

RETAIL
BUILDING
FOR LEASE

5,193 SF
AVAILABLE

\$34.00 PSF +
NNN

FORT WORTH
TEXAS



TRANSWESTERN

REAL ESTATE
SERVICES

4747 S. Hulen St

FORT WORTH, TEXAS 76132



PROPERTY INFORMATION:

- Availabilities:
 - Suite 100: 3,214 SF
 - Suite 101: 1,979 SF
- Prime retail located on the Northeast Quadrant of S. Hulen at Barwick Dr., directly across the street from the main entrance into Hulen Mall
- Excellent Pylon signage available
- Rent: \$34.00 PSF
- Total Triple Net Expenses: \$7.94 PSF
- Taxes: \$3.15 PSF
- Insurance: \$.54 PSF
- Common Area Maintenance: \$4.25 PSF

For more information:

FREMON BAKER

817.994.8914

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 of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2022 Transwestern.

4747 S. Hulen St

FORT WORTH, TEXAS 76132

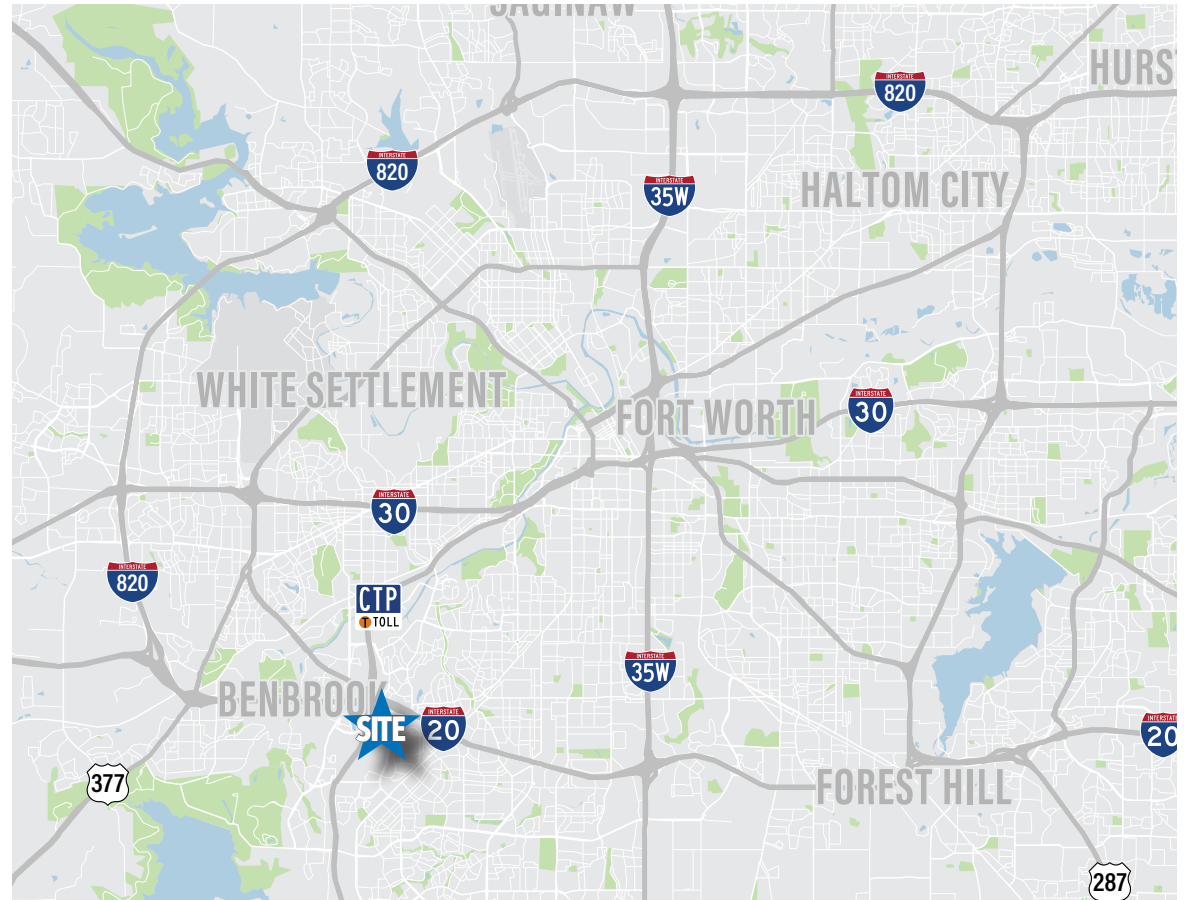
TRAFFIC COUNTS

I-20 @ HULEN ST.
158,309 **vpd**

HULEN
50,875 **vpd**

DEMOGRAPHICS

	1 mile	3 miles	5 miles
	Population 10,563	Population 114,078	Population 289,679
	Average Income \$96,779	Average Income \$93,076	Average Income \$89,758
	Median Income \$60,053	Median Income \$61,201	Median Income \$61,872



