

5000

SOUTH HULEN

Fort Worth, TX

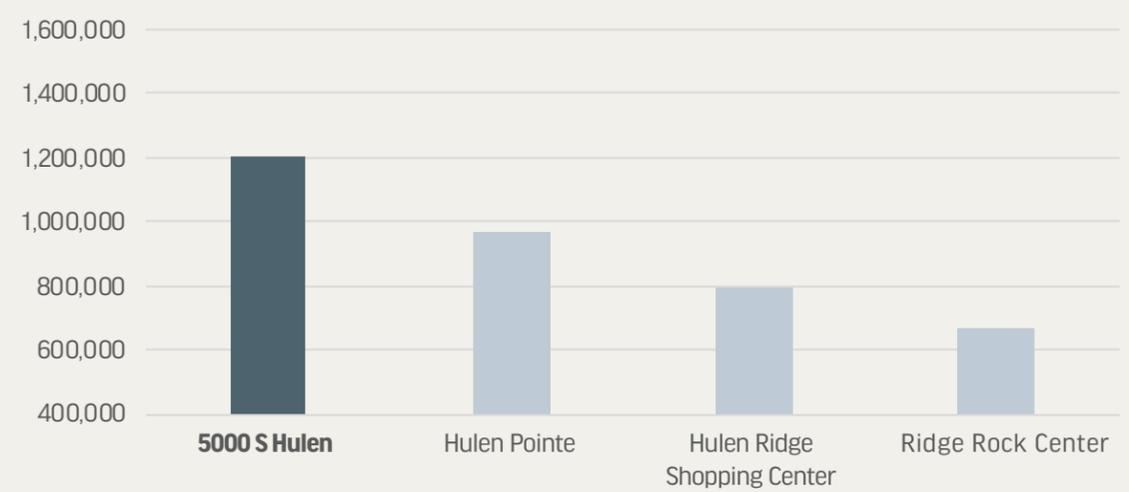


The Offering

Jones Lang LaSalle ("JLL") is pleased to present the rare opportunity to acquire 5000 S Hulen (the "Property"), a 98% leased, 86,907 square foot, advantageously located shopping center in one of Dallas/Fort Worth's highest trafficked retail nodes. The Property offers a quality asset with attractive yields due to a strong tenant lineup with over 9.5+ years of tenure. Investors have the rare opportunity to invest in a fee-simple asset in a market encumbered by ground leases, offering ample opportunities to attract the top performing tenants nearby. 5000 S Hulen provides investors with the unique opportunity to acquire a mature, stabilized asset in one of the nations top MSA's for growth.



Dominant Center in South Fort Worth's Retail Corridor



Top 7%
of Convenience
Centers Nationally
Source: Placer.AI

**Only Sephora
Location**
in South
Fort Worth

79% Rent Roll
From National
Tenancy

**Nation Leading
Demographic Growth**
(52% Pop. Growth
since 2000)

**Name Brand
Specialty
Center**



BARNES & NOBLE
Gross Lease provides investors with ability to push rents as they roll within the hold period

BARNES & NOBLE
#1 Barnes & Noble in DFW

Jamba Juice
Sales over \$498 PSF
Health Ratio of 11.84%

SEPHORA
First Location in South Fort Worth
Estimated Sales over \$1,300 PSF

VENUS NAILS & SPA
Sales over \$755 PSF

Ideal Image
Sales over \$827 PSF

L'ANE BRYANT
\$926K in Sales Annually

OLD NAVY
#2 Old Navy in 30-Mile Radius
\$6.7M in Sales Annually

spaviva
\$940K in Sales Annually

lemongrass SALON
\$784K in Sales Annually

KINGCAID'S HAMBURGERS
\$1.4M in Sales Annually
"Top 15 Essential Burger Joints in DFW"
- The Dallas Morning News

