OVERTON PARK PLAZA

SW Loop 820 @ S Hulen St in Fort Worth, Texas 76109

LOCATED WHERE I-20, LOOP 820, AND HIGHWAY 183 CONNECT

Burlington · Party City · Legacy Salons & Day Spa · five BELOW · HomeGoods · PETSMART · DICK'S Sporting Goods · T.J.maxx · SPROUTS FARMERS MARKET

Shadow Anchor

VEHICLES PER DAY	
I-20 west of S Hulen St	**153,126**
Highway 183 west of I-20	**33,028**
S Hulen St north of I-20	**23,256**

AVERAGE INCOME	
1 Mile	**$165,595**
3 Miles	**$110,800**
5 Miles	**$113,449**

POPULATION	
1 Mile	**8,875**
3 Miles	**114,145**
5 Miles	**294,300**

Melanie D Proctor
469-289-4304
mdickenson@frpltd.com

FIDELIS
WWW.FRPLTD.COM

Matt Brock
713-693-1406
mbrock@frpltd.com

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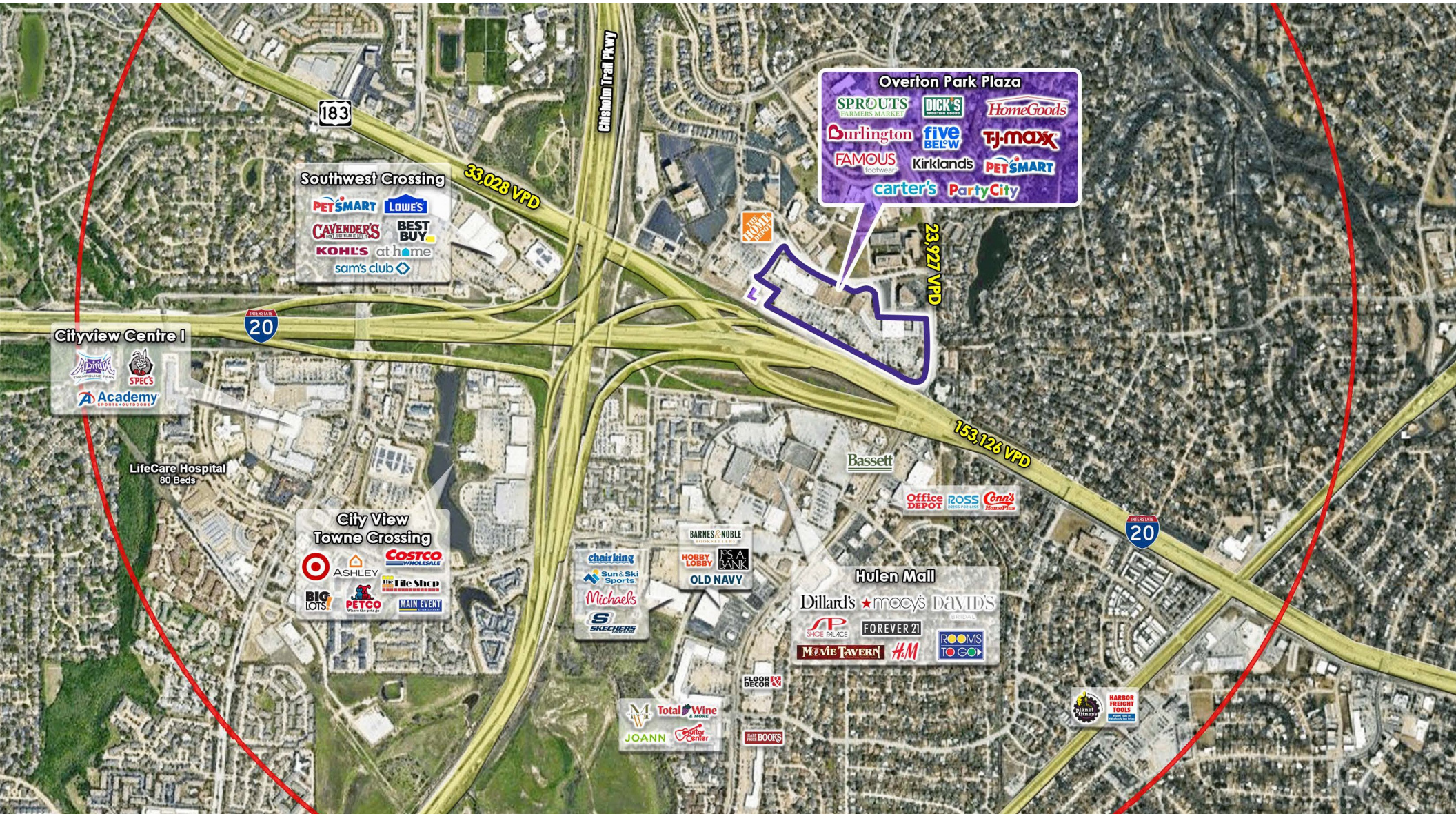
AVERAGE INCOME OVER $165,000 WITHIN A ONE MILE RADIUS



