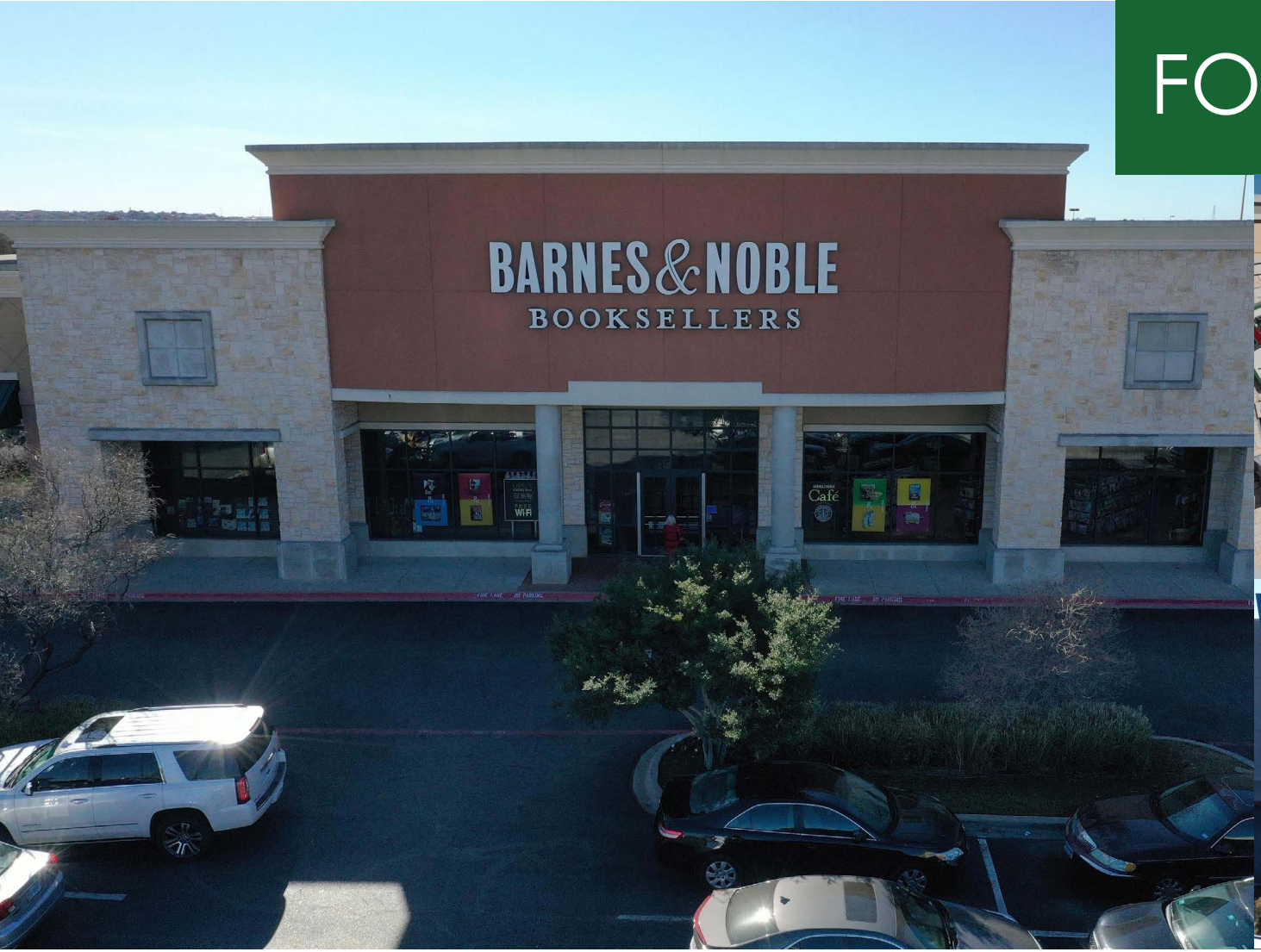
FOR LEASE



DUWEST
CREATING · ENHANCING · PROTECTING · VALUE

5000 S HULEN STREET

SWC OF HULEN ST & OVERTON RIDGE BLVD

FORT WORTH, TEXAS

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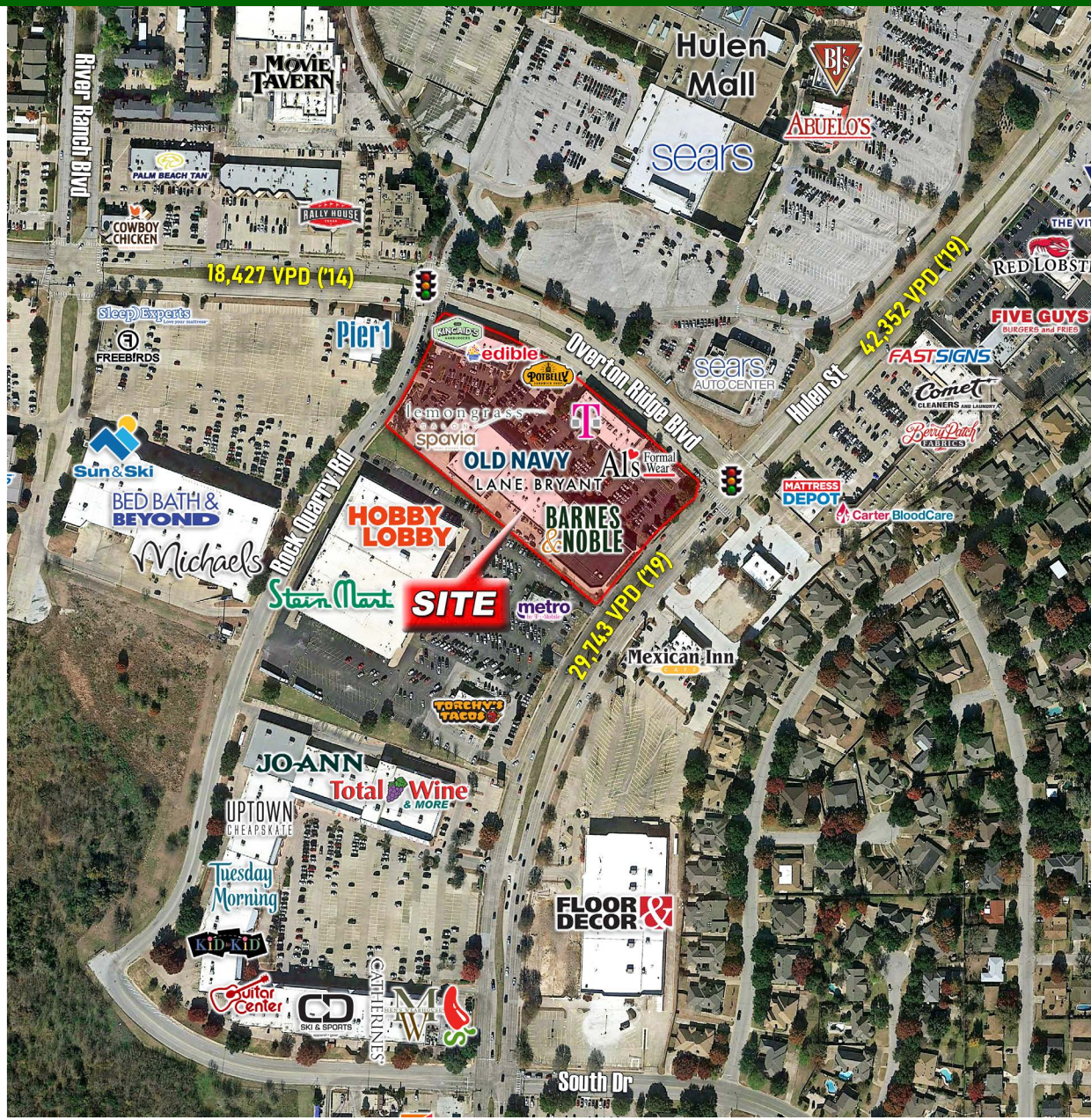
5000 S HULEN STREET | SWC of Hulen St & Overton Ridge Blvd, Fort Worth, Texas 76132

OVERVIEW

- In-Line Spaces Available:
  - Suite 124: 3,875 SF
  - Suite 224: 2,075 SF
- Prominent shopping center at heavily trafficked intersection in the heart of one of Fort Worth's busiest retail trade areas
- Located across the street from Hulen Mall
- Minutes from the new Chisholm Trail Parkway and Mira Vista, one of Fort Worth's highest income neighborhoods
- Join a strong tenant mix with retailers including Old Navy, Barnes & Noble, Potbelly, Jamba Juice, Aveda Salon and a local fan favorite, Kincaid's Hamburgers
- Call for Pricing



