



FOR LEASE

Call for Pricing
1,496 SF LEASEABLE SPACE

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OFFERING SUMMARY

PROPERTY TYPE	Retail Space
PROPERTY RATES	Call for Pricing
PROPERTY SIZE	11,592 SF
PROPERTY ZONING	Zoning C
LEASABLE AREA	1,496 SF

PROPERTY OVERVIEW

5900 S Hulen offers an exceptional commercial leasing opportunity in one of Fort Worth's most established and rapidly growing retail corridors. Positioned on South Hulen Street with outstanding visibility, high traffic counts, and convenient access to major highways, the property is surrounded by national retailers, restaurants, healthcare providers, and dense residential neighborhoods. Its strategic location, strong demographics, and prominent frontage make it an ideal destination for retail, office, medical, and service-oriented businesses seeking maximum exposure and long-term growth.

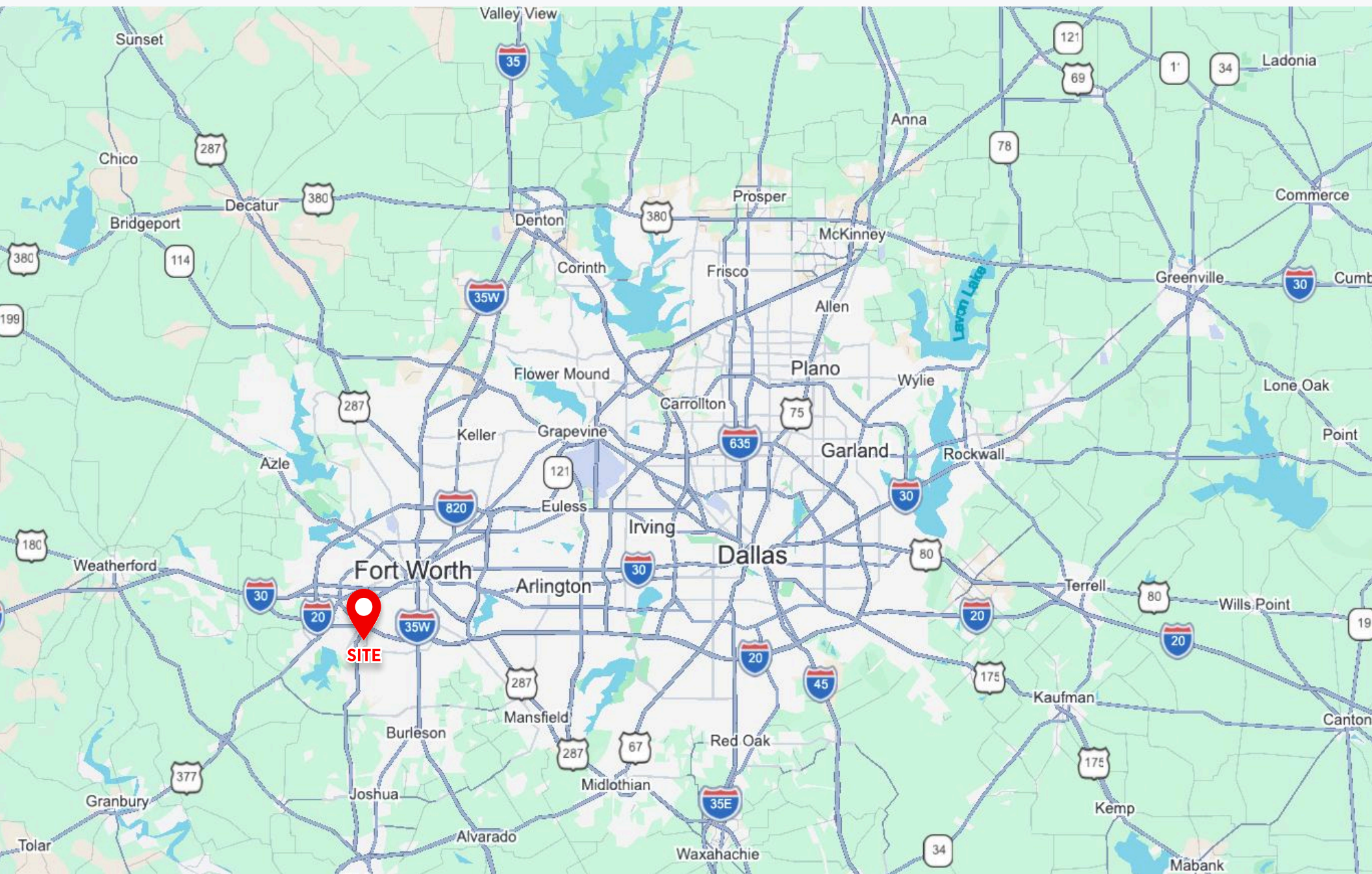
- Prime South Hulen Street location
- Excellent visibility and high traffic counts
- Easy access to major highways
- Surrounded by national retailers and restaurants
- Strong demographics and growing trade area
- Ideal for retail, office, medical, or mixed-use
- Prominent frontage with excellent signage
- Close to major employers and residential communities



