

3200 W 4TH ST

Fort Worth, TX 76107

Vacant Office For Sale



Sale Information:
214.718.1945

John Poston
214.718.1945
jposton@lpc.com

Lincoln

Lincoln Property Company
8111 Douglas Avenue Suite 600
Dallas, TX 75225

www.lpc.com

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Office For Sale



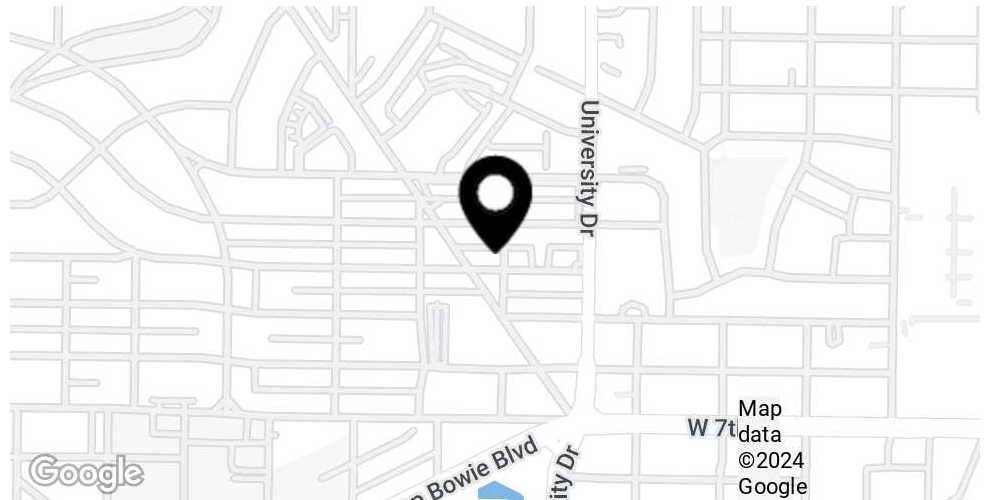
Sale Price	\$1,800,000
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Offering Summary

Building Size:	4,310 SF
Lot Size:	0.15 Acres
Year Built:	1985
Zoning:	F1

Property Highlights

- 0.15 acres
- 4 car garage
- Vacant and available immediately
- Perfect for office user
- Excellent location near Cultural District and Monticello neighborhood



