Retail Shopping Center at Hulen & Risinger

4420 W. Risinger Road Fort Worth, TX 76123

New Construction



For Lease | *Call for Pricing*

TEXAS LEGACY REALTY

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PROPERTY OVERVIEW

Hulen & Risinger is a 6,882 SF retail and restaurant development in Fort Worth, TX, surrounded by a large residential community. This high-visibility retail center offers flexible spaces ideal for restaurants, cafes, and boutique retail shops, with convenient access from major roads. Perfect for businesses looking to capture local residents, foot traffic, and growing neighborhood demand.

OFFERING SUMMARY

PROPERTY TYPE	Retail
ANTICIPATED COMPLETION	Q2 2027
PROPERTY RATES	Call for pricing
PROPERTY SIZE	6,882 SF
LEASABLE AREA	6,882 SF *4,000 SF Available for restaurant use*

PROPERTY HIGHLIGHT

Prime Retail & Restaurant Opportunity

6,882 SF retail and restaurant space available, with up to 4,000 SF suitable for restaurant use.

Located in a High-Growth Fort Worth Corridor

Positioned in a rapidly expanding Fort Worth neighborhood supported by a dense residential population.

Excellent Visibility & Accessibility

High-visibility retail center with strong road frontage and convenient access from surrounding roadways.

Flexible Space with Strong Local Demand

Flexible suite layouts suitable for restaurant and retail users, with strong neighborhood traffic and demand.

AREA RETAILERS

Andy's Frozen Custard · Albertsons · Little Caesars · McDonald's · SUBWAY · HULEN MALL · Crowley · CAVA · Chick-fil-A · Freddy's Frozen Custard & Steakburgers · Summer Creek Middle School · Jack in the box · chili's · Marshalls

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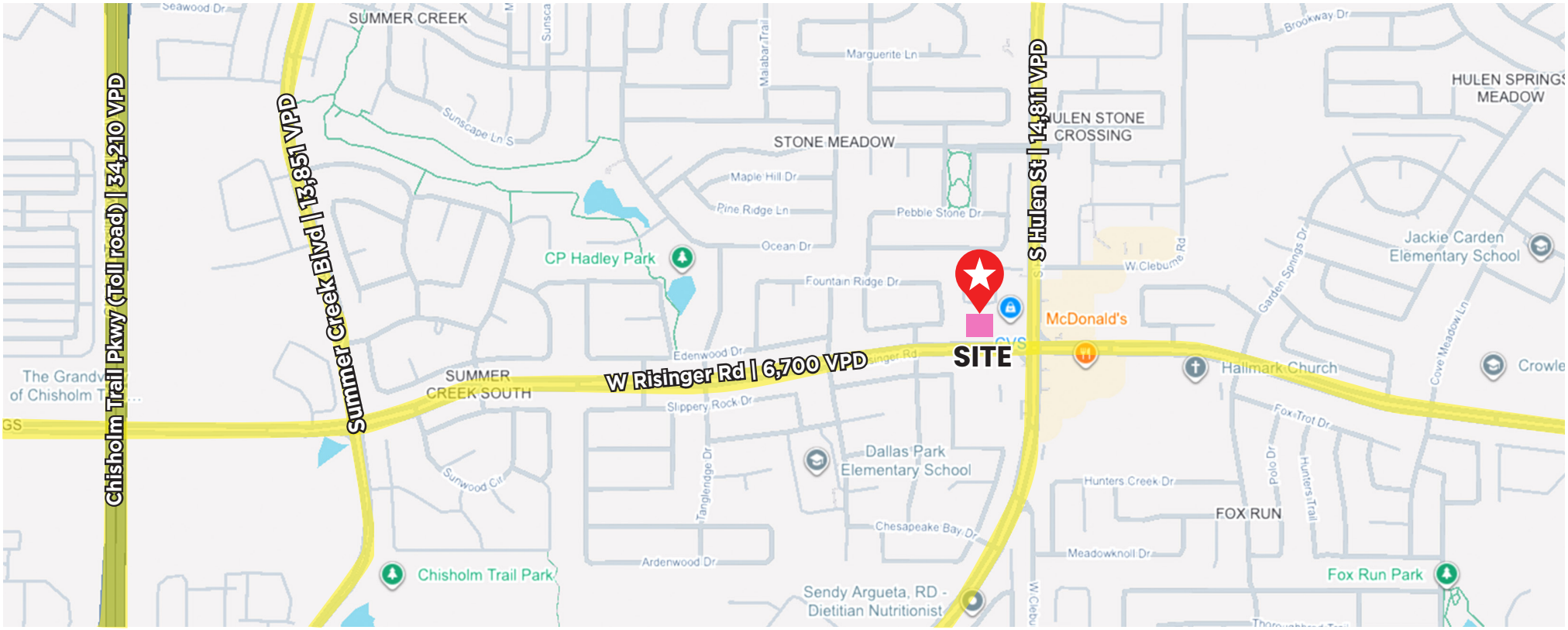
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DEMOGRAPHICS	1 Miles	5 Miles	10 Miles
2024 Population (Pop.)	19,608	198,578	597,278
2024 Households (HH)	6,047	70,331	218,858
2024 Avg. HH Income	$107,642	$89,739	$88,040
5-Yr. Pop. Growth (Total %)	5.97%	5.73%	7.67%

