

**FOR
LEASE**

2,037 SF

NWC
S. HULEN ST
&
OAK PARK LN.

PLYON
SIGNAGE
AVAILABLE

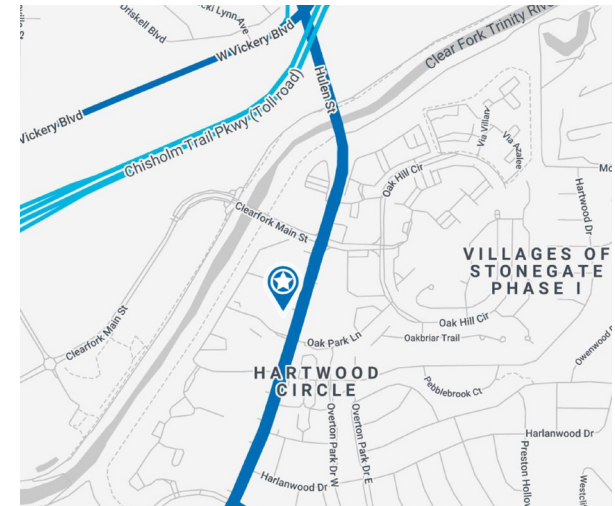


TRANSWESTERN

REAL ESTATE
SERVICES

2826 S. HULEN STREET

FORT WORTH, TEXAS 76109



PROPERTY INFORMATION:

- 2,037 SF Available
- Existing Huntington Learning
- Located along S. Hulen St. in the heart of the Stonegate development
- Pylon signage available
- \$38.00 PSF + NNN
- Signalized Intersection (S. Hulen & Oak Park Ln.)
- Total NNN Expenses: \$11.52 PSF
- Taxes: \$5.17 PSF
- Insurance: \$1.46 PSF
- Common Area Maintenance: \$4.89 PSF

For more information:

FREMONT BAKER

817.259.3535

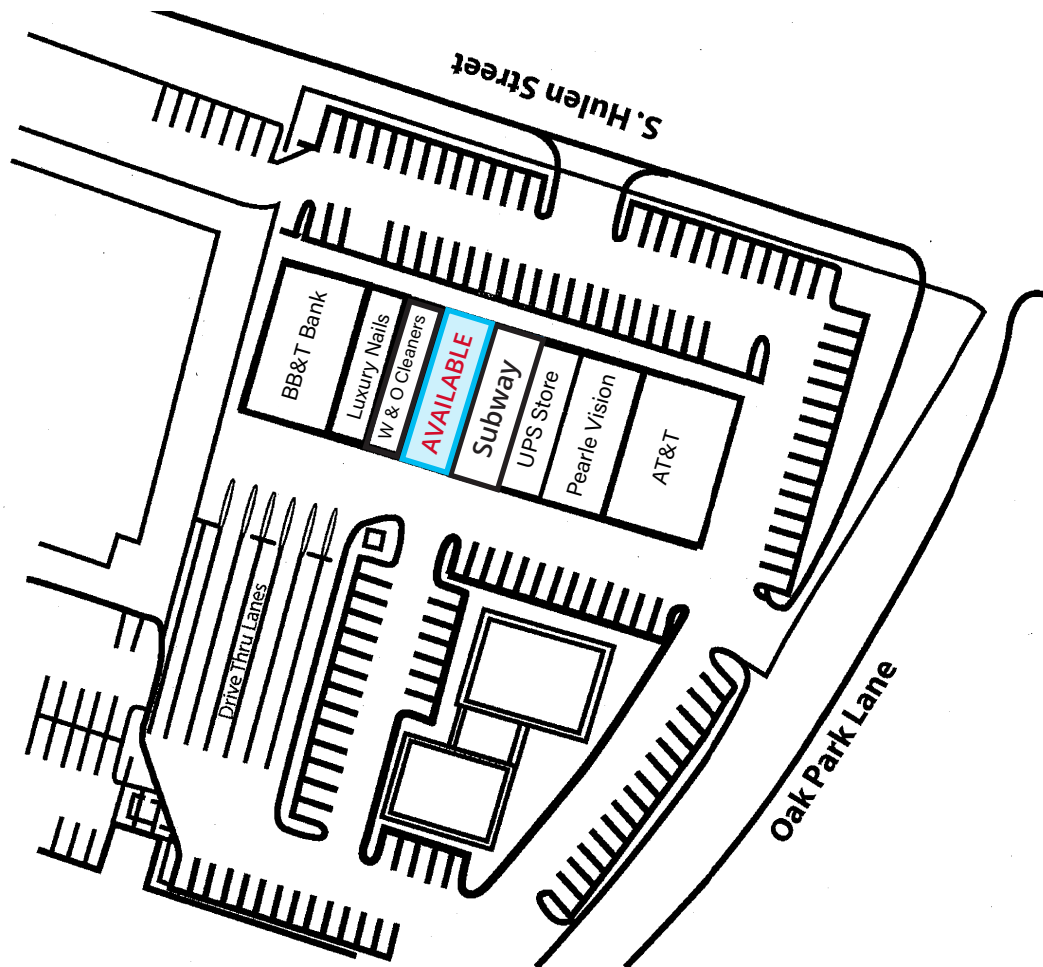
Fremont.Baker@Transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.

2826 S. HULEN STREET

FORT WORTH, TEXAS 76109

SITE PLAN



PYLON SIGNAGE



FREMON BAKER

817.259.3535

Fremont.Baker@Transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.

2826 S. HULEN STREET

FORT WORTH, TEXAS 76109

CLOSE AERIAL



TRANSWESTERN

REAL ESTATE
SERVICES



FREMONT BAKER

817.259.3535

Fremont.Baker@Transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.

