



Retail ★ FOR LEASE

4782 Hulen Park Dr.
Fort Worth, TX, 76132

Brittany Doyle, CCIM
806-206-0290 | bdoyle@lancarte.com

Henry Tyng
210-882-7191 | htynge@lancarte.com



Retail ★ FOR LEASE

4782 HULEN PARK DR.

LanCarte.com



AREA RETAILERS

DAVID'S BRIDAL
& Special Occasion Dresses

TEXAS
APPLIANCE

IN-N-OUT
BURGER

Dillard's
The Style of Your Life.

★macys

PROPERTY FEATURES

- 32,100 SF Available
- 2.69 AC
- SW Loop 820 Frontage
- Large Open floor plan
- Heavy Industrial Power
- Clear Height 12' 9"
- Positioned as an outparcel to Hulen Mall with direct access to I-20 and Loop 820, serving both commuter and neighborhood traffic.

LOCATION OVERVIEW

Former Rooms To Go building located on Hulen Park Drive in Fort Worth, offering excellent visibility and strong traffic exposure in a well-established retail Corridor. The property features a large, open showroom with a flexible layout, ample parking, and signage opportunities. Surrounded by dense residential neighborhoods and national retailers.

LEASING STRUCTURE

CONTACT BROKER

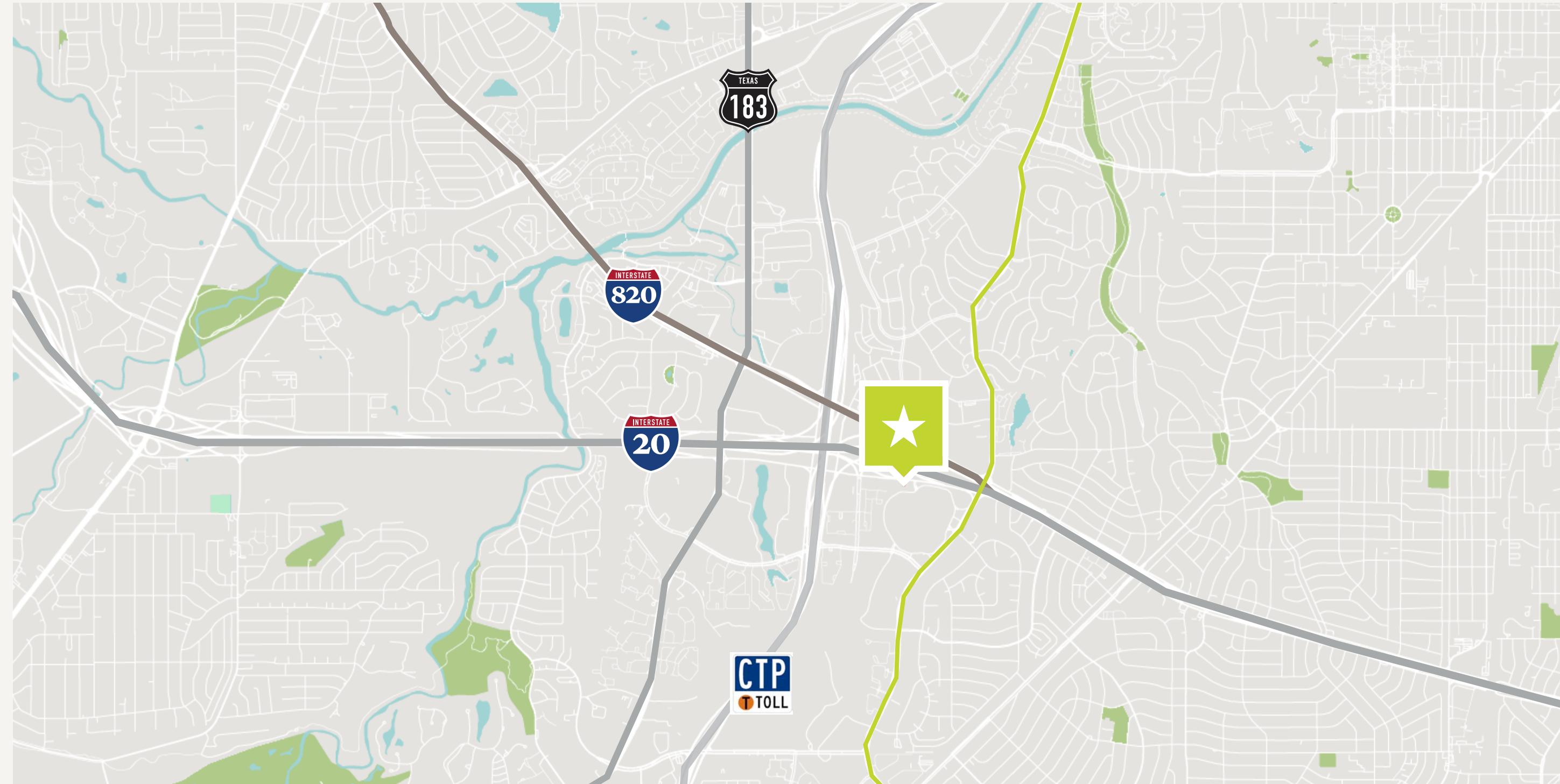
NNN BREAKDOWN

Insurance:	\$0.50 PSF
Property Taxes:	\$1.50 PSF
CAM:	\$0.90 PSF
Total:	\$2.90 PSF

