

Texas Wesleyan University | Retail Center

3014, 3016 & 3020 East Rosedale Street, Fort Worth TX 76105

FOR LEASE



Kalyn McKittrick
League Commercial
(402) 699-6020
kalyn@leaguere.com

LEAGUE Commercial

TEXAS WESLEYAN UNIVERSITY RETAIL CENTER



ROSEDALE STREET

HIGHLIGHTS

- **Situated at the heart of Texas Wesleyan University, 3014, 3016 and 3020 E. Rosedale Street** provide a unique opportunity for retailers and service providers to establish a presence within the university's premier retail corridor, as well as the surrounding community.
- Strategically located within walking distance of all Texas Wesleyan University buildings and the future stadium, the property offers excellent accessibility off Rosedale with Annual Average Daily Traffic of over 10,000 vehicles, complemented by ample dedicated parking in front of the building and additional parking lots located to the side and rear.
- The available spaces present a rare opportunity for tenants to build out and personalize their ideal layout, ensuring the finished product aligns with their unique concept and customer experience.
- **Historic Fort Worth Institution:** Founded in 1890, Texas Wesleyan University has served the Fort Worth community for more than 135 years and continues to invest in its campus and surrounding neighborhood.
- **Population:** Texas Wesleyan University currently serves approximately 2,790 students and has grown enrollment by 11.82% from Fall 2020-Fall 2025, highlighted by the university's largest freshman class in history in Fall 2025, welcoming 501 first-year students.
- **New 3,650-Seat Football Stadium Coming December 2026:** Texas Wesleyan's new football stadium is expected to drive increased campus activity, visitor traffic, and spending from students, alumni, families, and event attendees throughout the year.
- **Growing and Affluent Trade Area:** Within a 6-mile radius, the property serves more than 361,000 residents with an average household income of approximately \$85,700. By 2031, the area is projected to grow to nearly 369,000 residents, supporting continued consumer spending and long-term demand for retail, restaurant and service-oriented businesses.



