

TRINITY COMMONS

3000-3150 S Hulen Street • Fort Worth, Texas 76109



Leased By:





Space Available

2,914-4,783 SF

Pricing

Contact Broker
(NNN Est. \$9.89)

Property Size

197,423 SF

Type

Retail A

Owned and
Managed By:

BRIXMOR



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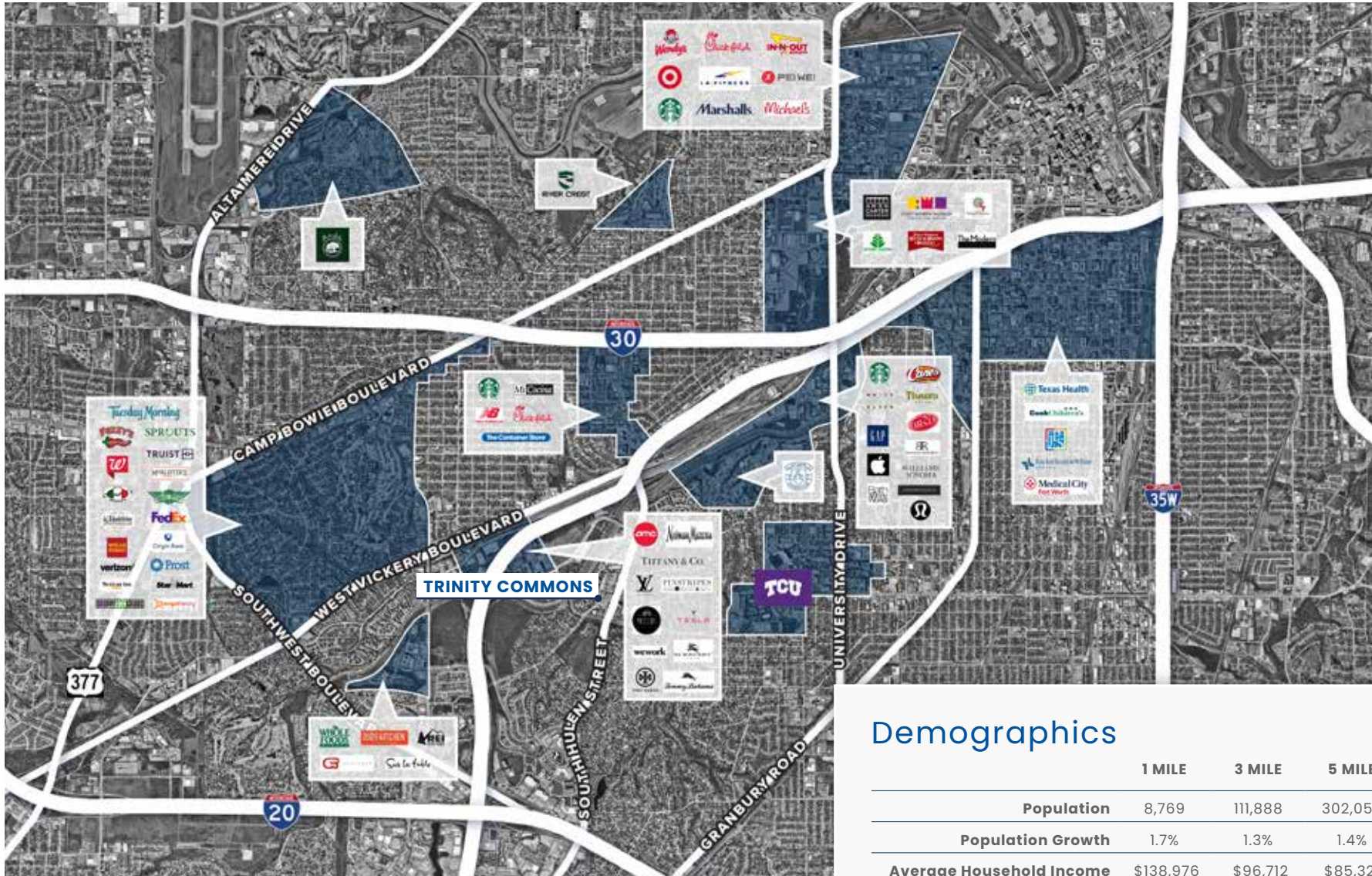
Building Highlights

- Strong national & regional retailers including: DSW, Ulta Beauty, Bath & Body Works, Starbucks, & Chipotle
- 197,423 SF of Class A retail anchored by Tom Thumb
- High household income area with over \$138,976 within 1 mile
- Less than 2 miles from I-20 & I-30
- Closest Class A grocery-anchored shopping center to The Shops at Clearfork & TCU



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Amenities



Demographics

	1 MILE	3 MILE	5 MILE
Population	8,769	111,888	302,050
Population Growth	1.7%	1.3%	1.4%
Average Household Income	\$138,976	\$96,712	\$85,325

