

For Lease

2,251 SF
\$30 NNN

PRIME MEDICAL OFFICE / RETAIL BUILDING on HULEN STREET



3450 Hulen Street
Fort Worth, TX 76107

DELIVERY DATE - OCTOBER 2026



FARRELLY
SEARWAY
GROUP

Richard Farrelly, CCIM
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Ben Searway, CCIM
817-992-2609 | TX#0642468
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Location

- **Unbeatable High-Traffic Location**
 - Situated at a hard signaled intersection on one of Fort Worth's most prestigious retail corridors.
 - Exceptional visibility with over 41,000+ vehicles per day (VPD) directly in front of the site.
- **Elite Neighboring Co-Tenancy**
 - Surrounded by high-performing national brands: Starbucks, Chick-fil-A, McDonald's, and Smoothie King.
 - Adjacent to Chapel Hill Shopping Center, a premier destination anchored by Central Market. Proven foot traffic with 241,000 monthly visitors to the immediate trade area.
- **Superior Regional Connectivity**
 - Rapid, easy access to Interstate 30, connecting the site to the wider DFW Metroplex.
 - Direct proximity to Chisholm Trail Parkway, providing a seamless link to Southwest Fort Worth and Cleburne.

Building Features

- 2,251 SF
- 20+ Parking Spaces
- Three-phase power available
- Cold Dark Shell
 - Since nothing is installed, you don't have to pay to tear anything down. It's a blank canvas for heavy-duty builds like restaurants or medical clinics.



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Front of Building Facing Hulen Street



