

Campus Office Tower

3113 S Unviersity Drive | Fort Worth, TX



Demographics	1-mile	3-mile	5-mile
Population	16,023	111,662	278,891
Households	5,102	39,946	107,112
Average HH Income	\$73,907	\$64,404	\$62,794

*Demographic information taken from CoStar Realty information 2017 demographic

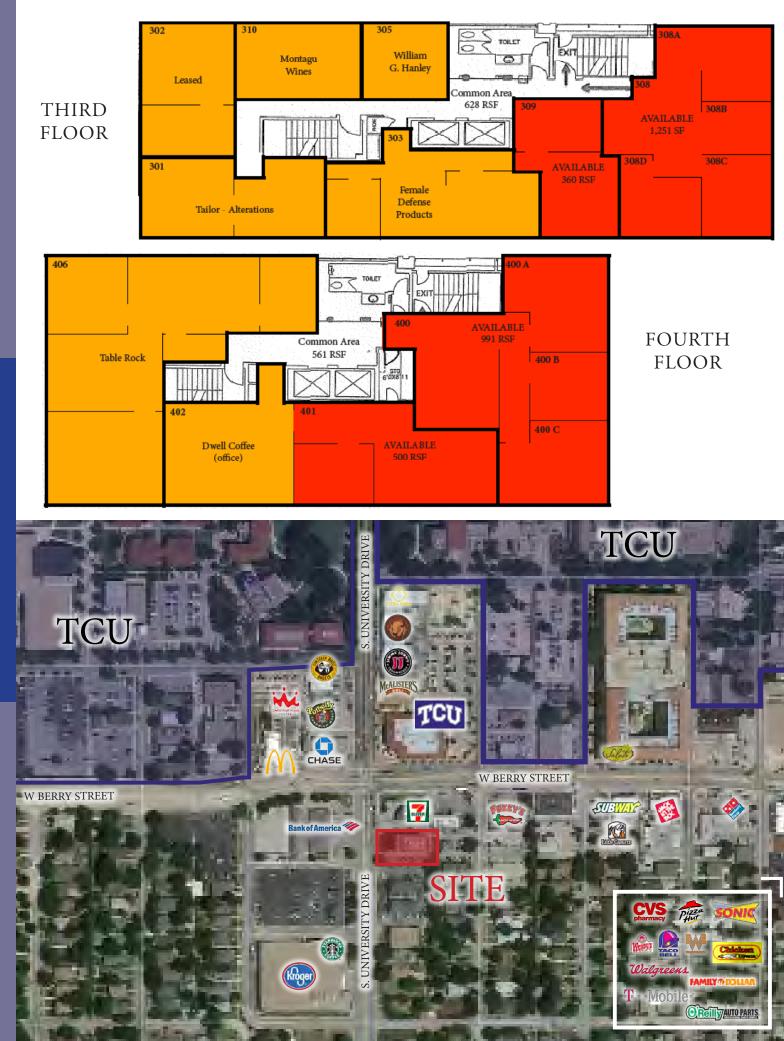
- 20,000 Square Foot Property
- Six Story Office/Retail Building
- Fronts High Traffic University Drive
- Great Visibility from Intersection
- Located Across from TCU & the Campus Bookstore
- Thriving Business Area
- Diverse Tenant Mix

Woodcrest Capital, LLC

3113 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.

Туре	Retail
NNN's	\$1.60
Lease Rates	Call for Rates

Traffic Counts		
S. University Drive	17,284 VPD	
W. Berry Street	21,501 VPD	



PROPERTY SITE PLAN & AERIAL