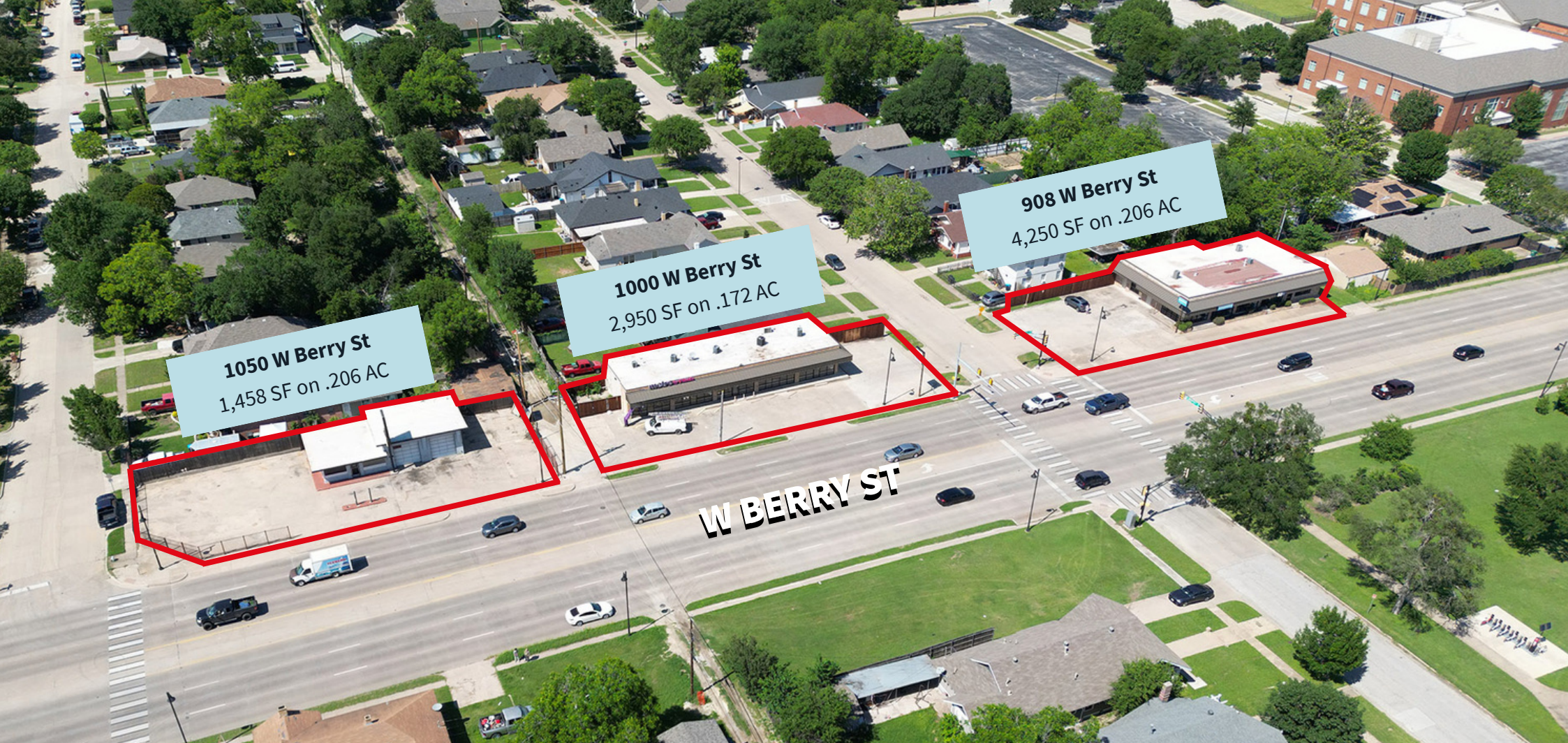




Available

3 Properties near TCU in Fort Worth, TX
908, 1000 & 1050 W Berry St

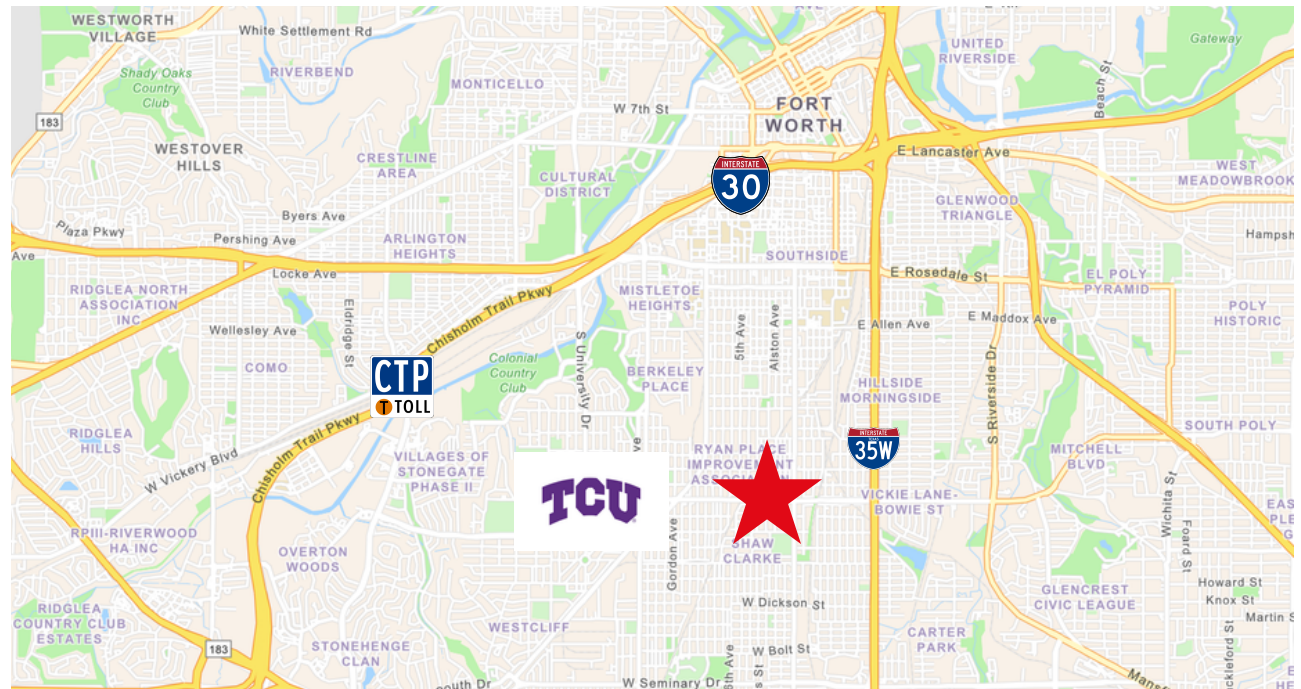
 **JLL** SEE A BRIGHTER WAY

The Properties

Berry Street Properties

These 3 properties along W Berry St in Fort Worth, TX are available for sale and lease, together or independently. They offer tremendous flexibility for investors, developers, and retail users alike to have a presence in the desirable area in the vicinity of TCU.

In addition to the ideal location, the Trinity Metro system serves the sites by both bus and bicycle rentals. Finally, the properties are adjacent to Capps Park, a 4.4 AC city green space.



Title

Number of households

2-mi	5-mi	10-mi
22,594	111,632	328,952

Estimated population

2-mi	5-mi	10-mi
69,269	306,491	910,144

Average household income

2-mi	5-mi	10-mi
\$86,943	\$89,190	\$90,783

Vehicles Per Day

W Berry St & College Ave
30,311



Immediate Vicinity

Berry Street serves as a vital lifeline through the TCU area, and the 3 properties available along the road provide excellent visibility to drivers. In addition, the available properties are in close proximity to two beloved community amenities - Capps Park and Travis Avenue Baptist Church.

Adjacent to well known landmarks and transit



908 W Berry Street Exterior



Building SF	4,250
Land	0.206 AC

908 W Berry Street Aerial



1000 W Berry Street Exterior



Building SF	2,950
Land	0.172 AC

1000 W Berry Street Aerial



1050 W Berry Street Exterior



Building SF	1,458
Land	0.206 AC

1050 W Berry Street Aerial



TCU

Texas Christian University (TCU) is a private university located in Fort Worth, known for its strong sense of community, picturesque campus, and balance of academic rigor with vibrant student life. Founded in 1873, TCU offers a wide range of undergraduate and graduate programs, with particular strengths in business, communications, and the liberal arts. The university is also recognized for its Horned Frogs teams competing in the Big 12 Conference which play a central role in campus culture.

With approximately 13,000 students and 700+ full time faculty all set within the dynamic cultural and economic landscape of the Dallas–Fort Worth area, TCU provides the Berry Street Properties (less than 2 miles away) exposure to a unique and diversified economic profile.



Thank you

About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

Jim Eagle

Senior Vice President

jim.eagle@jll.com

+1 817 271 2775

jll.com

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