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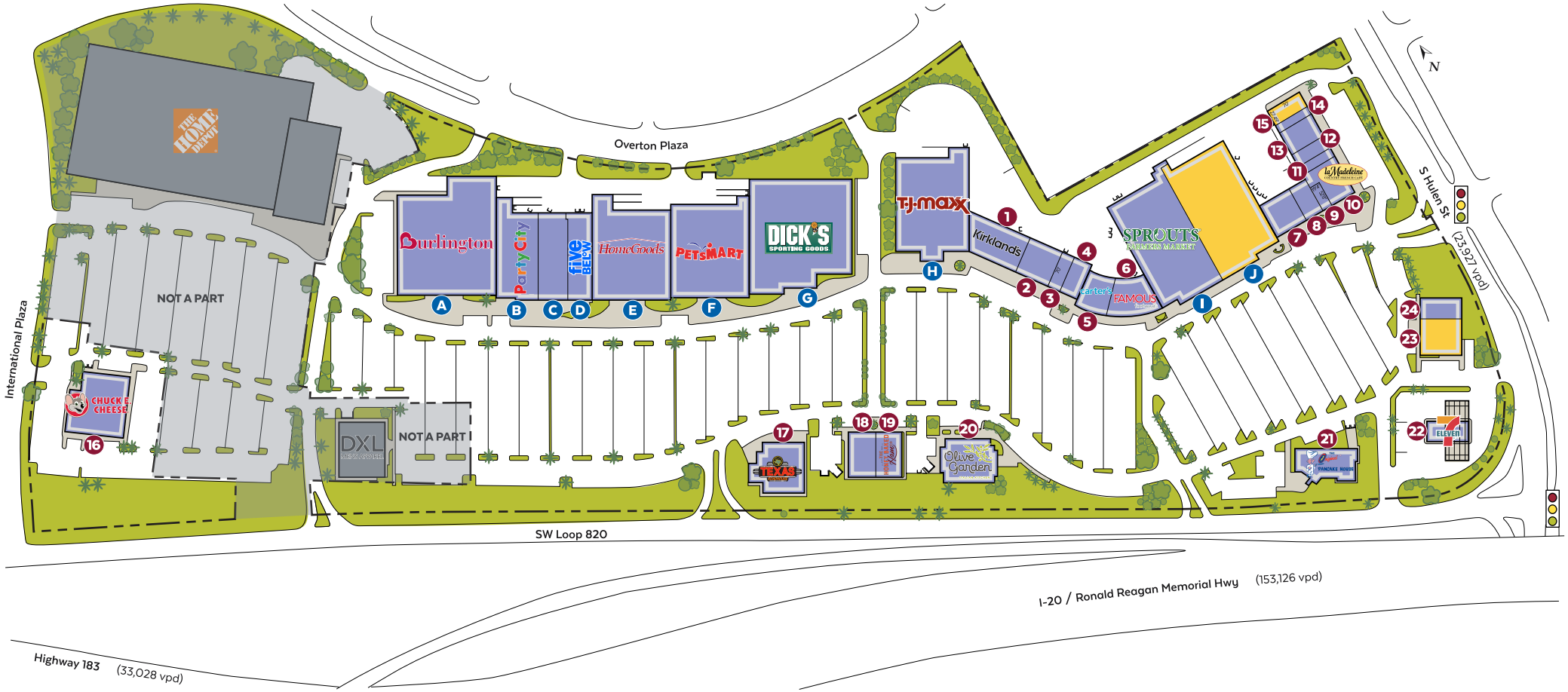
29,549 SF • 5,475 SF • 1,924 SF



