

FOR SALE

TWO BUILDINGS
TOTALING
18,102 SF

\$5,500,000

FULLY LEASED
MEDICAL
OFFICE/
RETAIL SPACE

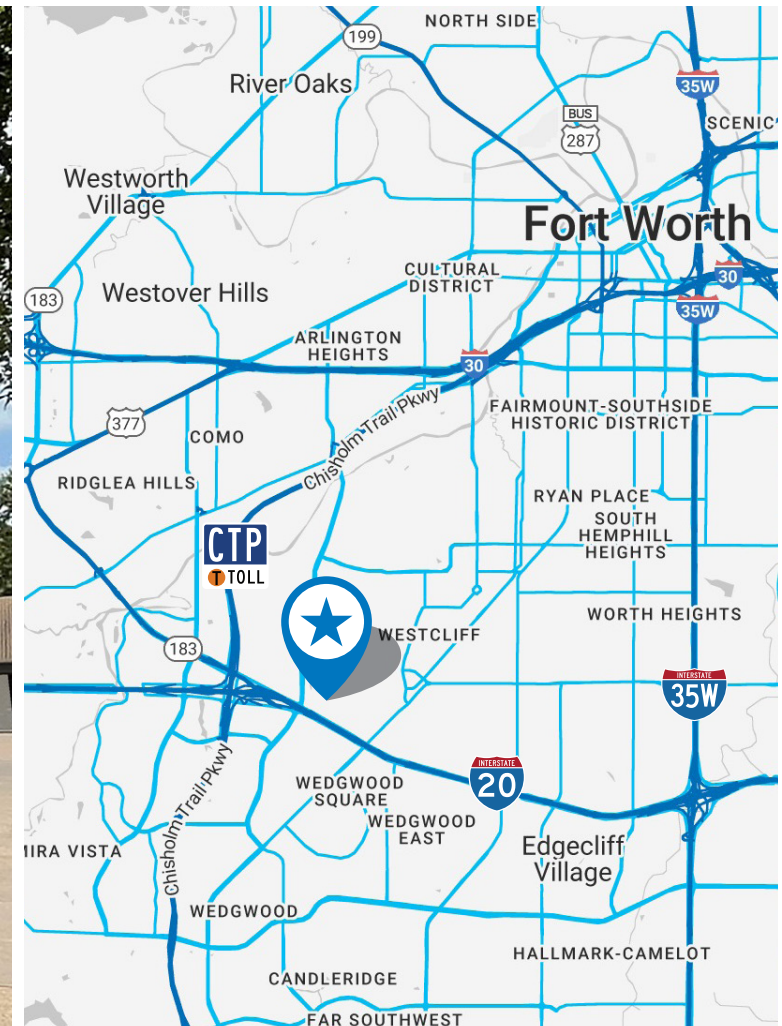


TRANSWESTERN

REAL ESTATE
SERVICES

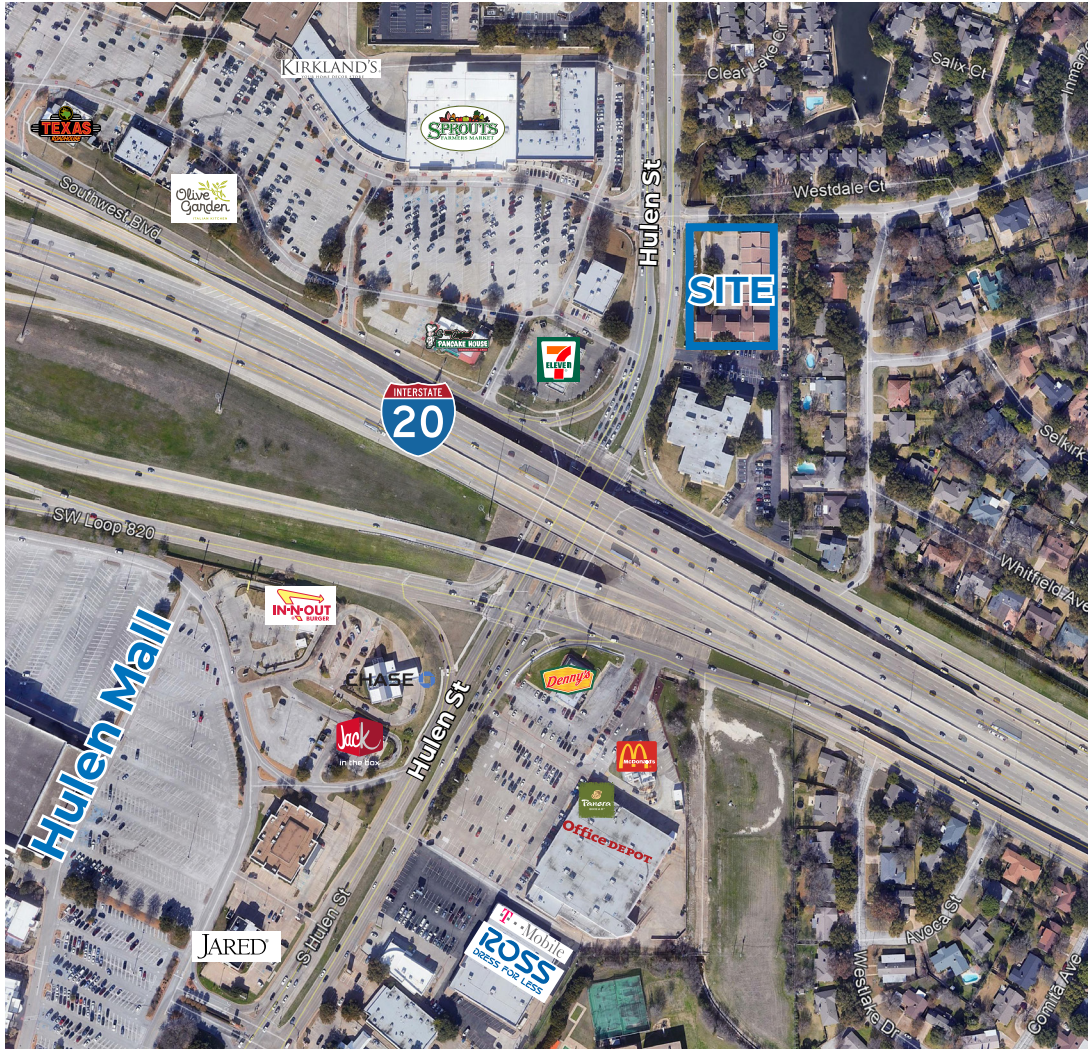
4325-4365 S. Hulen Street

Fort Worth, Texas 76109



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INVESTMENT OVERVIEW:

- The property at 4325 and 4365 S. Hulen Street in Fort Worth, TX, presents an exceptional opportunity for investors. This fully leased, dual-building medical office complex encompasses over 18,000 SF and is strategically located at the intersection of SW Loop 820 and S. Hulen Street, offering excellent visibility with over 133,000 vehicles per day.
- A key feature of this offering is the built-in upside potential. Two of the current tenant leases are set to expire in the next 2-3 years, providing the new owner with the ability to raise rents to align with market rates and further enhance the property's NOI. This opportunity allows for immediate cash flow stability with a clear path to value creation.
