



Traffic Counts

US-131	17,930 VPD
W Michigan Ave	10,560 VPD
State Hwy 60	5,691 VPD

Demographics

	1-mile	3-mile	5-mile
Population	2,750	11,015	15,485
Households	1,182	4,335	6,108
Average HH Income	\$57,871	\$64,016	\$71,321

*Demographics provided by CoStar Group, www.costar.com, 2024 dataset

**LAND FOR
SALE**

(817) 381-5682
call or text

**ACRES:
+/- 3.66**

WILL SUBDIVIDE

**ZONING:
“B-2” General
Business**

Woodcrest Capital, LLC
3113 South University Drive, Suite 600
Fort Worth, TX 76109
www.woodcrestcapital.com

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.

3.66 acres Three Rivers MI Walmart Outparcel

203 S Tolbert Dr | Three Rivers MI

Woodcrest Capital, LLC
3113 South University Drive, Suite 600
Fort Worth, TX 76109

3.66 ACRES THREE RIVERS MI WALMART OUTPARCEL | Three Rivers, Michigan