POPULATION

2.00 MILE	4.00 MILE	6.00 MILE
45,453	179,663	364,407

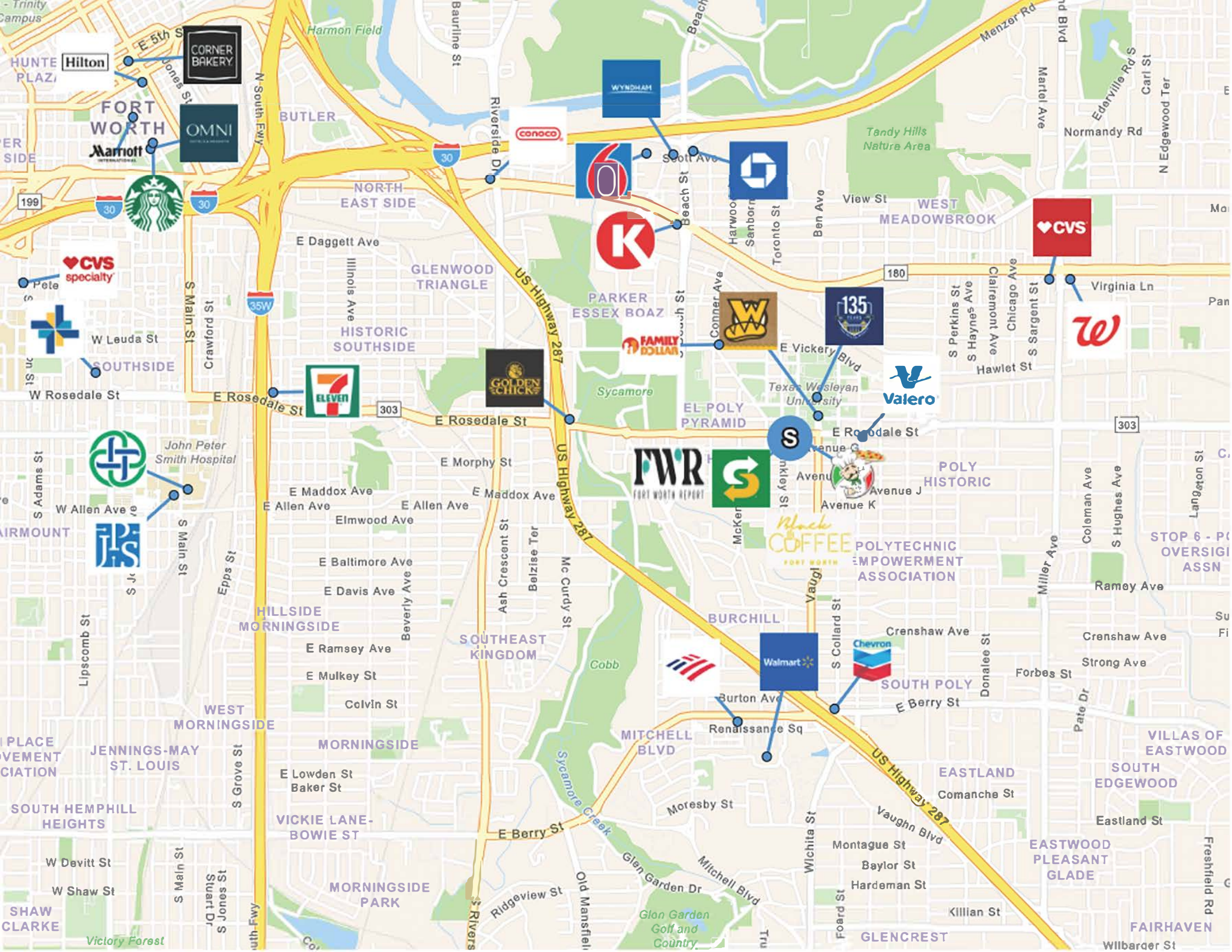
AVERAGE HOUSEHOLD INCOME

2.00 MILE	4.00 MILE	6.00 MILE
\$69,180	\$81,757	\$92,082

NUMBER OF HOUSEHOLDS

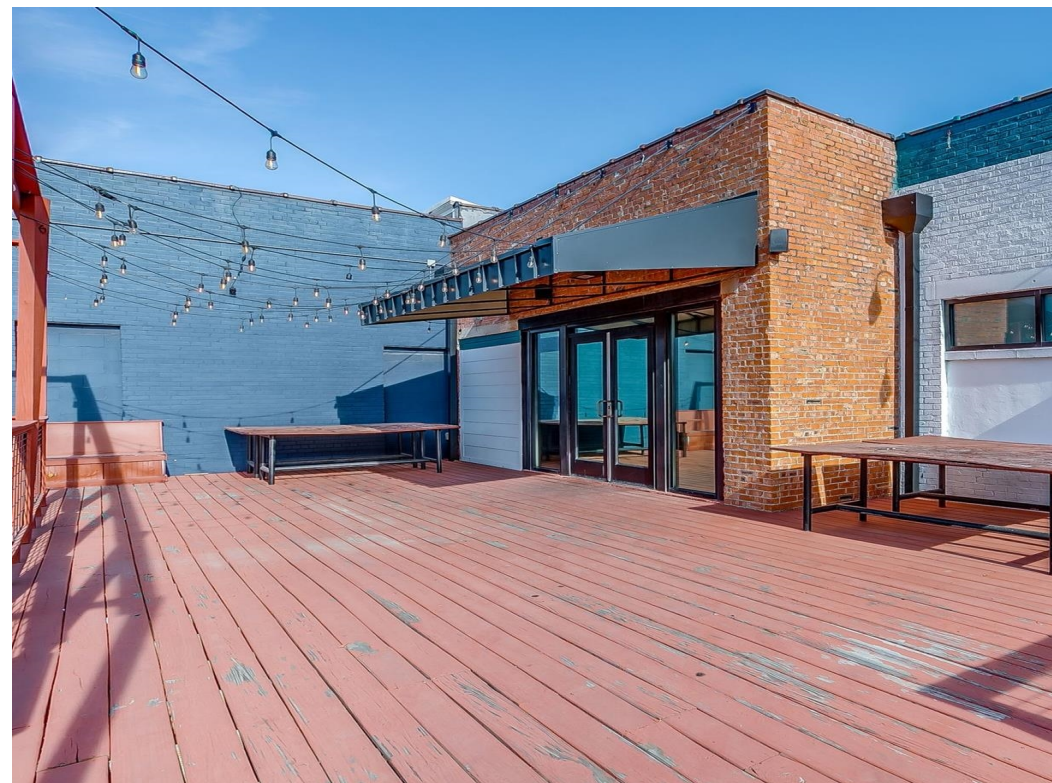
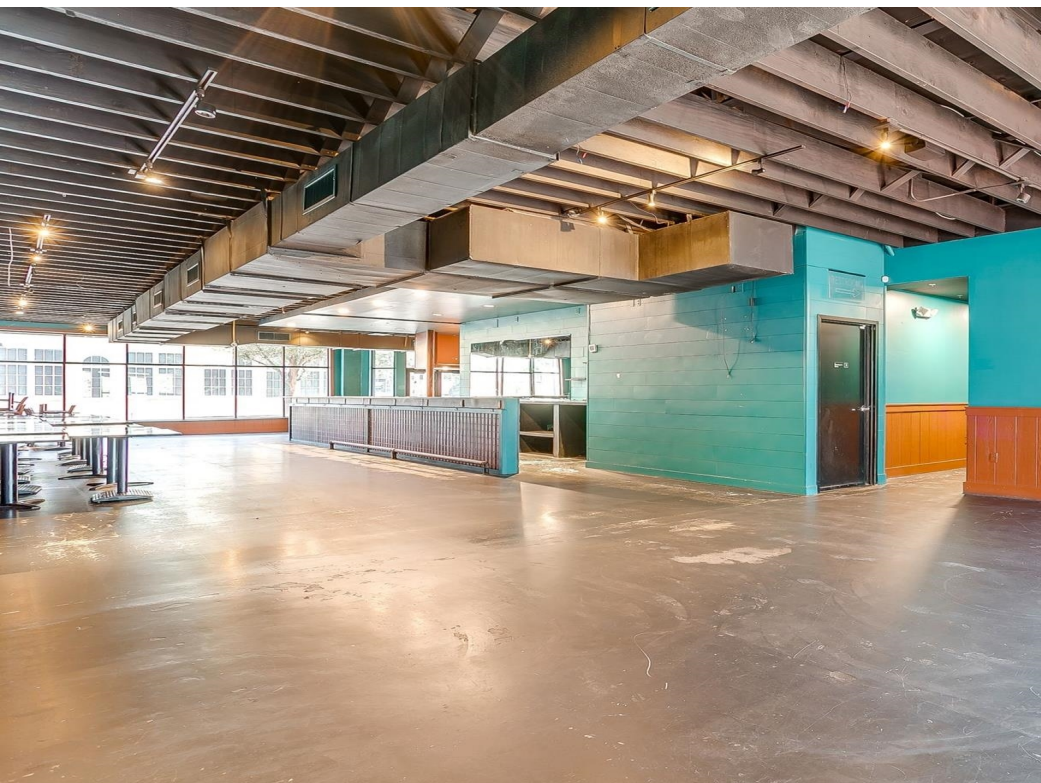
2.00 MILE	4.00 MILE	6.00 MILE
14,289	62,445	130,611

Suite	Space	Size	Lease Rate	Notes
3014	Available	2,000 SF (Approximate)	Contact Broker for Rates	
3016	Available	4,000 SF (Approximate)	Contact Broker for Rates	
3020	Available	3,552 SF (Approximate)	Contact Broker for Rates	Second-Gen Restaurant Basement for Food/Alcohol Storage

