

High-Profile Development Site in the Heart of TCU Campus

OFFERING MEMORANDUM

Texas Christian University

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Disclaimer / Legal Page

3529 Bellaire Drive N | Fort Worth, Texas

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Property Overview

3529 Bellaire Drive N | Fort Worth, Texas



Executive Summary

3529 Bellaire Drive N | Fort Worth, Texas



The Offering

Holt Lunsford Commercial has been exclusively engaged to present qualified investors with the opportunity to acquire a 0.20-acre on-campus site in the heart of TCU, ideally positioned for student housing development or an entity wanting to reach a prestigious campus environment.

Investment Highlights

- Rare On-Campus Development Opportunity
- Existing Multifamily Zoning
- Exceptional Barriers to Entry
- Embedded within Student Life
- One of the Last Meaningful Private Redevelopment Opportunities within TCU's Campus Core

3529 Bellaire Drive N

Site Information

Address	3529 Bellaire Drive N
Land Size	8,680 SF - 0.20 Acres
Building	3,940 SF
Parcel No	00151939 06648347
Submarket	West Southwest Fort Worth
Zoning	"C" Medium density multifamily TCU Overlay District
Legal Description	Bellaire addition - Fort Worth Block 22 Lot 4A and 5
Frontage and Access	Bellaire Drive N and W Berry Street
Sales Price	Contact broker



Premier Location

Located within the heart of Texas Christian University’s campus, 3529 Bellaire Drive N represents one of the last meaningful private redevelopment opportunities within TCU’s campus core. Surrounded by student housing, Greek life, athletic facilities, dining, and academic buildings, the property offers an irreplaceable location with significant barriers to future competing development.

