



INVESTMENT SALES & LEASING

4201 Benbrook Highway,
Fort Worth, TX 76116

For Lease



KARAN AULAKH, CCIM
MANAGING BROKER | KARE – INVESTMENT SALES & LEASING
INFO@KARECOMMERCIAL.COM

PROPERTY OVERVIEW

- BUILDING SIZE / LOT SIZE
±5,125 SF / ±0.986 ACRES

- YEAR BUILT / RENOVATED
1956 / 2025

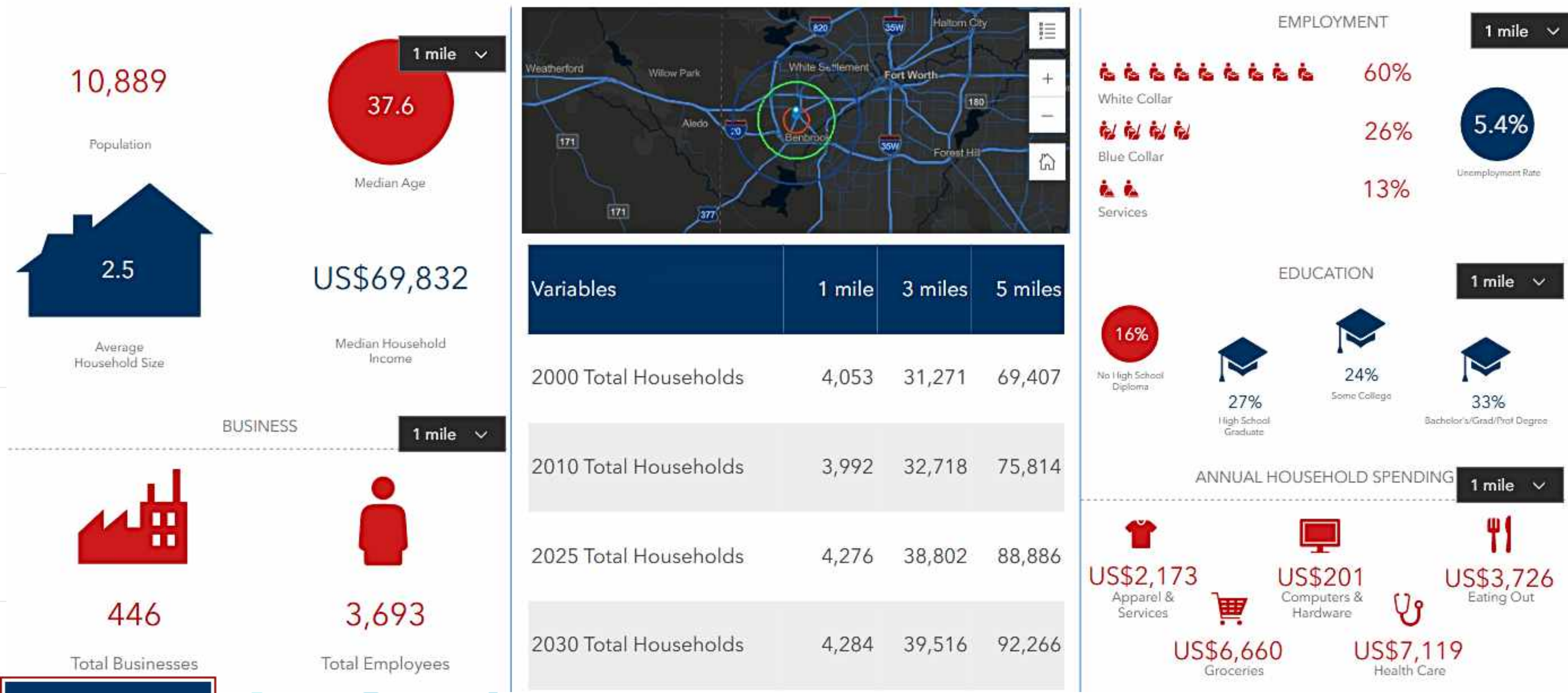
- ZONING
GENERAL COMMERCIAL