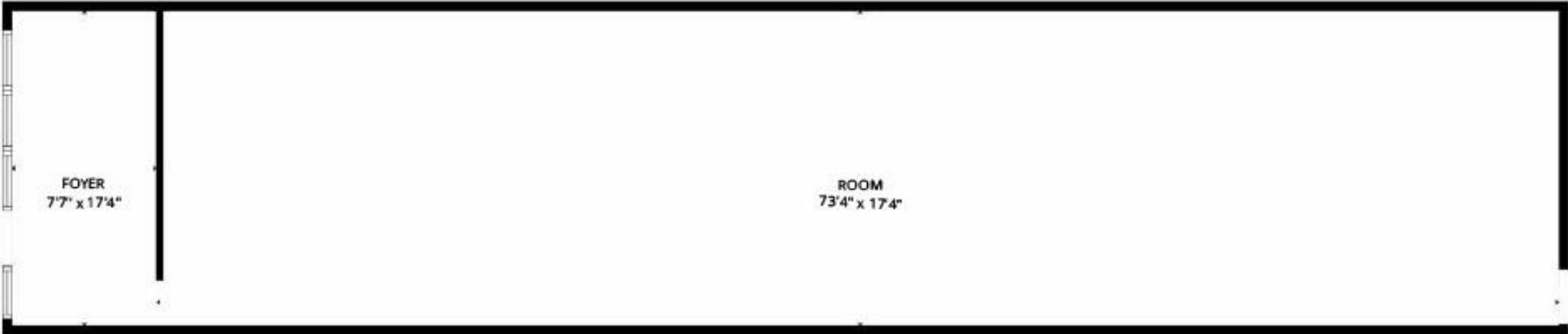






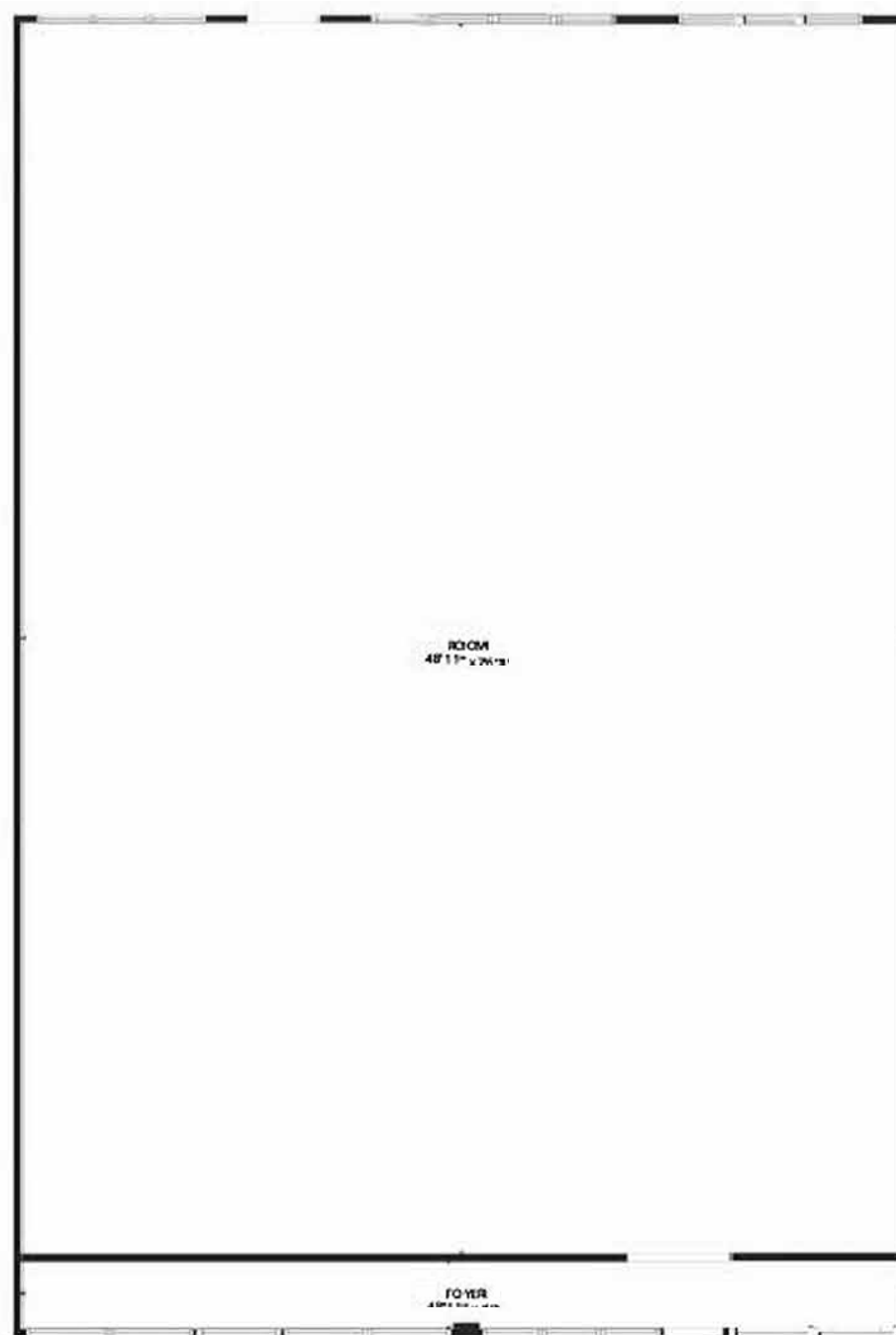






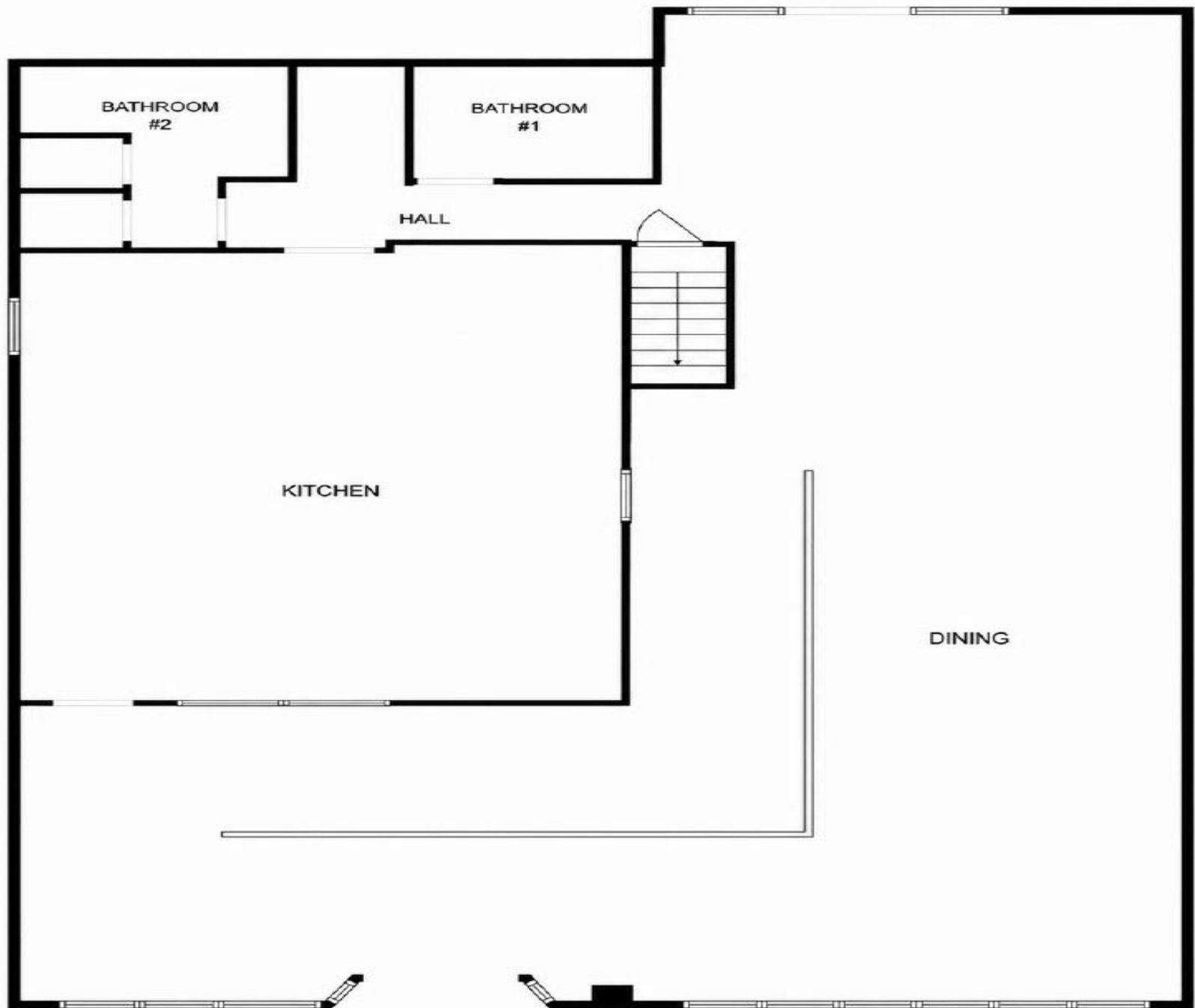
Floor Plan | 3014 East Rosedale Street

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Floor Plan | 3016 East Rosedale Street

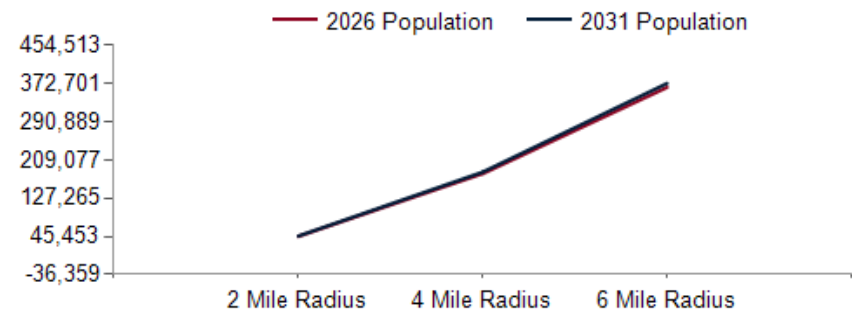
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



