

Hulen Pointe Shopping Center

6216-6242 Hulen Bend Blvd. and 6231-6215 Oakmont • Fort Worth, TX 76132



Lease Overview

Available SF:	1,000 - 55,000 sf
Lease Rate:	\$6.00 - 13.00 sf/yr (NNN)
Building Size:	172,783 SF
Sub Market:	SW Fort Worth
Cross Streets:	S Hulen St. & Oakmont Blvd.

Property Overview

Property	Community Center located within an area of the highest concentration of retail space in Tarrant County. Close proximity to the new TX Hwy 121/Chisholm Trail Parkway and to the "Southwest Hospital District" makes for great retail and office use.
Location	Great Location on S. Hulen Street bordered by Hulen Bend Blvd. & Oakmont Blvd. 1 Mile South of I-20 & half mile South of Hulen Mall. Anchored by Dollar Tree & Starplex Cinemas with Walgreens outparcel. Directly across the street from Walmart with most national retailers in the area.

Presented by **CLINT MONTGOMERY, CPM, RPA**
817.288.5525
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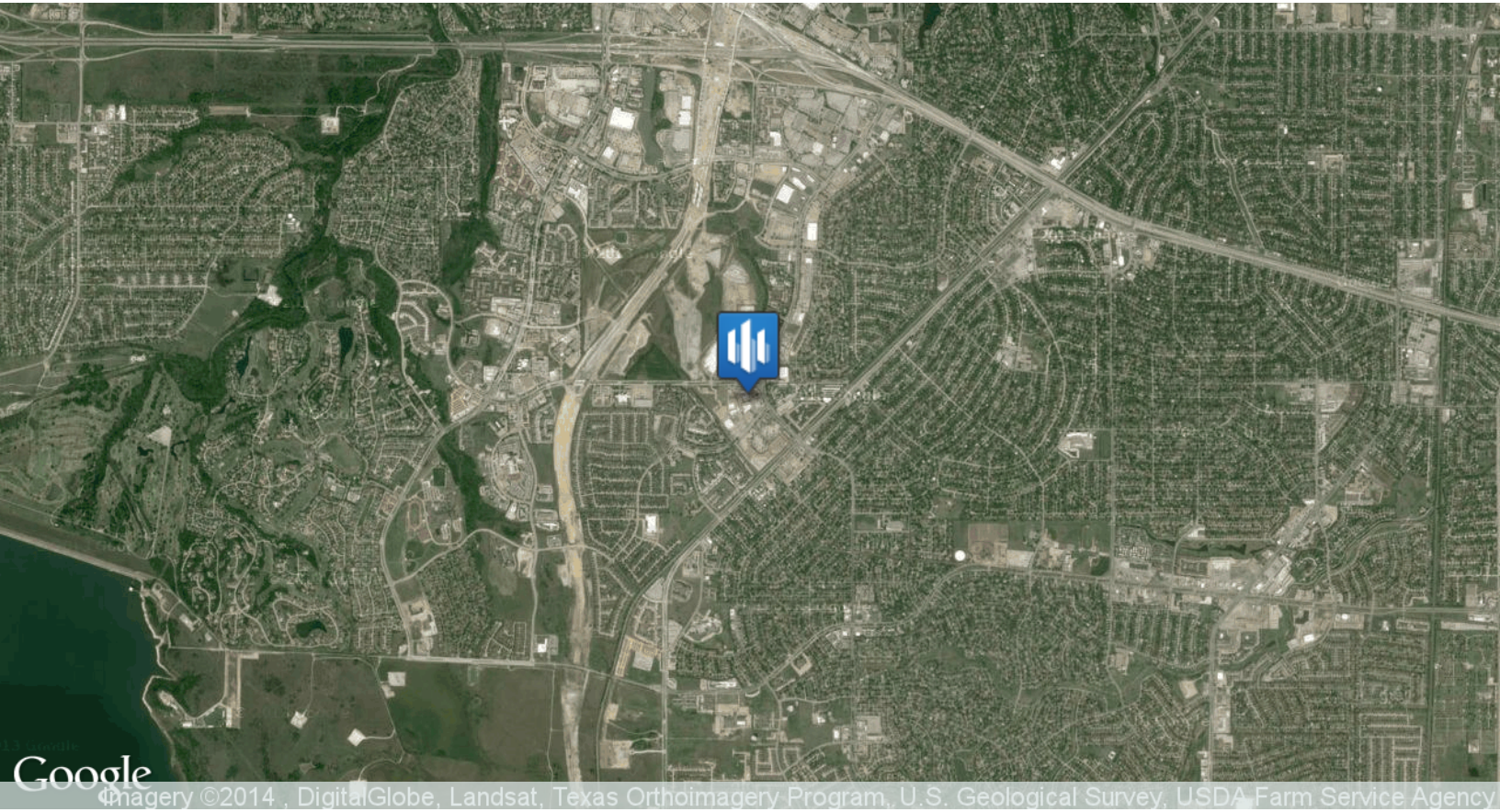
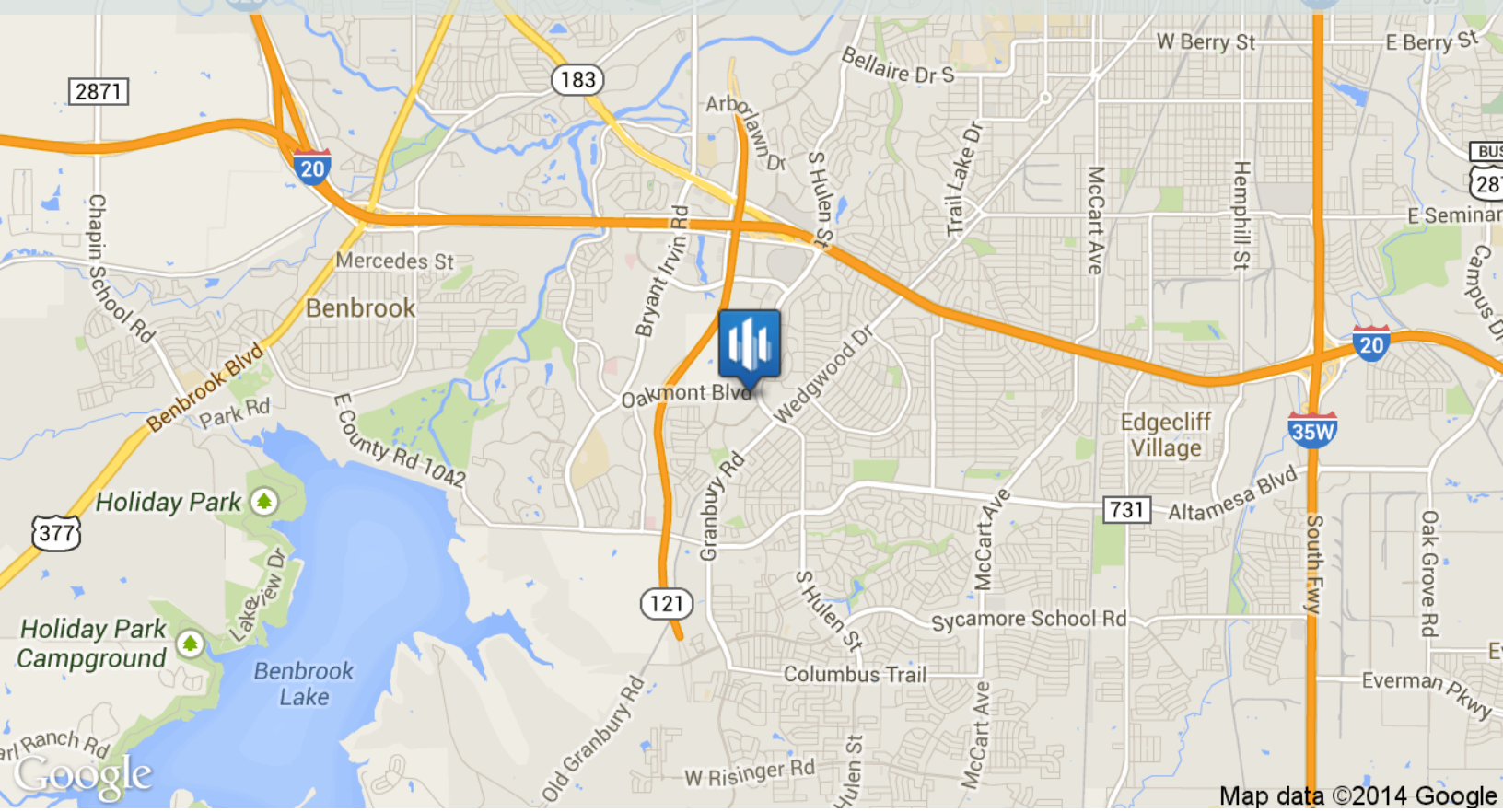
OUT PARCELS	
STARPLEX CINEMAS STADIUM 10	
BENJAMIN MOORE PAINTS	
STOP N GO (VALERO)	
WALGREENS	

BUILDING A		
UNIT	TENANT	SQ. FT.
» 6216	DOLLAR TREE	
» 6218	NEW JERUSALEM	
» 6220	AVAILABLE	1,873
» 6222	KIDS STOP DENTAL & EYE CARE	
» 6228	AVAILABLE	4,837
» 6232	AVAILABLE	6,154
» 6238	JEWELRY CLINIC	
» 6240	AVAILABLE	2,427

BUILDING C					
UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
» 6242 A	AVAILABLE	30,000	» 6308	MAHARAJA INDIAN REST.	
» 6242 B	AVAILABLE	25,000	» 6310	AVAILABLE	2,111
» 6300	TIM'S BARBER SHOP		» 6314	AVAILABLE	2,341
» 6302	AVAILABLE	1,786	» 6316	AVAILABLE	2,280
» 6306	ARMED FORCES		» 6318	SEARS DRIVING SCHOOL	