- UTILITIES / POWER
CITY SEWER, CITY WATER, ELECTRICITY
CONNECTED, INDIVIDUAL GAS METER

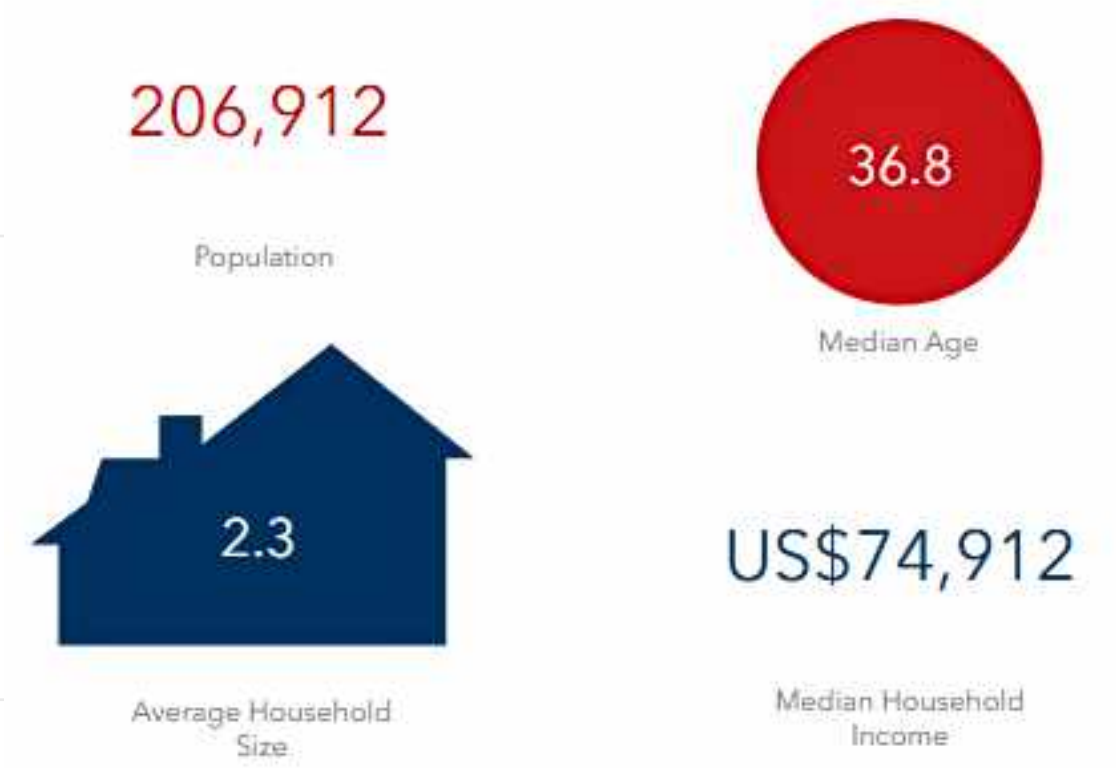


INVESTMENT SALES & LEASING

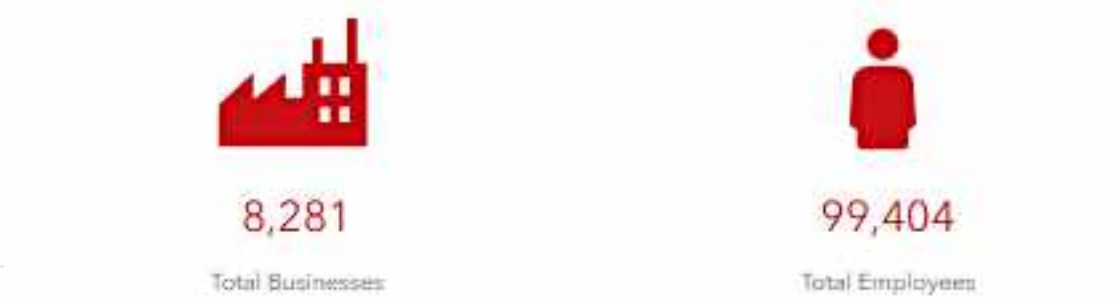
MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (1-MILE RADIUS)



MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (5-MILE RADIUS)