Back of Building Facing Parking Lot



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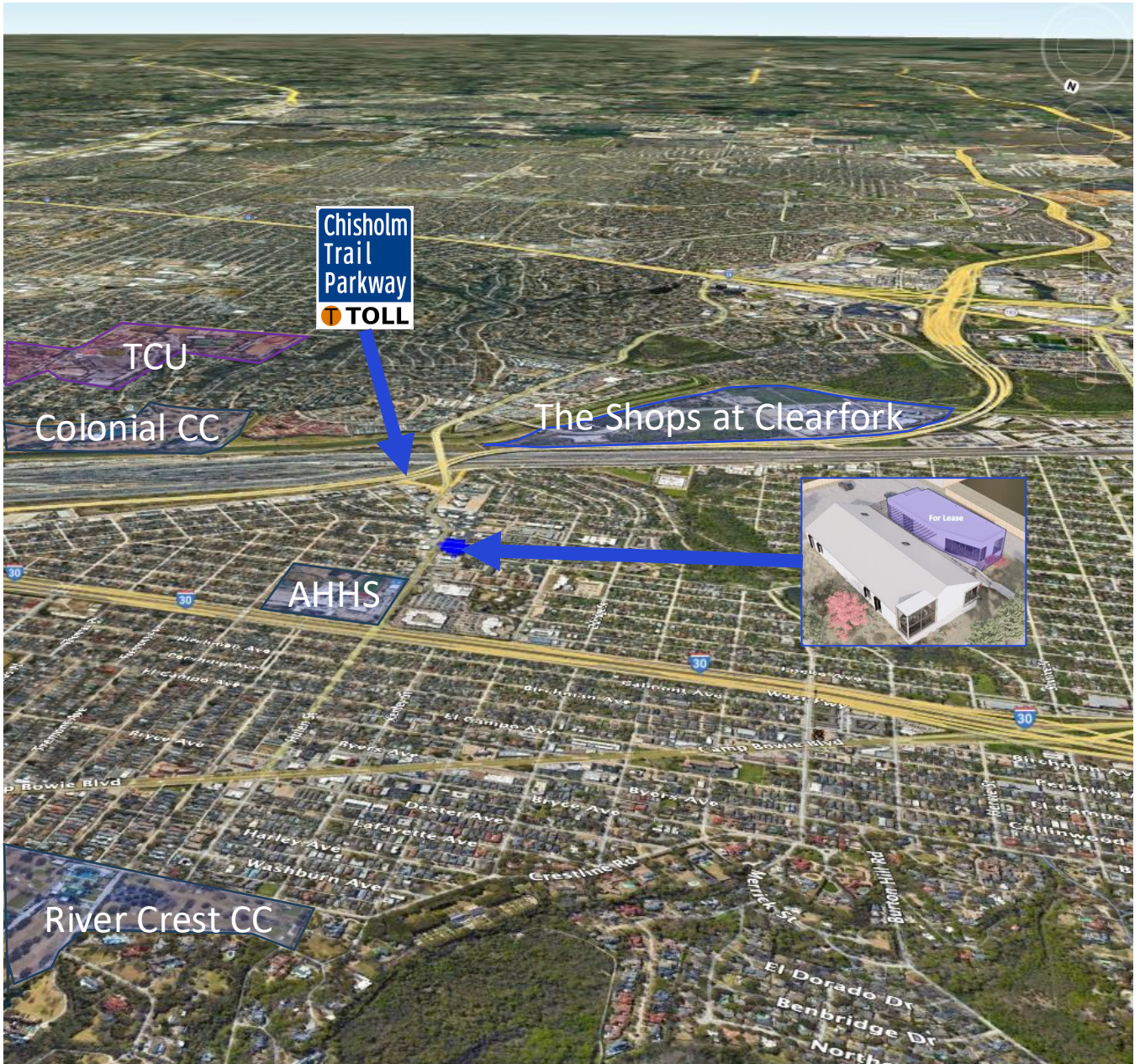
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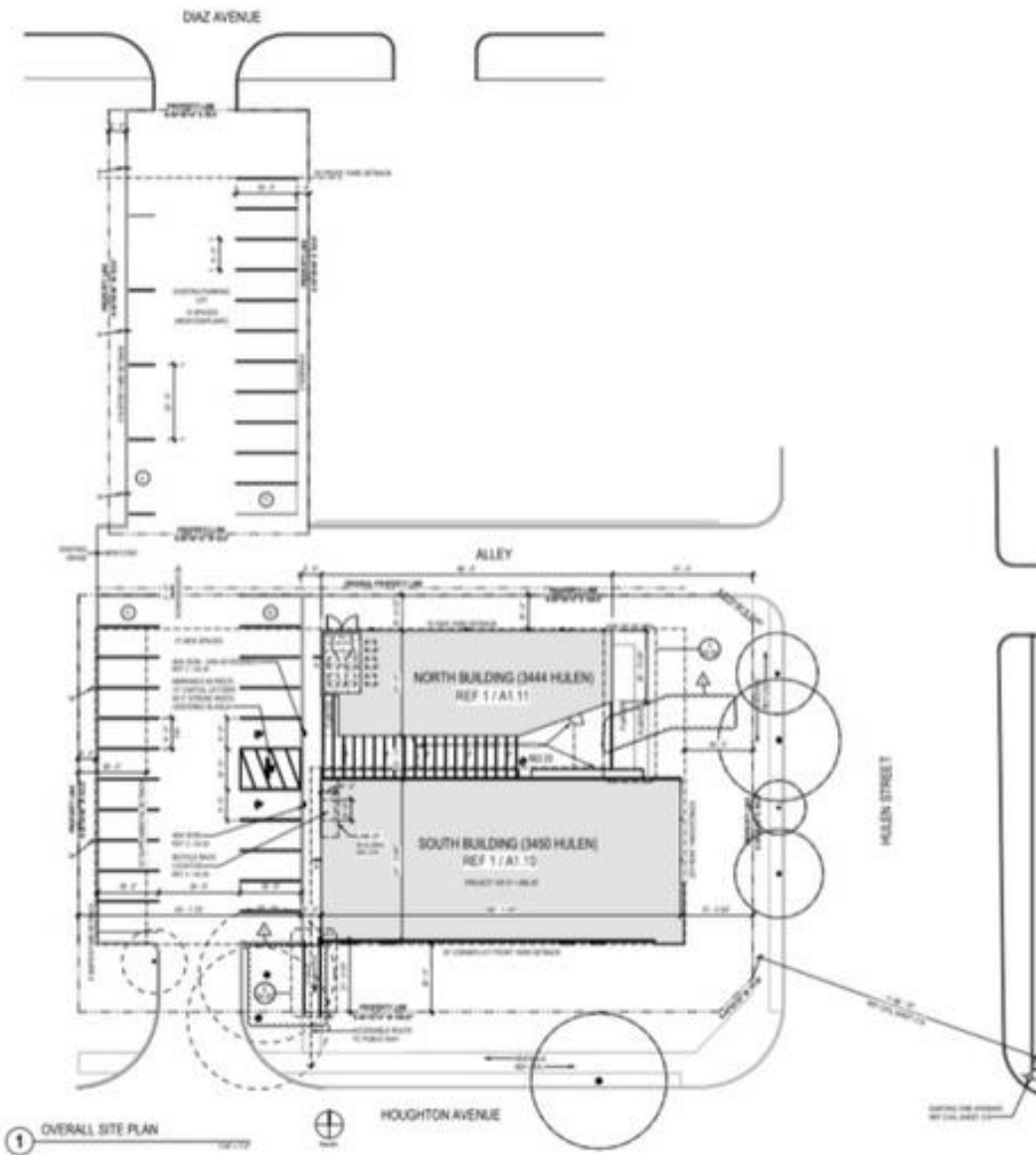


