


Retail For Lease

Hughes House
4830 E. Rosedale Street
Fort Worth, TX 76134

 **JLL** SEE A BRIGHTER WAY



4830 E Rosedale Street, Fort Worth, TX

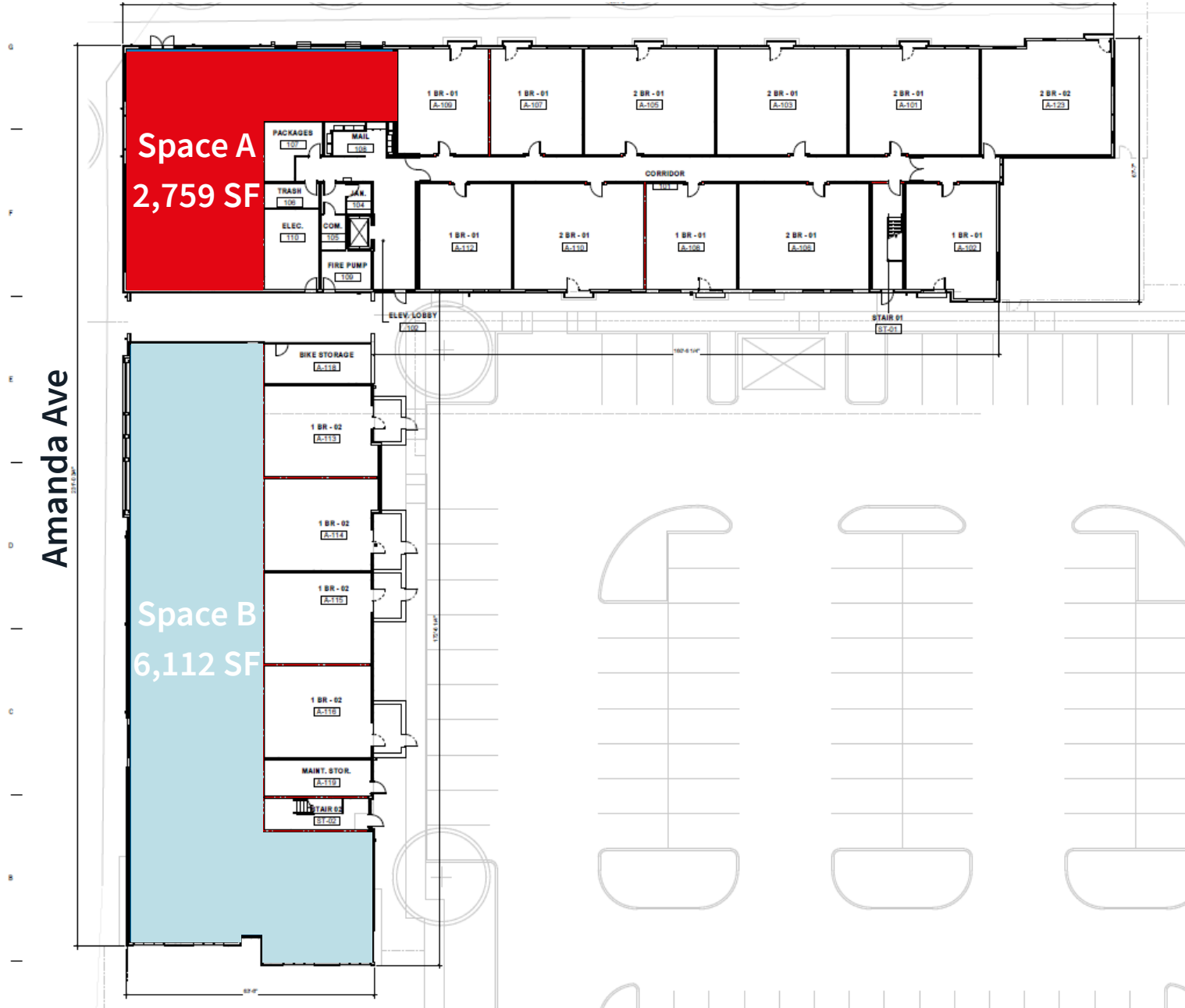
Property Highlights

- Space A: 2,759 SF
- Space B: 6,112 SF (divisible)
- Asking Rent: Upon Request
- New construction- Delivered Q4 2025
- Property is exempt from property taxes
- Restaurant and retail spaces available in Hughes House, a new multifamily development with 162 units
- 78 additional multifamily units to be delivered by Spring 2027 + an additional 302 units by 2028
- Spaces in “Vanilla Shell” condition with sprinklers in place



Demographics	1 mile	3 miles	5 miles
Estimated Population	12,585	89,404	237,743
Households	4,088	30,950	84,321
Traffic Counts	US 180: +/- 19,170 VPD	E Rosedale St: +/- 13,088 VPD	I-820: +/- 67,655 VPD