BUSINESS



INVESTMENT SALES & LEASING



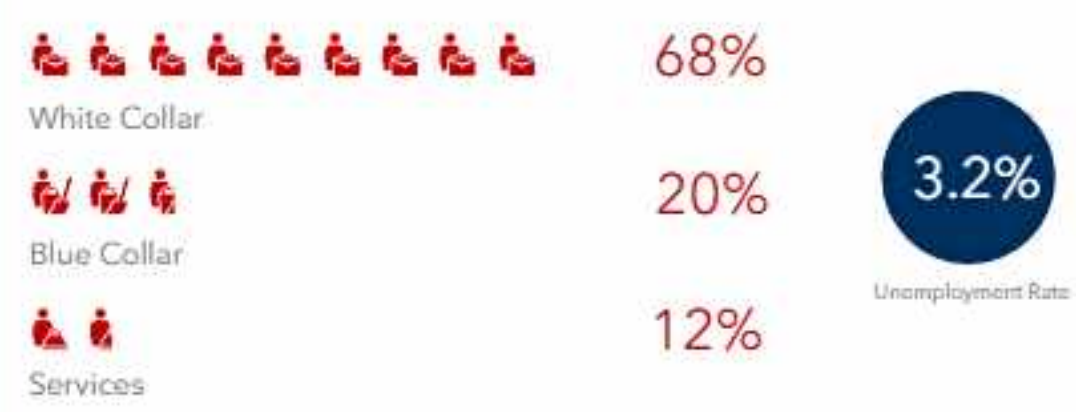
Interesting Behaviors facts



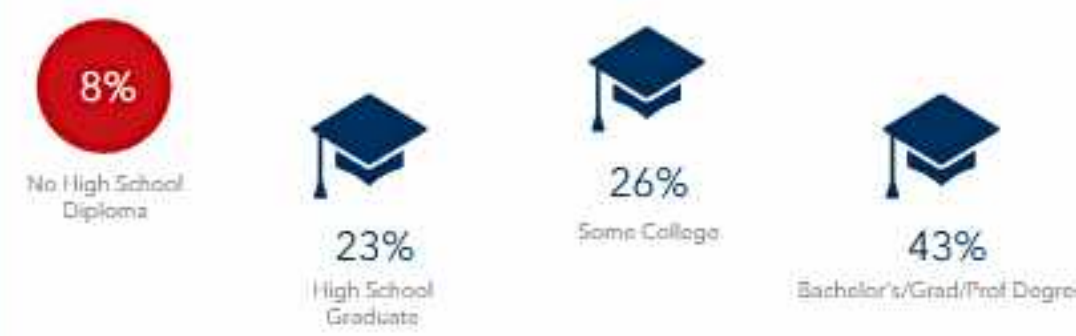
ANNUAL LIFESTYLE SPENDING



EMPLOYMENT



EDUCATION



ANNUAL HOUSEHOLD SPENDING



Dallas–Fort Worth Market Overview

THE DALLAS–FORT WORTH METROPOLITAN AREA IS THE FOURTH-LARGEST METRO REGION IN THE UNITED STATES, WITH A POPULATION EXCEEDING 7.9 MILLION RESIDENTS AND MORE THAN 3.8 MILLION WORKERS. THE METROPLEX INCLUDES 13 COUNTIES AND COVERS APPROXIMATELY 9,300 SQUARE MILES, MAKING IT ONE OF THE MOST EXPANSIVE URBAN ECONOMIES IN THE COUNTRY.

THE REGION SERVES AS A MAJOR NATIONAL HUB FOR TRANSPORTATION, LOGISTICS, MANUFACTURING, TECHNOLOGY, AEROSPACE, FINANCE, AND HEALTHCARE. IT IS HOME TO 22 FORTUNE 500 COMPANY HEADQUARTERS AND MORE THAN 10,000 CORPORATE FACILITIES. THE AREA IS SUPPORTED BY TWO MAJOR AIRPORTS — DALLAS/FORT WORTH INTERNATIONAL AIRPORT (DFW) AND DALLAS LOVE FIELD (DAL) — PROVIDING EXTENSIVE DOMESTIC AND INTERNATIONAL CONNECTIVITY.

DALLAS–FORT WORTH IS HOME TO MAJOR CORPORATE HEADQUARTERS ACROSS INDUSTRIES, INCLUDING AT&T, AMERICAN AIRLINES GROUP, MCKESSON, CHARLES SCHWAB, TOYOTA MOTOR NORTH AMERICA, TEXAS INSTRUMENTS, SOUTHWEST AIRLINES, CBRE, D.R. HORTON, KIMBERLY-CLARK, ENERGY TRANSFER, BNSF RAILWAY, FLUOR, SABRE, AND VISTRA CORP.



