



WOODCREST
CAPITAL, LLC

McCart Warehouse

3605 McCart Ave | Fort Worth TX

LEASING
(817) 927-0050

Flex
Retail
Office
Medical

AVAILABLE

3,530 - 4,400 SF



- 13,053 SF Flex Building
- Tarrant County, Texas
- Great Visibility & Access
- 1 Mile from Texas Christian University (TCU)

Type	PSF
NNN's	TBD
Lease Rates	Call for Rates

Traffic Counts	
McCart Ave	17,476 VPD
S University Dr	24,551 VPD



Demographics	1-mile*	3-mile	5-mile
Population	21,984	122,157	313,988
Households	6,090	42,438	119,737
Average HH Income	\$70,092	\$88,452	\$84,366

* 1, 3, and 5 mile radius data provided by CoStar Group, 2024 dataset.

** Traffic Count (VPD) data provided by CoStar Group, 2025 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.

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