

Texas Wesleyan University | Retail Center

3014 & 3016 East Rosedale Street, Fort Worth TX 76105

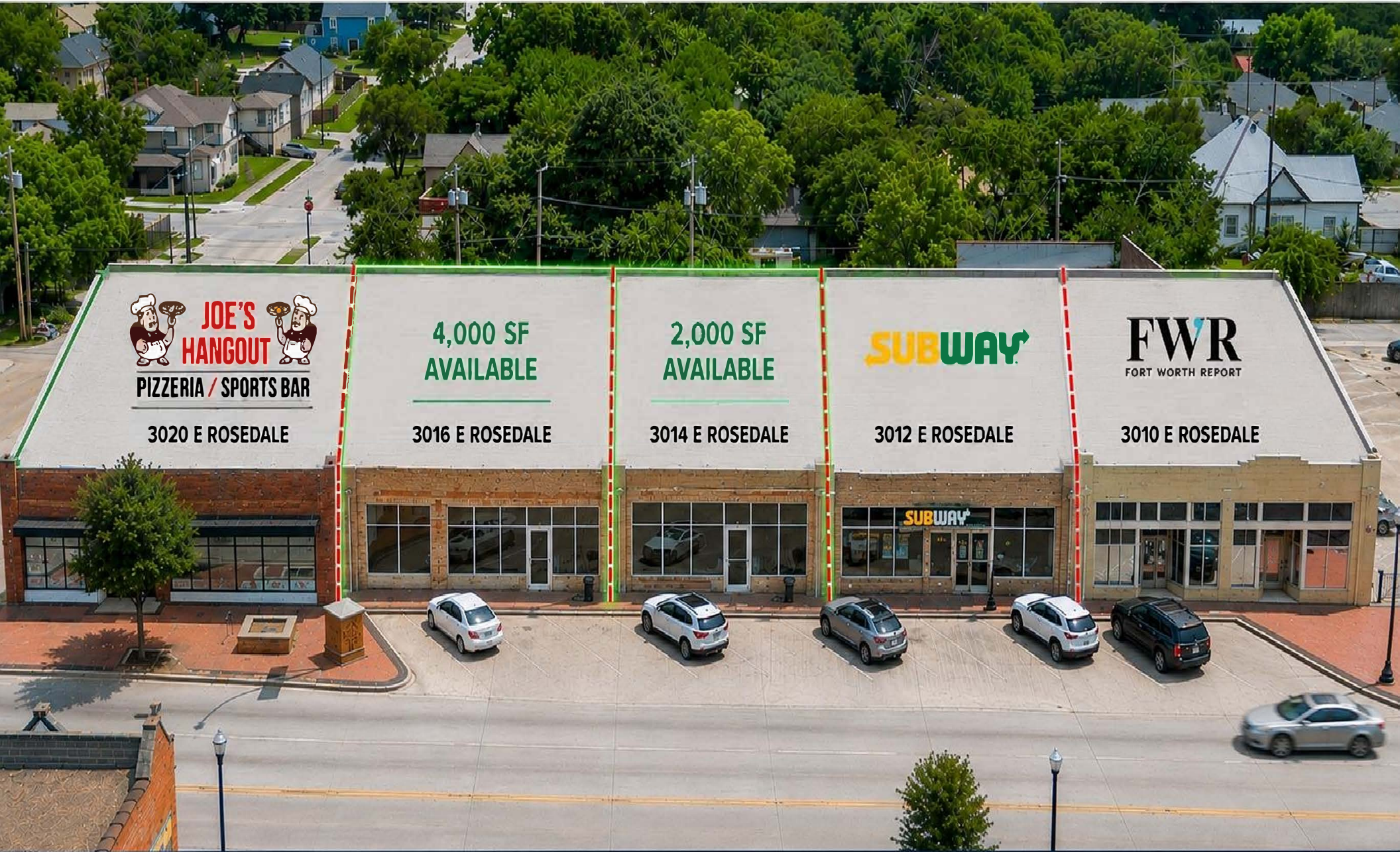
FOR LEASE



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LEAGUE Commercial

TEXAS WESLEYAN UNIVERSITY RETAIL CENTER



ROSEDALE STREET

HIGHLIGHTS

- **Situated at the heart of Texas Wesleyan University, 3014 and 3016 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.
- **Growing Student 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
	44,787	176,829	361,311