BUILDING B		
UNIT	TENANT	SQ. FT.
» 6207	GREAT CLIPS	
» 6211	MARCO'S PIZZA	
» 6213	Mira Vista Landscape	900
» 6215	PSS TAX SERVICE	
» 6217	AVAILABLE	5,706
» 6219	DICKEY'S BBQ PIT	
» 6223	EDWARD JONES	
» 6225	LIBERTY TAX SERVICE	
» 6227	AVAILABLE	1,005
» 6229	AVAILABLE	1,340
» 6231	STATE FARM	
» 6233	AVAILABLE	2,250
» 6237	ROYAL AFRICAN HAIR, ETC.	1,000
» 6239	AVAILABLE	1,000

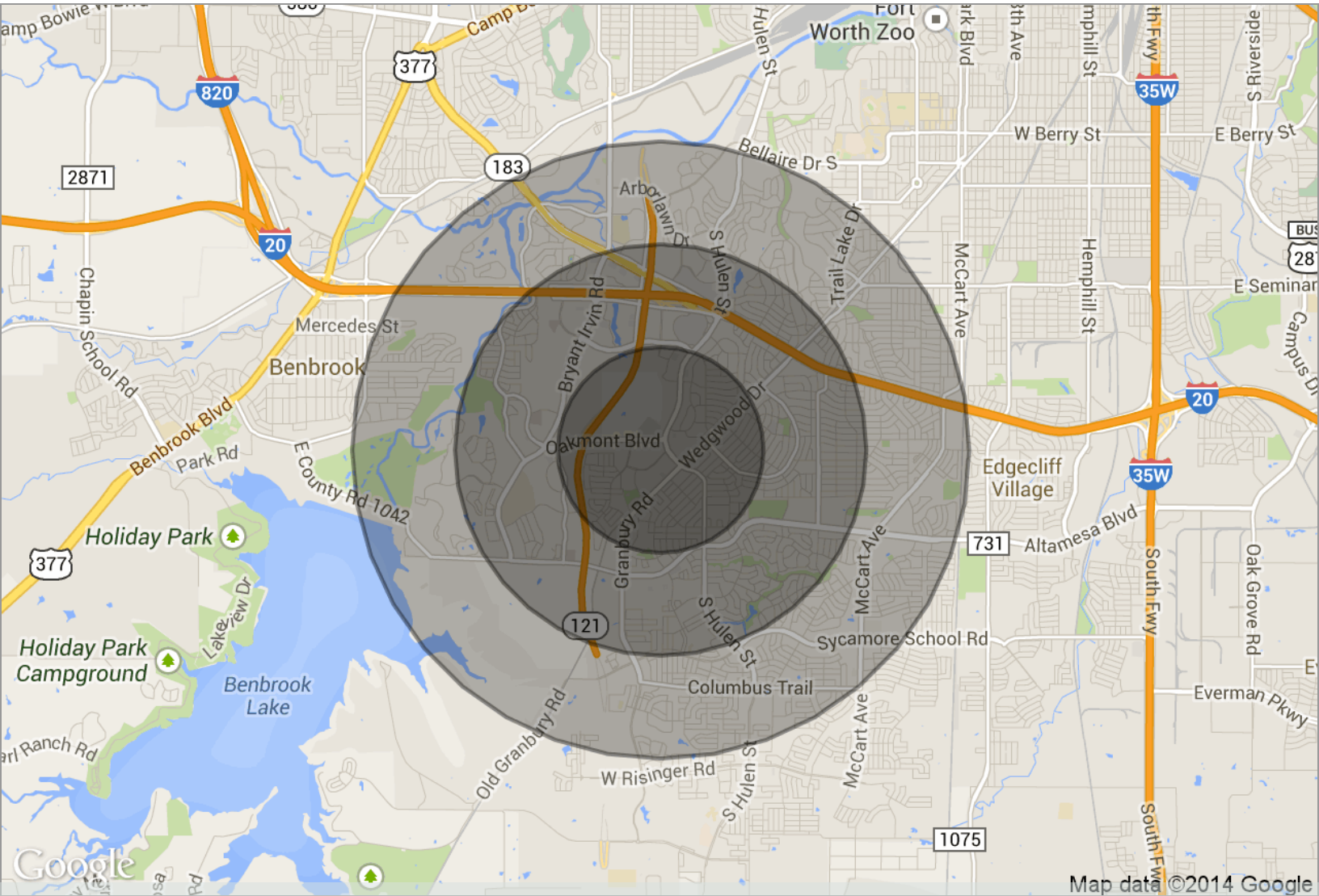
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Radius Map

	1 Mile	2 Miles	3 Miles
Total Population	12,847	46,247	91,040
Total Number of Households	6,229	21,190	39,521
Average Household Income	\$58,397	\$71,173	\$76,627
Median Age	37.6	38.3	37.5

* Demographic information provided by BuildOut, LLC

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

