

FOR LEASE

Heritage Square

4901-4999 S Hulen St | Fort Worth, TX 76109



SPACE AVAILABLE

1,948-3,000 SF

PRICING INFORMATION

\$18.50 + NNN
(Est. \$8.50 PSF)

LOCATION

S Hulen St &
Overton Ridge Blvd

TRAFFIC GENERATORS



- 👁️ Located Less Than One Mile Away From the Recently Renovated Hulen Mall, Tarrant County's Premier Enclosed Mall.
- 👁️ Located Near Very Affluent Neighborhoods with an Average HH Income of \$85,754 within 3 Mile Radius.
- 👁️ Easily Accessible - Less Than 1 Mile from I-20, and Chisolm Trail Pkwy.
- 👁️ Area Retailers Include; Half Price Books, Hobby Lobby, Barnes & Noble, HomeDepot, Old Navy, Stein Mart, Torchy's, Office Depot, Rooms To Go, Movie Tavern, and more!

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	10,978	113,088	208,578
Employees	8,479	87,965	215,725
Average HH Income	\$71,882	\$85,754	\$81,951
2018-2023 Annual Rate	4.89%	6.56%	6.69%
Traffic Count	49,209 VPD @ S Hulen St 35,549 VPD @ S Hulen St & Overton Ridge Blvd		

*STDBonline.com 2019



Colleen Lefebvre

469.682.8661

VISIONCOMMERCIAL.COM

SCOTT@VISIONCOMMERCIAL.COM

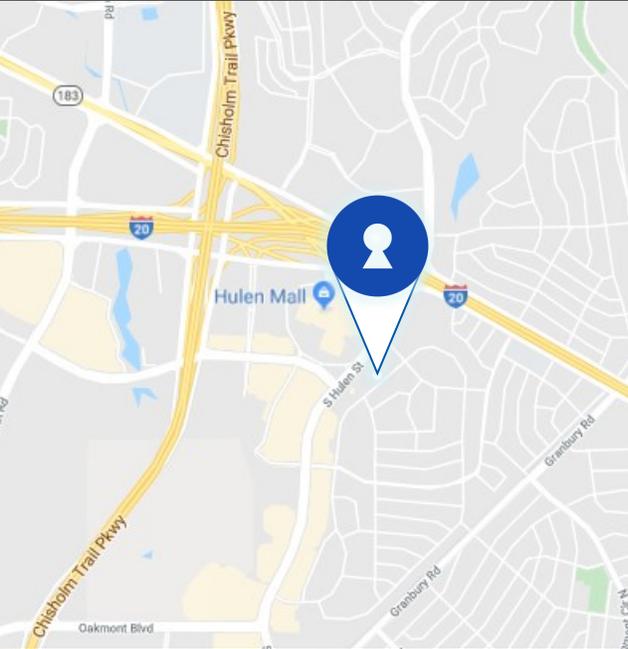
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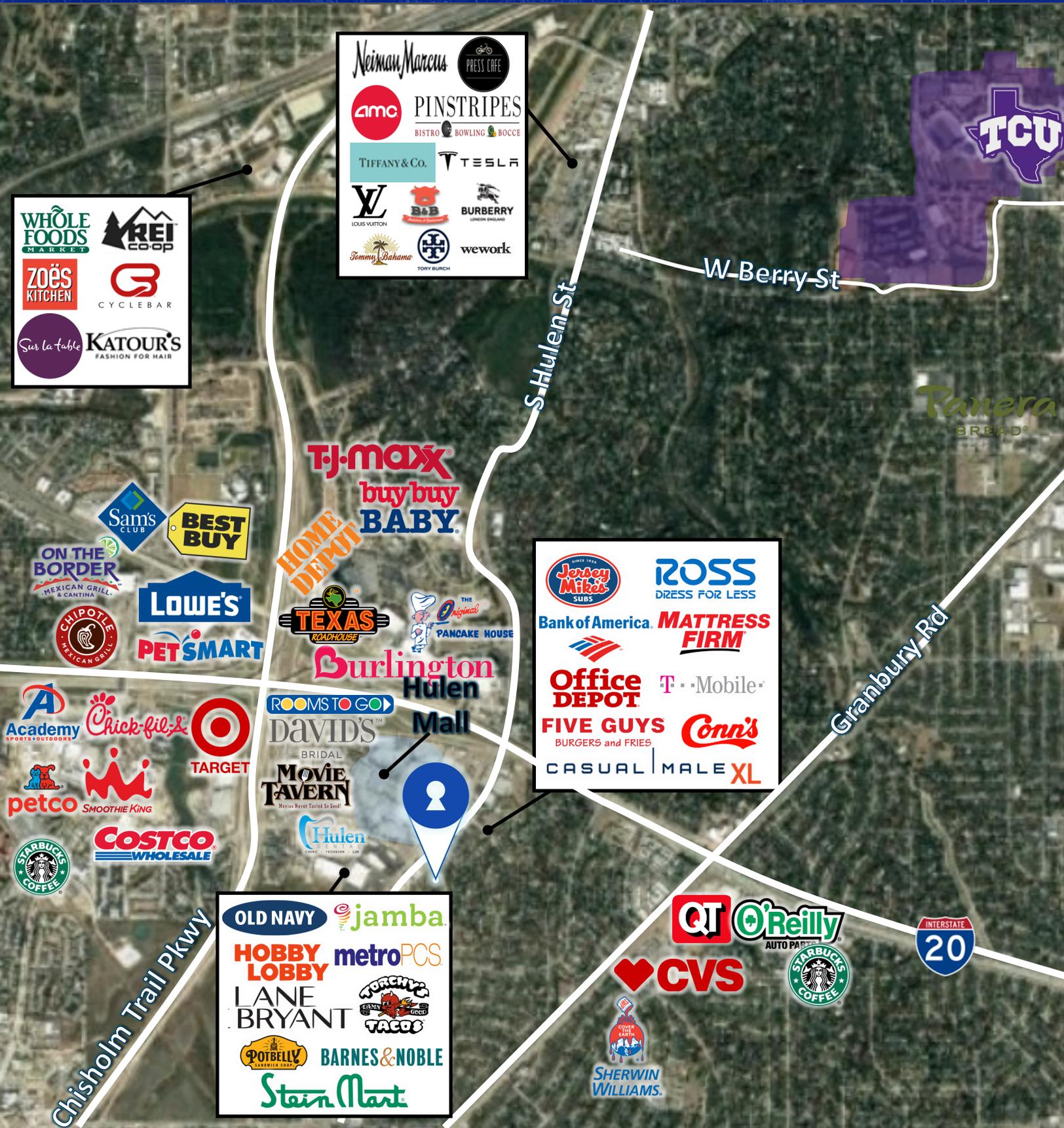
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WHOLE FOODS MARKET
REI CO-OP
ZOË'S KITCHEN
CYCLEBAR
Ser la Table
KATOUR'S FASHION FOR HAIR