TRAFFIC COUNTS

S Hulen St: 42,352 VPD north of Overton Ridge Blvd

S Hulen St: 39,743 VPD south of Overton Ridge Blvd
(Kalibrate 2019)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2019 Population	11,096	110,206	284,799
Daytime Population	19,833	109,688	284,774
Avg HH Income	$72,366	$92,633	$87,596

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Unit#	Tenant	SF
100	Barnes & Noble	25,002
108	Venus Nail Spa	3,649
116	Ideal Image	3,104
124	**AVAILABLE**	**3,857**
128	uBreakiFix	877
132	Lane Bryant	4,859
140	Old Navy	16,786

Unit#	Tenant	SF
144	Spavia	2,741
148	Lemongrass Salon	2,726
200	Al's Formal Wear	950
204	Games Workshop	826
212	Sport Clips	937
216	Jamba Juice	923
224	**AVAILABLE**	**2,075**

Unit#	Tenant	SF
232	America's Best	3,185
236	T-Mobile	3,074
300	Potbelly Sandwich	2,321
304	NTTA	1,661
308	Edible Arrangements	1,226
316	The Joint	1,254
328	Kincaid's Hamburgers	4,835

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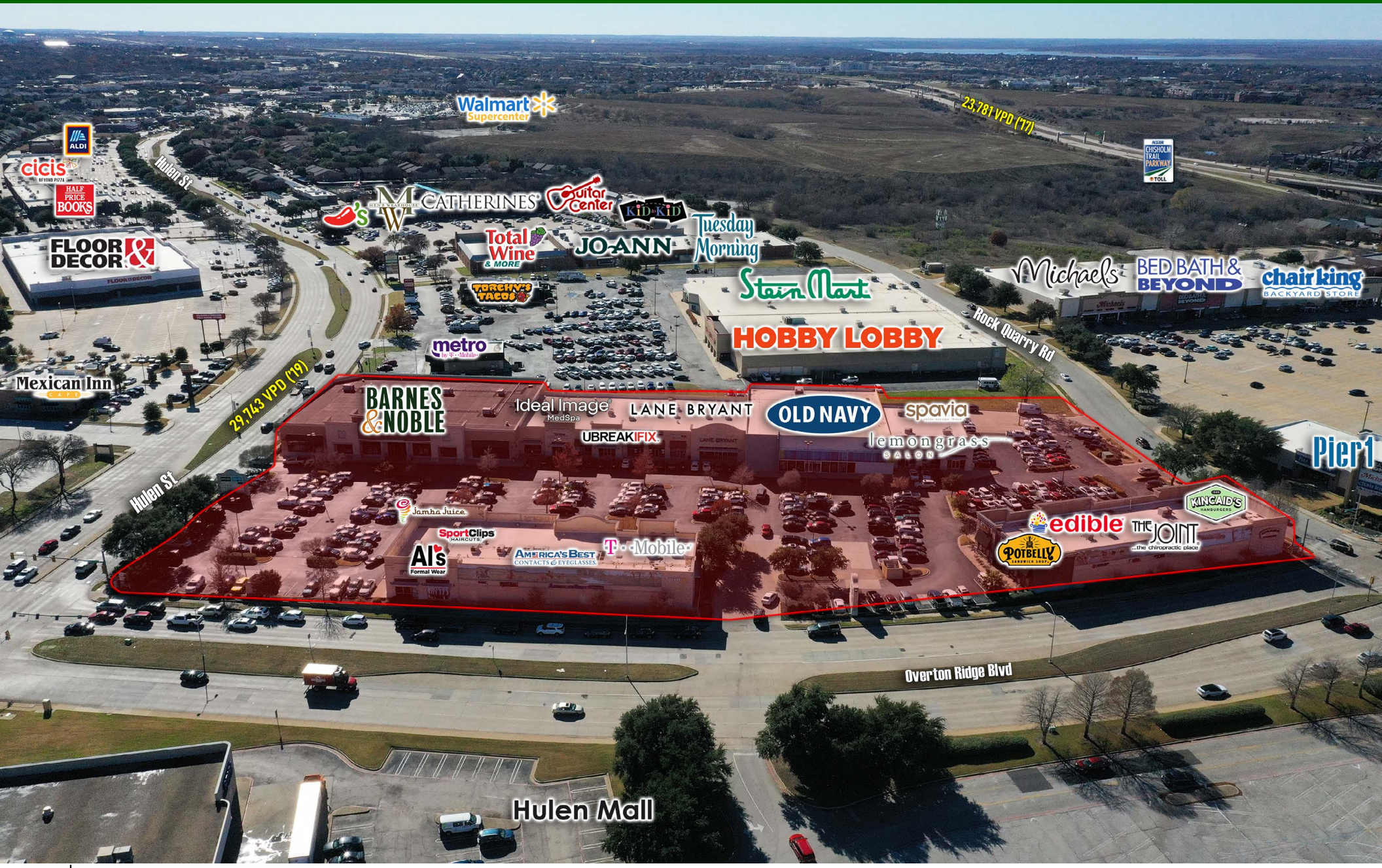