AVAILABLE LEASE PENDING EXECUTED

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Tenant List

	Tenant	Address	SF/Acres
A	Burlington	4830 SW Loop 820	
B	Party City	4826 SW Loop 820	
C	Legacy Salon & Spa	4824 SW Loop 820	
D	Five Below	4820 SW Loop 820	
E	HomeGoods	4810 SW Loop 820	
F	PetSmart	4800 SW Loop 820	
G	Dick's Sporting Goods	4740 SW Loop 820	
H	T.J.Maxx	4730 SW Loop 820	
I	Sprouts Farmers Market	4650 SW Loop 820	
J	AVAILABLE	4648 SW Loop 820	29,549
1	Kirkland's	4678 SW Loop 820	
2	Hand & Stone Massage	4670 SW Loop 820	
3	SEV Laser	4668 SW Loop 820 #1	
4	Glo Tanning	4666 SW Loop 820	
5	Carter's	4664 SW Loop 820	
6	Famous Footwear	4662 SW Loop 820	
7	Clothes Mentor	4636 SW Loop 820	
8	Thai Select	4630 SW Loop 820	
9	Keto Kitchen Creations	4628 SW Loop 820	
10	la Madeleine	4626 SW Loop 820	
11	Tropical Smoothie Cafe	4620 SW Loop 820	
12	Miracle Ear	4618 SW Loop 820	
13	Scrubs & Beyond	4614 SW Loop 820	
14	Love Local Coffee & Art Shop	4612 SW Loop 820	
15	AVAILABLE	4610 SW Loop 820	1,924
16	Chuck E. Cheese	4860 SW Loop 820	
17	Texas Roadhouse	4720 SW Loop 820	
18	Ninja Sushi & Grill	4714 SW Loop 820	

Tenant List (Continued)

	Tenant	Address	SF/Acres
19	Honey Baked Ham	4710 SW Loop 820	
20	Olive Garden	4700 SW Loop 820	
21	The Original Pancake House	4646 SW Loop 820	
22	Shell / 7-Eleven	4600 SW Loop 820	
23	AVAILABLE	4604 SW Loop 820	5,475
24	Nail Pro & Spa	4606 SW Loop 820	

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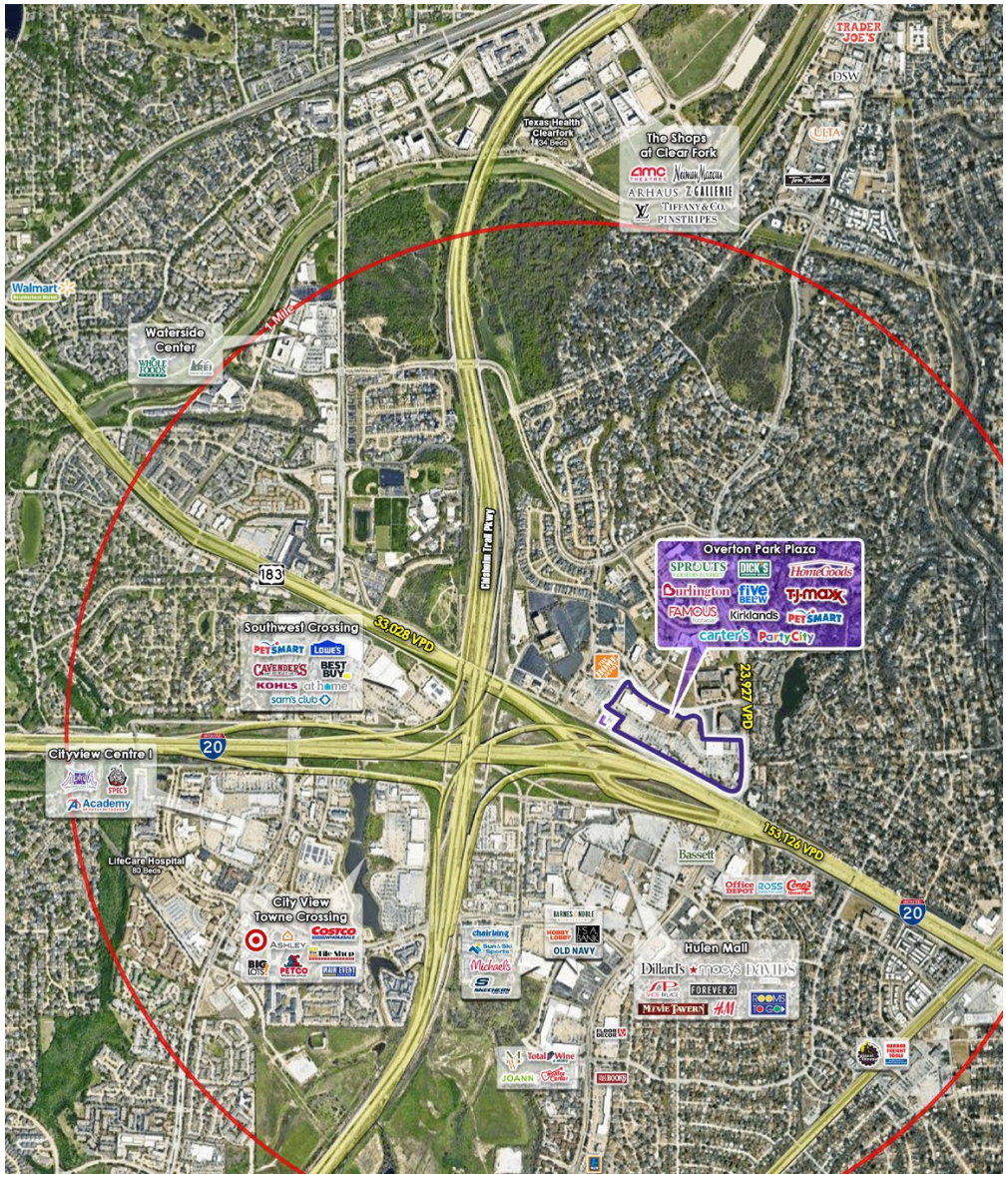
FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/overton-park-plaza