2826 S. HULEN STREET

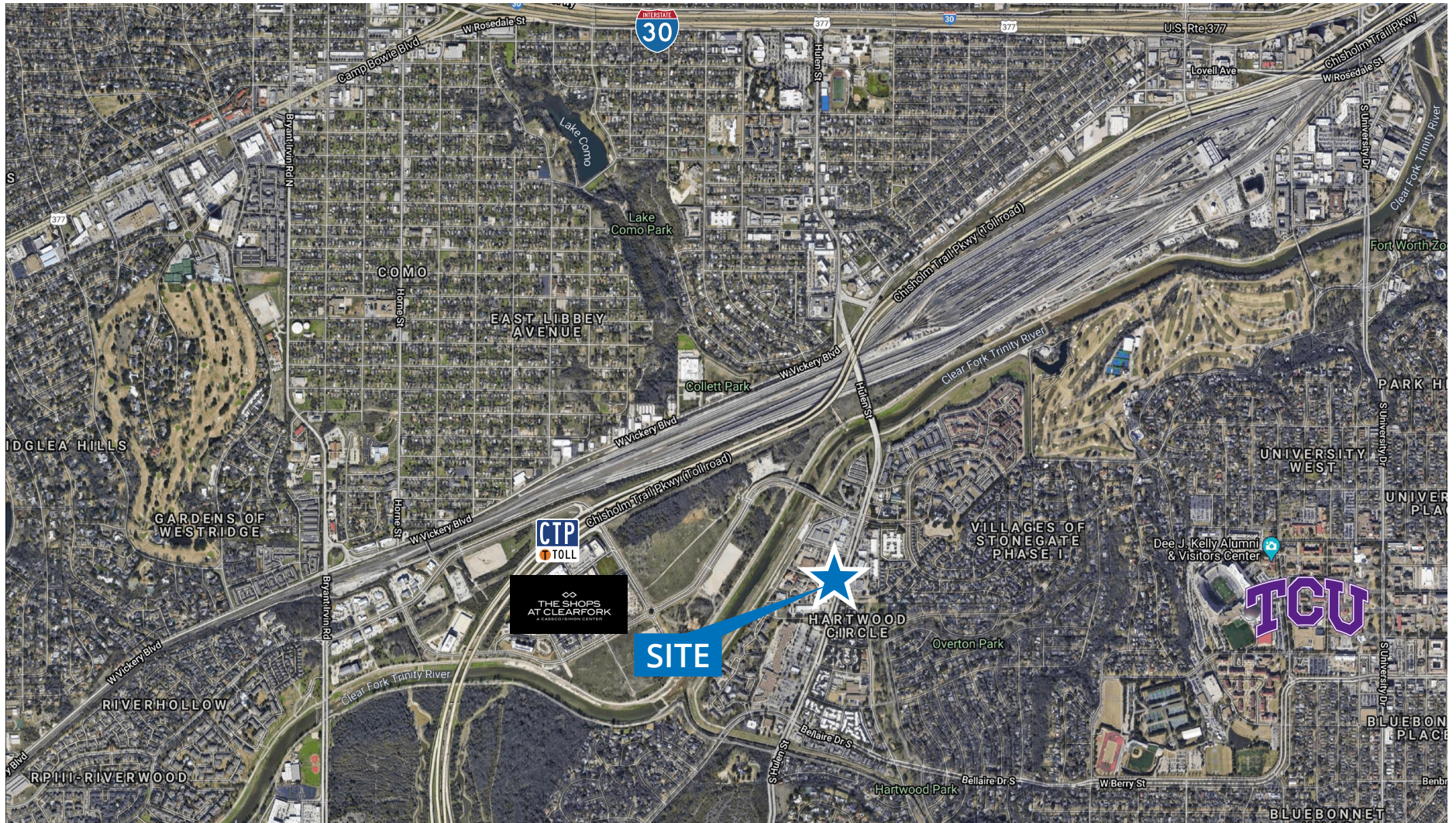
FORT WORTH, TEXAS 76109

FAR AERIAL



TRANSWESTERN

REAL ESTATE
SERVICES



FREMONT BAKER

817.259.3535

Fremont.Baker@Transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.

2826 S. HULEN STREET

FORT WORTH, TEXAS 76109



TRANSWESTERN

REAL ESTATE
SERVICES

POPULATION			
	1 MILE	3 MILE	5 MILE
2023 TOTAL POPULATION	9,710	108,180	305,686
2028 TOTAL POPULATION	9,983	109,702	311,912
2023 - 2028 ANNUAL RATE	0.6%	0.3%	0.4%

HOUSEHOLDS			
	1 MILE	3 MILE	5 MILE
2023 HOUSEHOLDS	4,556	47,507	123,755
2028 HOUSEHOLDS	4,687	48,230	126,522
2023 - 2028 ANNUAL RATE	0.6%	0.3%	0.4%

INCOME			
	1 MILE	3 MILE	5 MILE
2023 AVERAGE HOUSEHOLD INCOME	\$148,209	\$103,595	\$88,149
MEDIAN HOUSEHOLD INCOME	\$107,500	\$70,523	\$61,645

FREMON BAKER

817.259.3535

Fremon.Baker@Transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Transwestern Commercial Services Fort Worth LLC	9000246		(817)877-4433
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Paul Wittorf	479373	paul.wittorf@transwestern.com	(214)446-4512
Designated Broker of Firm	License No.	Email	Phone
Leland Alvinus Prowse IV	450719	leland.prowse@transwestern.com	(817)877-4433
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Fremton Baker	362574	fremon.baker@transwestern.com	(817)259-3535
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date