

MCCART VILLAGE

6280 McCart | Fort Worth, TX



100% LEASED

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HIGHLIGHTS

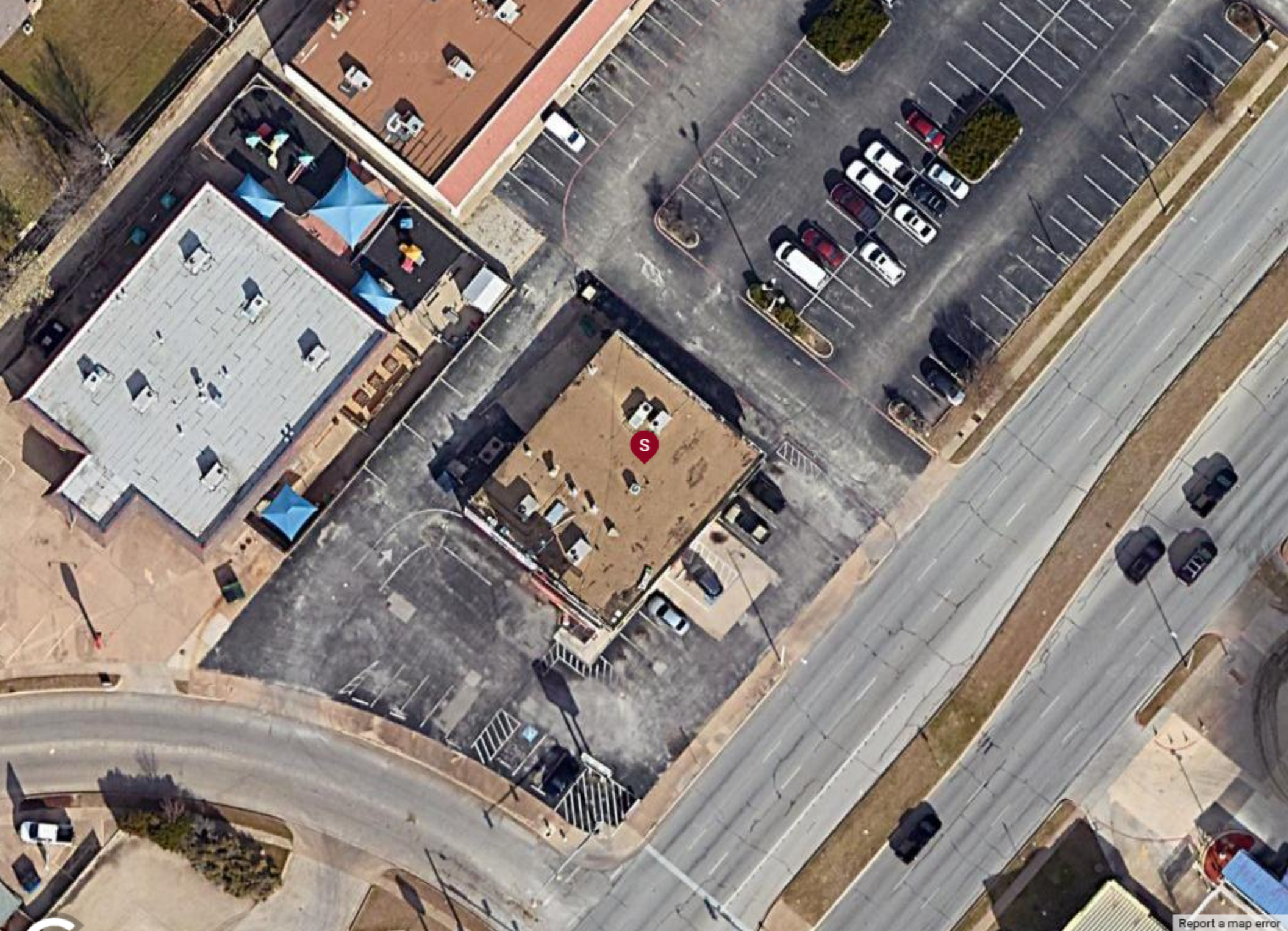
- Fully leased retail center
- Billboard
- Stable tenants



Tenant	Floor	Lease Type	Notes
Pizza Patron	Ground	Retail	Well known pizza company
Metro	Ground	Retail	National cell phone company
Ace Cash Express	Ground	Retail	Check cashing, loans and debit provider

PROPERTY FEATURES

CURRENT OCCUPANCY	100.00%
TOTAL TENANTS	3
BUILDING SF	4,800
LAND SF	23,087
LAND ACRES	.53
YEAR BUILT	1982
ZONING TYPE	Retail
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	Ample

