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**COMPASS
COMMERCIAL**

4838 White Settlement Rd

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4838 White Settlement Road, Fort Worth, Texas 76114

4838 White Settlement Rd

FOR SALE or LEASE

Size 4,080 SF

Lease Rate \$28.00 SF/yr (NNN)

Lot Size 0.34 Acres

Building Size 4,080 SF

Zoning Commercial

Market DFW

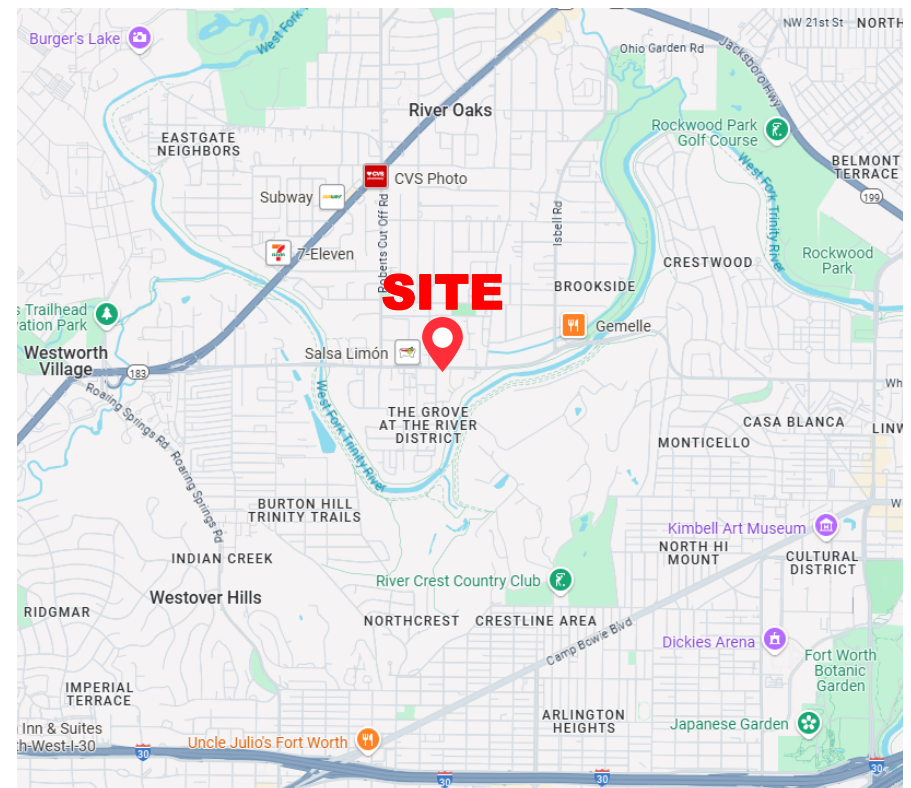
Submarket River District

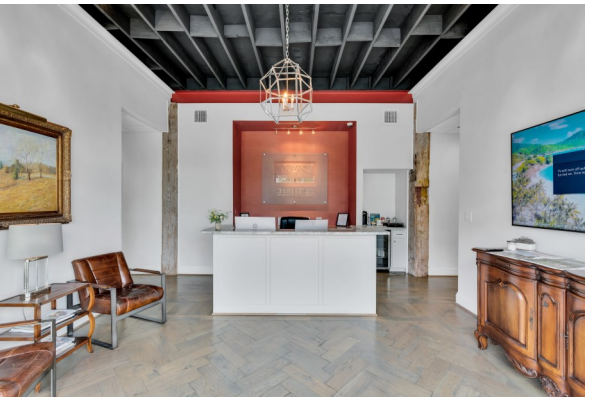
Property Overview

- FOR SALE / LEASE: +/-4,080 SF of office space in the newly developed River District. Close proximity to River Crest, Crestwood, Westover Hills, and River Oaks. This location is surrounded retailers, multifamily developments, and a multitude of Fort Worth's most popular restaurants.