Retail ★ FOR LEASE

4782 HULEN PARK DR

LanCarte.com



Retail ★ FOR LEASE

4782 HULEN PARK DR

LanCarte.com



Retail ★ FOR LEASE

4782 HULEN PARK DR

LanCarte.com



DEMOGRAPHICS

2025 POPULATION

1 MILE

9K

3 MILES

107K

5 MILES

289K

INCOME

AVERAGE HOUSEHOLD INCOME

1 MILES

\$115K

3 MILES

\$115K

5 MILES

\$111K

MEDIAN AGE

AVERAGE AGE OF POPULATION

1 MILES

35.4

3 MILES

35.9

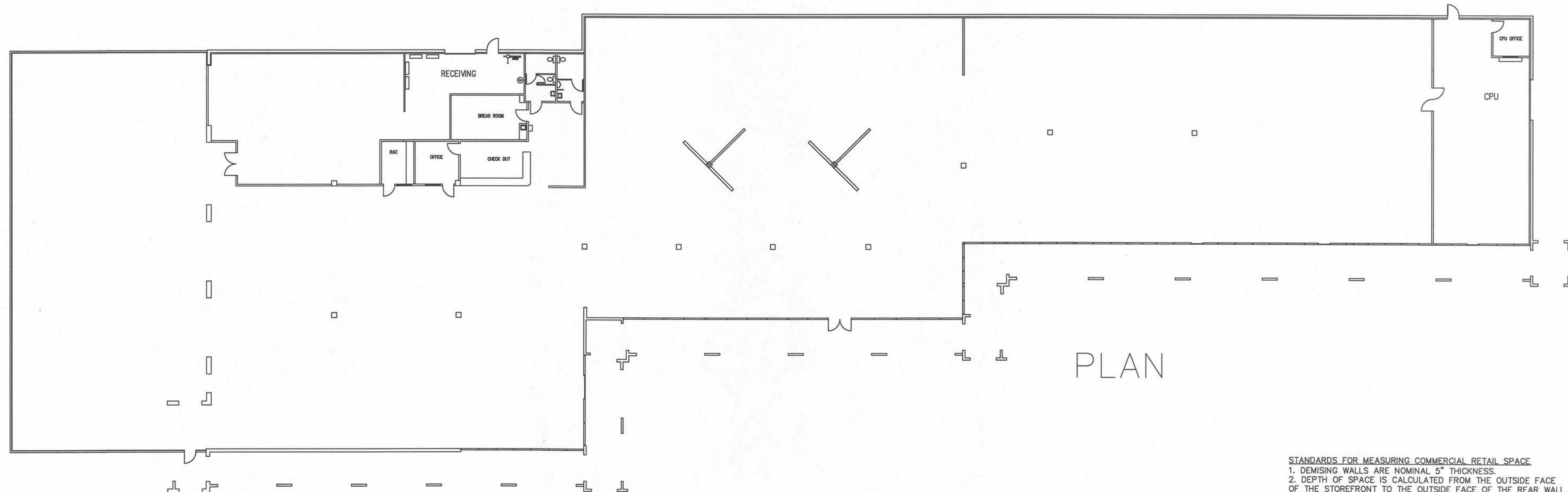
5 MILES

35.6

Retail ★ FOR LEASE
4782 HULEN PARK DR

LanCarte.com

FLOORPLAN



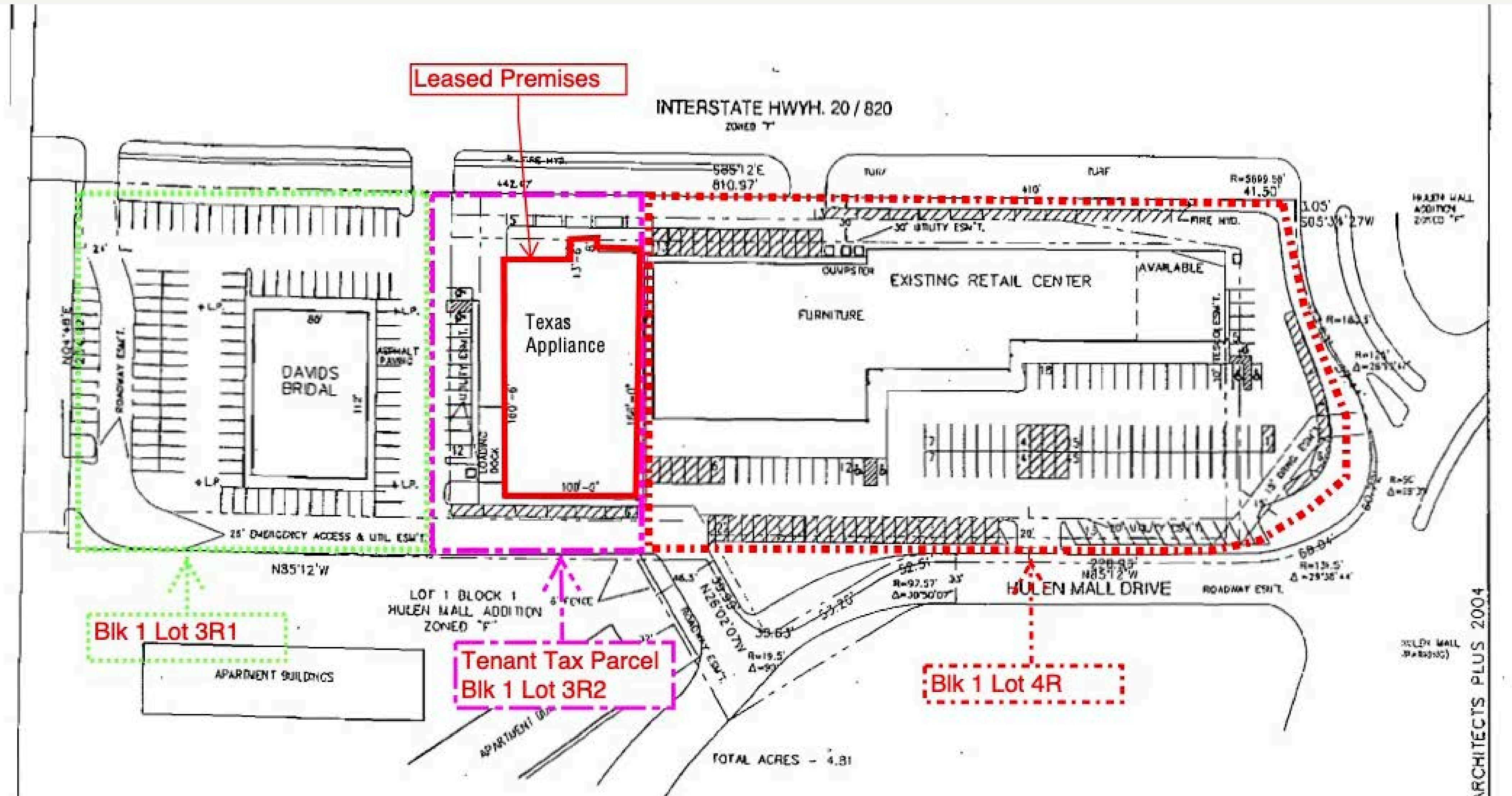
STANDARDS FOR MEASURING COMMERCIAL RETAIL SPACE.
1. DEMISING WALLS ARE NOMINAL 5" THICKNESS.
2. DEPTH OF SPACE IS CALCULATED FROM THE OUTSIDE FACE
OF THE STOREFRONT TO THE OUTSIDE FACE OF THE REAR WALL.
3. INSET ENTRANCES ARE PART OF THE LEASABLE AREA
UNLESS AGREED OTHERWISE WITH LANDLORD.
4. ALL DIMENSIONS ARE CORRECT TO BEST OF OUR KNOWLEDGE.
5. SOME DIMENSIONS OR WALL LOCATIONS MAY BE CALCULATED
RATHER THAN MEASURED ON SITE DUE TO OBSTRUCTIONS SUCH
AS FIXTURES OR EQUIPMENT.
6. VERIFY ANY AND ALL FEATURES ON SITE PRIOR TO
CONSTRUCTION.