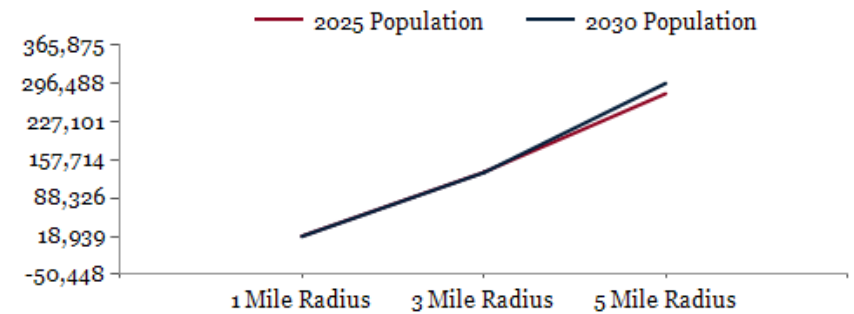


[Report a map error](#)

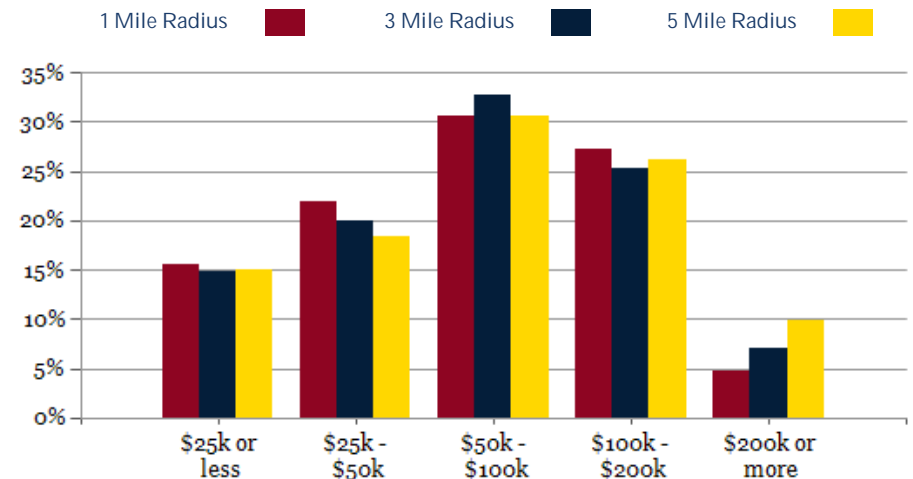
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,989	106,278	195,889
2010 Population	18,211	126,008	235,559
2025 Population	19,446	135,261	277,916
2030 Population	18,939	134,554	296,488
2025-2030: Population: Growth Rate	-2.65%	-0.50%	6.50%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	653	4,243	8,849
\$15,000-\$24,999	456	2,895	6,070
\$25,000-\$34,999	650	3,452	6,868
\$35,000-\$49,999	907	6,089	11,408
\$50,000-\$74,999	1,294	9,787	18,373
\$75,000-\$99,999	881	5,913	12,095
\$100,000-\$149,999	1,421	8,380	17,259
\$150,000-\$199,999	513	3,711	8,752
\$200,000 or greater	337	3,402	9,842
Median HH Income	\$65,061	\$66,499	\$71,606
Average HH Income	\$85,454	\$92,658	\$103,217

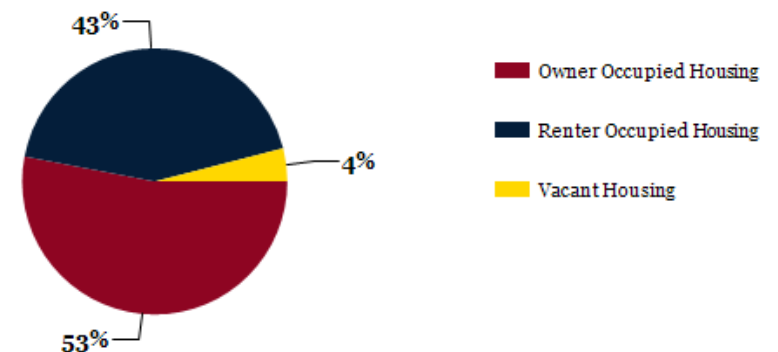
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,406	41,532	77,714
2010 Total Households	6,802	45,623	85,250
2025 Total Households	7,113	47,872	99,515
2030 Total Households	6,979	47,842	106,444
2025 Average Household Size	2.73	2.81	2.72
2025-2030: Households: Growth Rate	-1.90%	-0.05%	6.80%