AREA RETAILERS

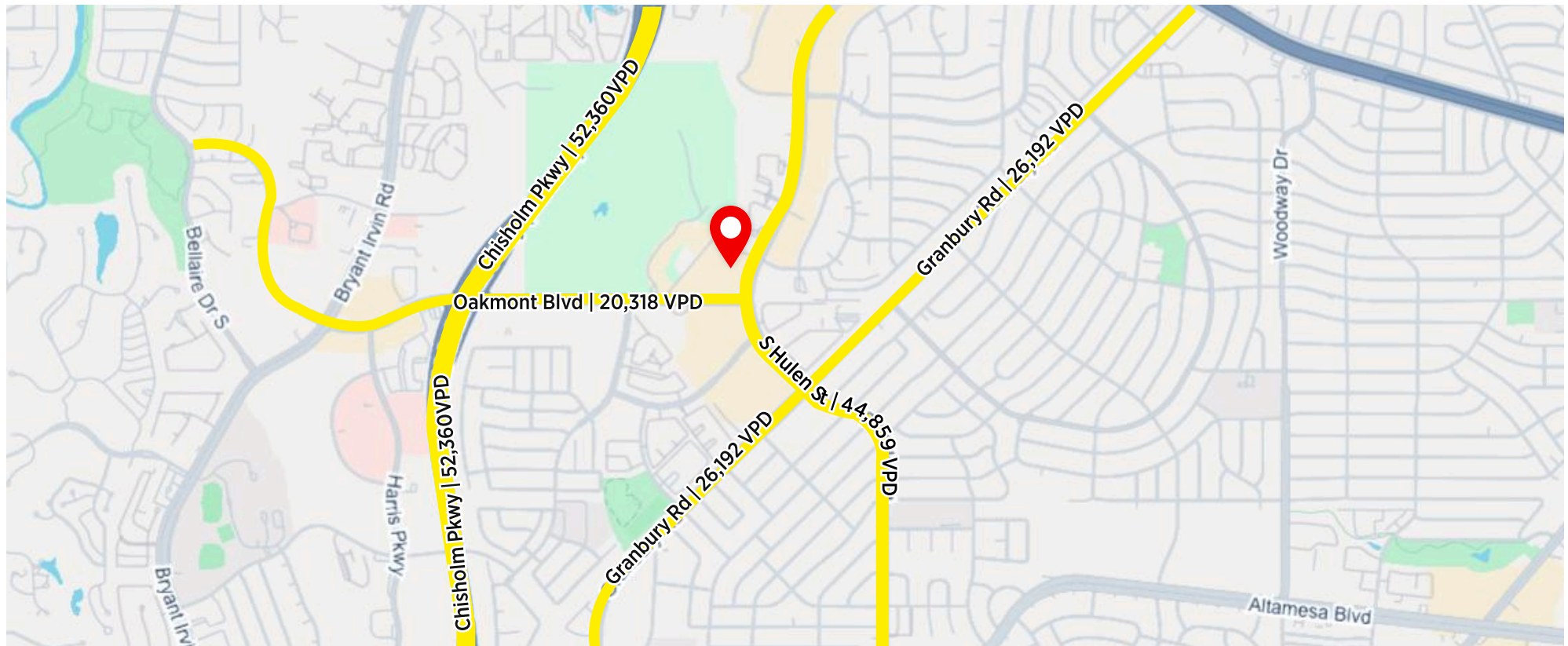




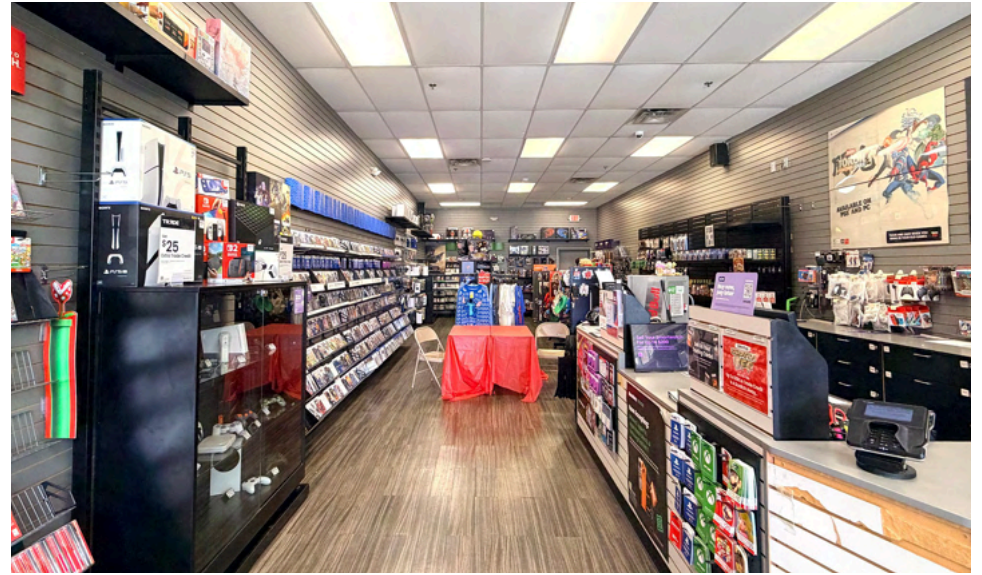


DEMOGRAPHICS	1 Miles	5 Miles	10 Miles
2025 POPULATION (Pop.)	18,022	276,540	728,105
2025 HOUSEHOLDS (HH)	8,836	103,993	262,695
2025 AVG. HH INCOME	\$75,176	\$101,560	\$93,791
5YR. POP. GROWTH (Total %)	4.66%	5.65%	6.59%

TRAFFIC COUNTS	
S HULEN ST	44,859 VPD
GRANBURY RD	26,192 VPD
OAKMONT BLVD	20,318 VPD
CHISHOLM PKWY	52,360 VPD









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.

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.

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- 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:

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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:

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 - 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.

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TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

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Texas Legacy Realty	9013728	rafe.song@txlegacyrealty.com	(469)855-4430
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rafe Song	712965	rafe.song@txlegacyrealty.com	(469)855-4430
Designated Broker of Firm	License No.	Email	Phone
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

