

# 3200 W 4TH ST

Fort Worth, TX 76107

## Priced to Sell

\$1,350,000 | \$313/SF



Sale Information:  
214.740.3300

**John Poston**  
214.718.1945  
jposton@lpc.com

# Lincoln

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

[www.lpc.com](http://www.lpc.com)



# 3200 W 4TH ST

Fort Worth, TX 76107

Office For Sale

4,310 SF



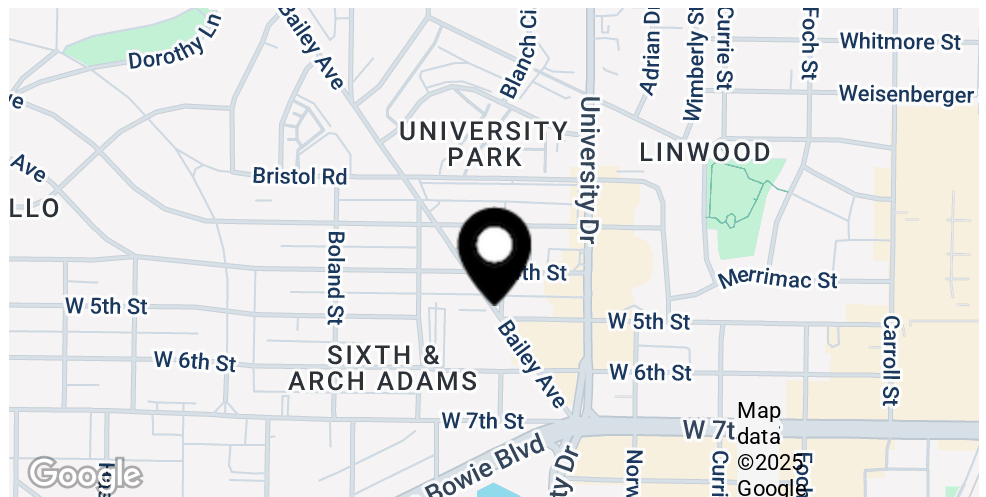
Sale Price	<b>\$1,350,000</b>
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## Offering Summary

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



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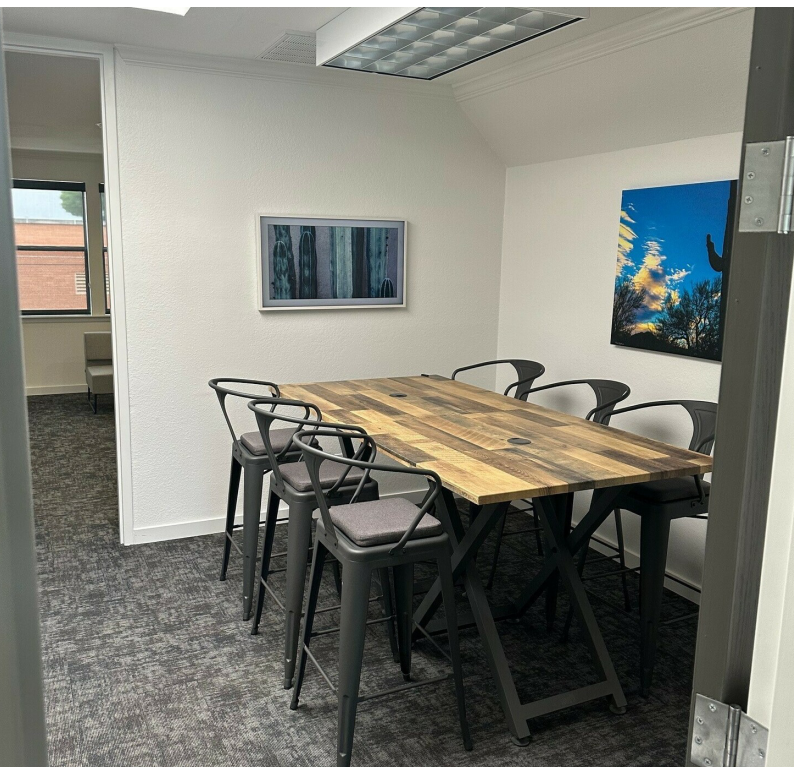


