



LOCATION: Rufe Snow Drive, just north of I-820

SIZE: 1.67 Acres

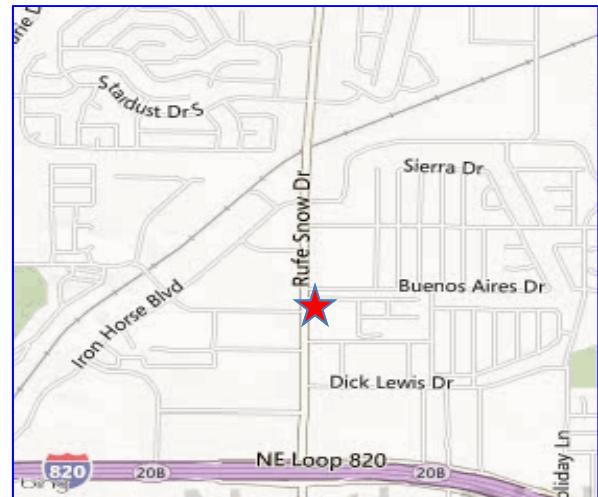
ZONING: C-1, Commercial(City of North Richland Hills)

UTILITIES: Utilities available to site

TRAFFIC COUNTS: 26,683 AADT on Rufe Snow Drive('04)

ACCESS: Shared access with RaceTrac

POPULATION:
One mile: 11,879
Three miles: 121,911
Five miles: 270,311



200 Galleria Parkway,
Atlanta GA 30339
(800) 388-8035 x1112

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TRINIDAD DRIVE

S 89° 37' 38" E 214.10'

RUFF SHOW DRIVE

100.00' N 00° 22' 49" E 365.67'

RACETRAC PETROLEUM
CONVENIENCE STORE

S 0° 20' 26" W 364.90'

S 89° 49' 27" E 214.25'

SUBJECT PROPERTY
26,930 SQ. FT/
0.62 ACRES

100.00' N 00° 22' 49" E 365.02'

S 0° 20' 26" W 125.32'

N 89° 59' 23" W 214.35'

RaceTrac
REAL ESTATE

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