



AVAILABLE
4,328 SF

Space/Ground Lease/Build-To-Suit

FORMER
BANK

For lease:
8601 S Hulen St
Fort Worth, Texas 76123

VENTURE

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Metrics

8601 S Hulen St
Fort Worth, Texas 76123

Location

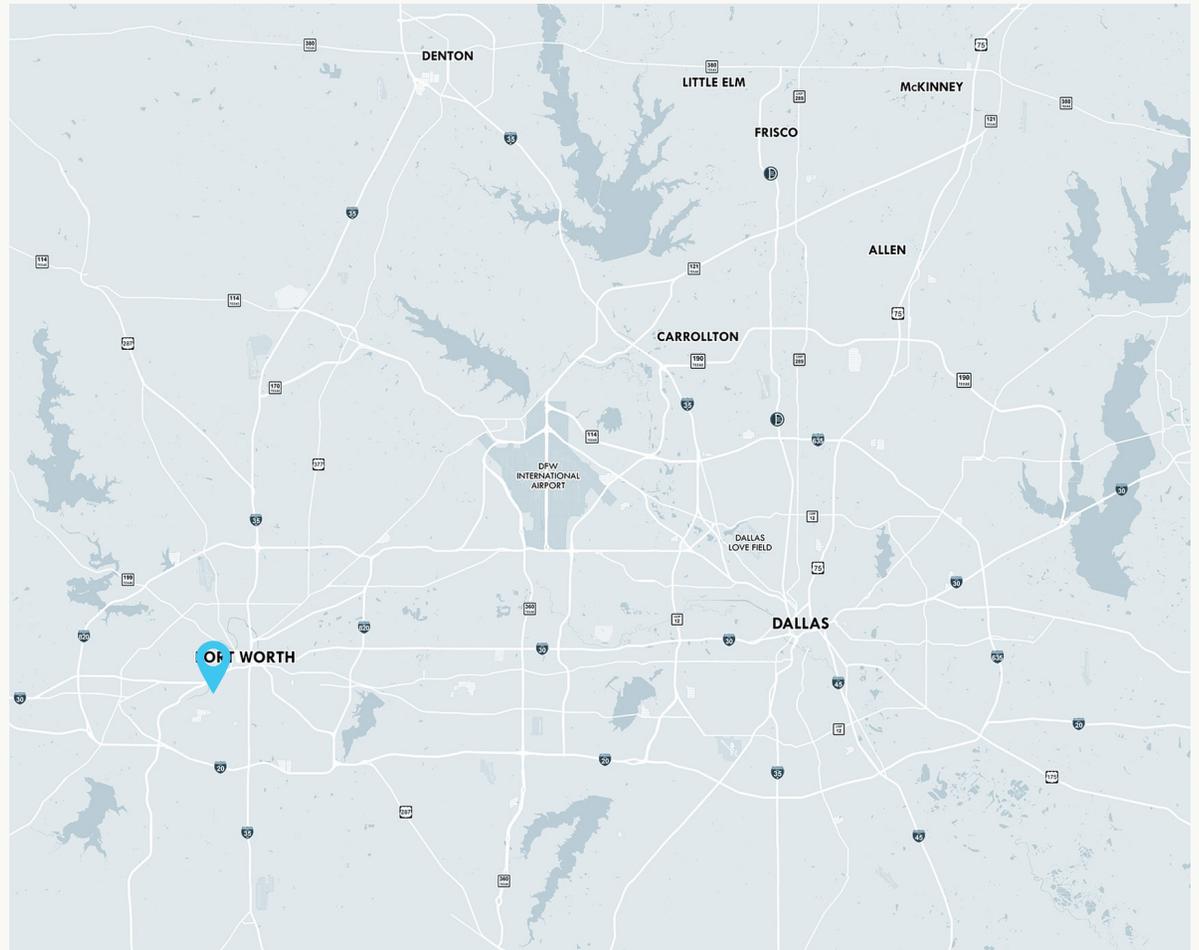
8601 S Hulen St

Size

Land ± 1 AC
Building 4,328 SF

Traffic Counts

S Hulen St 13,576 VPD
W Risinger Rd 9,161 VPD



Area Attractions



Property Highlights

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1. Former bank building with drive-thru
2. Excellent access and visibility
3. Approximately 1.5 miles from new HEB (opening Q4 2026) and Shops at Chisholm Trail which boasts tenants such as ULTA, Marshalls, Ross and Studio Movie Grill
4. Freestanding building at the hard corner of S Hulen & W Risinger in Fort Worth
5. Available for ground lease, build-to-suit or space lease of current building