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SITE PLAN



GENERAL NOTES:

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LIGHTING FIXTURE SCHEDULE

NO.	TYPE	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
1	RECESSED CAN	4" x 4" LED	10	10.00	100.00
2	RECESSED CAN	4" x 4" LED	10	10.00	100.00
3	RECESSED CAN	4" x 4" LED	10	10.00	100.00
4	RECESSED CAN	4" x 4" LED	10	10.00	100.00
5	RECESSED CAN	4" x 4" LED	10	10.00	100.00
6	RECESSED CAN	4" x 4" LED	10	10.00	100.00
7	RECESSED CAN	4" x 4" LED	10	10.00	100.00
8	RECESSED CAN	4" x 4" LED	10	10.00	100.00
9	RECESSED CAN	4" x 4" LED	10	10.00	100.00
10	RECESSED CAN	4" x 4" LED	10	10.00	100.00

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MEASUREMENTS:

MEASUREMENTS ARE IN FEET AND INCHES.

MEASUREMENTS ARE TO THE CENTER OF THE WALL UNLESS OTHERWISE NOTED.

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MEASUREMENTS ARE TO THE CENTER OF THE WINDOW UNLESS OTHERWISE NOTED.

PARKING SCHEDULE

NO.	TYPE	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
1	RECESSED CAN	4" x 4" LED	10	10.00	100.00
2	RECESSED CAN	4" x 4" LED	10	10.00	100.00
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GROSS FLOOR AREA

NO.	TYPE	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
1	RECESSED CAN	4" x 4" LED	10	10.00	100.00
2	RECESSED CAN	4" x 4" LED	10	10.00	100.00
3	RECESSED CAN	4" x 4" LED	10	10.00	100.00
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CALCULATED FAR

NO.	TYPE	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
1	RECESSED CAN	4" x 4" LED	10	10.00	100.00
2	RECESSED CAN	4" x 4" LED	10	10.00	100.00
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4	RECESSED CAN	4" x 4" LED	10	10.00	100.00
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9	RECESSED CAN	4" x 4" LED	10	10.00	100.00
10	RECESSED CAN	4" x 4" LED	10	10.00	100.00