John Poston

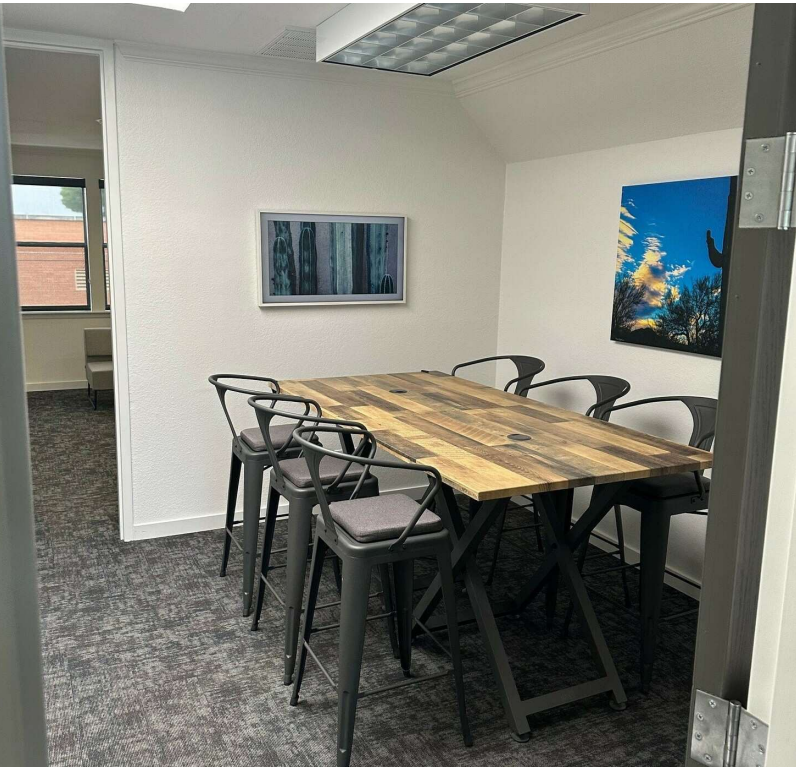
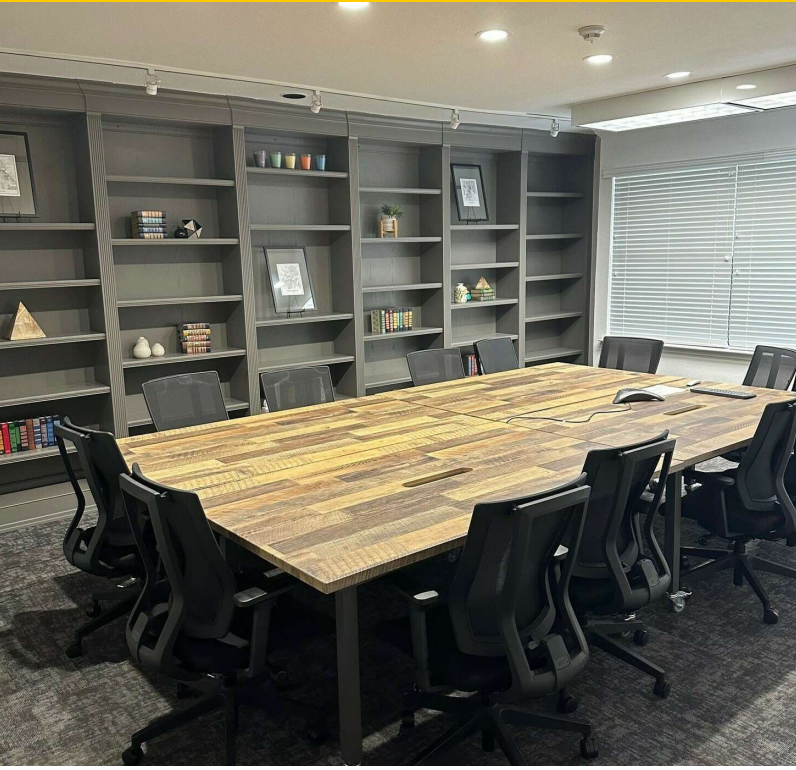
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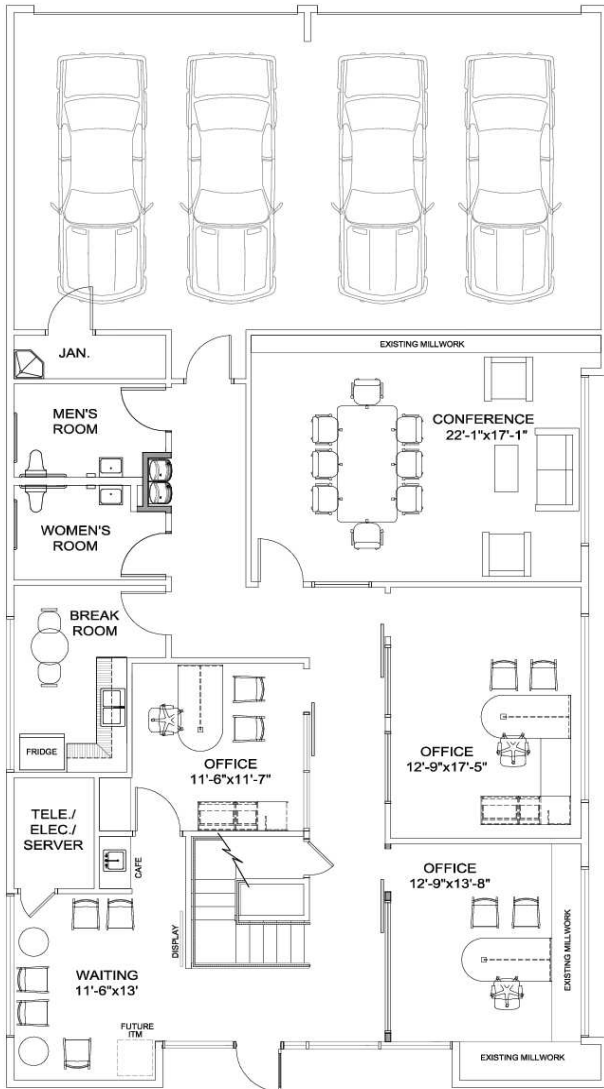
Additional Photos



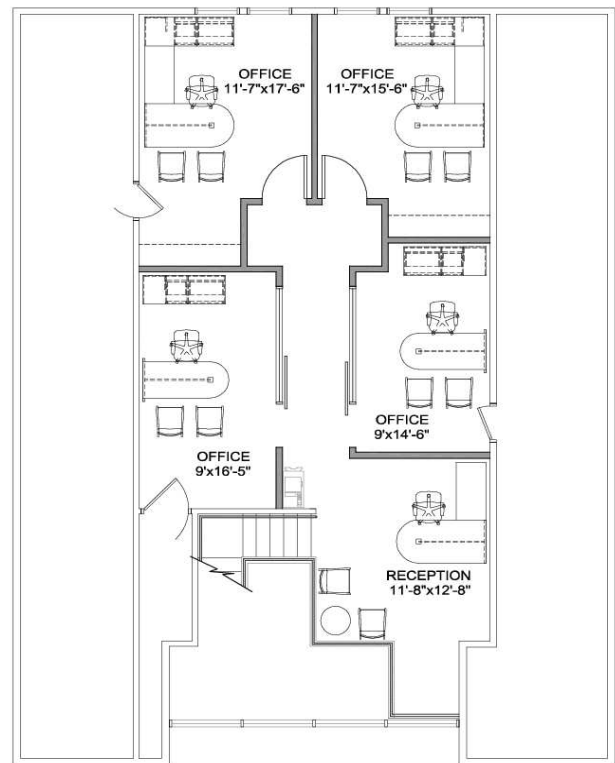
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First Floor