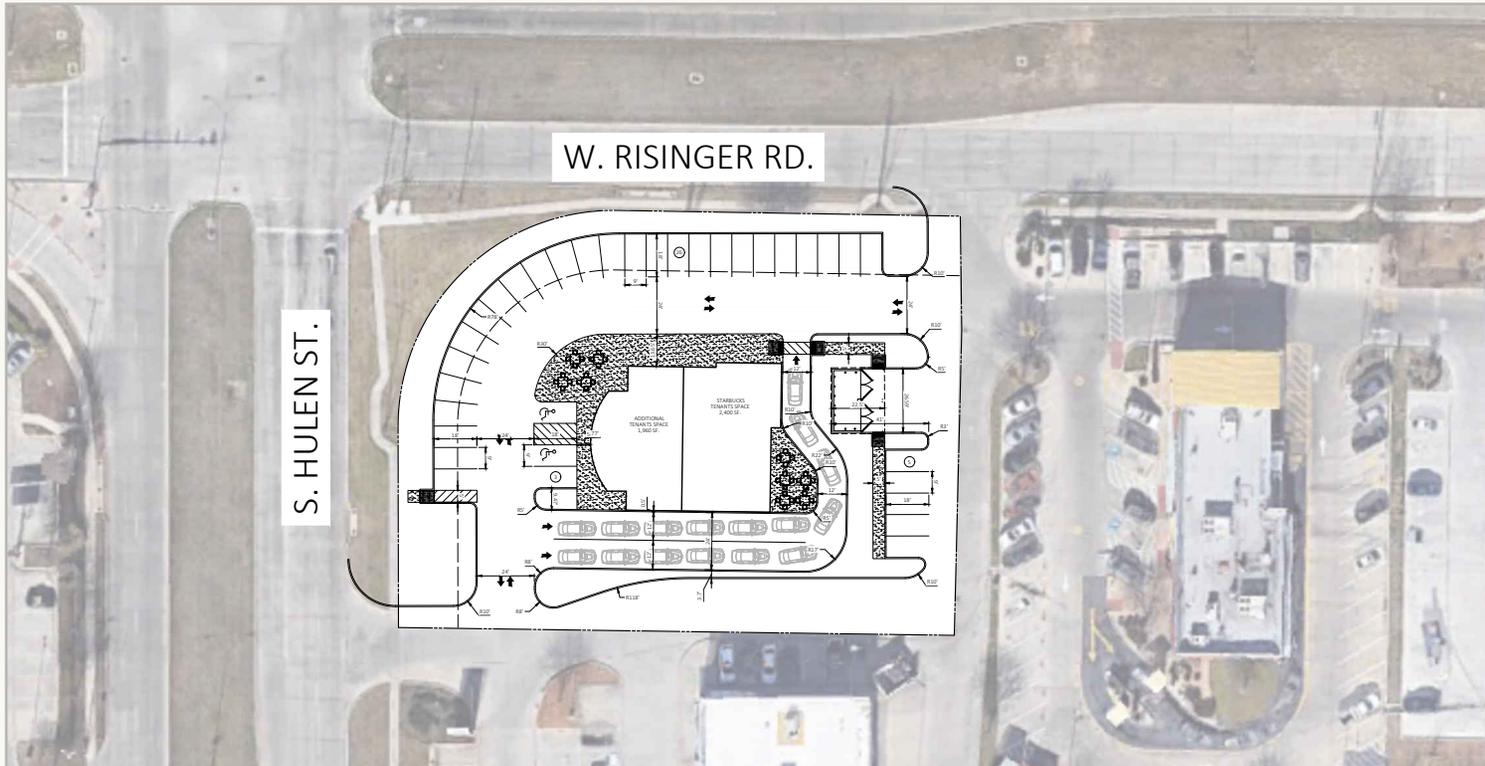


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	17,986	96,351	202,207
EST. DAYTIME POPULATION	2,675	13,227	46,609
EST. AVG. HH INCOME	\$133,645	\$112,124	\$115,930