TOTAL BUILDING COVER

NO.	TYPE	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
1	RECESSED CAN	4" x 4" LED	10	10.00	100.00
2	RECESSED CAN	4" x 4" LED	10	10.00	100.00
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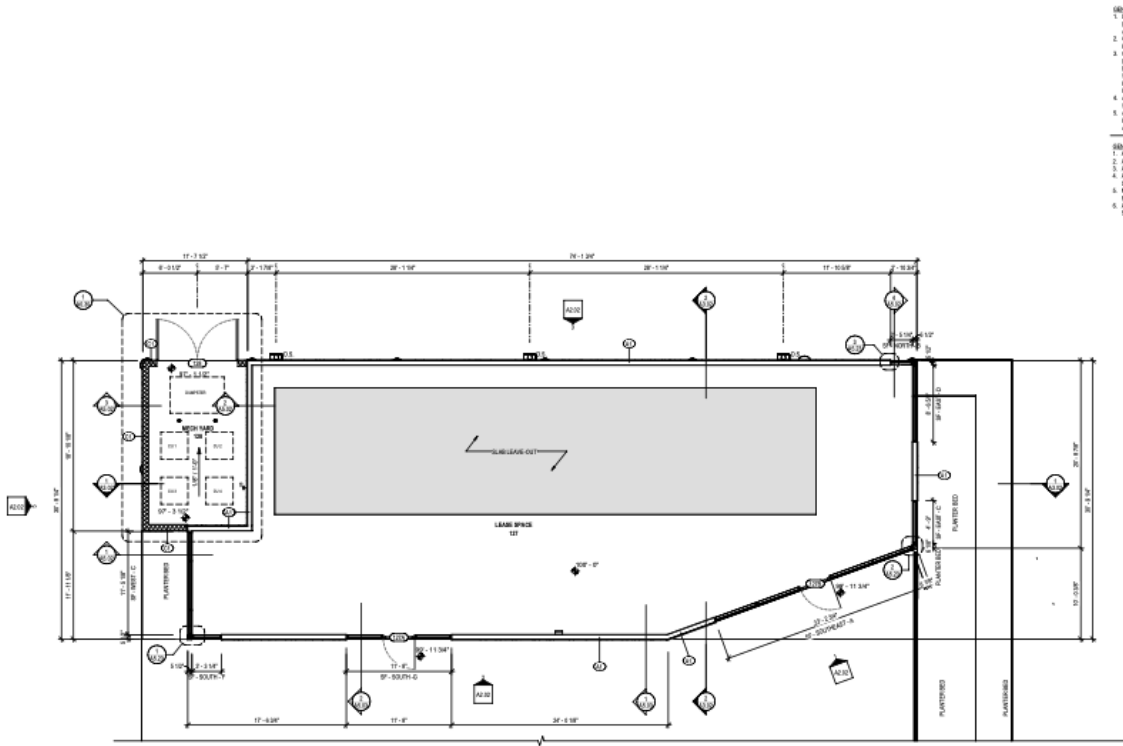


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FLOOR PLAN



- GENERAL NOTES**
1. DO NOT SCALE DIMENSIONS. EXPLICIT DIMENSIONS SHALL TAKE PRECEDENCE OVER DIMENSIONS THAT HAVE BEEN OMITTED TO BE PROVIDED ON 1/8\"/>
 - 2. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PRIOR TO THE COMMENCEMENT OF THE WORK AND NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES.
 - 3. CONTRACTOR TO NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES AND THE FIELD CONDITIONS IF IN THE COURSE OF CONSTRUCTION WHICH COULD AFFECT THE WORK OR THE QUALITY OF THE WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES AND THE FIELD CONDITIONS IF IN THE COURSE OF CONSTRUCTION WHICH COULD AFFECT THE WORK OR THE QUALITY OF THE WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES AND THE FIELD CONDITIONS IF IN THE COURSE OF CONSTRUCTION WHICH COULD AFFECT THE WORK OR THE QUALITY OF THE WORK.
 - 4. ANY DAMAGE TO EXISTING AND OR NEW WORK IN PLACE BY THE CONTRACTOR SHALL BE REPAIRED AT HIS OWNERS RISK. ALL NOTES ARE APPLICABLE TO ALL TRADES AND RESPECTIVE CONTRACTORS AND SHALL BE APPLIED TO ALL TRADES AND RESPECTIVE CONTRACTORS. ALL APPLICABLE NOTES TO BE APPLIED.