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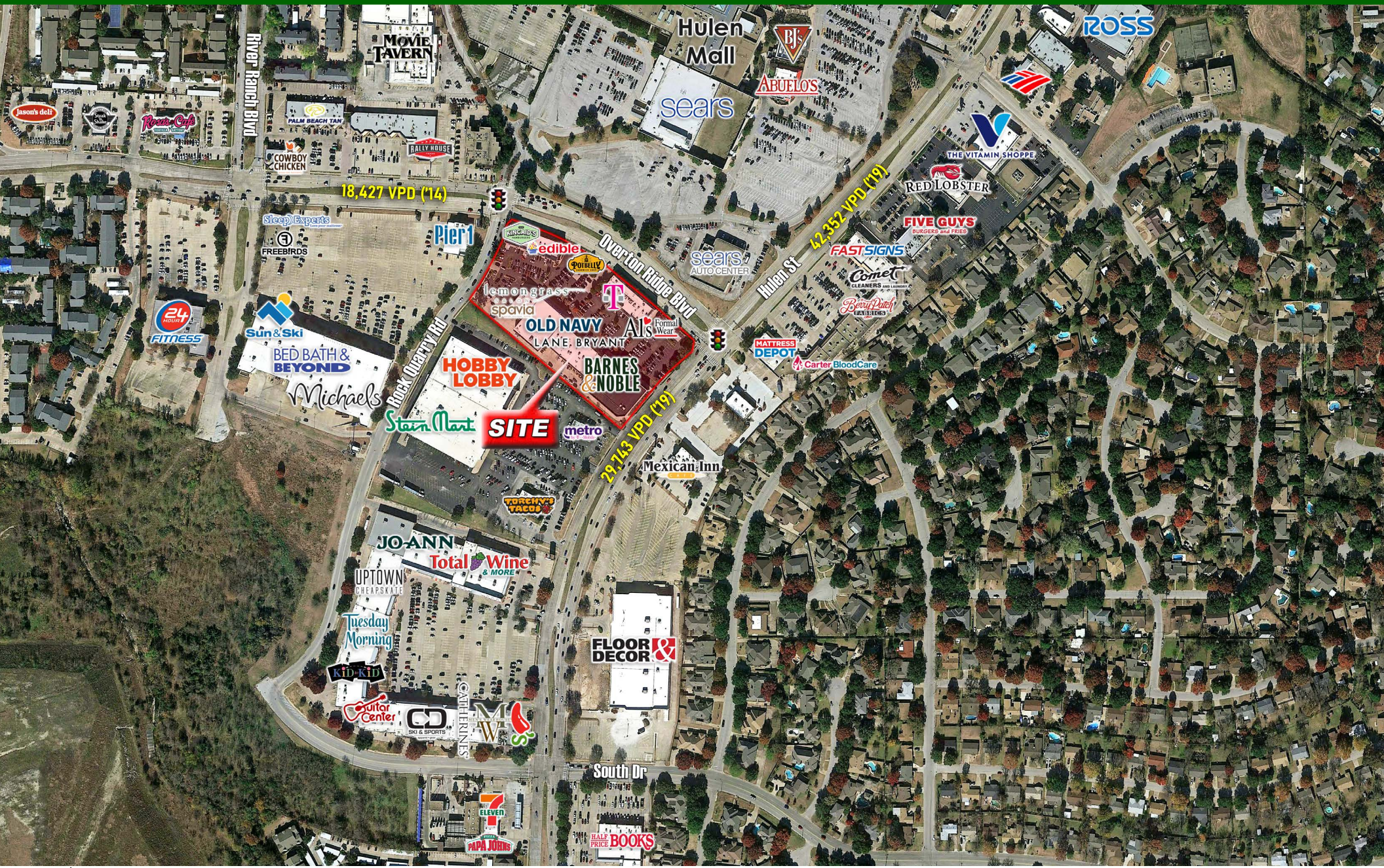