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## Property Amenities

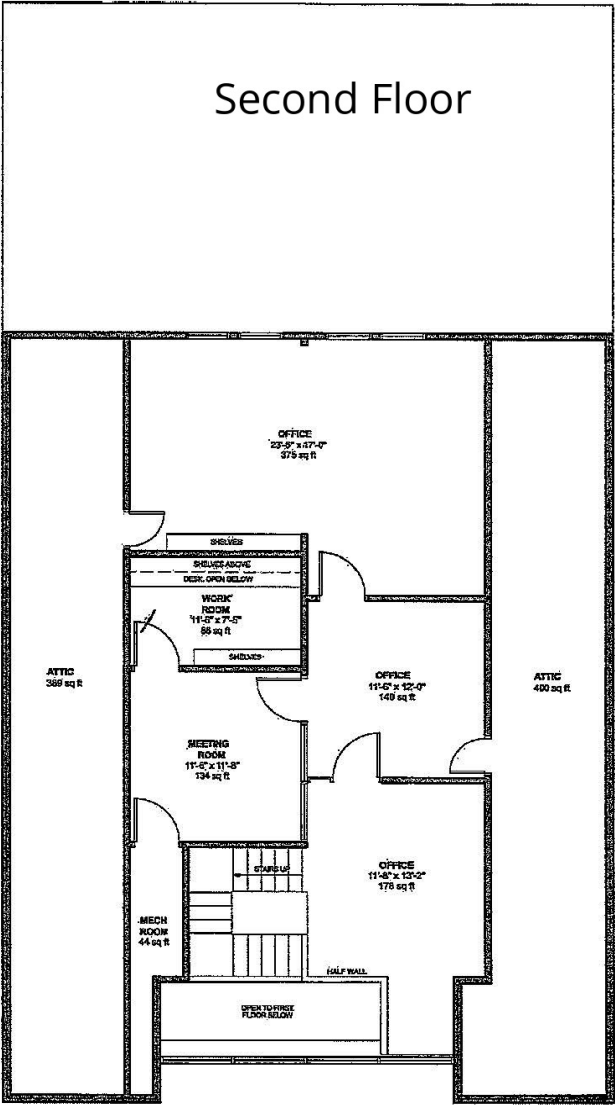
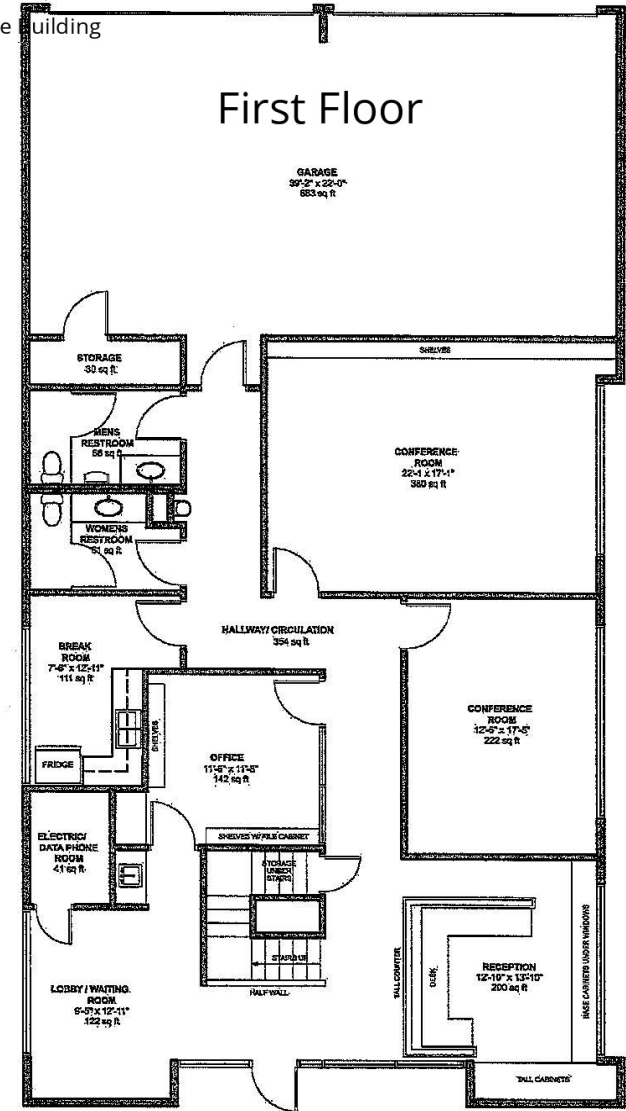
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