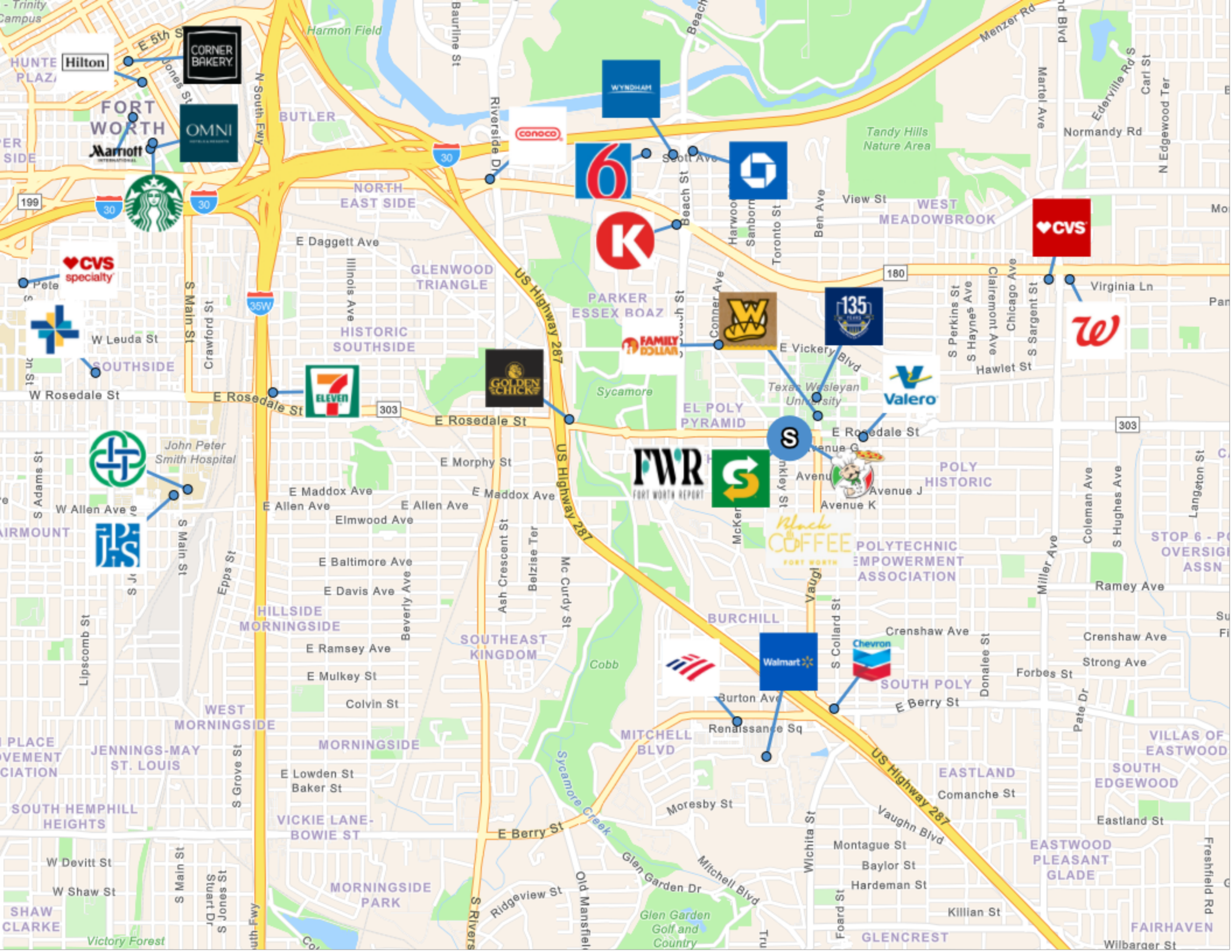
AVERAGE HOUSEHOLD INCOME

	2.00 MILE	4.00 MILE	6.00 MILE
	\$66,691	\$77,225	\$85,668

NUMBER OF HOUSEHOLDS

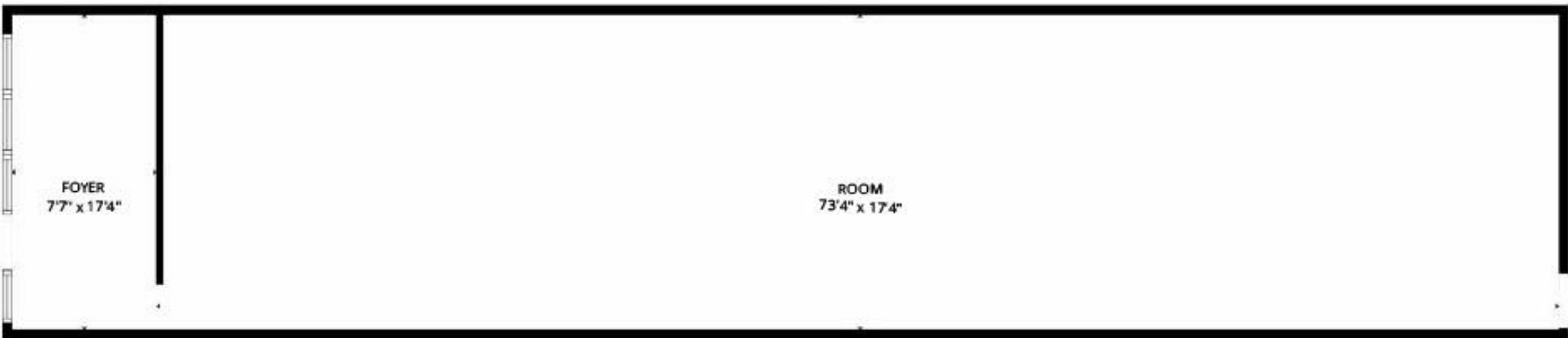
	2.00 MILE	4.00 MILE	6.00 MILE
	14,003	61,063	128,506

Suite	Space	Size	Lease Rate	Lease Type
3014	Available	2,000 SF (Approximate)	Contact Broker for Rates	NNN
3016	Available	4,000 SF (Approximate)	Contact Broker for Rates	NNN



