



INVESTMENT SALES & LEASING

4201 Benbrook Highway,
Fort Worth, TX 76116

For Lease



KARAN AULAKH, CCIM
MANAGING BROKER | KARE – INVESTMENT SALES & LEASING
INFO@KARECOMMERCIAL.COM

PROPERTY OVERVIEW

- **BUILDING SIZE / LOT SIZE**
±5,125 SF / ±0.986 ACRES

- **YEAR BUILT / RENOVATED**
1956 / 2025

- **ZONING**
GENERAL COMMERCIAL

- **UTILITIES / POWER**
CITY SEWER, CITY WATER, ELECTRICITY
CONNECTED, INDIVIDUAL GAS METER



INVESTMENT SALES & LEASING

MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (1-MILE RADIUS)

10,889

Population



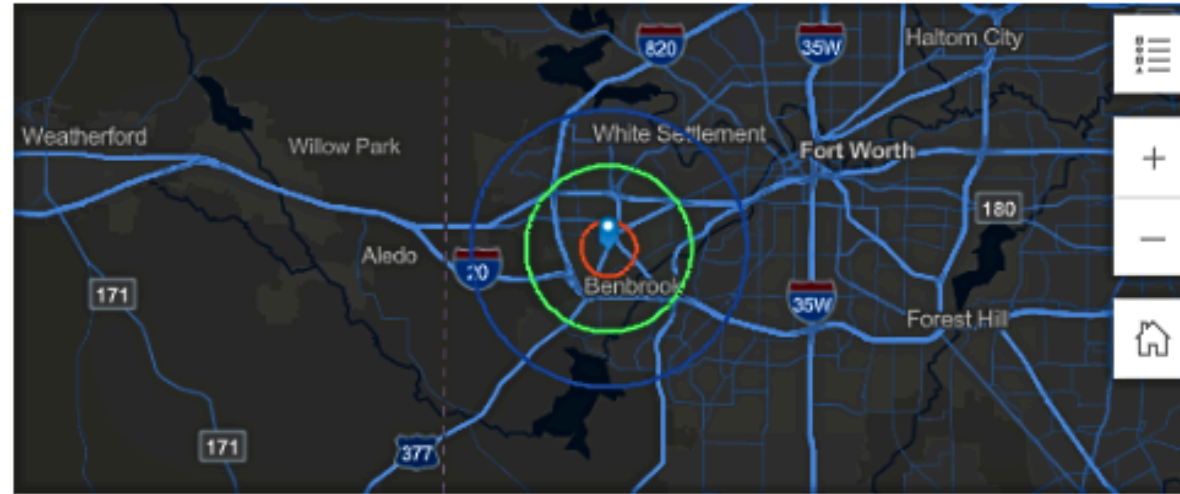
Median Age



Average Household Size

US\$69,832

Median Household Income



Variables

1 mile

3 miles

5 miles

2000 Total Households

4,053

31,271

69,407

2010 Total Households

3,992

32,718

75,814

2025 Total Households

4,276

38,802

88,886

2030 Total Households

4,284

39,516

92,266

BUSINESS

1 mile



446

Total Businesses



3,693

Total Employees



INVESTMENT SALES & LEASING

EMPLOYMENT

1 mile



60%

White Collar



26%

Blue Collar



13%

Services



Unemployment Rate

EDUCATION

1 mile



No High School Diploma



27%

High School Graduate



24%

Some College



33%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING

1 mile



US\$2,173

Apparel & Services



US\$201

Computers & Hardware



US\$3,726

Eating Out



US\$6,660

Groceries



US\$7,119

Health Care

MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (5-MILE RADIUS)