E Rosedale Street



Space A
2,759 SF

Space B
6,112 SF


Amanda Ave



E Rosedale Street

Amanda Ave

Property Aerial

 JLL SEE A BRIGHTER WAY

Isabella Burnette
Isabella.Burnette@jll.com
+1 817 929 2342

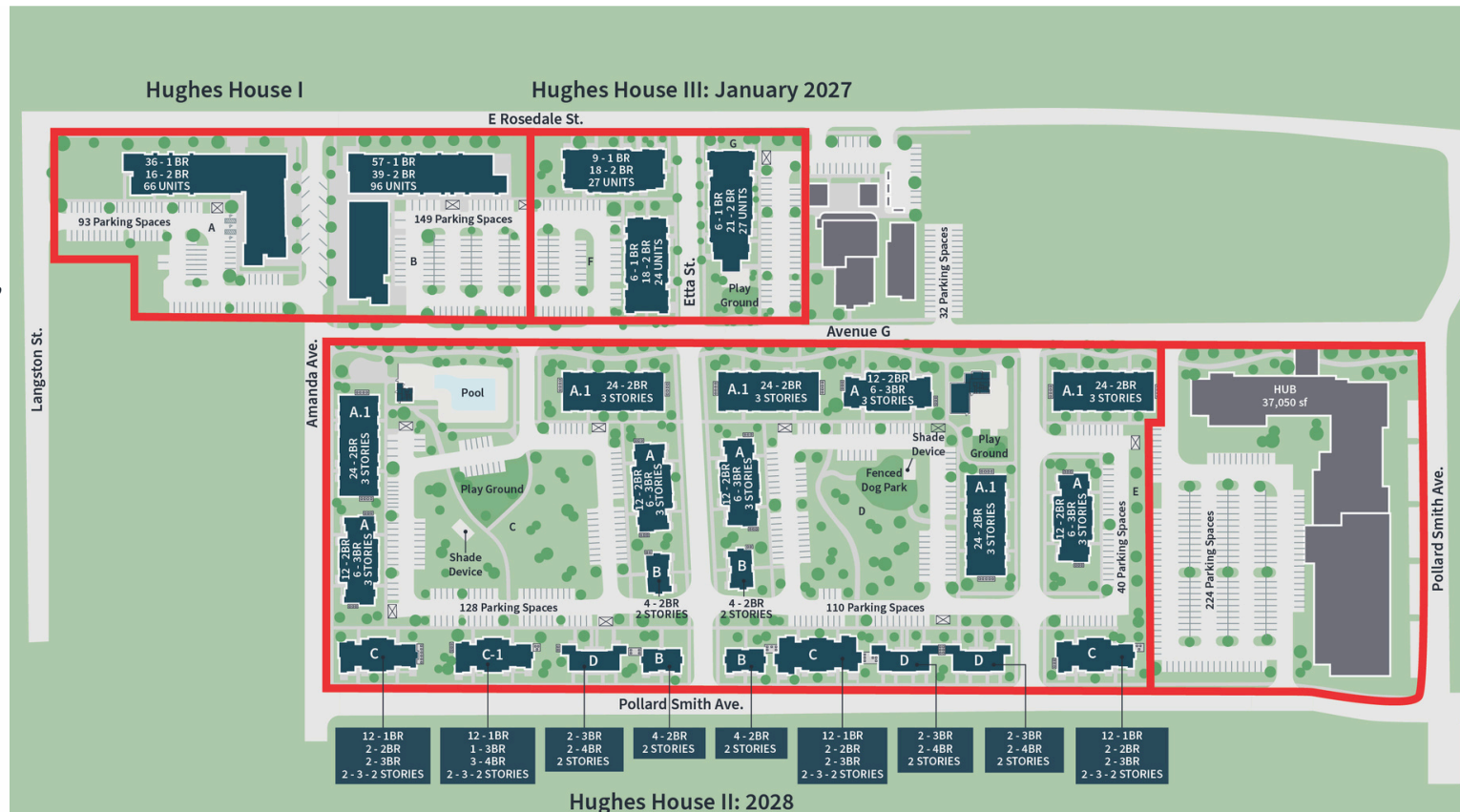
Stop Six Choice Neighborhood Initiative

The Stop Six Choice Neighborhood Transformation Plan is a community-driven initiative to revitalize the historic Stop Six area into a vibrant, walkable, mixed-use district with multifamily, retail, community amenities, and green spaces through a nearly \$350 million investment.



