



3700-3730 S UNIVERSITY DR | FORT WORTH, TX 76109



For Sale

100% LEASED | 17-UNIT MULTIFAMILY | TCU CORRIDOR

One of Four Assets | Available Individually or as a Portfolio

CONTACTS

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SPECS:

Building Size: ±9,250SF

Lot Size: ±0.87 AC

Units: 17

Unit Mix: 1 Bed / 1 Bath (all units)

Occupancy: 100% Leased

Parking: Covered Parking On-Site

Laundry: On-Site Laundry Facility

Pricing: **Contact Brokers**

PROPERTY HIGHLIGHTS:

- 17 Total Units providing strong in-place income and scale for efficient management
- 100% Leased Asset delivering immediate, stable cash flow
- Less Than 1 Mile from TCU benefiting from consistent rental demand
- Covered Parking enhancing tenant appeal and long-term retention
- On-Site Laundry adding tenant convenience and retention value
- Value-Add Opportunity through rent increases, interior upgrades, and operational improvements
- High-Demand Rental Submarket driven by proximity to TCU and surrounding amenities

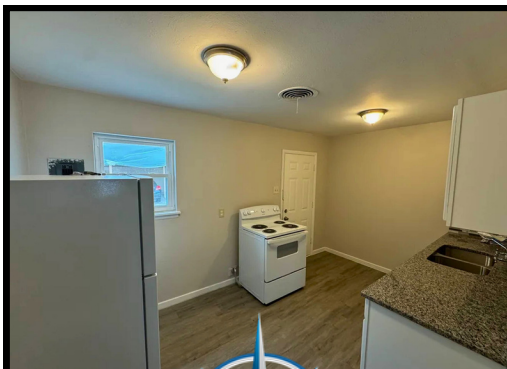
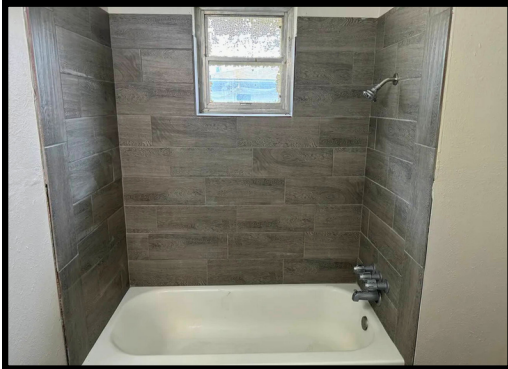
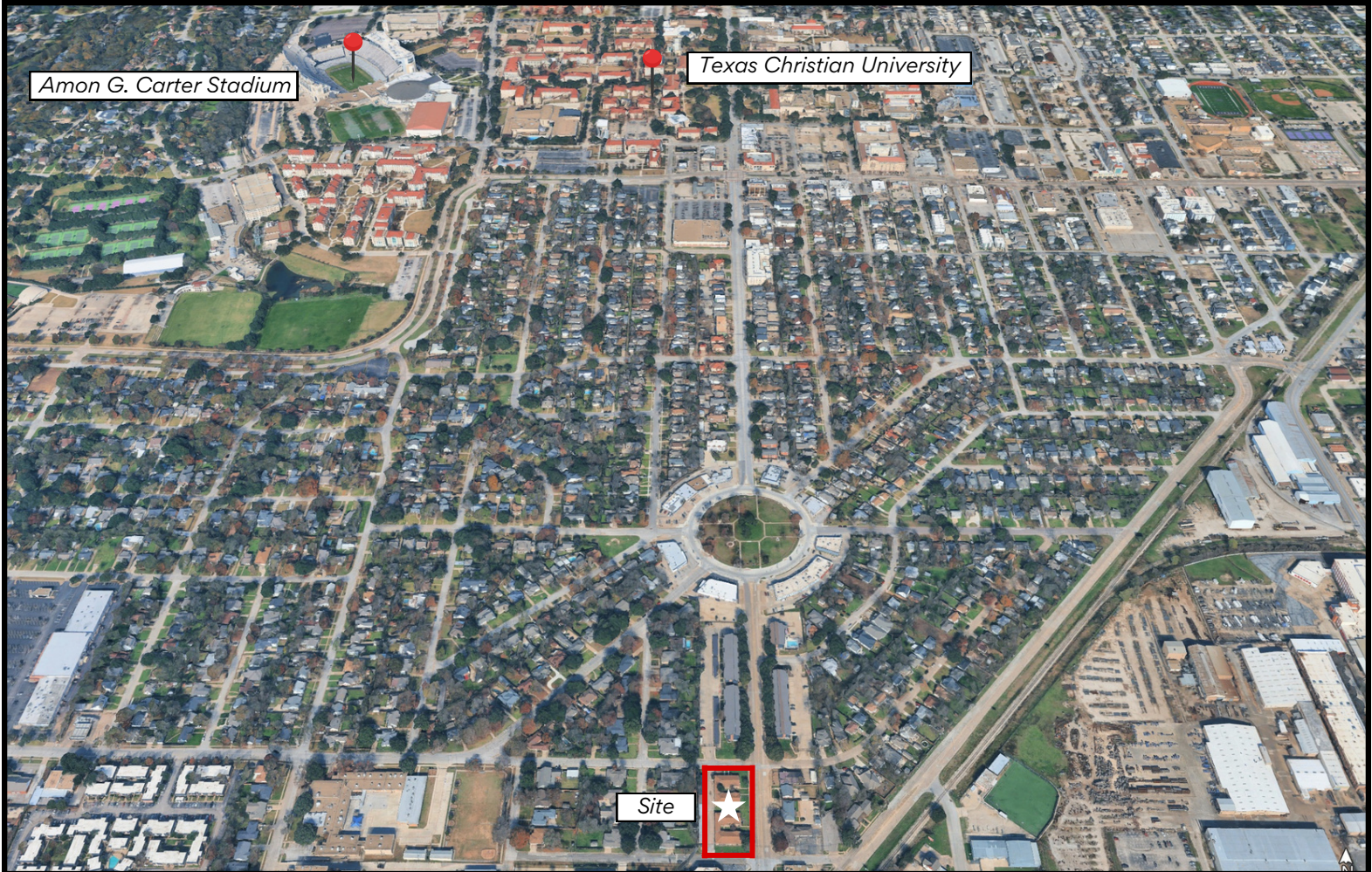