- With over 75 parking spaces (4/1,000 SF ratio), the property delivers exceptional convenience for tenants and their clients. Its location, surrounded by major thoroughfares and retail amenities, ensures strong tenant demand and long-term viability. The combination of stable income, future value-add potential, and prime location makes this asset an outstanding investment.

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FINANCIALS

Income	Current	Per SF	Notes
Base Rental Income	\$373,016.25	\$ 20.61	Blended Average of 5 Tenants
NNN Reimbursement	\$ 152,418.84	\$ 8.42	
Effective Gross Revenue	\$ 525,435.09		
Operating Expenses (NNN)			
CAM	\$ 63,307.84	\$ 3.50	
Insurance	\$ 19,956.00	\$ 1.10	
Real Estate Taxes	\$ 69,155.00	\$ 3.82	
Total Expenses	\$ 152,418.84	\$ 8.42	
Net Operating Income	\$ 373,016.25		

**All tenants have annual rent increases ranging from \$0.50 to 3% starting in July 2025. Reach out for rent roll and more information.*

Feature	Details
Address	4325 & 4365 S. Hulen Street, Fort Worth, TX
Total Square Footage	18,094 SF
Buildings	Two buildings, each approximately 9,000 SF
Year Built	1988
Land Size	1.58 Acres
Parking	Over 75 spaces (4/1,000 SF ratio)
Occupancy	100% leased
Lease Structure	All NNN
Annual NOI	\$373,016
Asking Price	\$5,500,000
Cap Rate	6.80%

