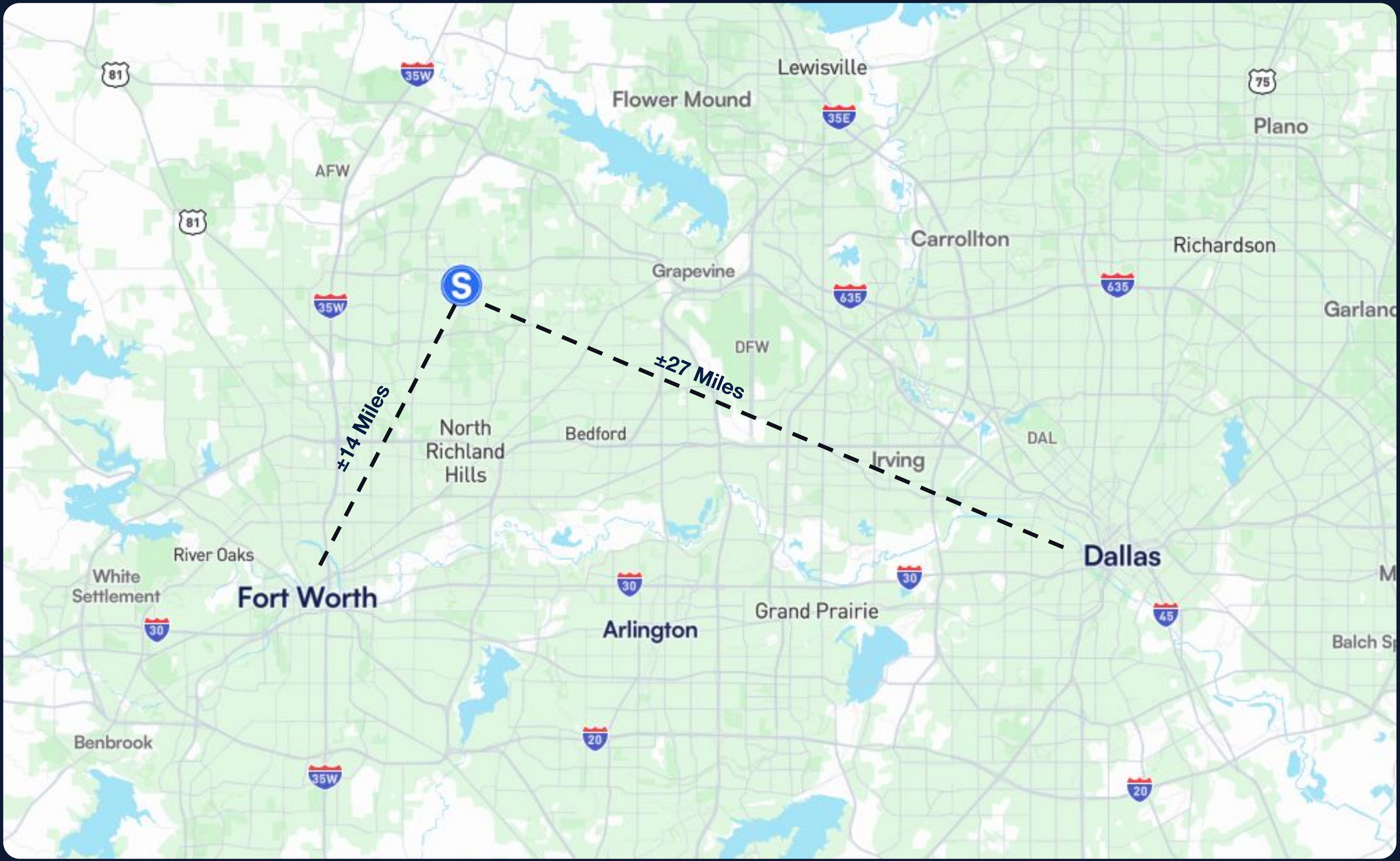
$1,244,076
List Price

$12
Price Per SF


N
Southlake Town Square | ±6.9 Miles Away
alo
TRADER JOE'S
SEPHORA
Hilton
VICTORIA'S SECRET
Apple Store
ATHLETA
BARNES&NOBLE
Hooky
Movies·Bowling·Food·Games
ANTHROPOLOGIE
FLOWER CHILD
HEALTHY FOOD FOR A HAPPY WORLD
Crate&Barrel
POSTINO
Davis Blvd ± 36,364 VPD
NATURAL GROCERS
Jason's deli
Freddy's
FROZEN CUSTARD & STEAKBURGERS
QDOBA
MEXICAN EATS
verizon
Jersey Mike's
SUBS
SHERWIN WILLIAMS.
SPEC'S
WINES·SPIRITS·FINER FOODS
Cheers to Savings!
PIE FIVE PIZZA
craft pizza · so fresh · so fast
Villages of Woodland Springs
±4,600 homes
Estimated labor force: ±8,000 workers
SPROUTS
FARMERS MARKET
Keller Pkwy ± 39,042 VPD
K-9 Pointe Dog Park
Park
Subject Property
sam's club
Walmart
Neighborhood Market
Walmart
Supercenter
Bear Creek Park & Trail System
Park
Keller City Hall & Municipal Complex
The Keller Pointe
±92,000 SF recreation and aquatic center with fitness facilities, pools, slides, camps, sports leagues, and over 1,000 annual programs and events.
Kroger
Distribution Center
±5,801 Employees
± 32,400 VPD
THE HOME DEPOT
SPROUTS
FARMERS MARKET
Michaels
KOHL'S
Rufe Snow Drive ± 18,400
Walmart
Supercenter
TARGET
Alliance Town Center | ±6.7 Miles Away
JCPenney
Kroger
ULTA BEAUTY
BJ's RESTAURANT BREWHOUSE
PETSMART
Chick-fil-A
BEST BUY
RACK ROOM SHOES
Total Wine & MORE
belk
Cheddar's SCRATCH KITCHEN
KIRKLAND'S
COLD STONE CREAMERY
377
± 29,394 VPD
N Tarrant Pkwy
LOWE'S
Kroger
The Grove by Graham Hart
±47 homes
Estimated labor force: ±120 workers
Walmart
Supercenter
TARGET
Staples
petco
Academy
SPORTS+OUTDOORS
Kroger
LA FITNESS
Chick-fil-A
Jersey Mike's
SUBS
WHATABURGER
Google Earth

MARKET OVERVIEW

501 Rufe Snow Dr
Keller, TX 76248



KELLER, TX

Market Demographics

46,000
Total Population

$210,000
Median HH Income

17%
Population Growth (Since 2010)

84%
Home Ownership Rate

Local Market Overview