TRAFFIC COUNTS	
S Hulen st	14,811 VPD
W Risinger Rd	6,700 VPD
Summer Creek Blvd	13,851 VPD
Chisholm Trail Parkway (Toll)	34,210 VPD



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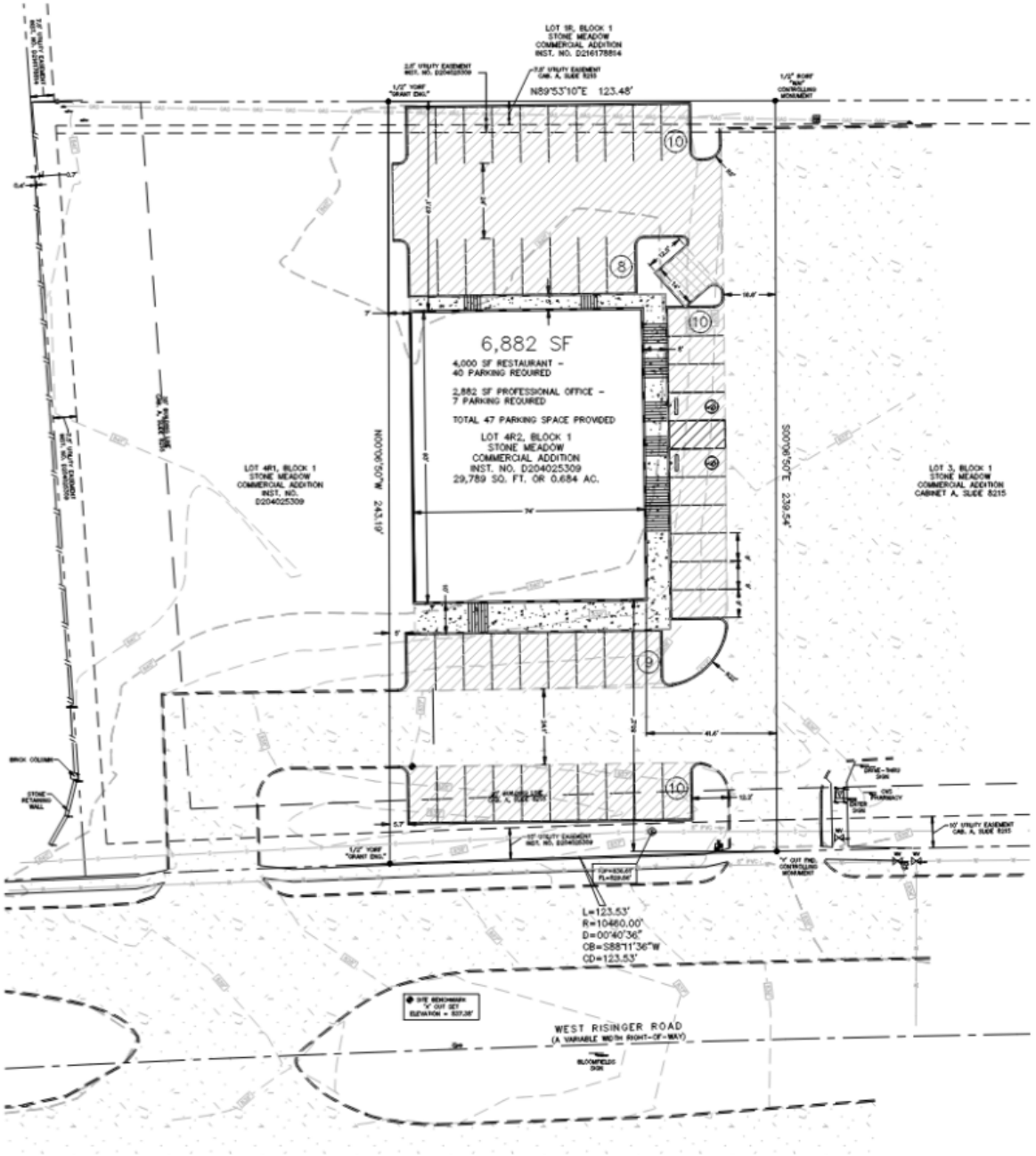