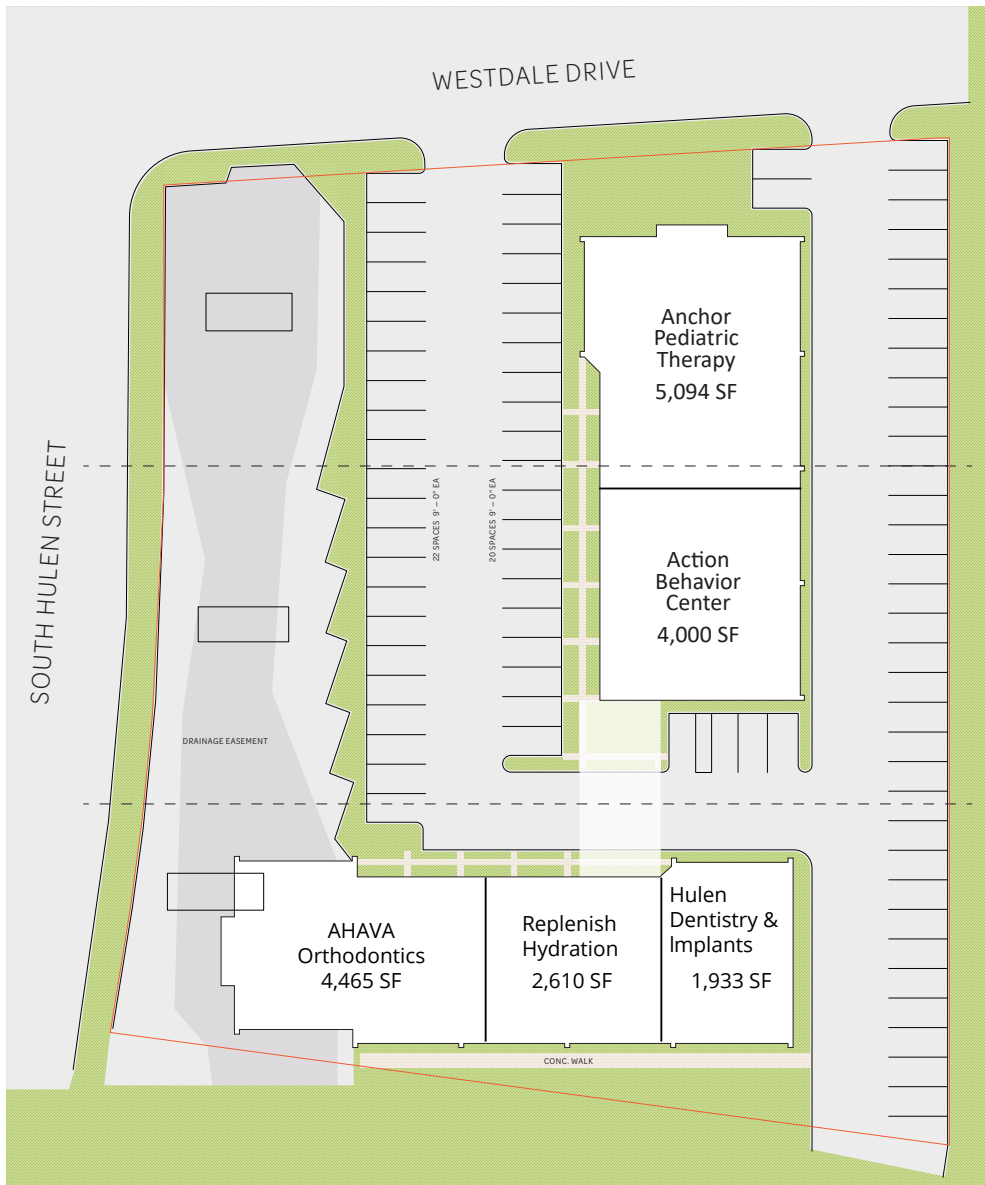
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SERVICES

SITE PLAN



Anchor Pediatric Therapy

Speech-Language Therapy for children and adolescents from birth to age twenty (anchorthrapytx.com)



Action Behavior Center

ABA Therapy for Children (actionbehavior.com)



Hulen Dentistry & Implants

General Dentist (hd-implants.com)



Replenish Hydration

IV Hydration and Vitamin Therapy (replenishhydration.com)



Ahava Orthodontics

Orthodontist (ahavaortho.com)



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