Northcrest Village



FOR LEASE

Call for Pricing
16,683 SF

TEXAS LEGACY
REALTY

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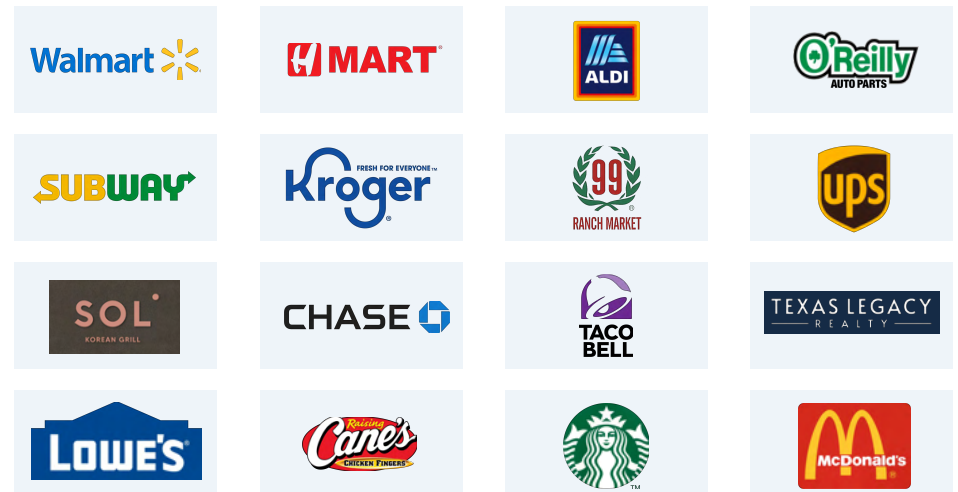
PROPERTY TYPE	Retail Space
PROPERTY RATES	Call for Pricing
PROPERTY SIZE	136,000 SF
PROPERTY ZONING	LR-2
LEASABLE AREA	16,683 SF
YEAR BUILT	1986



PROPERTY OVERVIEW

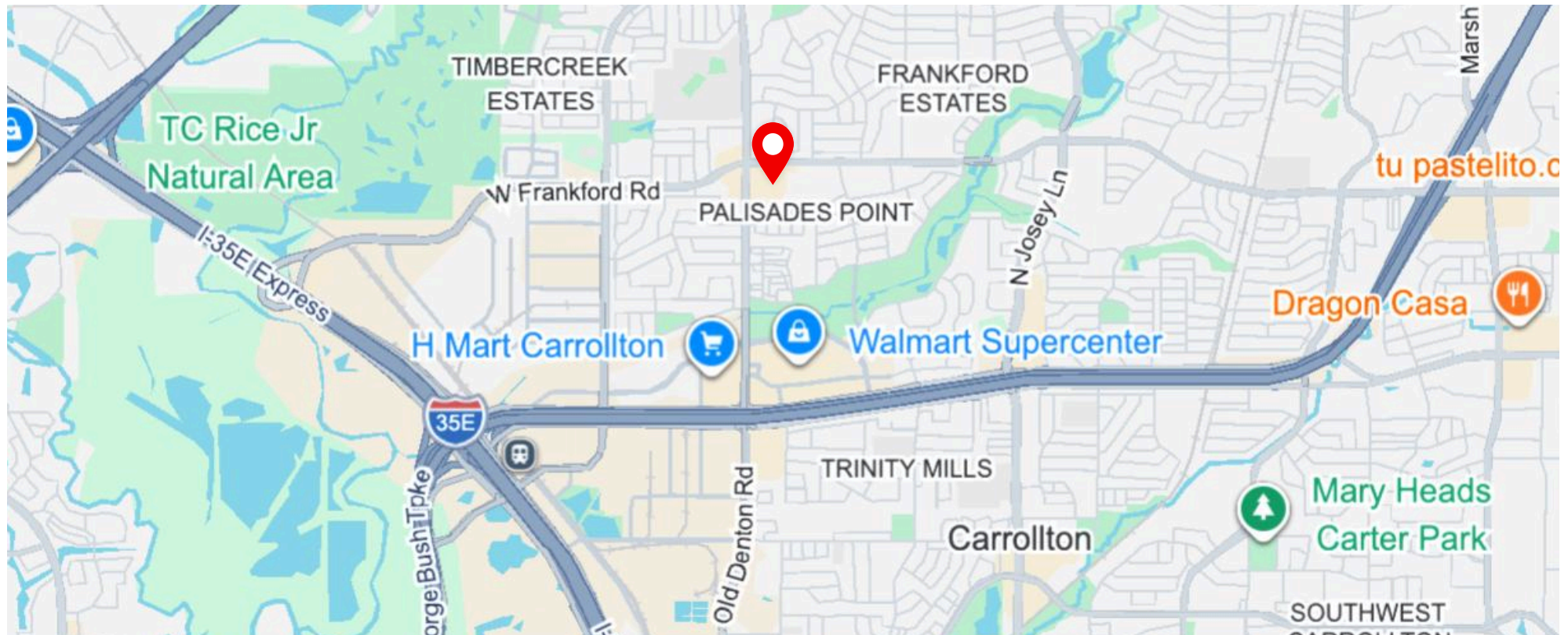
Located at 3044 Old Denton Rd in Carrollton, this ±16,000 SF retail space is positioned in the heart of the most established Asian commercial corridor in North Texas, surrounded by high-performing national and ethnic anchors including H Mart Carrollton and 99 Ranch Market within 1 mile, driving consistent daily and destination traffic. The site is part of a thriving retail ecosystem featuring Aldi, restaurants, cafés, and service tenants within the same strip center and immediate trade area, creating strong built-in foot traffic and synergy. With excellent visibility along Old Denton Rd and proximity to PGBT, the property offers an outstanding opportunity for restaurant, retail, or service tenants seeking a presence in one of the most active and high-demand commercial nodes in the DFW metroplex.