FREMONT BAKER

817.994.8914

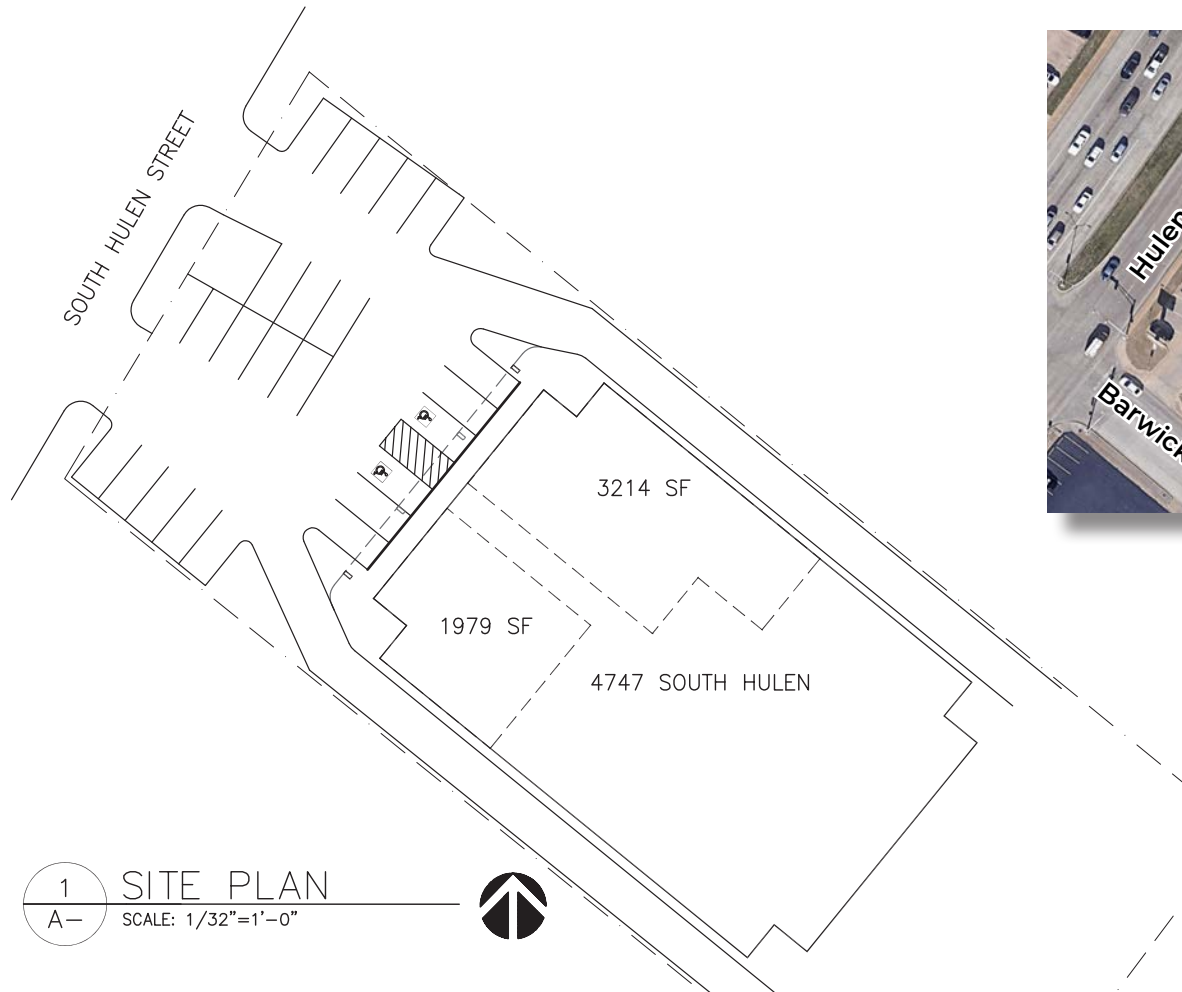
Fremont.Baker@Transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2022 Transwestern.