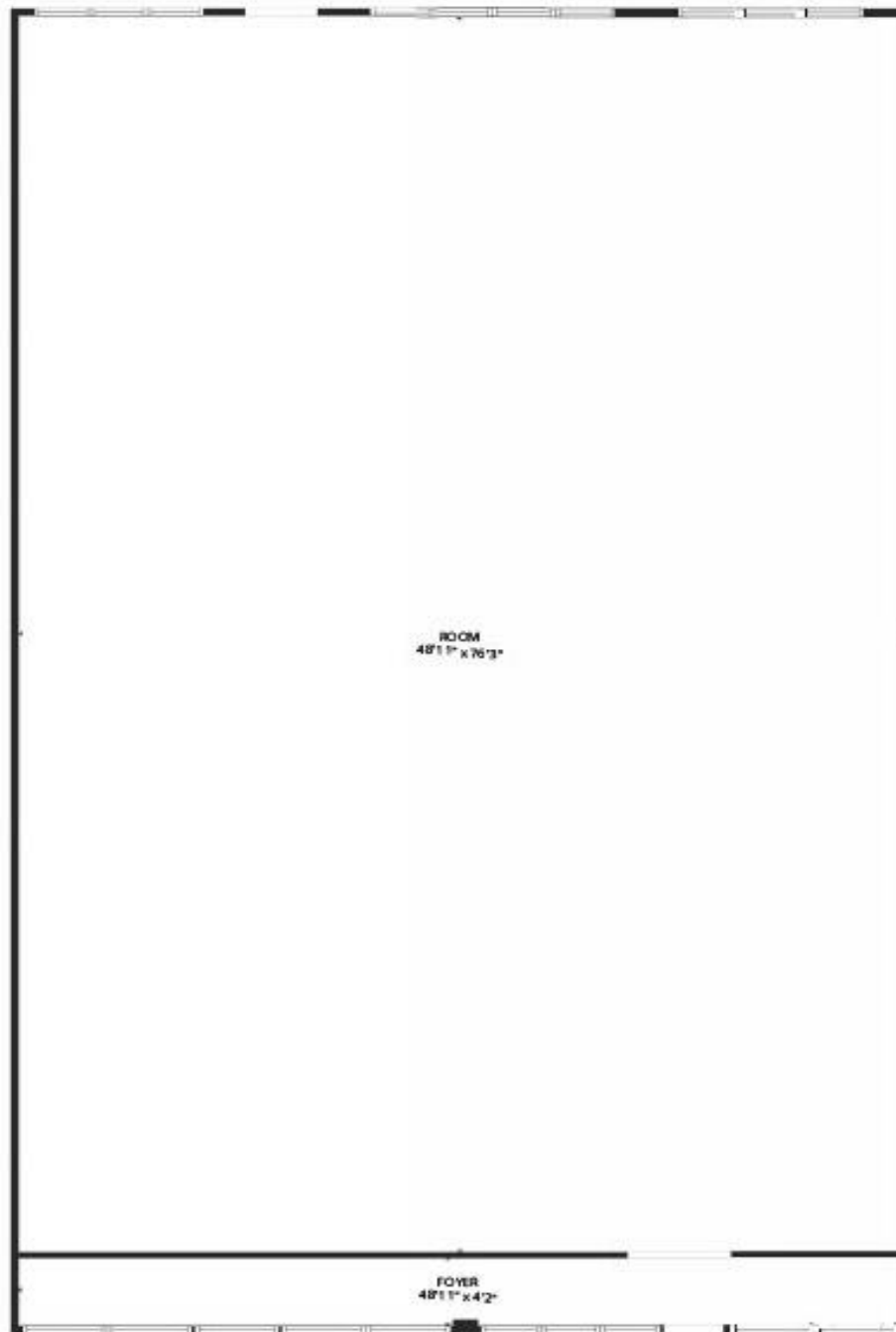






Floor Plan | 3014 East Rosedale Street

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