edible arrangements
Sales over \$852 PSF
Health Ratio of 4.58%

The Asset



STRONG TENANT SALES
BACKED UP TOP RANKED ANCHORS



PREMIER TENANT ROSTER
GENERATING 1.2 MILLION VISITORS ANNUALLY



EXPANSIVE TRADE AREA
ENCOMPASSING \$11.2 BILLION IN BUYING POWER



98% LEASED
WITH RECENT EXECUTION OF SEPHORA LEASE



ACCESS TO 1.2 MILLION PEOPLE
WITHIN A 20 MINUTES VIA DFW'S MAJOR THOROUGHFARES

High Traffic, Top Performing Specialty Center

5000 SOUTH HULEN

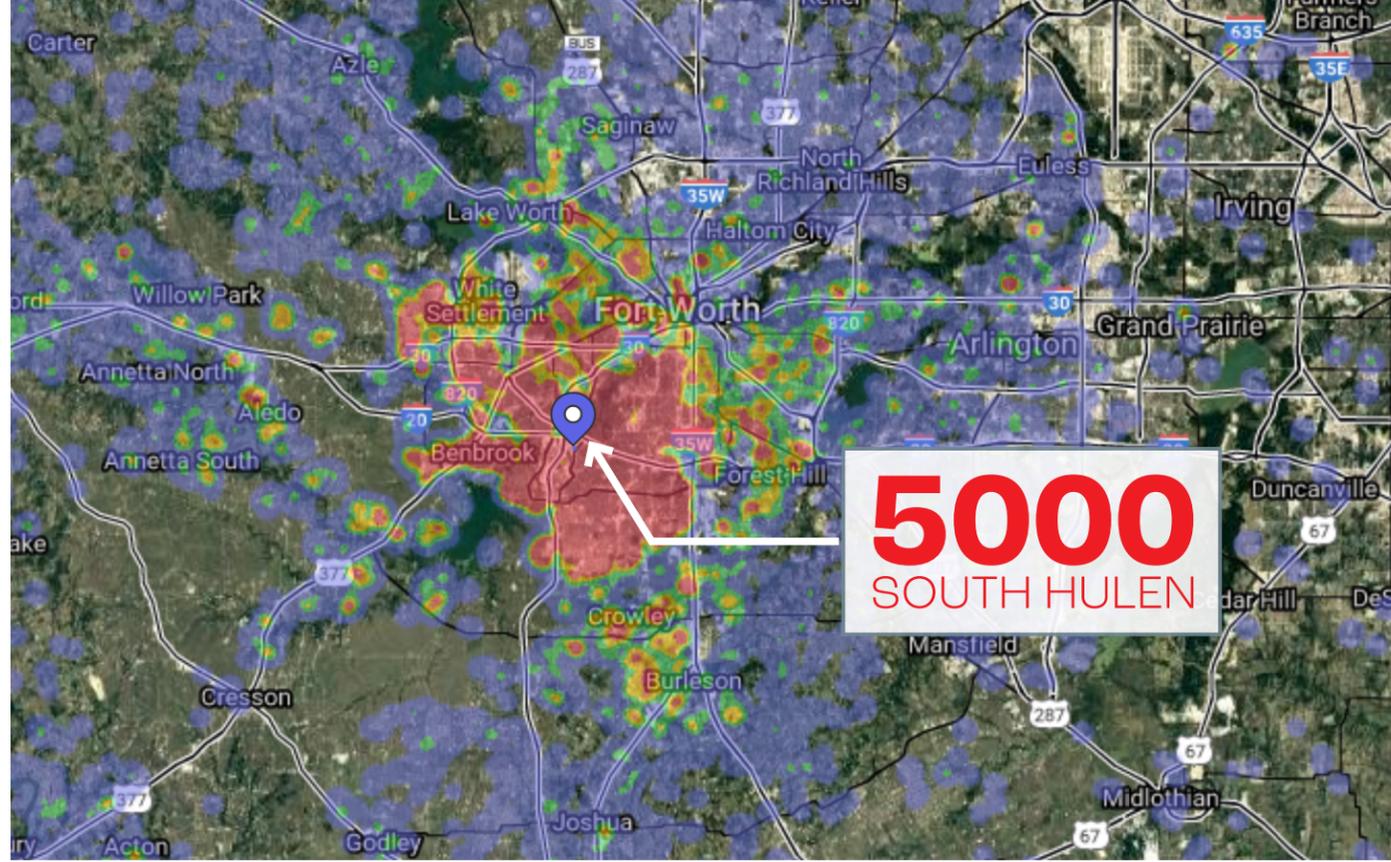
CUSTOMERS VISITED
AN AVERAGE OF
3 TIMES
IN THE PAST YEAR

#1
BARNES & NOBLE
WITHIN 50-MILE RADIUS

1.2M
ANNUAL VISITS

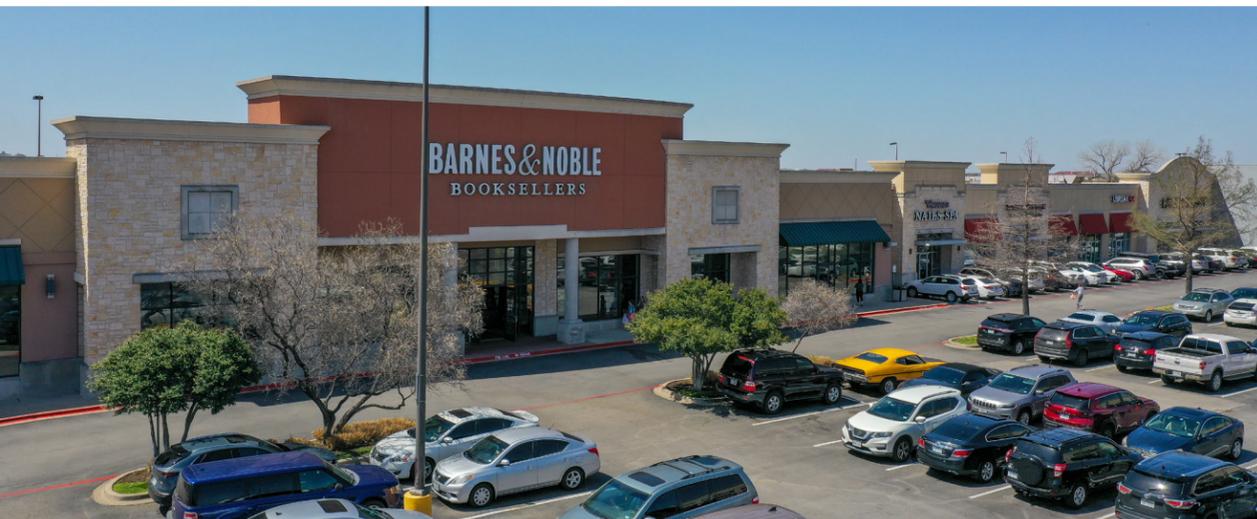
#2
OLD NAVY
WITHIN 30 MILES

TOP 7%
CONVENIENCE CENTER
NATIONALLY

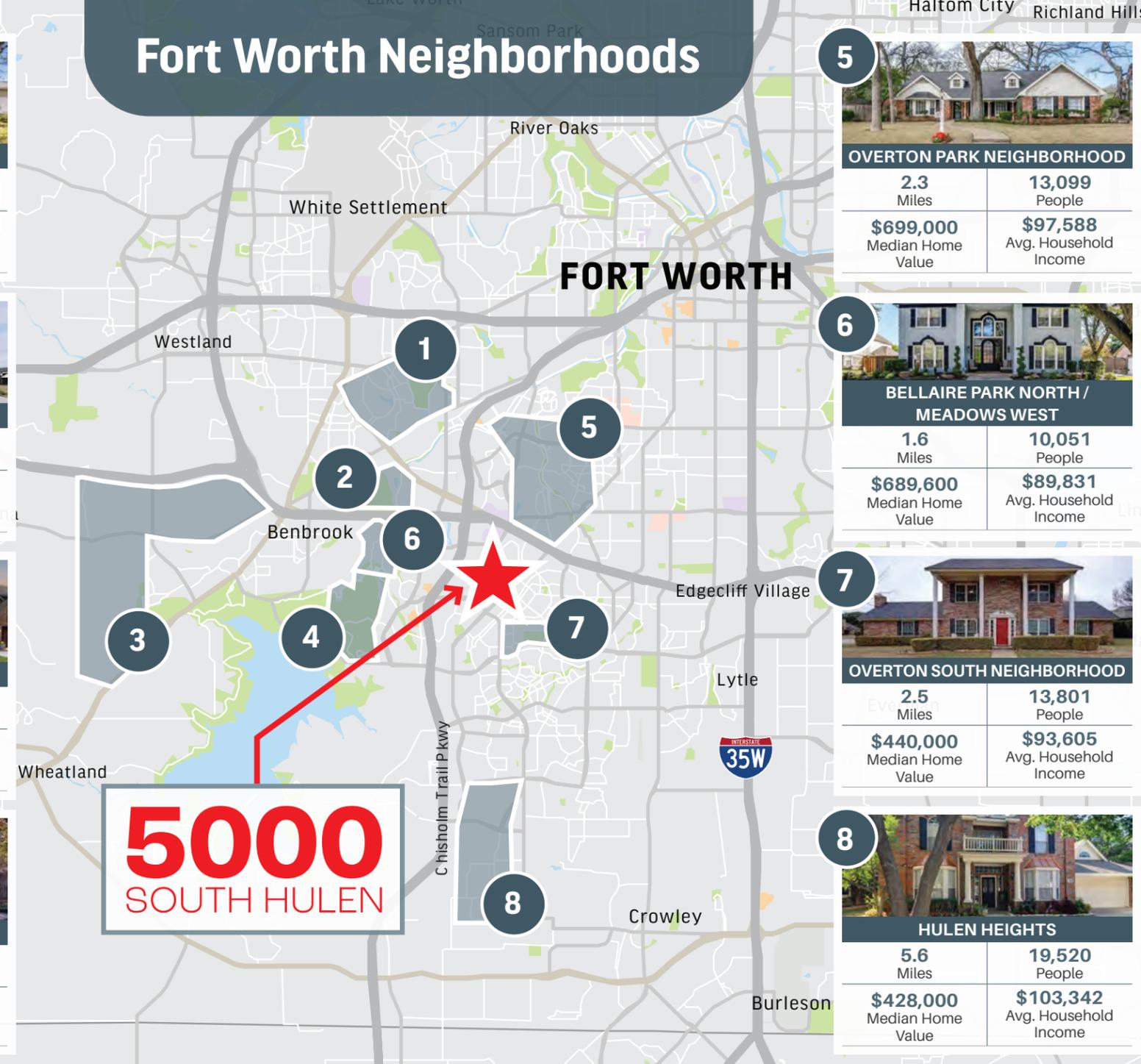


DEMOGRAPHIC OVERVIEW	5 miles	10 miles	15 miles
Population	281,254	693,098	1,180,193
Population Growth vs. 2010	11%	17%	18%
Avg. HH Income	\$90,290	\$80,533	\$86,025