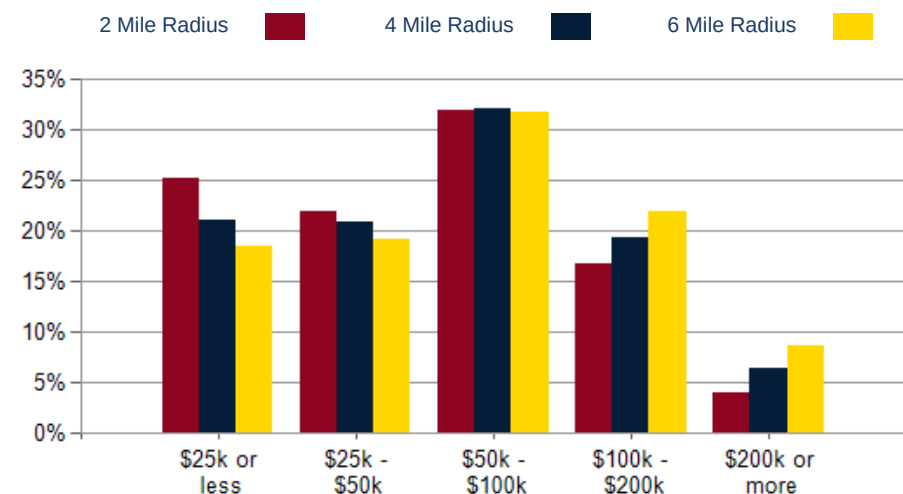
Floor Plan | 3020 East Rosedale Street

POPULATION	2 MILE	4 MILE	6 MILE
2000 Population	40,549	151,611	316,087
2010 Population	41,500	151,934	321,435
2026 Population	45,453	179,663	364,407
2031 Population	46,321	183,152	372,701
2026 African American	14,175	51,639	83,734
2026 American Indian	426	1,670	3,587
2026 Asian	505	4,480	13,452
2026 Hispanic	26,818	89,287	173,470
2026 Other Race	14,054	42,095	78,992
2026 White	8,617	49,706	123,647
2026 Multiracial	7,647	29,928	60,676
2026-2031: Population: Growth Rate	1.90%	1.95%	2.25%

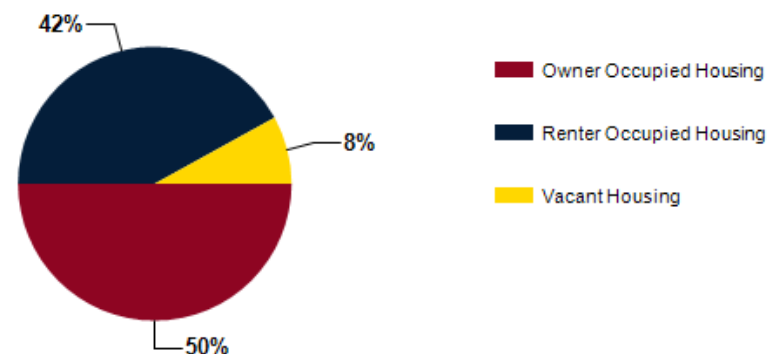
2026 HOUSEHOLD INCOME	2 MILE	4 MILE	6 MILE
less than \$15,000	2,200	8,388	15,448
\$15,000-\$24,999	1,405	4,775	8,660
\$25,000-\$34,999	1,411	5,409	10,314
\$35,000-\$49,999	1,724	7,684	14,799
\$50,000-\$74,999	2,928	12,399	25,216
\$75,000-\$99,999	1,635	7,692	16,181
\$100,000-\$149,999	1,870	8,746	19,884
\$150,000-\$199,999	535	3,321	8,729
\$200,000 or greater	580	4,030	11,381
Median HH Income	\$53,201	\$60,332	\$65,255
Average HH Income	\$69,180	\$81,757	\$92,082