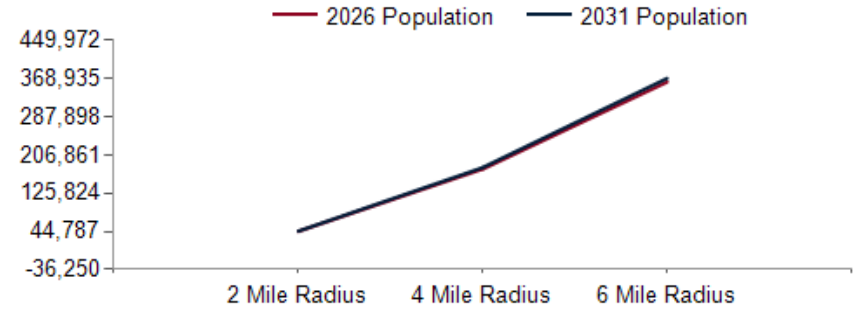


Floor Plan | 3016 East Rosedale Street

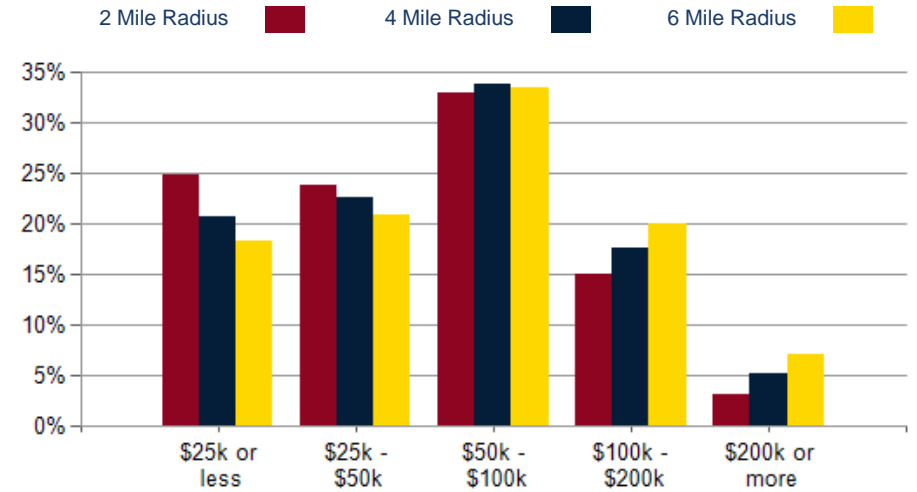
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