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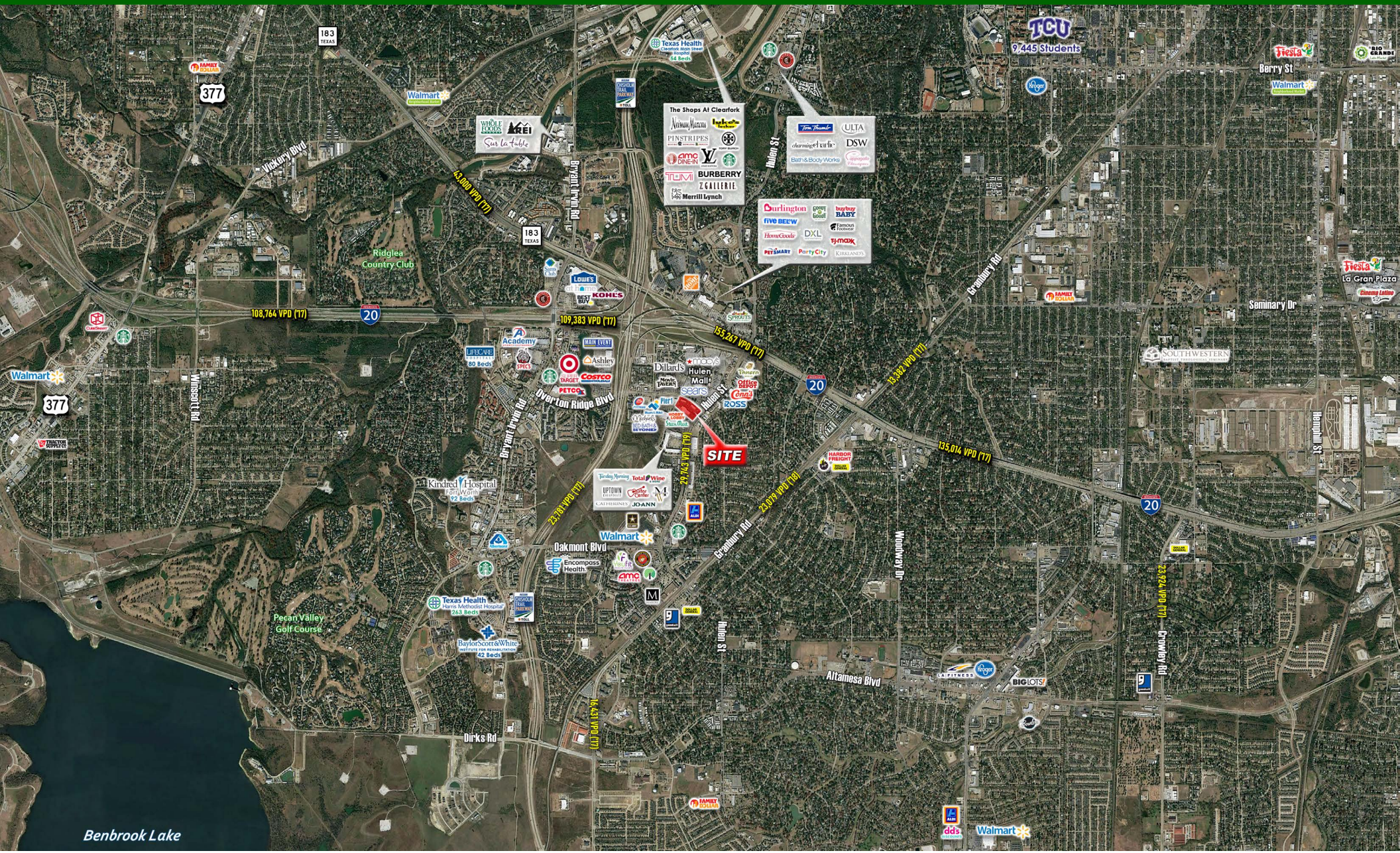

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11-2-2015

Information About Brokerage Services

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

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.

DuWest Management Inc.	605046		214-720-0004
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____