Demographics | 3529 BELLAIRE DRIVE N, FORT WORTH, TEXAS 76109

5 MILE RADIUS POPULATION

313,246
Total population

100,613
Population less than 24 years old

1.60%
Population growth

122,557
Total households

70,908
Renter occupied households

1.20%
Projected annual household growth 2025-2030

TRAFFIC COUNTS

+18K
Berry Street

+16K
Bellaire Drive

+16K
University Drive

PROXIMITY TO SURROUNDING AREAS

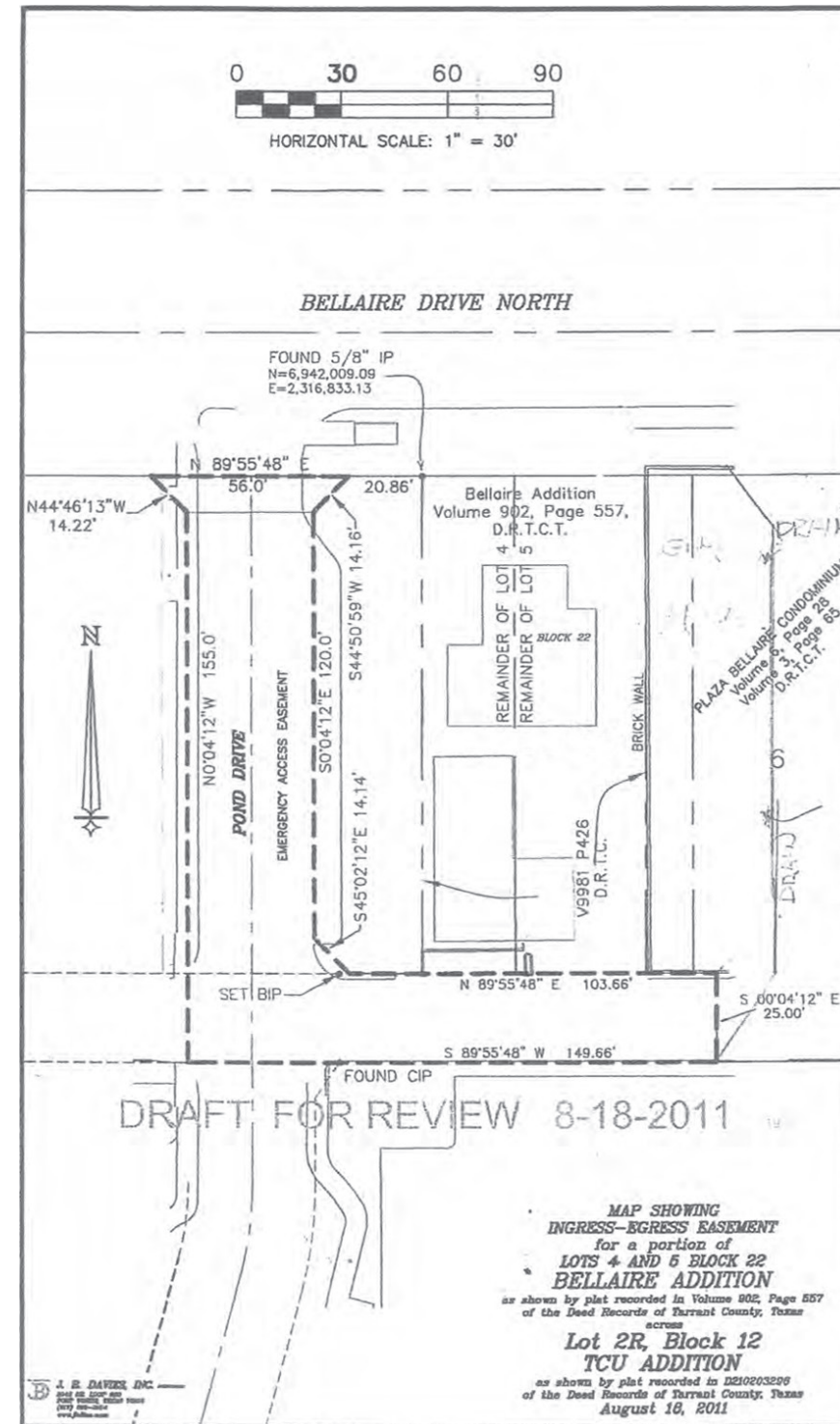
0 Miles
to Texas Christian University

3 Miles
to The Shops at Clearfork

5 Miles
to Downtown Fort Worth



3529 Bellaire Drive N | Fort Worth, Texas



About

Texas Christian University

TCU has grown steadily over the last five years, and that momentum is expected to continue over the next five, bolstered by ongoing campus expansion and enhancement projects built to support and sustain that trajectory.

12,980

Total enrollment

17,900

2035 enrollment

14.9%

Enrollment growth
over the past five years



On-Campus Housing Capacity

New construction and infill housing will grow capacity and reinforce TCU's residential, living-learning environment.

Academic & Research Facilities

Strategic renovations will bring existing buildings up to date to meet changing academic and research demands.

Residential & Student Life

An expanded student union along with new recreation, wellness, and informal gathering areas will help build a stronger sense of community.