INVESTMENT SALES & LEASING

TARRANT COUNTY OVERVIEW

- POPULATION 2.1M+ WITH SUSTAINED IN-MIGRATION AND WORKFORCE EXPANSION
- HOME TO MAJOR EMPLOYERS: LOCKHEED MARTIN, AMERICAN AIRLINES, BELL TEXTRON, BNSF, COOK CHILDREN'S
- EXCELLENT CONNECTIVITY VIA I-20, I-30, I-35W, AND DFW INTERNATIONAL AIRPORT
- RAPID GROWTH IN INDUSTRIAL, RETAIL, AND RESIDENTIAL DEVELOPMENT CORRIDORS
- PRO-BUSINESS CLIMATE WITH STEADY CAPITAL INVESTMENT AND DEVELOPMENT ACTIVITY
- STRONG INDUSTRIAL ABSORPTION, ESPECIALLY IN ALLIANCE, SOUTH FORT WORTH, AND ARLINGTON
- LARGE, DIVERSIFIED HEALTHCARE ECOSYSTEM SUPPORTING MEDICAL OFFICE DEMAND
- COMPETITIVE COST OF LIVING COMPARED TO OTHER MAJOR TEXAS METROS
- EXPANDING TRANSIT AND INFRASTRUCTURE, INCLUDING MAJOR HIGHWAY IMPROVEMENTS
- ROBUST TALENT PIPELINE FROM TCU, TEXAS WESLEYAN, AND THE REGIONAL COLLEGE NETWORK



INVESTMENT SALES & LEASING

INVESTMENT HIGHLIGHTS

- Freestanding ±5,125 SF commercial building situated on approximately 0.99 acres
- Offered for lease at \$14.00/SF NNN, providing strong income potential with minimal landlord responsibilities
- High-visibility location along Benbrook Highway with consistent traffic counts
- C1 – General Commercial zoning, allowing a wide range of retail, office, and service uses
- Large lot with ample on-site parking and excellent frontage
- Single-story construction with flexible interior layout suitable for multiple tenant types
- Located in Southwest Fort Worth, surrounded by established residential neighborhoods and retail services
- Convenient access to major corridors including I-20, I-30, and Loop 820
- Ideal for owner-users, service-oriented tenants, or long-term investors seeking stable NNN income



INVESTMENT SALES & LEASING



INVESTMENT HIGHLIGHTS



FREEDOM
CHURCH

SUNBELT
RENTALS

Durham's
★ SINCE 1928 ★

TEXAS DEFENSE ACADEMY TDA

Fort Worth Self-Defense & Martial Arts Training



SMART
TIRES



AA LONESTAR
TRANSMISSIONS

Old Benbrook Rd

West Wind Apartments

Edward DeMars
& Associates



Quick Pick Food Mart



KELLEY'S QUALITY ROOFING LLC



ARRIEROS
MEXICAN FOOD

Old Benbrook Rd

Premier Nursery

FAMILY DOLLAR

Kingdom Hall of Jehovah's Witnesses

MR. BAKER'S DONUTS

ARRIROS MEXICAN FOOD

Edward Demars & Associates

West Wind Apartments

KELLEY'S QUARTER WORKING MEN



SMART TIRES

AA LONESTAR TRANSMISSIONS

MK'S

Durham's SINCE 1928

TEXAS DEFENSE ACADEMY TDA
Fort Worth Self-Defense & Martial Arts Training

SUNBELT RENTALS

AVA ELECTRIC

377

PERRONE PRESCRIPTION PHARMACY

Stoic BAKERY

DOT COM LIQUIDATORS

FREEDOM CHURCH

Luella Merrett Elementary School



Karan Aulakh, CCIM

Managing Broker

469-471-6413

info@karecommercial.com

www.karecommercial.com



INVESTMENT SALES & LEASING

Disclaimer

Information contained herein is believed to be reliable but is not guaranteed. Buyers and tenants should verify all details independently. Property availability, pricing, and terms are subject to change without notice.

© 2025 KARE – Investment Sales & Leasing. All rights reserved.