Median Home Value	220,578	\$192,129	213,983
Total Spending Power (in billions)	\$6	\$11	\$21





Fort Worth Neighborhoods



1

RIDGLEA HILLS

4.0 Miles	8,502 People
\$645,000 Median Home Value	\$101,895 Avg. Household Income

2

MONT DEL ESTATES

2.5 Miles	11,601 People
\$503,000 Median Home Value	\$100,658 Avg. Household Income

3

MARKUM RANCH

8.2 Miles	3,183 People
\$512,000 Median Home Value	\$140,681 Avg. Household Income

4

MIRA VISTA

3.2 Miles	4,871 People
\$815,000 Median Home Value	\$156,933 Avg. Household Income

5

OVERTON PARK NEIGHBORHOOD

2.3 Miles	13,099 People
\$699,000 Median Home Value	\$97,588 Avg. Household Income

6

BELLAIRE PARK NORTH / MEADOWS WEST

1.6 Miles	10,051 People
\$689,600 Median Home Value	\$89,831 Avg. Household Income

7

OVERTON SOUTH NEIGHBORHOOD

2.5 Miles	13,801 People
\$440,000 Median Home Value	\$93,605 Avg. Household Income

8

HULEN HEIGHTS

5.6 Miles	19,520 People
\$428,000 Median Home Value	\$103,342 Avg. Household Income

