



**WOODCREST**  
CAPITAL, LLC

# Village Park

2220 - 2234 W Park Row Dr | Pantego TX

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**

**2nd Gen. Restaurant:**  
**5,522 SF**



- 48,303 SF Center
- Tarrant County, Texas
- Renovated in 2022
- Large, LED Lit Parking Field
- 2 mi from The University of Texas Arlington

Type	PSF
NNN's	\$ 4.02
Lease Rates	Call for Rates

Traffic Counts	
S Cooper St	38,066 VPD
W Pioneer Pkwy	28,566 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	12,502	110,111	280,848	575,728
Households	5,486	43,094	105,932	205,215
Average HH Income	\$79,532	\$79,542	\$81,385	\$88,431

\* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset

\*\* True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen within a 750ft radius from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

**Woodcrest Capital, LLC**

3113 South University Drive, Suite 600  
Fort Worth, TX 76109

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

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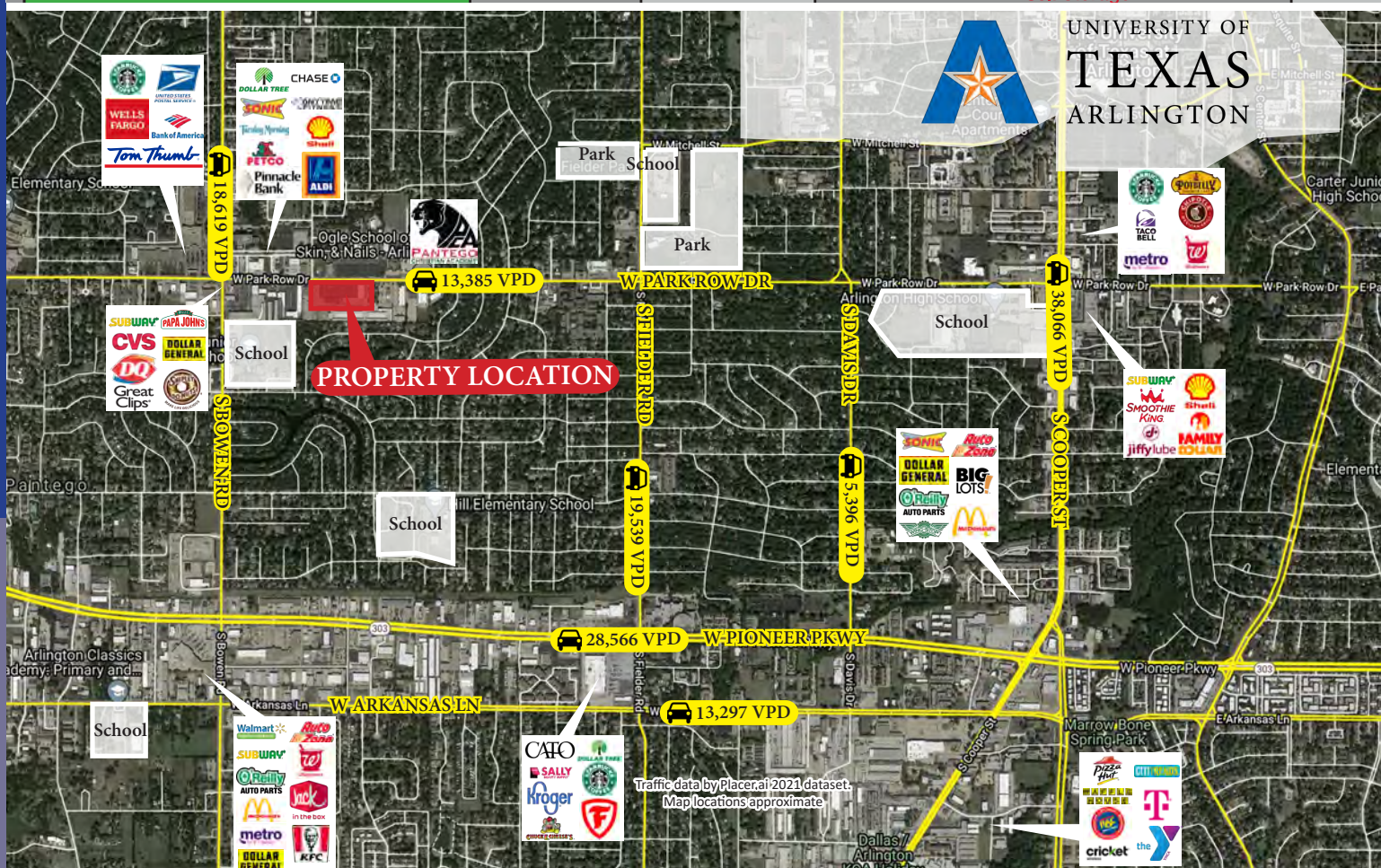
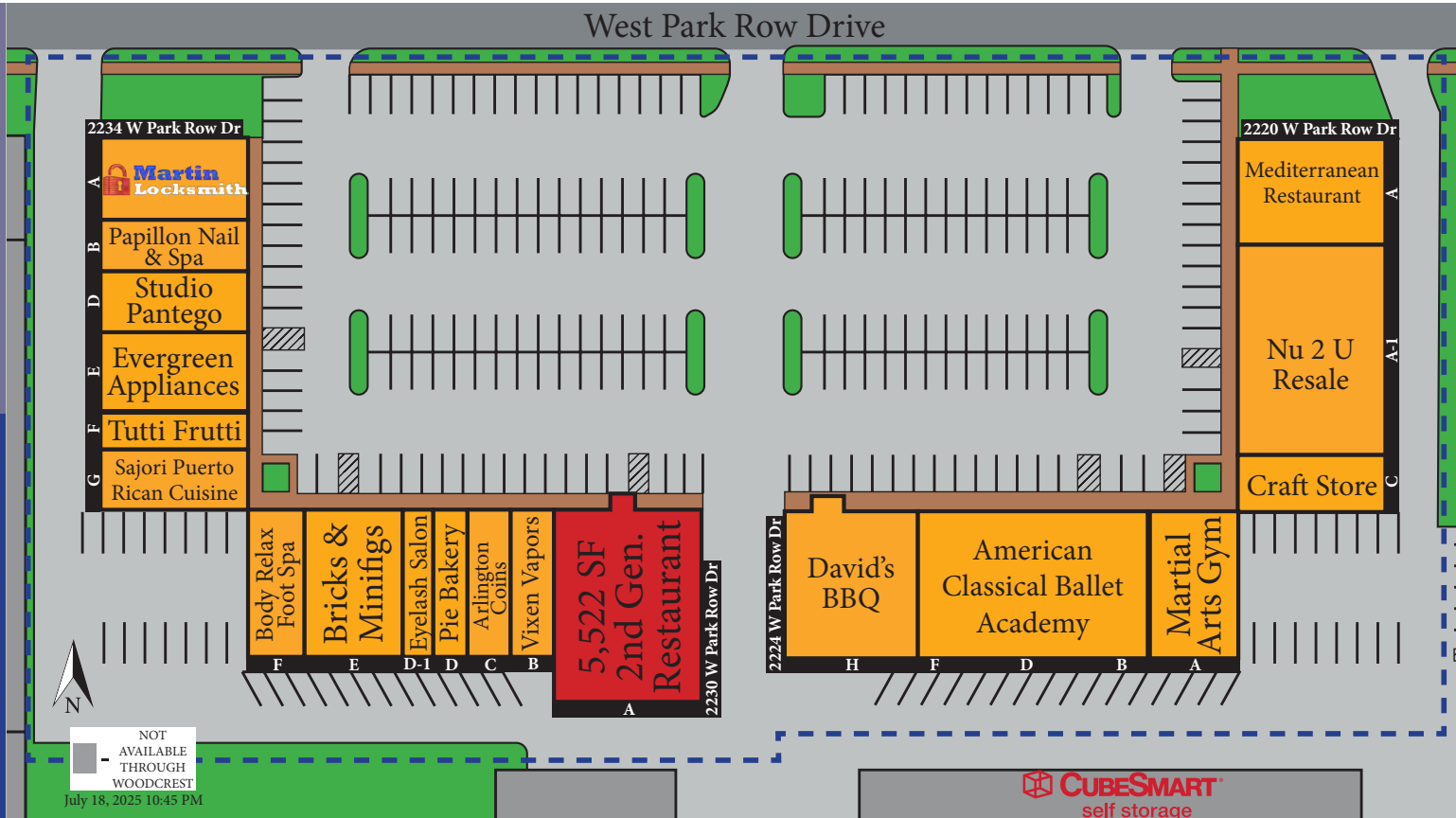
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