POPULATION	2 MILE	4 MILE	6 MILE
2000 Population	40,593	151,065	315,844
2010 Population	41,556	151,423	321,434
2026 Population	44,787	176,829	361,311
2031 Population	45,267	180,165	368,935
2026 African American	13,777	50,212	81,941
2026 American Indian	436	1,700	3,686
2026 Asian	484	4,231	12,824
2026 Hispanic	26,540	88,054	172,584
2026 Other Race	13,846	41,436	78,395
2026 White	8,617	49,590	123,803
2026 Multiracial	7,598	29,524	60,351

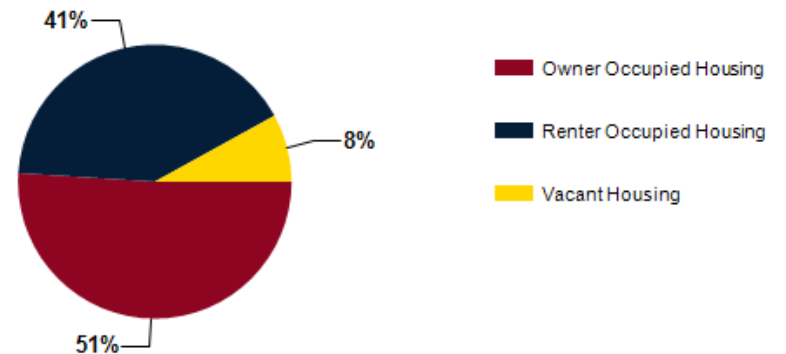
2026 HOUSEHOLD INCOME	2 MILE	4 MILE	6 MILE
less than \$15,000	1,977	7,574	14,211
\$15,000-\$24,999	1,515	5,080	9,291
\$25,000-\$34,999	1,397	5,340	10,309
\$35,000-\$49,999	1,936	8,488	16,618
\$50,000-\$74,999	3,058	13,059	26,985
\$75,000-\$99,999	1,567	7,573	16,108
\$100,000-\$149,999	1,663	7,967	18,466
\$150,000-\$199,999	438	2,761	7,417
\$200,000 or greater	452	3,217	9,095
Median HH Income	\$51,267	\$57,712	\$62,338
Average HH Income	\$66,691	\$77,225	\$85,668