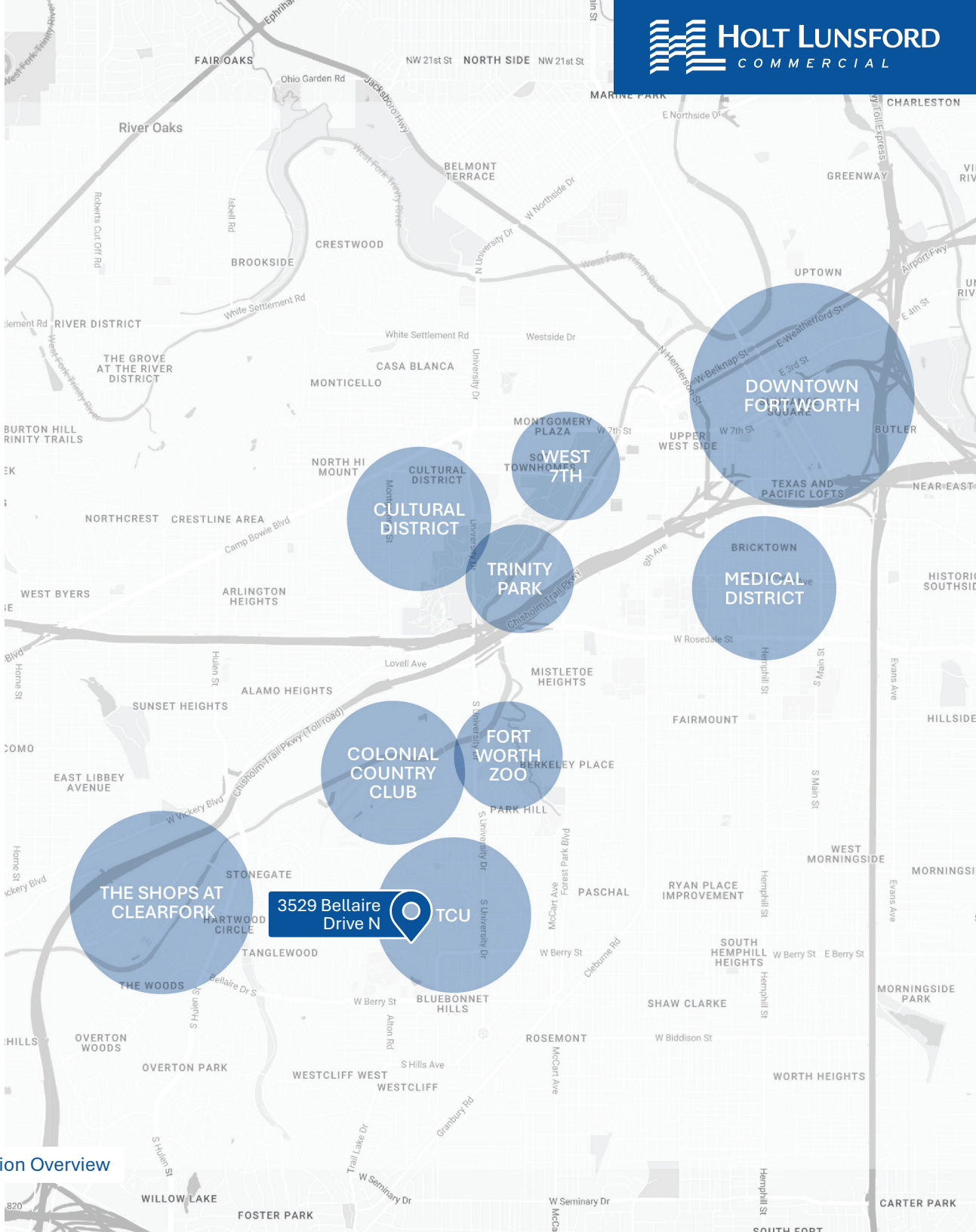
Athletics

Upgrades and expansions to athletic venues will boost functionality, competitiveness, and the fan experience.

Drive Times

Within a -minute drive of Fort Worth’s major medical centers, top shopping and dining districts, and premier cultural and art attractions.

0	3
Minutes to Texas Christian University	Minutes to Colonial Country Club
9	10
Minutes to Fort Worth Zoo	Minutes to Shops at Clearfork
11	11
Minutes to Medical District	Minutes to Cultural District
14	
Minutes to Downtown Fort Worth	



Investment Highlights



Favorable Zoning

Fort Worth’s “C” Multifamily zoning offers flexible, urban residential development with favorable density and strong by-right entitlements in a premier university submarket. Ideally suited for student- and university-oriented housing, it supports walkable design and proximity to Texas Christian University’s academic, athletic, and cultural amenities.

Connectivity

Strategically positioned with immediate access to major thoroughfares, including University Drive and West Berry Street, the site offers excellent regional connectivity. Residents benefit from convenient driving access to key campus, employment, dining, and entertainment destinations across Fort Worth, enhancing both everyday livability and long-term appeal for university-oriented multifamily development.

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