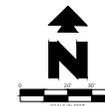
Site Plan

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SITE DATA	
OVERALL SITE AREA	0.91 ACRES (39,597 ± SF)
BUILDING AREA	4,360 SF
ZONING	E (NEIGHBORHOOD COMMERCIAL)
PARKING REQUIRED	1/250 = 18 SPACES
OVERALL SITE PARKING PROVIDED	34 SPACES

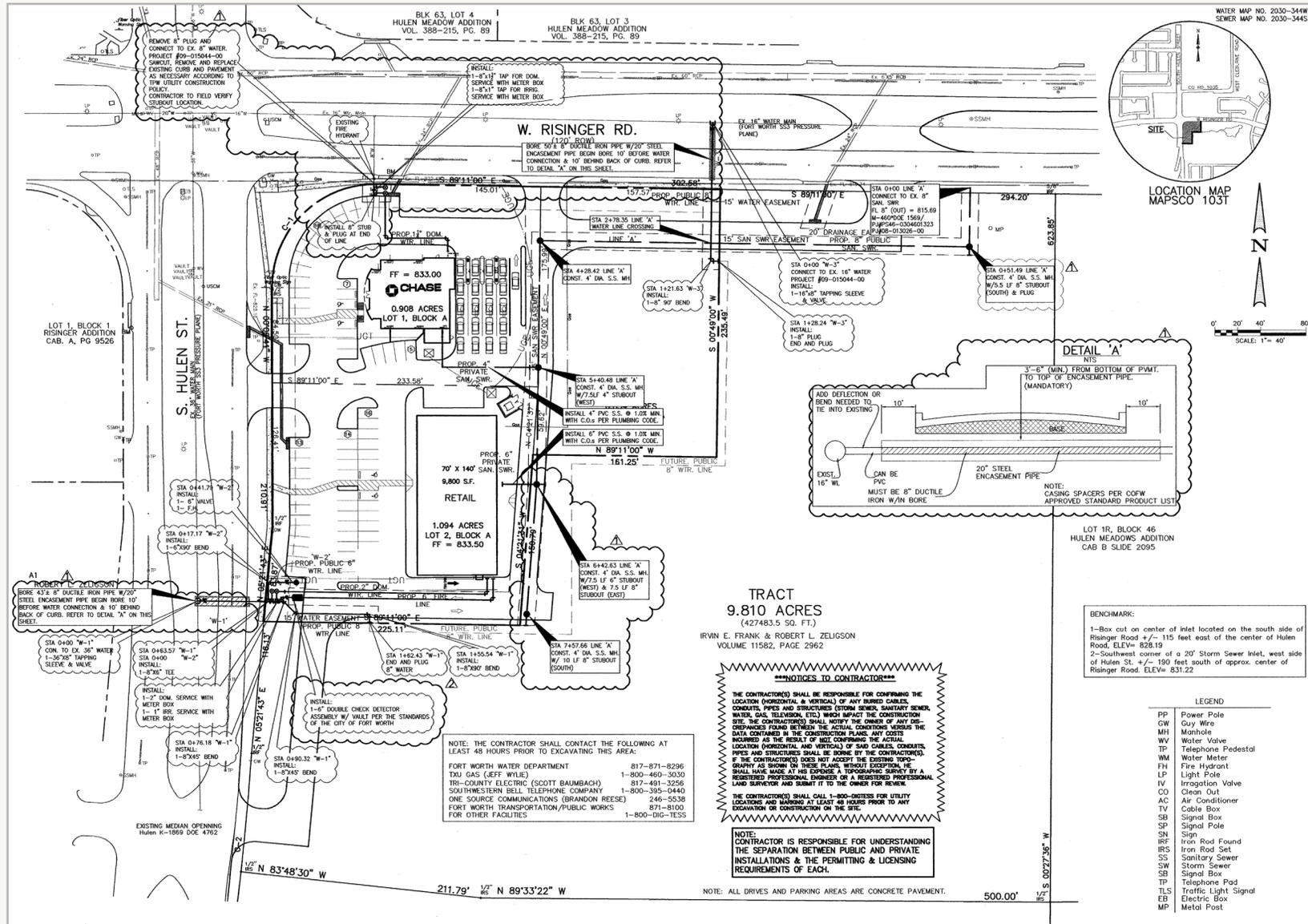
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Know what's below.
Call before you dig.