4747 S. Hulen St

FORT WORTH, TEXAS 76132

SITE PLAN



BUILDING SIZE: 5,193 SF

- Suite 100: 3,214 SF
- Suite 101: 1,979 SF

FREMONT BAKER

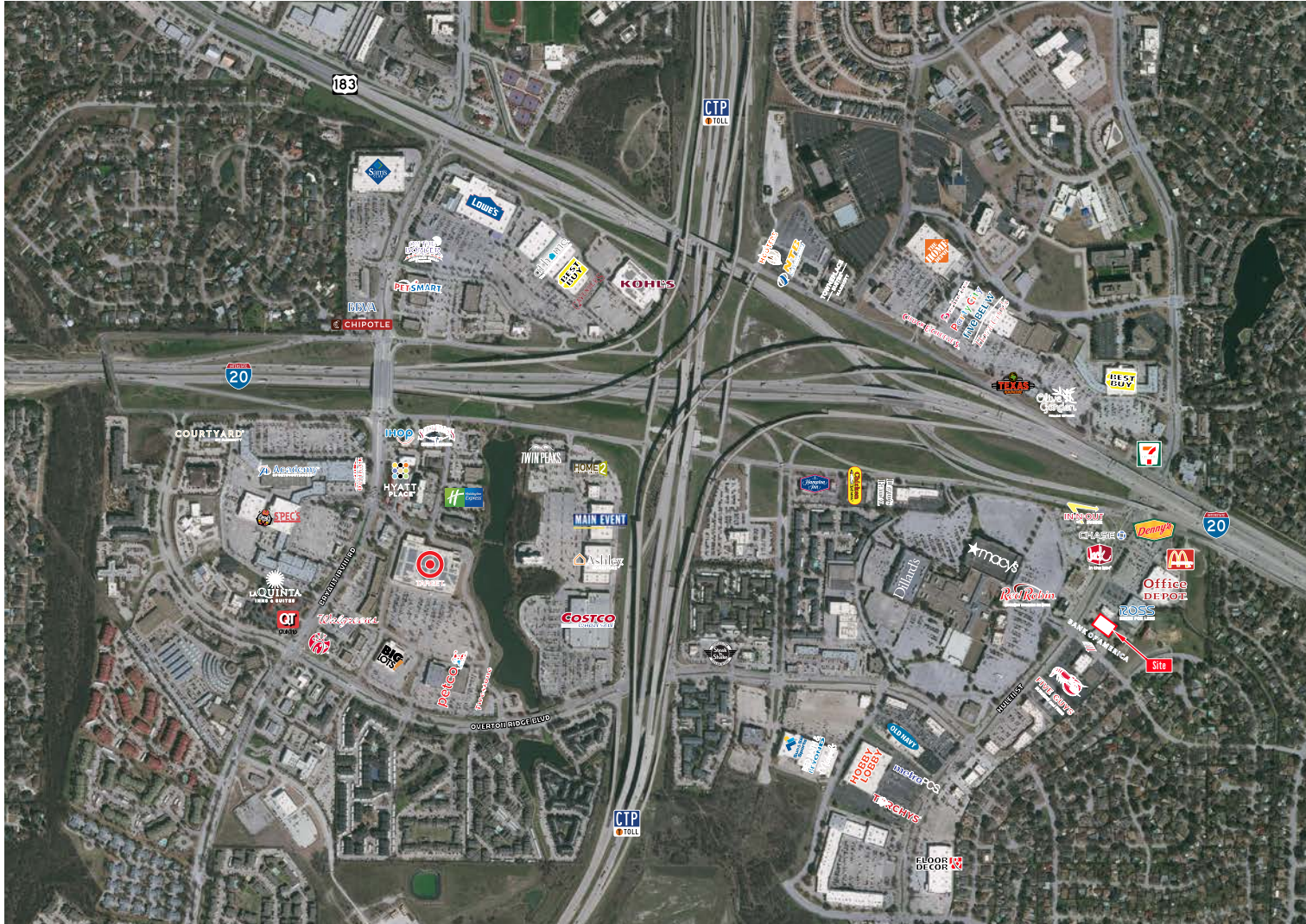
817.994.8914

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 of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2022 Transwestern.

4747 S. Hulen St

FORT WORTH, TEXAS 76132



FREMONT BAKER

817.994.8914

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 of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2022 Transwestern.