Lat/Lon: 32.6828/-97.3948

Overton Park Plaza Fort Worth, TX 76109	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	8,875	114,145	294,300
2028 Projected Population	8,984	115,883	305,662
2020 Census Population	8,810	112,759	289,071
2010 Census Population	8,099	103,914	261,195
Projected Annual Growth 2023 to 2028	0.2%	0.3%	0.8%
Historical Annual Growth 2010 to 2023	0.7%	0.8%	1.0%
2023 Median Age	41.2	37.2	36.2
Households			
2023 Estimated Households	3,853	48,594	114,930
2028 Projected Households	4,029	51,101	123,444
2020 Census Households	3,784	47,376	111,267
2010 Census Households	3,619	43,726	101,491
Projected Annual Growth 2023 to 2028	0.9%	1.0%	1.5%
Historical Annual Growth 2010 to 2023	0.5%	0.9%	1.0%
Race and Ethnicity			
2023 Estimated White	65.8%	55.7%	49.6%
2023 Estimated Black or African American	15.5%	15.5%	18.4%
2023 Estimated Asian or Pacific Islander	4.5%	7.1%	5.0%
2023 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.8%
2023 Estimated Other Races	13.7%	21.1%	26.1%
2023 Estimated Hispanic	16.7%	27.4%	33.7%
Income			
2023 Estimated Average Household Income	$165,595	$110,800	$113,449
2023 Estimated Median Household Income	$123,686	$83,931	$82,488
2023 Estimated Per Capita Income	$71,899	$47,397	$44,415
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.5%	5.1%	7.8%
2023 Estimated Some High School (Grade Level 9 to 11)	2.6%	5.4%	7.3%
2023 Estimated High School Graduate	16.0%	20.9%	22.5%
2023 Estimated Some College	13.1%	18.5%	18.3%
2023 Estimated Associates Degree Only	4.9%	6.1%	6.3%
2023 Estimated Bachelors Degree Only	35.2%	27.1%	23.2%
2023 Estimated Graduate Degree	25.6%	16.9%	14.7%
Business			
2023 Estimated Total Businesses	782	5,398	14,555
2023 Estimated Total Employees	6,457	47,248	117,402
2023 Estimated Employee Population per Business	8.3	8.8	8.1
2023 Estimated Residential Population per Business	11.4	21.1	20.2

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INFORMATION ABOUT BROKERAGE SERVICES

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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	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 _____

IABS 1-0

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20

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