2025 Household Income



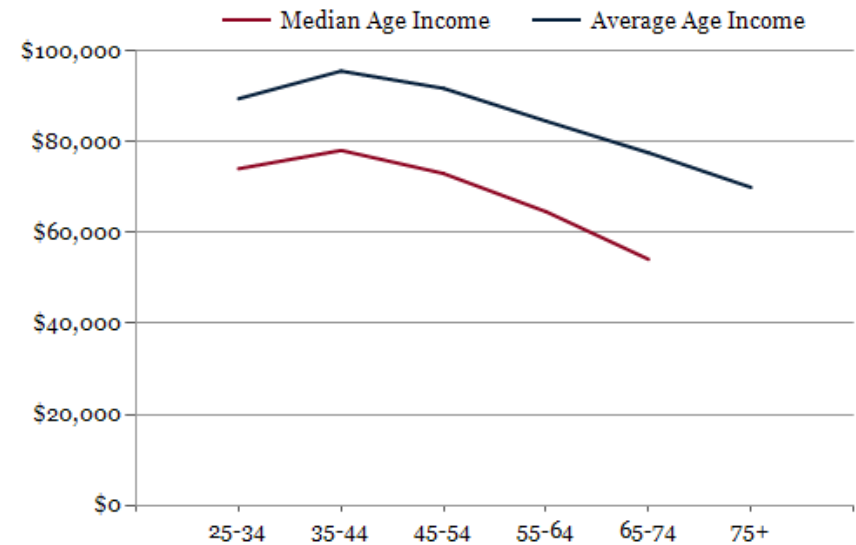
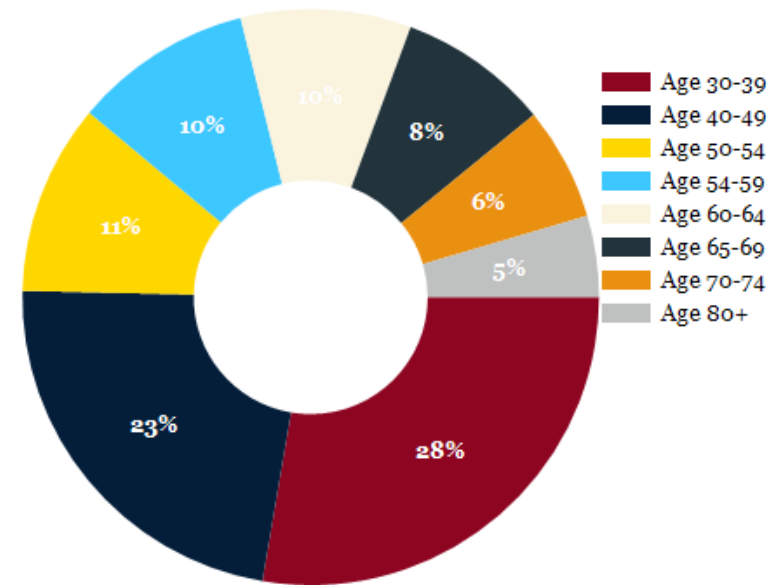
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,504	10,019	21,027
2025 Population Age 35-39	1,438	9,504	19,504
2025 Population Age 40-44	1,284	9,065	18,310
2025 Population Age 45-49	1,126	7,929	15,836
2025 Population Age 50-54	1,138	7,967	15,917
2025 Population Age 55-59	1,065	7,257	14,399
2025 Population Age 60-64	1,015	7,363	14,244
2025 Population Age 65-69	898	6,345	12,313
2025 Population Age 70-74	675	4,880	9,690
2025 Population Age 75-79	485	3,472	6,971
2025 Population Age 80-84	297	2,070	4,213
2025 Population Age 85+	299	1,963	4,306
2025 Population Age 18+	14,509	101,023	210,447
2025 Median Age	35	35	34
2030 Median Age	36	36	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$74,104	\$68,691	\$72,094
Average Household Income 25-34	\$89,531	\$90,643	\$96,672
Median Household Income 35-44	\$78,132	\$78,721	\$85,763
Average Household Income 35-44	\$95,609	\$105,362	\$117,480
Median Household Income 45-54	\$73,043	\$79,271	\$87,043
Average Household Income 45-54	\$91,803	\$104,951	\$118,823
Median Household Income 55-64	\$64,640	\$71,317	\$77,880
Average Household Income 55-64	\$84,584	\$99,053	\$112,839
Median Household Income 65-74	\$54,160	\$53,644	\$59,706
Average Household Income 65-74	\$77,620	\$79,502	\$95,287
Average Household Income 75+	\$69,989	\$68,702	\$75,820



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Exclusively Marketed by:

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