Keller, Texas is one of the premier communities in the Dallas–Fort Worth metroplex, recognized for its ***strong population growth, high household incomes, and continued investment in residential and commercial development***. The city has consistently attracted families and professionals seeking a high-quality suburban environment, contributing to a stable and expanding housing market. Its affluent demographic profile and well-maintained infrastructure have helped position Keller as a desirable destination for both residents and businesses.

The local economy benefits from a diverse mix of professional services, healthcare, retail, and small business activity, creating a strong foundation for long-term growth. Ongoing development throughout the area includes new residential communities, retail centers, and mixed-use projects that continue to enhance the city's economic vitality. With thoughtful planning and sustained investment, ***Keller remains one of the most attractive and prosperous markets in North Texas, supporting continued growth while maintaining a strong sense of community.***

Development activity continues to be a key driver of Keller's success, with new commercial investments and residential projects regularly contributing to the city's expansion. Strategic infrastructure improvements, parks, and community amenities have further strengthened the area's appeal while supporting long-term economic growth. ***As the broader Dallas–Fort Worth region continues to expand, Keller is well positioned to benefit from increased business activity, population growth, and ongoing demand for high-quality housing and services.***

Dallas-Fort Worth, TX

Dallas-Fort Worth ranks among the nation's most dynamic retail investment markets, supported by a pro-business environment, diversified industry base, and sustained population and employment growth. With more than 8.5 million residents across 13 counties, the metro is the fourth largest in the U.S. and continues to lead in domestic migration. This scale and in-migration directly expand trade areas, deepen consumer demand, and support long-term retail occupancy and rent growth.

