



WOODCREST
CAPITAL, LLC

Rufe Snow Village

6238-6248 Rufe Snow Dr | North Richland Hills TX

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE
1,610 + 6,100 SF
2nd Gen. Dentist:
5,600 SF



- 99,084 SF Center
- Tarrant County, Texas
- Large, LED Lit Parking Field
- Excellent Visibility & Access
- 1 mi to I-820

Type	PSF
NNN's	\$ 3.95
Lease Rates	Call for Rates

Traffic Counts	
I-820	183,832 VPD
Rufe Snow Dr	28,572 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	11,815	130,111	299,160	1,000,781
Households	4,472	48,708	110,435	367,968
Average HH Income	\$83,459	\$96,875	\$104,868	\$94,801

* 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 at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

Woodcrest Capital, LLC

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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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CRUFE SNOW VILLAGE | North Richland Hills, Texas

