

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE

Restaurant: 2,131 SF
3rd Floor Office: 539 SF

- 19,977 SF, Six Story Office
- Tarrant County, Texas
- Immediately Adjacent to TCU
- Unparalleled Visibility
- 1st Floor Restaurant Available!

Type	PSF
NNN's	\$ 2.04
Lease Rates	Call for Rates

Traffic Counts	
S University Dr	19,689 VPD
W Berry St	16,461 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	16,811	117,041	292,280	618,817
Households	5,613	42,603	114,164	241,641
Average HH Income	\$120,640	\$100,385	\$94,347	\$112,950

* 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 1000ft 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.

Campus Office Tower

3113 S University Dr | Fort Worth TX

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