D/FW Open For Business - Economic Resiliency

**# 1 MOST
JOBS RECOVERED**
(88% Through The End of Q2 2021)

**# 3 MARKET
FOR RETURNING TO THE OFFICE**
*(50% of Dallas Workers Are Back in
Office According to Kastle Systems)*

**# 1 BEST PERFORMING
LABOR MARKETS**
(As of July 2021 by LaborIQ)

**# 1 MARKET FOR COMMERCIAL
PROPERTY INVESTMENT IN 2021**
(\$13.4 Billion in Activity Through 1H21)

**DFW'S RETAIL OCCUPANCY
IS NOW 95% - NEAR ALL TIME HIGHS**

**# 1 FASTEST
GROWING METRO**
(350+ NEW RESIDENT EACH DAY)

**# 1 MSA FOR PROJECTED
POPULATION GROWTH**
(461,800 NEW RESIDENTS PROJECTED OVER THE NEXT 5 YEARS)

Why Dallas / Fort Worth

**ONLY 7.5% OF JOBS
LOST DUE TO THE PANDEMIC**
(3RD BEST IN THE COUNTRY)

**# 4 REAL ESTATE
MARKET FOR 2021**
(PWC/URBAN LAND INSTITUTE)

**LEADING PRO-BUSINESS
ENVIRONMENT**
(# 1 MARKET FOR DOING BUSINESS 15 YEARS IN A ROW)

5000

SOUTH HULEN

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.