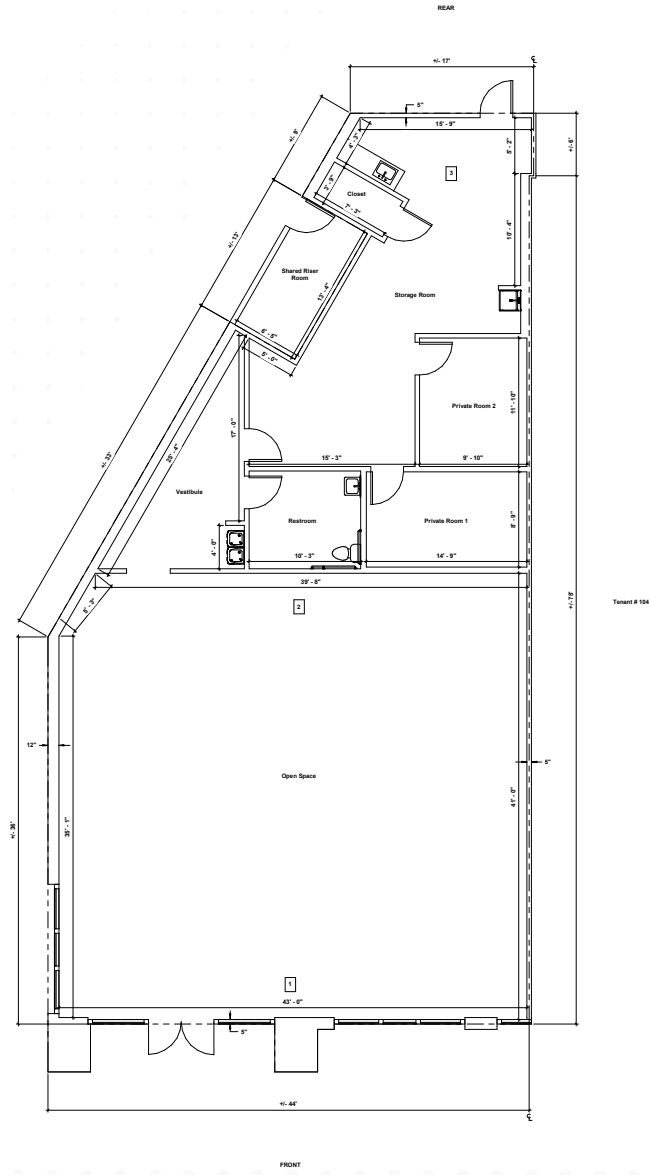
Traffic Counts

S hulen St & Hulen Ct NE	44,735 VPD
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Floorplan

