



WOODCREST
CAPITAL, LLC

Watauga Albertsons

6249 Rufe Snow Drive | Watauga TX

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

100% Leased



- 58,716 SF Center
- Tarrant County, Texas
- Large Parking Field
- Excellent Visibility & Access
- 1.5 Miles from I-820

Type	PSF
NNN's	N/A
Lease Rates	Call for Rates

Traffic Counts	
Rufe Snow Drive	38,175 VPD
I-820	100,105 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	14,406	130,480	294,419	366,407
Households	5,373	48,728	108,142	135,628
Average HH Income	\$82,873	\$97,039	\$105,118	\$87,441

* 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

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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