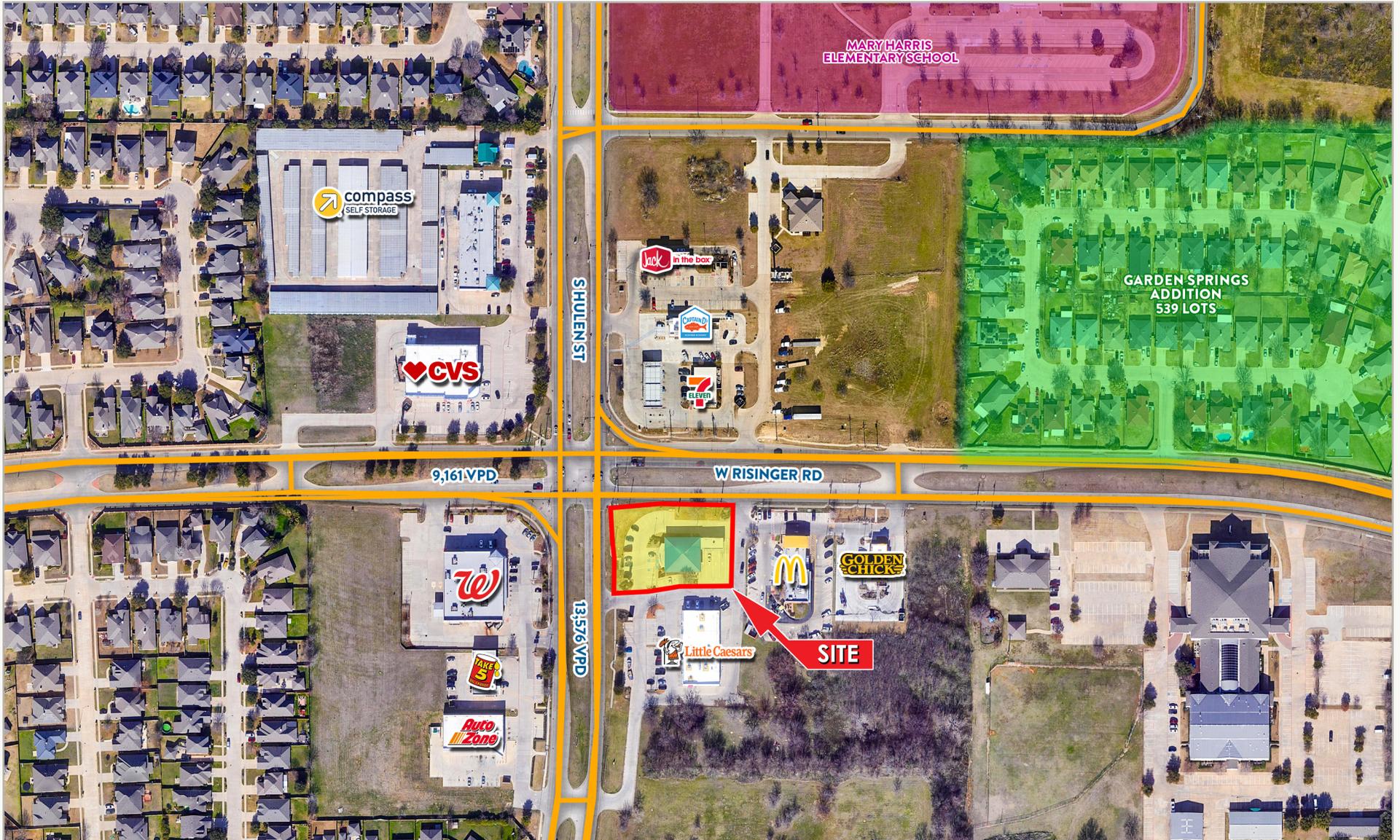
Survey

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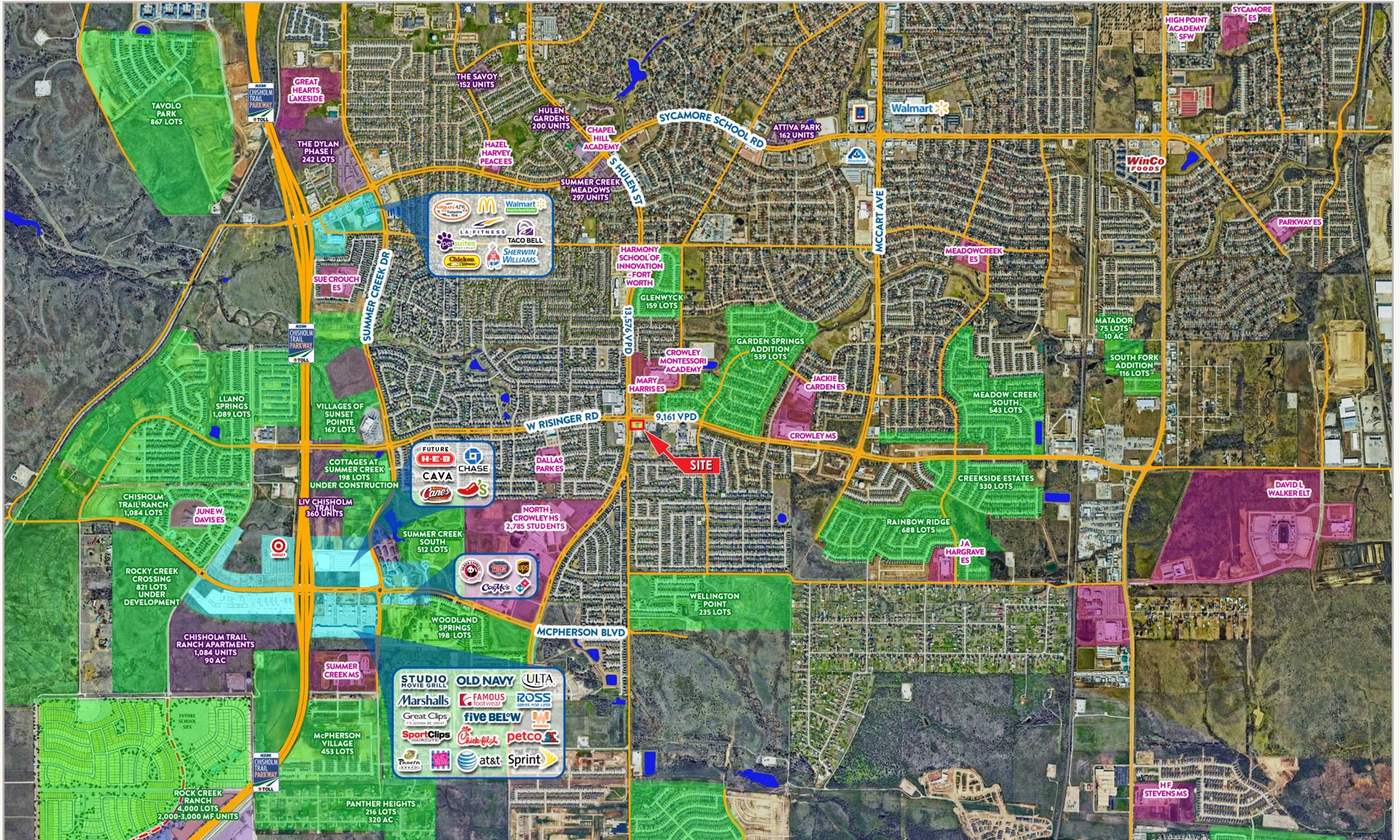
Close Aerial

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Far Aerial

8601 S Hulen St
Fort Worth, Texas 76123



Photos

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