Neiman Marcus
PRESS CAFE
amc
PINSTripES
BISTRO BOWLING BOCCIE
TIFFANY & CO. TESLA
LOUIS VUITTON
BURBERRY
Tommy Bahama
TORY BURCH
wework

Sam's CLUB
BEST BUY
ON THE BORDER MEXICAN GRILL & CANTINA
LOWE'S
CHIPOTLE MEXICAN GRILL
PET SMART
Academy SPORTS+OUTDOORS
Chick-fil-A
TARGET
petco
SMOOTHIE KING
STARBUCKS COFFEE
COSTCO WHOLESALE

T.J. maxx
buy buy BABY
HOME DEPOT
TEXAS ROADHOUSE
THE ORIGINAL PANCAKE HOUSE
Burlington
Hulen Mall
ROOMS TO GO
DAVID'S BRIDAL
MOVIE TAVERN
Hulen

Jersey Mike's SUBS
ROSS DRESS FOR LESS
Bank of America
MATTRESS FIRM
Office DEPOT
T-Mobile
FIVE GUYS BURGERS and FRIES
Conn's
CASUAL MALE XL

OLD NAVY
jamba
HOBBY LOBBY
metroPCS
LANE BRYANT
TACOS
POTBELLY
BARNES & NOBLE
Stein Mart

QT
O'Reilly AUTO PARTS
STARBUCKS COFFEE
CVS
SHERWIN WILLIAMS
INTERSTATE 20



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Suite	Tenant
4901	Fastsigns
4903	Farmers Insurance
4905	Bella V Nails
4907	Comet Cleaners
4909	Haircuts ETC
4913-4917	Berry Patch Fabrics
4919	Hulen Vision
4923	1,948-SF Available
4925	Neuropathy & Pain Center
4927	Tortas La Hechizera
4931	SAS Shoes
4935	Cowtown Gold & Silver
4939	2,100-SF Available

Suite	Tenant
4943	BJ's Wholesale
4947	Financial Service Tank
4951	Healing Head Spa
4955	Express Employment
4957	Honey Donuts
4959	Donna's Wigs
4961	Image Consultants
4963	Fine Tailors
4967	Just Stringz
4975	PresoTea
4979	Renee Corbitt
4987	3,000 Sf Available
4991-4995	Carter Bloodcare
4999	Fuze Furniture



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Information On Brokerage Services



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Vision Commercial RE DFW LLC	9006752	info@visioncommercial.com	817-803-3287
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Trenton Price	0652029	info@visioncommercial.com	817-803-3287
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1



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