- GENERAL FINISHES:**
1. ALL DIMENSIONS FOR FINISHES OF FRAMING UNLESS NOTED OTHERWISE.
 2. ALL FINISH DIMENSIONS ARE TO CENTERLINE OF FINISH UNLESS NOTED OTHERWISE.
 3. ALL FLOOR FINISHES AND TOP OF FINISH FLOOR UNLESS NOTED OTHERWISE.
 4. ALL OPENINGS THROUGH FLOOR SLABS AND WALLS SHALL BE SEALED SYSTEM.
 5. MECHANICAL EQUIPMENT IS BELOW FLOOR FOR COORDINATION PURPOSES FOR DESIGN AND SPECIFICATIONS.
 6. ALL WINDOW OPENINGS TO BE PREPARED TO RECEIVE WINDOW TRACK SUPPORT.

1 PLAN, LEVEL 1 - NORTH BLDG
3/16/22

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Population

	2 miles	5 miles	10 miles
2020 Population	35,088	277,407	767,435
2024 Population	38,588	298,943	809,928
2029 Population Projection	41,176	317,793	858,301
Annual Growth 2020-2024	2.50%	1.90%	1.40%
Annual Growth 2024-2029	1.30%	1.30%	1.20%
Median Age	37.6	34.9	34.5

Households

	2 miles	5 miles	10 miles
2020 Households	15,995	108,919	273,552
2024 Households	17,705	118,747	289,993
2029 Household Projection	18,932	126,653	307,893
Annual Growth 2020-2024	2.30%	2.10%	1.90%
Annual Growth 2024-2029	1.40%	1.30%	1.20%
Owner Occupied Households	9,490	55,785	164,625
Renter Occupied Households	9,442	70,868	143,267
Avg Household Size	2.1	2.4	2.7
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$566.3M	\$3.3B	\$8.4B

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Income

	2 miles	5 miles	10 miles
Avg Household Income	\$111,413	\$84,578	\$80,487
Median Household Income	\$74,988	\$58,773	\$59,207
< \$25,000	2,601	23,872	53,052
\$25,000 - 50,000	3,754	27,801	69,883
\$50,000 - 75,000	2,499	21,401	55,221
\$75,000 - 100,000	1,823	14,128	36,772
\$100,000 - 125,000	1,685	9,618	26,529
\$125,000 - 150,000	1,142	5,397	15,478
\$150,000 - 200,000	1,221	6,146	14,795
\$200,000+	2,981	10,383	18,263

Daytime Employment

	2 miles	5 miles	10 miles
Service-Producing Industries	30,679	214,499	326,753
Trade Transportation & Utilities	4,355	28,888	63,421
Information	551	4,553	6,790
Financial Activities	5,215	21,564	30,112
Professional & Business Services	5,320	40,251	51,462
Education & Health Services	6,996	63,985	91,236
Leisure & Hospitality	5,342	24,930	40,932
Other Services	2,577	14,008	23,361
Public Administration	323	16,320	19,439
Goods-Producing Industries	2,320	16,601	45,362
Natural Resources & Mining	30	394	607
Construction	1,131	7,400	17,819
Manufacturing	1,159	8,807	26,936
Total	32,999	231,100	372,115

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Population & Demographic Drivers

Fort Worth is no longer just a "suburb" of Dallas; it is a standalone powerhouse.

Population Growth: Currently growing at a rate of **2.38% annually**, significantly outpacing the national average.

The "Million" Milestone: As of late 2025/early 2026, Fort Worth has eclipsed 1 million residents, creating a massive new patient base for local providers.

Aging Demographics: While the city has a young median age (approx. 33), the 65+ cohort is the fastest-growing demographic in the North Texas region, driving long-term demand for specialized medical services.

Major Economic Anchors

Your property's value is bolstered by proximity to these major employers and systems:

Healthcare Giants: Medical City Healthcare, Texas Health Resources, JPS Health Network, and Cook Children's are the region's top employers, creating a dense "innovation cluster."

Corporate Stability: Lockheed Martin, American Airlines, and BNSF Railway provide a stable, insured employee base that utilizes local medical services.

Texas A&M Fort Worth: The new urban campus project is driving talent development and research, further densifying the downtown and surrounding corridors.

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