For Sale

Contact Brokers for Price

PHOTOS

3700-3730 S University Dr | Fort Worth, TX



For Sale

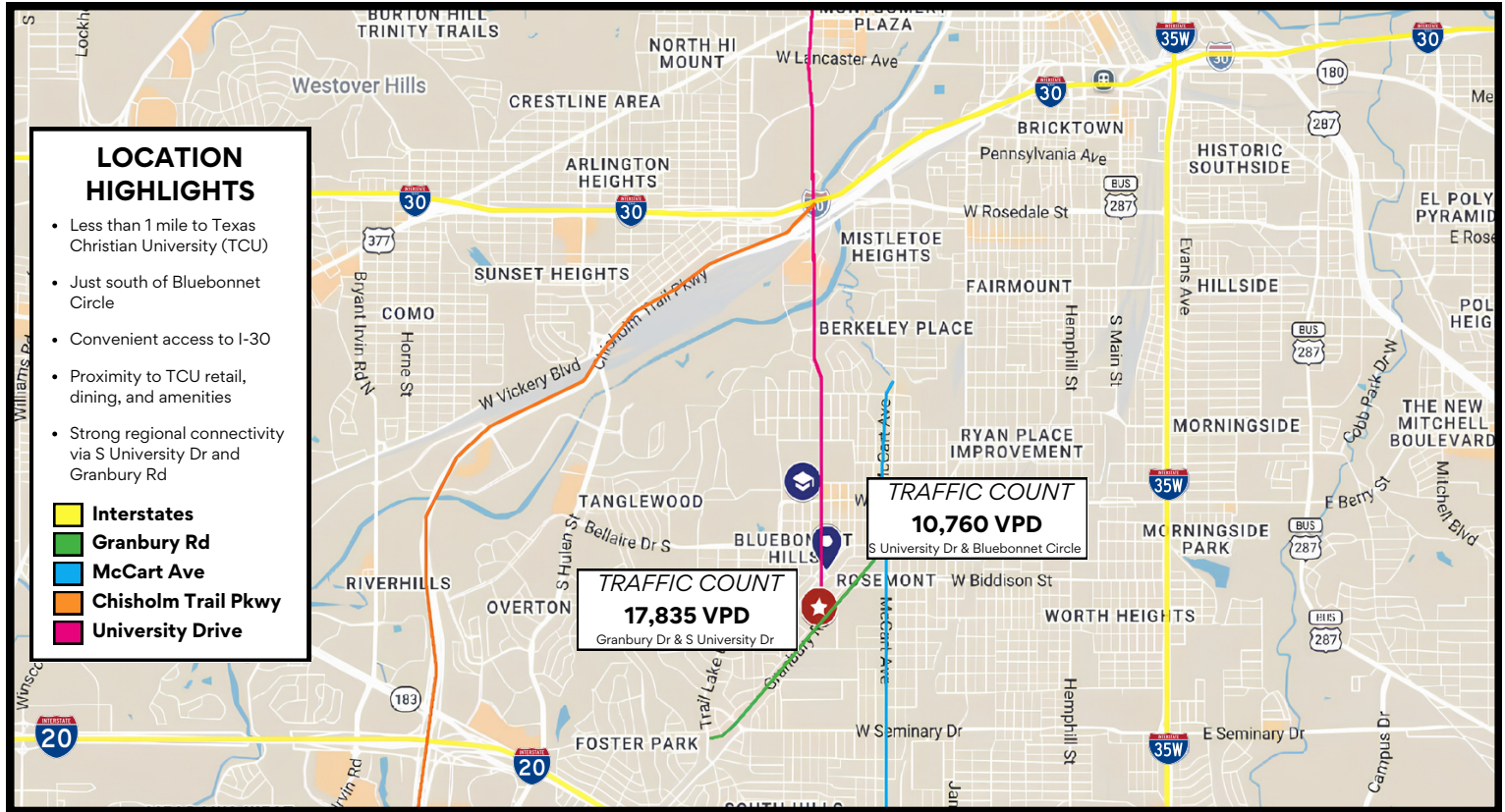
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LOCATION & SUBMARKET OVERVIEW:

3700-3730 S University Dr is ideally positioned just south of Bluebonnet Circle in one of Fort Worth's most established and high-demand residential corridors. The property sits less than one mile from Texas Christian University, providing consistent access to a deep, active tenant pool. With direct frontage on S University Dr and convenient proximity to I-30, the asset benefits from strong regional connectivity and excellent visibility within the submarket.



RADIUS	1 MILE	3 MILE	5 MILE
2025 Median Age	28.9	33.8	35.4
2025 Avg HH Income	\$98,840	\$99,794	\$94,914
Population Growth (25'-30')	4.68%	5.62%	5.70%

NORTH TEXAS ACCOLADES

"IN TEXAS, WE WANT BUSINESSES TO SUCCEED. WHEN BUSINESSES SUCCEED, TEXANS SUCCEED."

- GOVERNOR GREG ABBOTT



U-HAUL

Texas ranked as a
leading Growth State
in America for 2024



In 2024, Texas ranked as
the state with the
Best Business Climate



Texas named the nation's
'Best State for Business'
for the 20th consecutive year



My Information About Brokerage Services

Dominus Commercial || 214.941.9500
600 E Las Colinas Blvd, #130 || Irving, TX 75039

Dominus Commercial || 817.242.2361
909 W. Magnolia Ave, #2 || Fort Worth, TX 76104

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