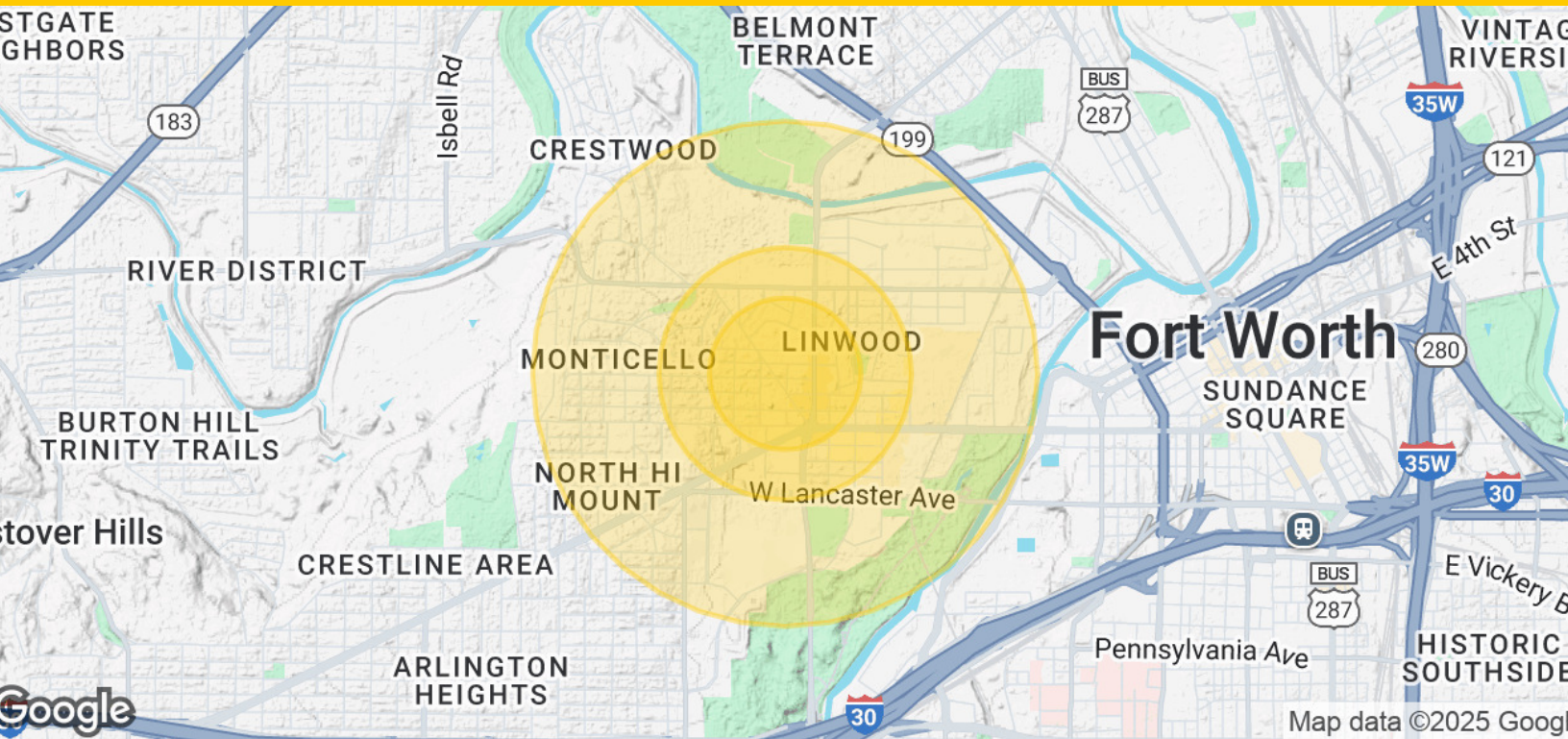


3200 W 4TH ST

Fort Worth, TX 76107

Demographics Map & Report

4,310 SF



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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