Retail ★ FOR LEASE

4782 HULEN PARK DR

LanCarte.com

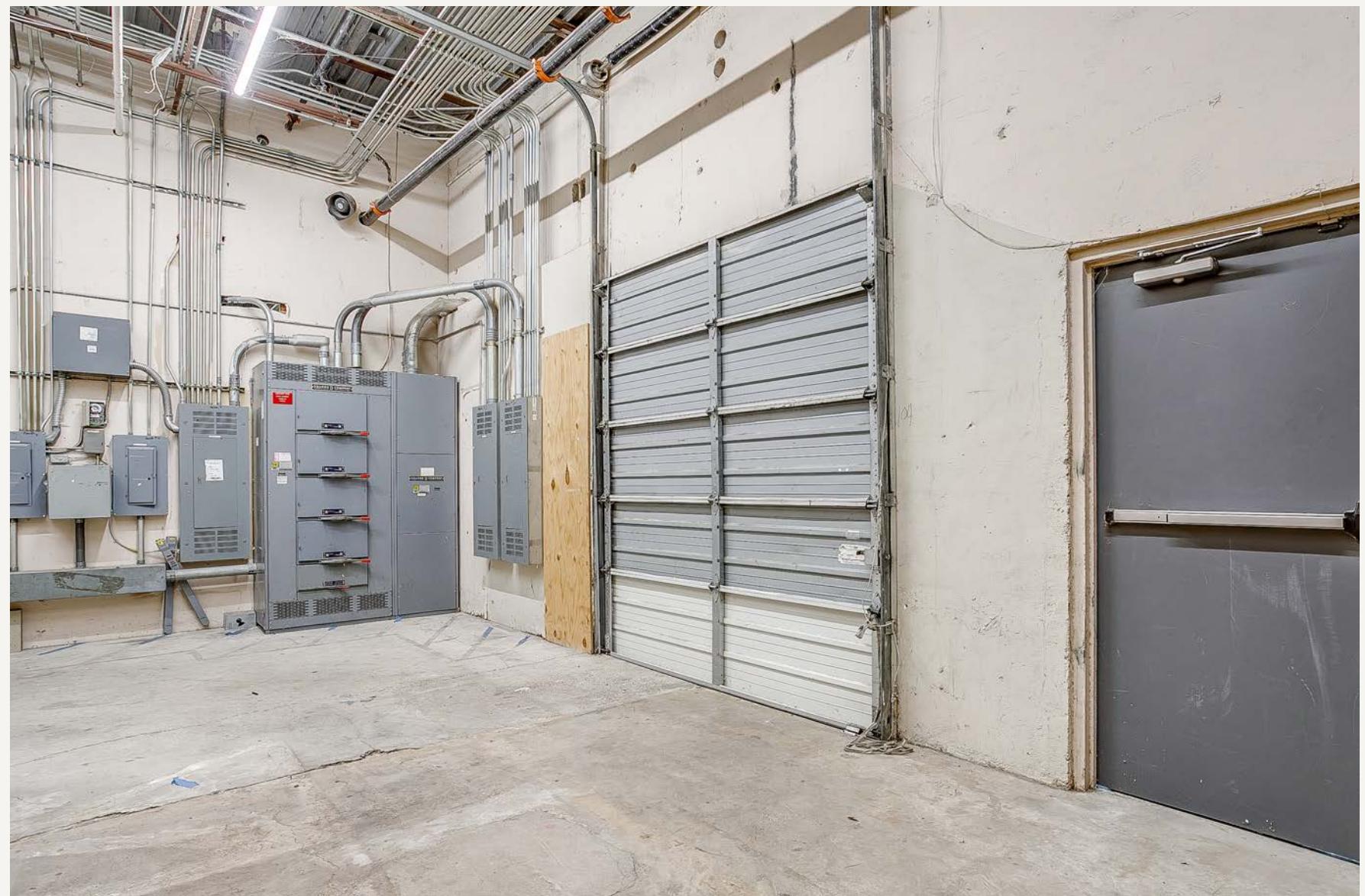
SITE PLAN



Retail ★ FOR LEASE

4782 HULEN PARK DR.

LanCarte.com





LANCARTE COMMERCIAL

Relentlessly Pursuing What Matters

Brittany Doyle, CCIM
806-206-0290 | bdoyle@lancarte.com

Henry Tyng
210-882-7191 | htyng@lancarte.com