2026 Household Income



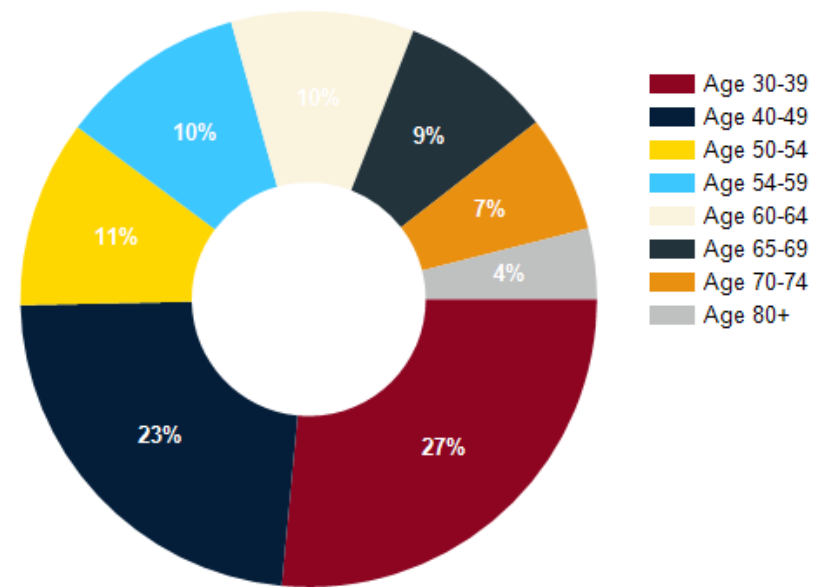
2026 Own vs. Rent - 2 Mile Radius



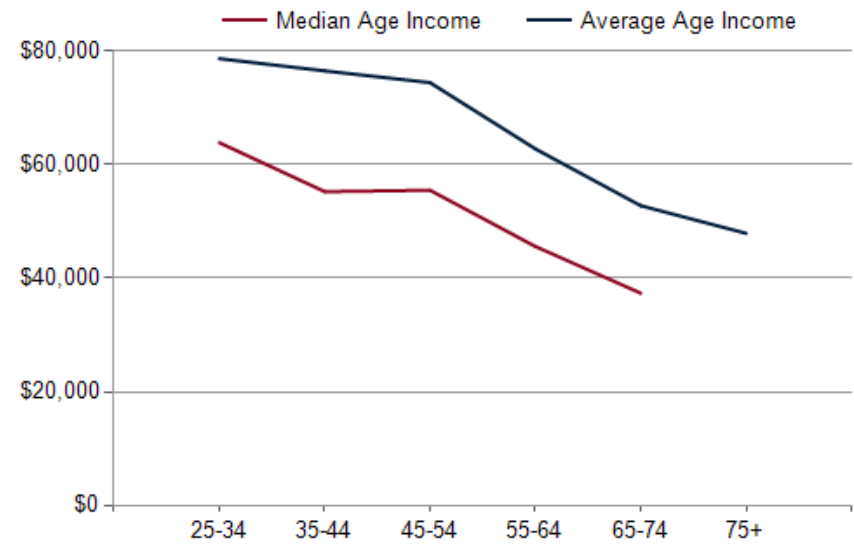
Source: esri

2026 POPULATION BY AGE	2 MILE	4 MILE	6 MILE
2026 Population Age 30-34	3,046	14,103	27,778
2026 Population Age 35-39	2,981	12,793	25,193
2026 Population Age 40-44	2,758	11,481	23,261
2026 Population Age 45-49	2,510	10,031	20,225
2026 Population Age 50-54	2,395	9,760	19,845
2026 Population Age 55-59	2,379	9,243	18,787
2026 Population Age 60-64	2,334	8,968	18,465
2026 Population Age 65-69	1,944	7,380	16,021
2026 Population Age 70-74	1,496	5,853	12,731
2026 Population Age 75-79	900	3,853	8,947
2026 Population Age 80-84	541	2,431	5,391
2026 Population Age 85+	428	2,242	4,412
2026 Population Age 18+	32,216	132,827	274,894
2026 Median Age	32	33	34
2031 Median Age	33	34	35

Population By Age



2026 INCOME BY AGE	2 MILE	4 MILE	6 MILE
Median Household Income 25-34	\$63,871	\$66,327	\$68,842
Average Household Income 25-34	\$78,684	\$84,926	\$88,995
Median Household Income 35-44	\$55,250	\$60,205	\$67,202
Average Household Income 35-44	\$76,521	\$87,513	\$98,591
Median Household Income 45-54	\$55,496	\$61,153	\$68,558
Average Household Income 45-54	\$74,452	\$86,870	\$97,104
Median Household Income 55-64	\$45,586	\$52,516	\$59,461
Average Household Income 55-64	\$62,780	\$75,573	\$88,566
Median Household Income 65-74	\$37,348	\$42,723	\$50,040
Average Household Income 65-74	\$52,769	\$63,270	\$73,283
Average Household Income 75+	\$47,892	\$60,133	\$65,809



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Exclusively Marketed by:

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