Second Floor



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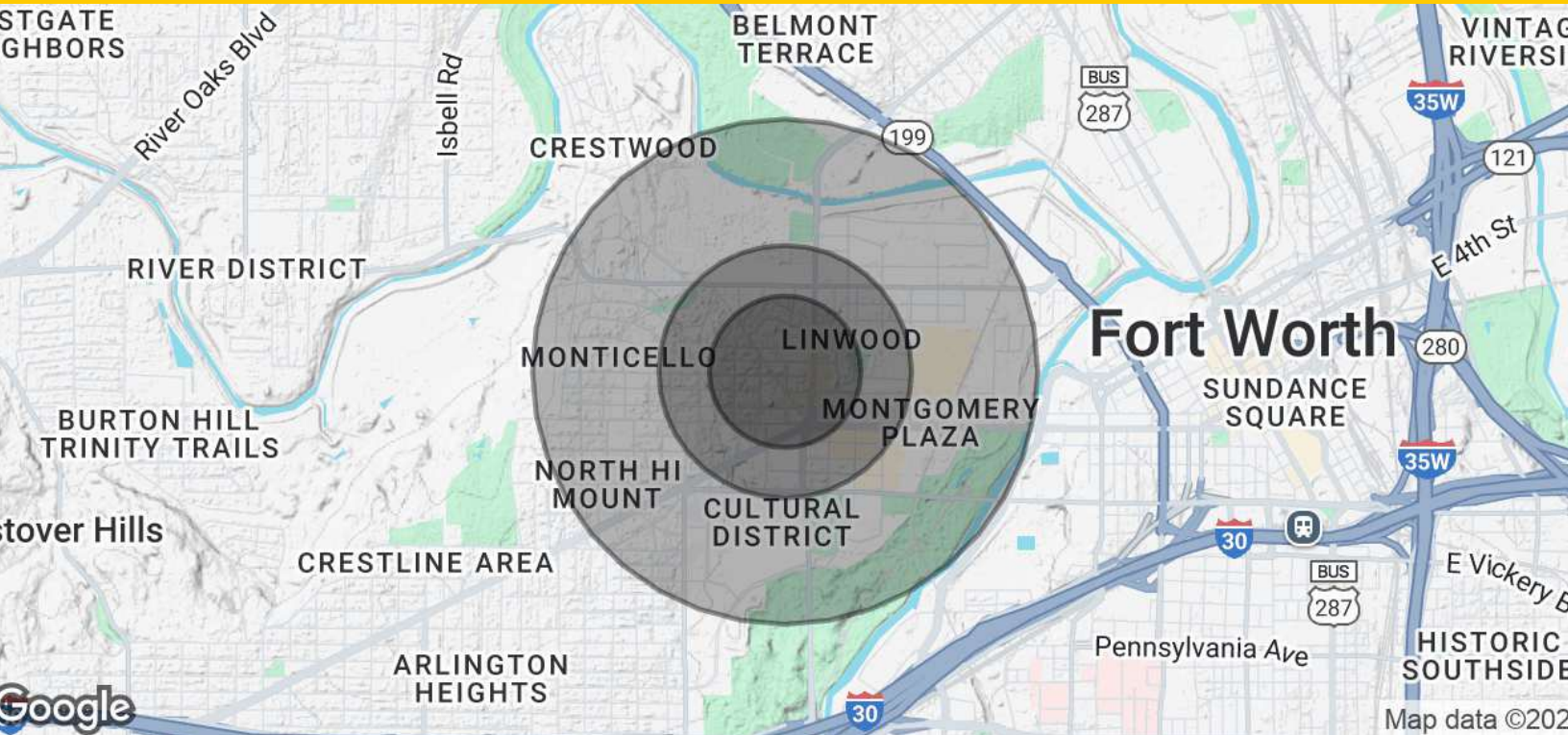
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Demographics Map & Report

Fort Worth, TX 76107



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,797	4,784	11,260
Average Age	41	40	40
Average Age (Male)	40	39	40
Average Age (Female)	41	41	41
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,088	2,996	6,722
# of Persons per HH	1.7	1.6	1.7
Average HH Income	\$112,691	\$118,571	\$132,701
Average House Value	\$710,703	\$713,836	\$715,356

Demographics data derived from AlphaMap

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