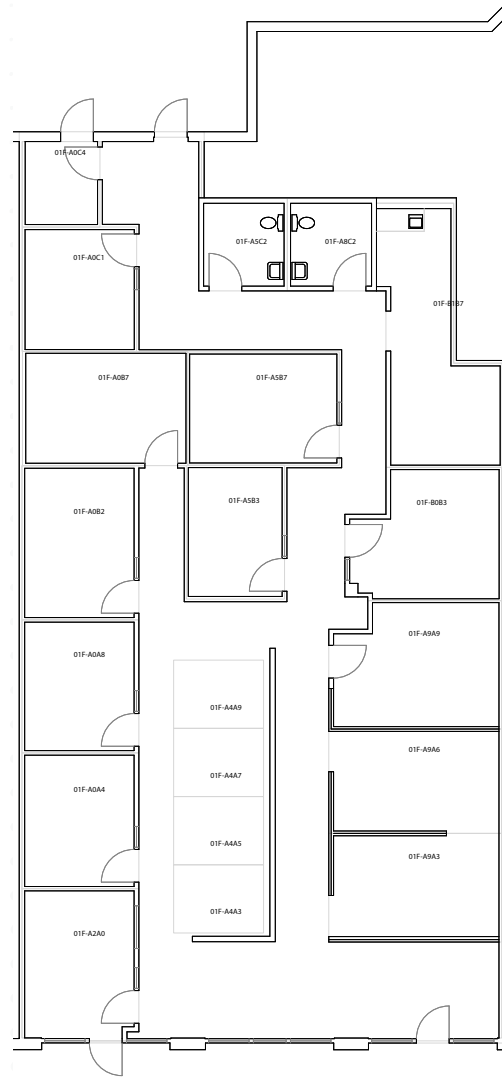
Suite 100



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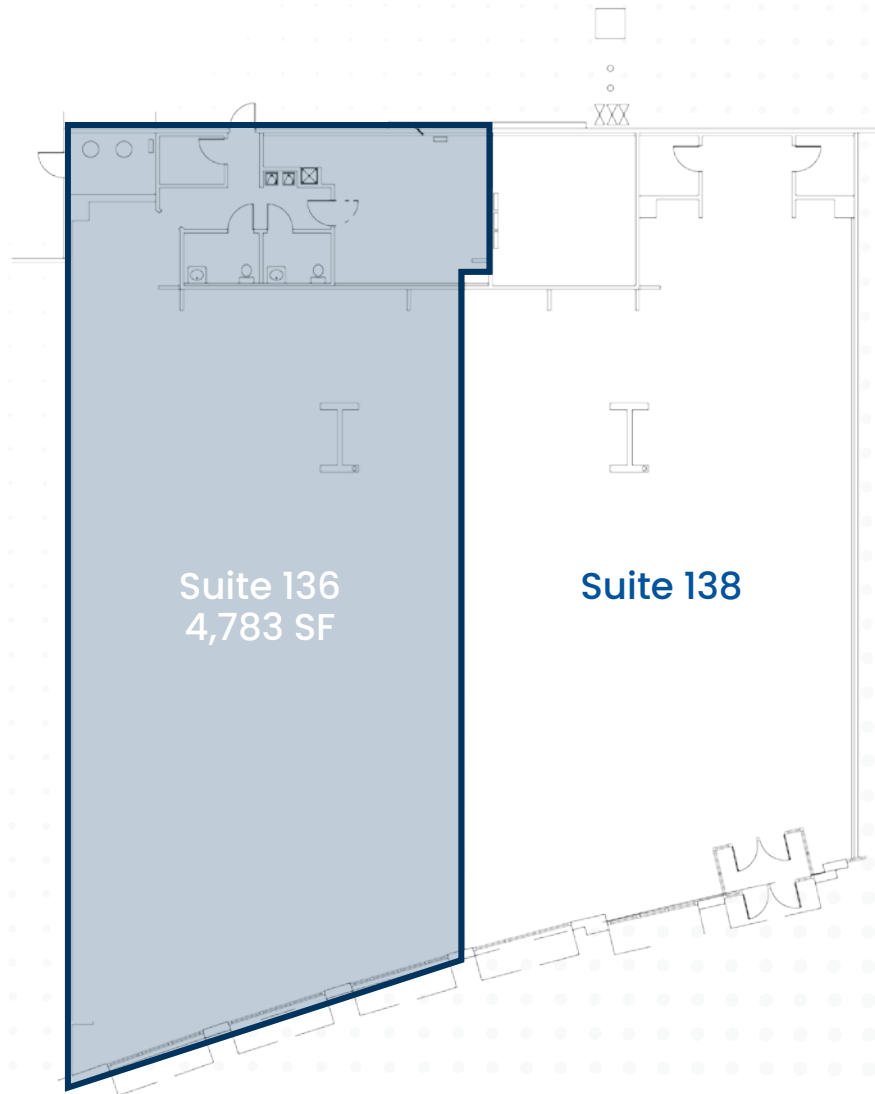
Floorplan

Suite 108



Floorplan

Suite 136 & 138



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Siteplan

AVAILABLE SPACE

100	2,914 SF
108	3,435 SF (Tenant still operating, do not disturb)
136	4,783 SF
140	3,087 SF (Tenant still operating, do not disturb)

CURRENT RETAILERS

104	MyEyeDr.	3,326 SF
105	Sharkey's Cuts For Kids	1,273 SF
110	KeKe's Breakfast Cafe	4,974 SF
111	Banfield Pet Hospital	3,052 SF
114	Great Clips	1,200 SF
124	Pack 'N Mail	1,356 SF
125	GNC	1,280 SF

127	Drybar	2,170 SF
130	Ulta Beauty	12,024 SF
138	SPENGA	4,200 SF
142	Joe's Pizza & Pasta	1,850 SF
143	Starbucks	1,600 SF
149	Bath & Body Works	2,400 SF
150	JARS By Fabio Viviani	2,330 SF
151	Marble Slab Creamery	1,280 SF
153	Massage Envy	2,867 SF
155	Bodybar Pilates	2,716 SF
156	Madison Reed Color Bar	2,339 SF
158	Fort Worth Running Company	3,180 SF
160	NB Suites & Tuxedo LLC.	3,150 SF
164	European Nail Bar	3,412 SF

170	DSW	20,400 SF
175	Pediatric Urgent Care Center of Fort Worth	2,760 SF
180	Frost Bank	5,503 SF
3010	Delucca Gaucho Pizza & Wine	7,093 SF
3020	Charleston's	6,873 SF
3055	Meso Maya Comida Y Copas	3,518 SF
3060	European Wax Center	1,238 SF
3065	Chipotle Mexican Grill	2,244 SF
3100	Tom Thumb	63,828 SF
3140	Panda Express	2,002 SF
3150	Cafe Margo	4,570 SF



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LEASING TEAM

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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.

01-08-2024



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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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