2026 Household Income



2026 Own vs. Rent - 2 Mile Radius

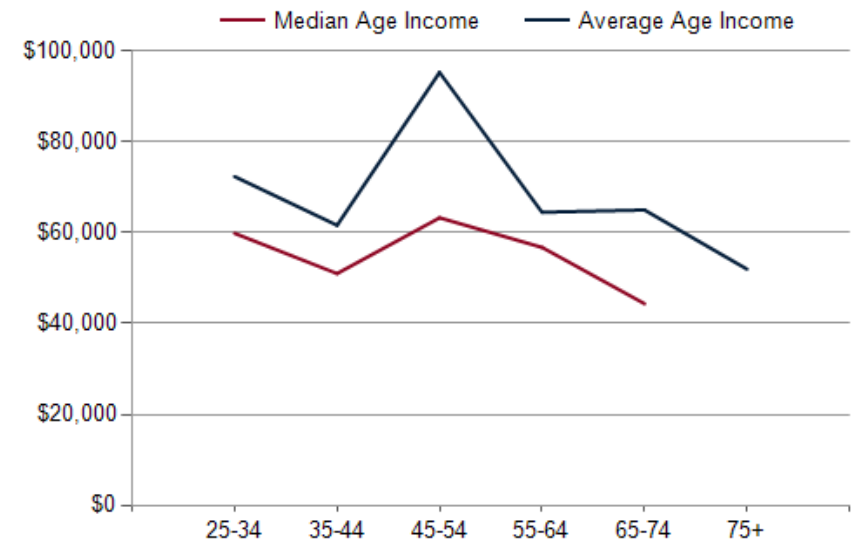
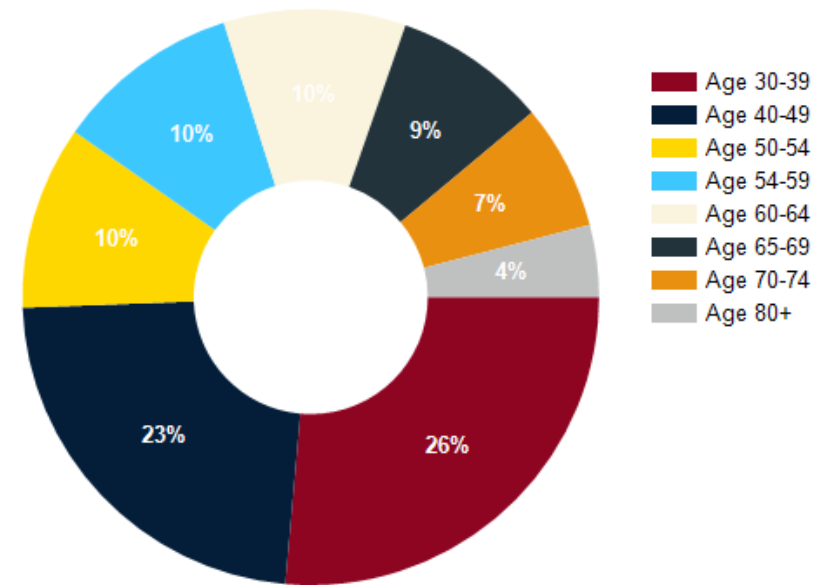


Source: esri

2026 POPULATION BY AGE	2 MILE	4 MILE	6 MILE
2026 Population Age 30-34	3,074	14,336	28,440
2026 Population Age 35-39	3,042	12,990	25,463
2026 Population Age 40-44	2,769	11,658	23,519
2026 Population Age 45-49	2,559	10,224	20,435
2026 Population Age 50-54	2,390	9,784	19,748
2026 Population Age 55-59	2,403	9,320	18,820
2026 Population Age 60-64	2,365	9,023	18,471
2026 Population Age 65-69	1,988	7,534	16,279
2026 Population Age 70-74	1,629	6,203	13,218
2026 Population Age 75-79	937	4,022	9,271
2026 Population Age 80-84	573	2,507	5,546
2026 Population Age 85+	436	2,345	4,546
2026 Population Age 18+	32,894	135,415	278,259
2026 Median Age	32	34	34
2031 Median Age	33	34	35

2026 INCOME BY AGE	2 MILE	4 MILE	6 MILE
Median Household Income 25-34	\$59,877	\$67,835	\$70,646
Average Household Income 25-34	\$72,384	\$85,901	\$88,899
Median Household Income 35-44	\$51,008	\$60,649	\$66,496
Average Household Income 35-44	\$61,637	\$84,195	\$98,597
Median Household Income 45-54	\$63,295	\$66,679	\$75,344
Average Household Income 45-54	\$95,315	\$97,402	\$105,231
Median Household Income 55-64	\$56,772	\$62,230	\$75,102
Average Household Income 55-64	\$64,515	\$83,255	\$104,358
Median Household Income 65-74	\$44,370	\$51,100	\$59,185
Average Household Income 65-74	\$65,012	\$71,866	\$86,173
Average Household Income 75+	\$51,988	\$69,003	\$76,561

Population By Age



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from League Commercial and it should not be made available to any other person or entity without the written consent of League Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to League Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. League Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, League Commercial has not verified, and will not verify, any of the information contained herein, nor has League Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Kalyn McKittrick
League Commercial
(402) 699-6020
kalyn@leaguere.com

LEAGUE Commercial

Brokerage License No.: 9005641
<https://leaguecommercial.com/>

powered by CREOP