Source: U.S. Census Bureau, Visit Dallas, Texas Comptroller | **2025 Dataset**

8.5M+
Total Population

Top 3 Metros
in the U.S. for Annual Population Growth

No State Income Tax
Pro-Business Environment

Tourism with $10.9B in Economic Impact
with 27M+ Visitors Annually Supporting 60K+ Jobs (2024- 2025)



Demographics & Demand Drivers

Dallas-Fort Worth maintains one of the deepest and most diversified employment bases in the U.S., ranking among the Top 5 U.S. metros for total job growth in recent years. The region consistently outperforms the national average in employment expansion, supported by corporate relocations, capital markets investment, and sustained headquarters growth. Low business costs, central U.S. location, and a skilled workforce continue to attract national and global firms.

#1	4M+	50K+	>2%
U.S. Metro for Jobs Added	Total in Workforce	Jobs Added in 2025	Employment Growth vs 1% U.S. Average

24 **Fortune 500 Headquarters** Located in DFW

Source: U.S. Bureau of Labor Statistics, Texas Workforce Commission, U.S. Census Bureau | **2025 Dataset**

Workforce & Household Formation

22K+ New Households
Formed Annually Since 2019

180K+ Housing Units
Delivered Since 2020

Attainable Housing Supply
Supports Sustained In-Migration

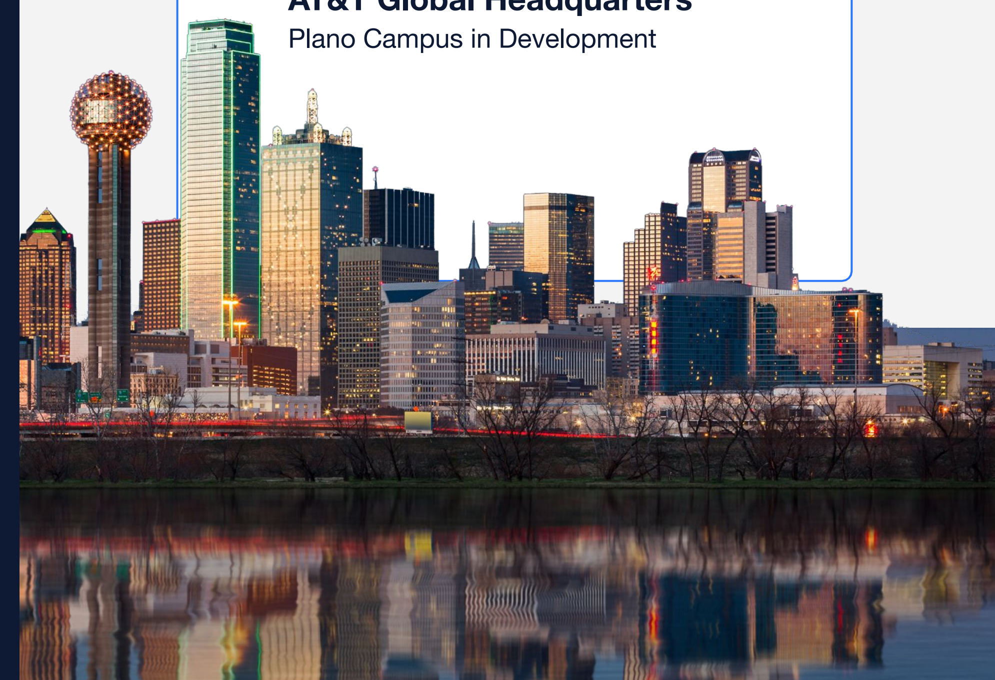
Corporate Relocations & Expansions

New York Stock Exchange
Relocated Chicago Branch to Dallas

Nasdaq Texas
Dual-Listing Exchange Announced

Coinbase Headquarters
Relocated to Texas

AT&T Global Headquarters
Plano Campus in Development



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 501 Rufe Snow Dr, Keller, TX, 76248 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

11-2-2015

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.

EQUAL HOUSING OPPORTUNITY

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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Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials ____ ____ Date ____