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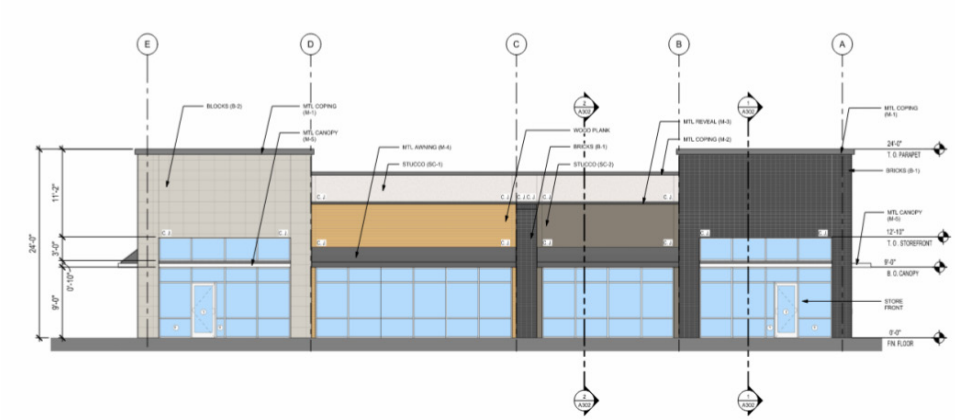
** The property image is a conceptual rendering and subject to change.*

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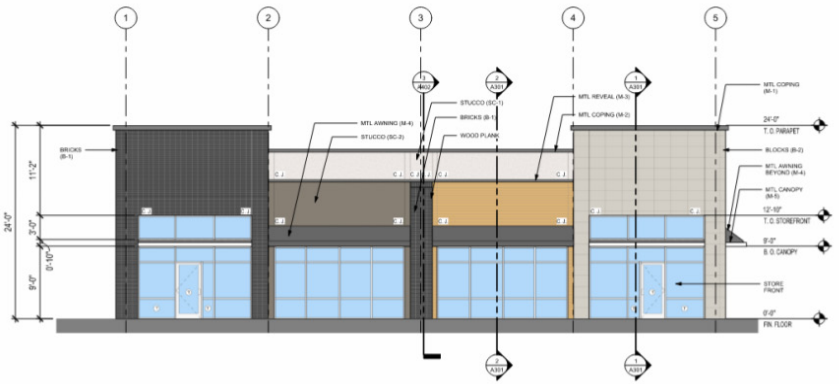
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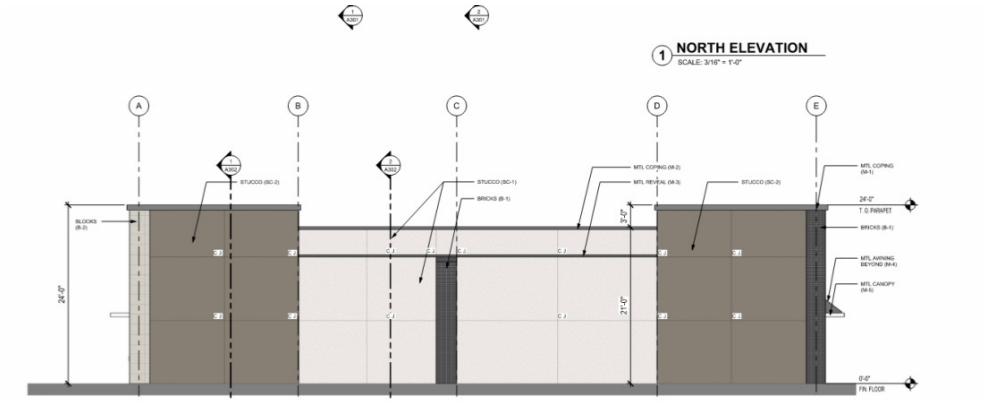
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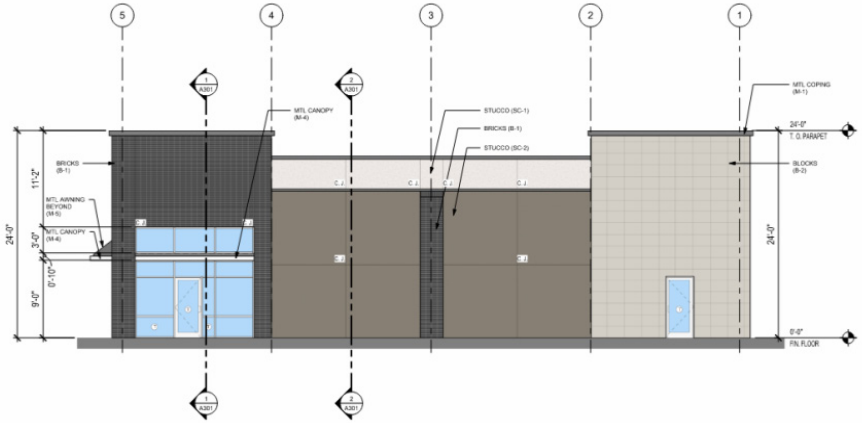
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

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2-10-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jou Cho	770697	jay.cho@txlegacyrealty.com	(469)878-1654
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

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