



**ARGALI**  
COMMERCIAL REAL ESTATE SERVICES

**MARKET AT GEORGETOWN**  
610 NORTH AUSTIN AVENUE, GEORGETOWN, TX 78626



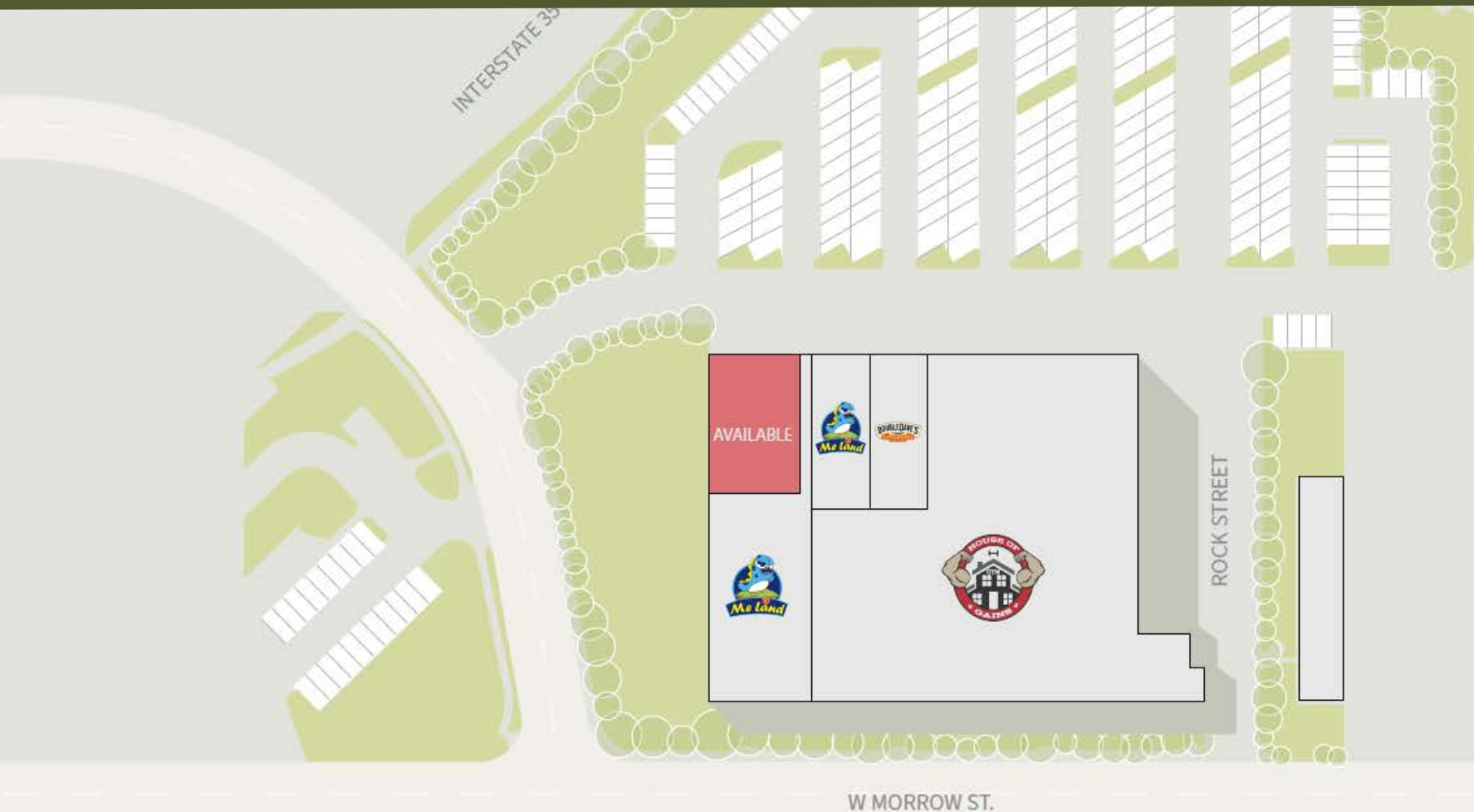
**Brad Fitzerman | LEASING@ARGALICRE.COM | 210.610.2828**  
**ARGALICRE.COM**

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## TENANTS

House of Gainz  
Me Land  
Double Daves

## AVAILABLE SITES

Suite 125 - 5,000 SF

## TRAFFIC COUNTS

WURZBACH RD  
30,690 VPD  
IH-10  
158,554 VPD

## RATE \$

PLEASE CALL FOR PRICING

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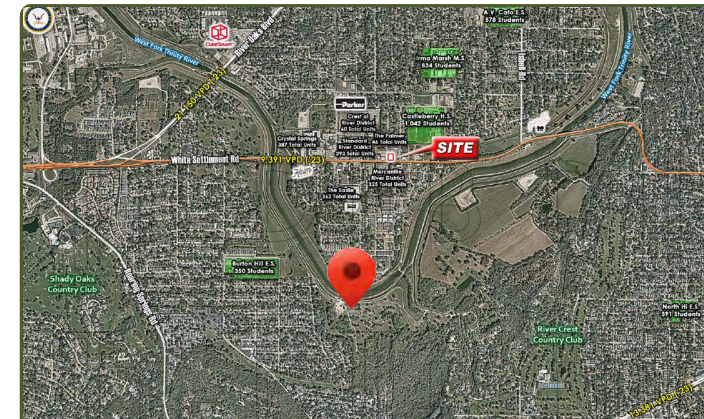
## PROJECT SCOPE

River District Plaza is a 5,140-square-foot Class A retail strip center located in Fort Worth, Texas, at the prominent intersection of White Settlement Road and Merritt Street. This high-visibility location, in the heart of the River District, benefits from steady traffic flows and proximity to affluent residential communities, major employers, and cultural landmarks. With over 83,850 residents within a three-mile radius and household incomes averaging \$103,680, the property is well-positioned to serve a growing and affluent customer base.

### PROPERTY DETAILS

OCCUPANCY	100%
GROSS LEASABLE AREA	5,140 SF
TRIPLE NETS (2026)	\$6.86/SF
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DEMOGRAPHICS	WITHIN 2 MI	WITHIN 5 MI	WITHIN 10 MI
EST. POPULATION	65,359	337,610	1,075,145
AVG. HH INCOME	\$102,209.66	\$82,307.81	\$79,051.87
TOTAL HOUSING UNITS	30,707	143,023	409,901
MEDIAN HOME VALUE	\$227,257	\$200,149	\$202,902



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