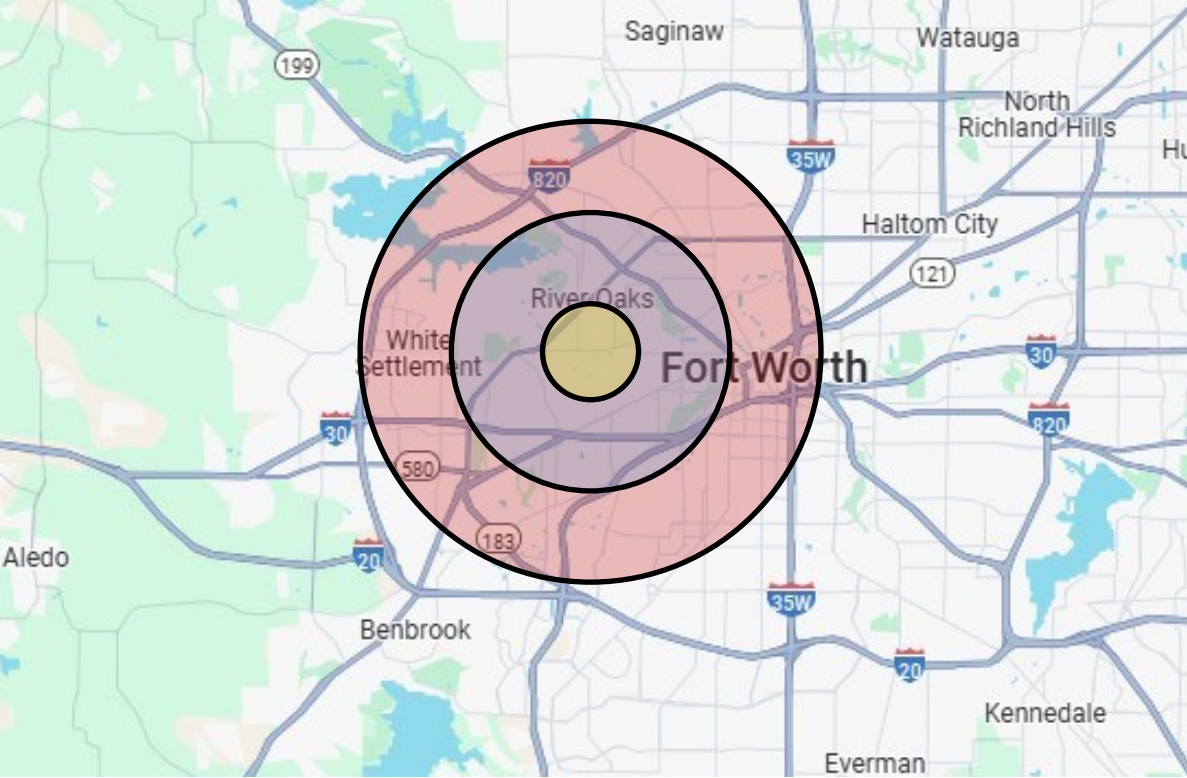
Property Highlights

- Stand alone building
- Prime location
- 15 car parking





COMPASS 4838 White Settlement RD ADDITIONAL PHOTOS



4838 White Settlement Rd

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Population	8,632	79,891	231,238
2022 Average Age	37.3	34.2	32.9
2022 Average HH Income	\$71,067	\$65,420	\$66,383
2022 Median HH Income	\$109,708	\$257,035	\$201,110

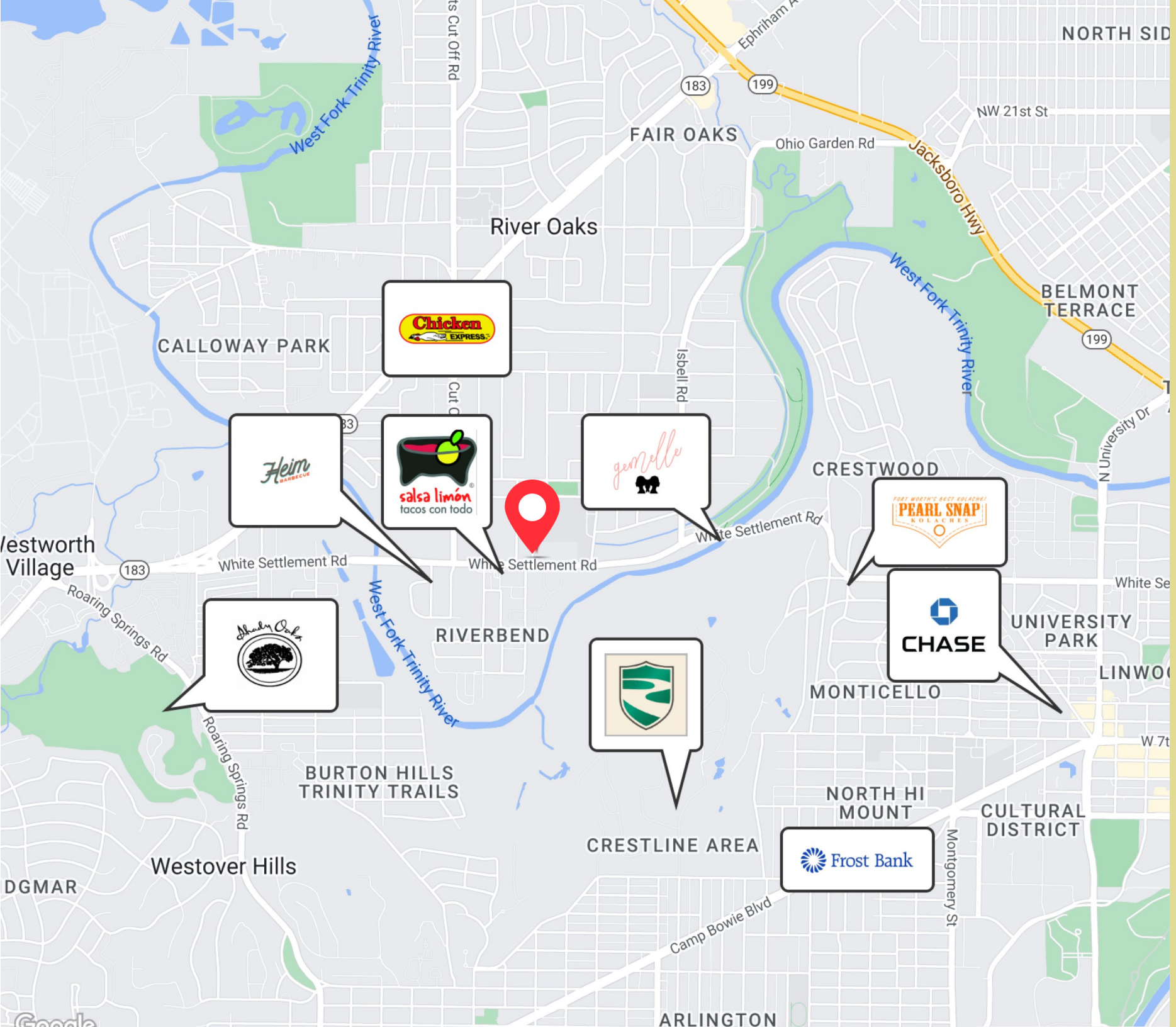
TRAFFIC COUNTS

White Settlement Road: 11,865 VPD ('19)



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4838 White Settlement Rd OVERVIEW MAP





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