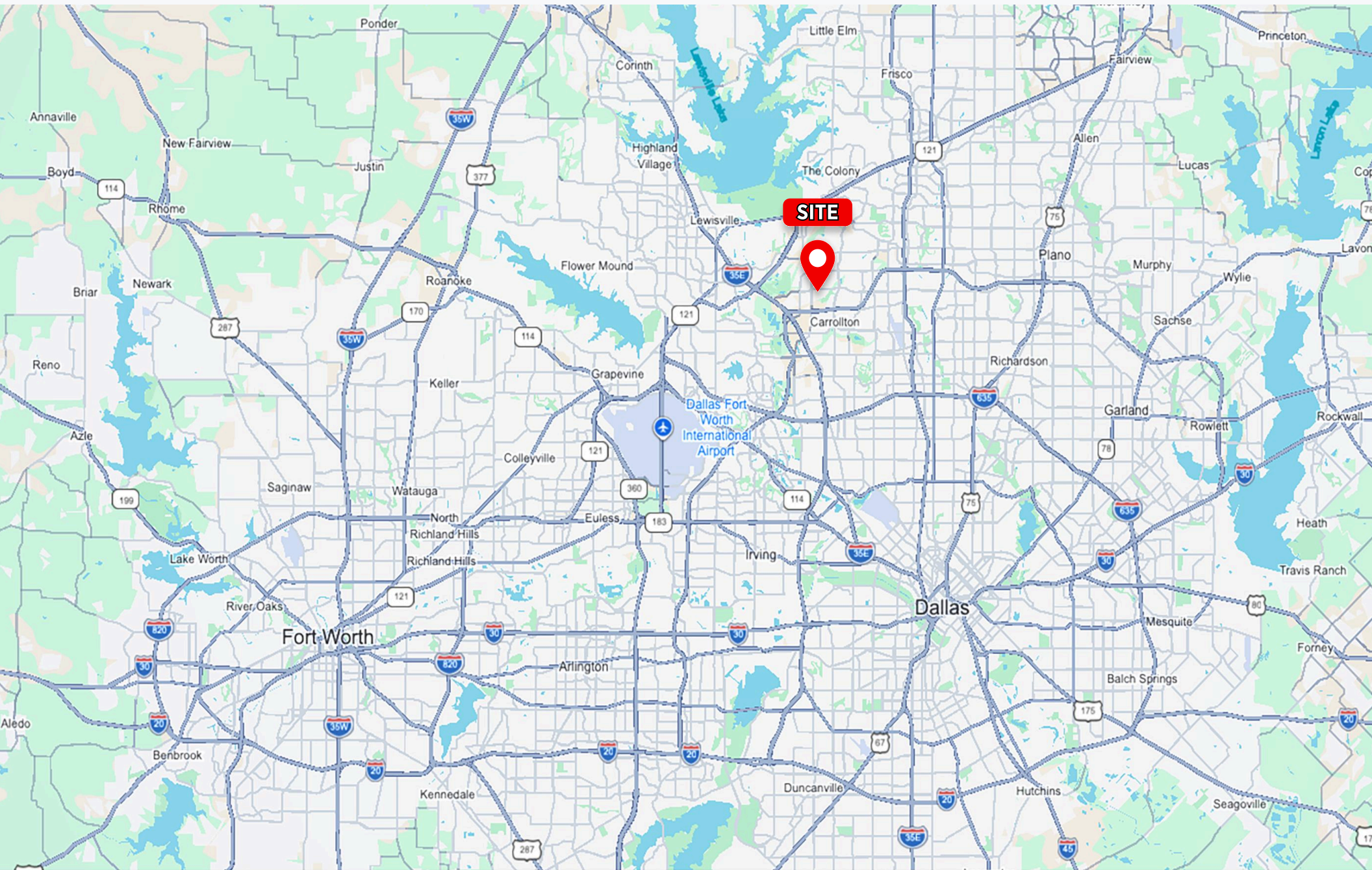
AREA RETAILERS



DEMOGRAPHICS	1 Miles	5 Miles	10 Miles
2025 POPULATION (Pop.)	17,078	319,091	1,098,311
2025 HOUSEHOLDS (HH)	6,493	132,115	448,490
2025 AVG. HH INCOME	\$134,009	\$122,158	\$130,221
5YR. POP. GROWTH (Total %)	10.09%	8.55%	8.40%

TRAFFIC COUNTS	
FRANKFORD RD	23,622 VPD
OLD DENTON RD	34,202 VPD
PRESIDENT GEORGE BUSH TURNPIKE	131,480 VPD
I-35 EXPRESSWAY	134,983 VPD







SUITE	TENANT	SF
105	O'Reilly Auto Parts	8,313
111	Puradak	2,500
113	Nomiya	1,500
115	Herb Foot	1,527
116	You Me Beauty School	1,527
117	Claw Zania	1,293
118	Eiswelt Gelato	1,000
120	Livingston Hearing Aid	1,895
125	Nini Nail Bar	3,140
126	Rosemeade Dental	2,091
127	Lal Qila Restaurant	8,467
131	Chi Chi Pocha	6,800
133	Moodaepo BBQ	8,840
138	MD Kid's Pediatrics	5,114
201	ALDI	18,280
202	SUITE AVAILABLE	16,456
200	SOL Korean Cuisine	15,850
300	Kim & Jang CPA	2,091
302	Northcrest Tailor	693
303	Little Caesars	1,407
305	Happy Pharmacy	1,580
306	CNT Salon	873
307	Subway	1,375
310	Texas Legacy Realty	2,001
313	JE The Line Beauty	1,029
314	Beacon Construction	1,018
315	State Farm	1,386
316	Smith Chiropractic	1,213
317	SmokeEZ Shop	1,569
318	S&S Cheesesteak	2,147







2,500+
US stores

\$18-22M/store
Avg annual sales

Neighboring Aldi, one of the nation's fastest-growing grocery retailers, this location benefits from the consistent traffic generated by an established daily-needs anchor. Grocery-anchored shopping centers attract frequent repeat visits, creating valuable cross-shopping opportunities for restaurants, retail, medical, and service businesses. Combined with strong surrounding demographics, high visibility, and a diverse customer base, this location offers an exceptional environment for businesses seeking long-term growth and sustained customer exposure.



Sol Korean Cuisine is a new upscale Korean dining concept, the space will expand from built-in evening traffic and a strong destination dining draw within the center. Sol enhances the tenant mix by attracting diners from across the Carrollton and greater DFW Korean community, increasing overall dwell time and cross-shopping activity for neighboring businesses. Its presence helps establish the center as a food and lifestyle destination, driving consistent daytime and nighttime visitation.





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Date