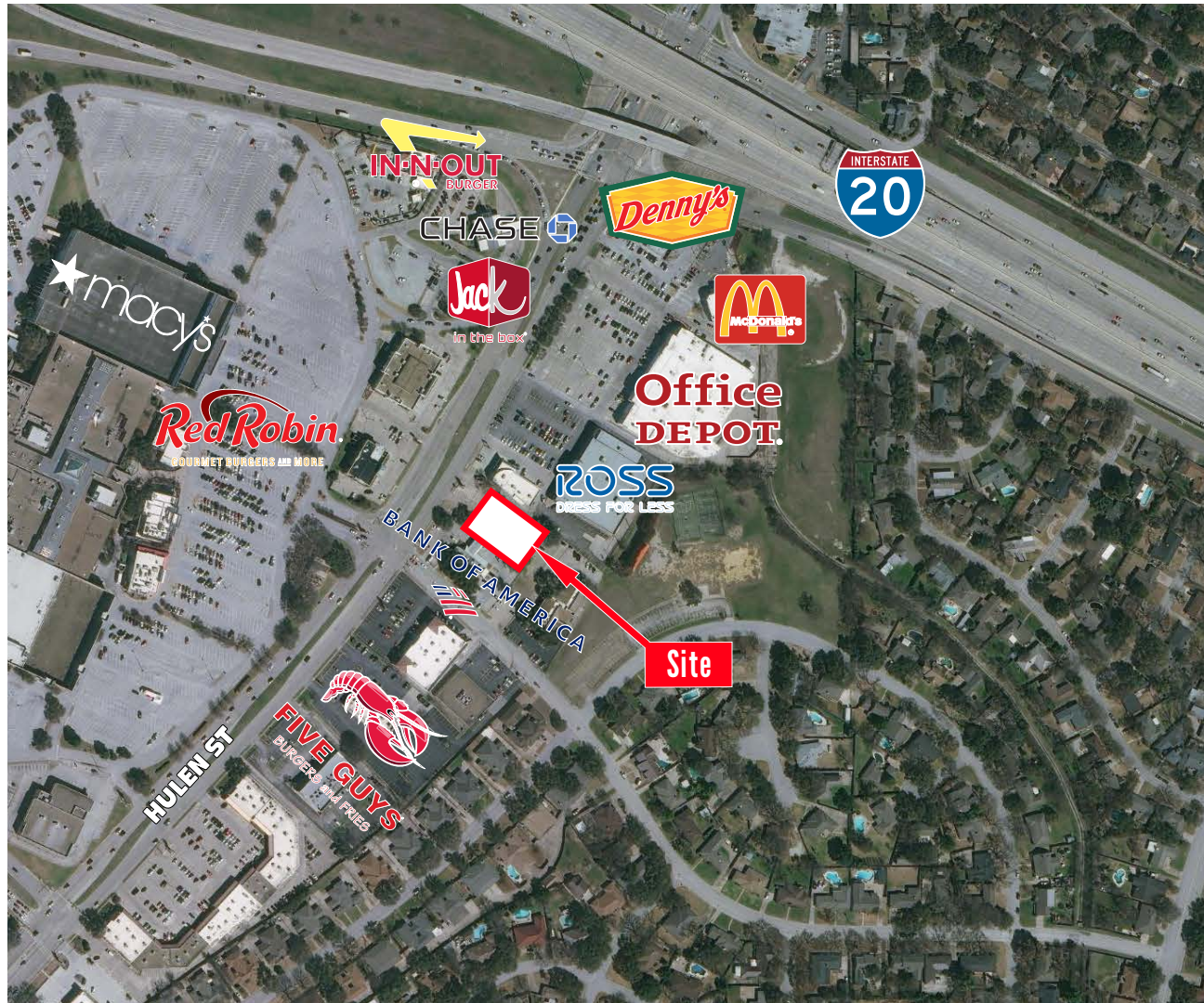
4747 S. Hulen St

FORT WORTH, TEXAS 76132



TRANSWESTERN

REAL ESTATE
SERVICES



FREMONT BAKER

817.994.8914

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 of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2022 Transwestern.



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

- **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.

- 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.

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 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:

- 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.

- 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.

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 Fremont Baker	362574	fremont.baker@transwestern.com	(817)259-3535	
Sales Agent/Associate's Name	License No.	Email	Phone	

Buyer/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------

Information available at www.trec.texas.gov