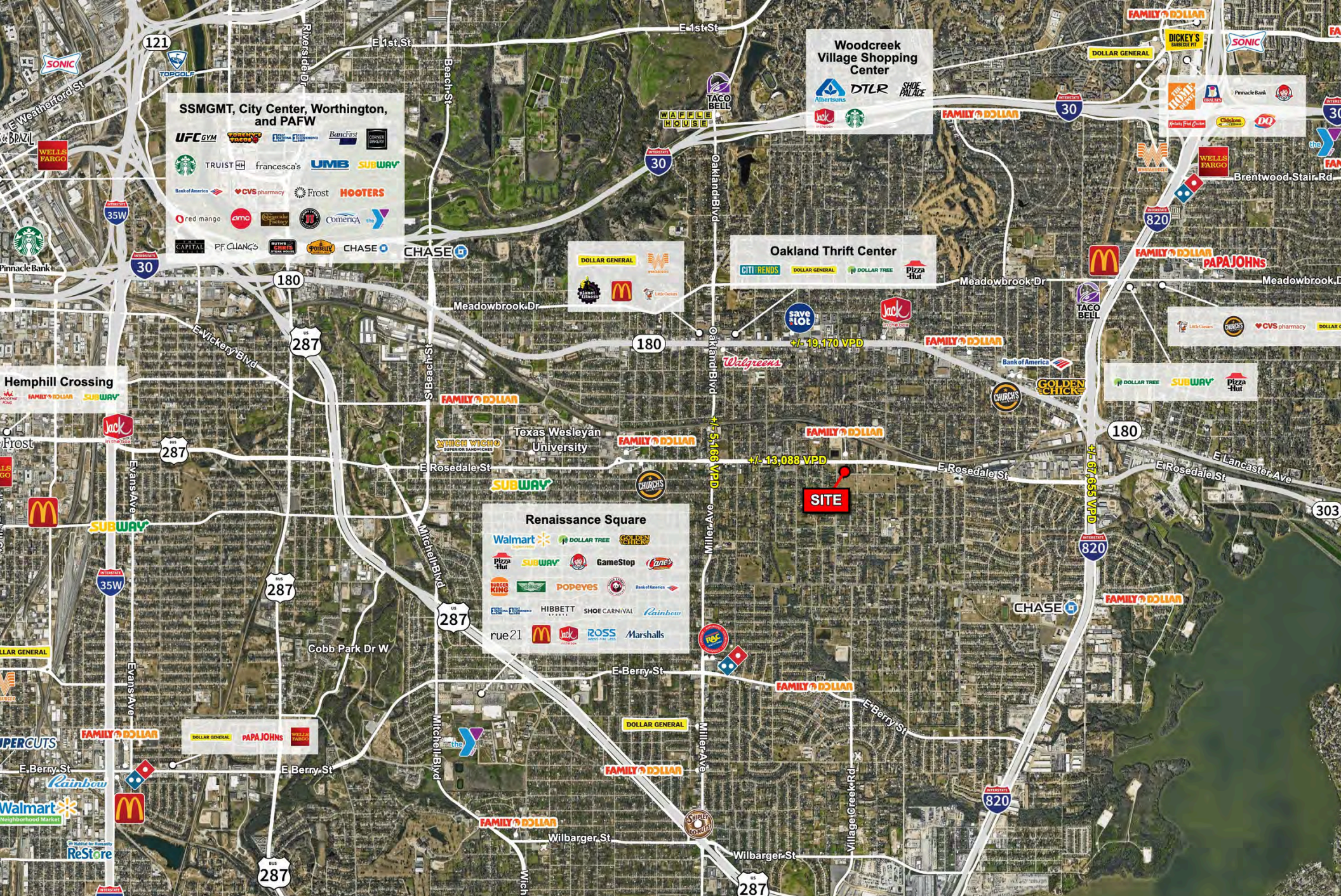
In addition to infrastructure upgrades, new streets, and improved parks, the six-phase project will create nearly 1,000 new, high-quality, mixed-income multifamily apartments and townhouses anchored around a Neighborhood Hub offering a YMCA, city library, and other community services.

For more information, visit <https://stopsixcni.org/>



Hughes House Animation

Proposed preliminary plan - subject to change



SSMGMT, City Center, Worthington, and PAFW

UFC GYM CARPENTERS WORKSHOP BancFirst CORNER STORE
 Starbucks TRUIST francesca's UMB SUBWAY
 Bank of America CVS pharmacy Frost HOOTERS
 red mango AMC P.F. Chang's CHASE CHASE

Woodcreek Village Shopping Center

Albertsons DTLR SHOE PALACE
 Jack in the Box Starbucks

Oakland Thrift Center

Citi Trends DOLLAR GENERAL DOLLAR TREE Pizza Hut
 save a tot Jack in the Box

Renaissance Square

Walmart DOLLAR TREE GameStop Cines
 Pizza Hut SUBWAY GameStop Cines
 Burger King POPEYES Bank of America
 HIBBETT SHOE CARNIVAL Rainbow
 rue21 McDonald's Jack in the Box ROSS Marshalls

DOLLAR GENERAL PAPA JOHN'S WELLS FARGO

Thank you

About JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$19.4 billion, operations in over 80 countries and a global workforce of more than 100,000 as of March 31, 2022. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement.

©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

Isabella Burnette

Senior Associate

Isabella.Burnette@jll.com

+1 817 929 2342

jll.com



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.

11-2-2015



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:
 - 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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Isabella Burnette	842177	isabella.burnette@jll.com	+1 817 929 2342
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date