206,912

Population

36.8

Median Age



Average Household Size

US\$74,912

Median Household Income

BUSINESS



8,281

Total Businesses

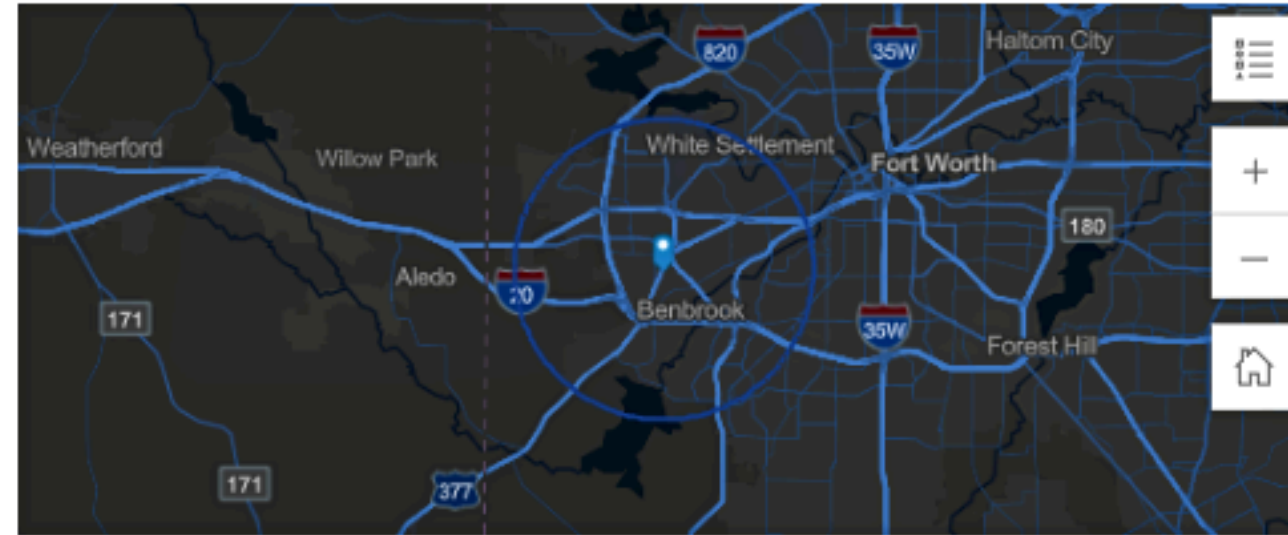


99,404

Total Employees



INVESTMENT SALES & LEASING



Interesting Behaviors facts

No facts found within these thresholds ⓘ



ANNUAL LIFESTYLE SPENDING

US\$3,343
Travel

US\$108
Theatre/Operas/
Concerts

US\$77
Movies/Museums/
Parks

US\$91
Sports Events

US\$11
Online Games

EMPLOYMENT

68%
White Collar

20%
Blue Collar

12%
Services

3.2%

Unemployment Rate

EDUCATION

8%
No High School Diploma

23%
High School Graduate

26%
Some College

43%
Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING

US\$2,477
Apparel &
Services

US\$233
Computers &
Hardware

US\$4,160
Eating Out

US\$7,394
Groceries

US\$7,378
Health Care

Dallas–Fort Worth Market Overview

THE DALLAS–FORT WORTH METROPOLITAN AREA IS THE FOURTH-LARGEST METRO REGION IN THE UNITED STATES, WITH A POPULATION EXCEEDING 7.9 MILLION RESIDENTS AND MORE THAN 3.8 MILLION WORKERS. THE METROPLEX INCLUDES 13 COUNTIES AND COVERS APPROXIMATELY 9,300 SQUARE MILES, MAKING IT ONE OF THE MOST EXPANSIVE URBAN ECONOMIES IN THE COUNTRY.

THE REGION SERVES AS A MAJOR NATIONAL HUB FOR TRANSPORTATION, LOGISTICS, MANUFACTURING, TECHNOLOGY, AEROSPACE, FINANCE, AND HEALTHCARE. IT IS HOME TO 22 FORTUNE 500 COMPANY HEADQUARTERS AND MORE THAN 10,000 CORPORATE FACILITIES. THE AREA IS SUPPORTED BY TWO MAJOR AIRPORTS — DALLAS/FORT WORTH INTERNATIONAL AIRPORT (DFW) AND DALLAS LOVE FIELD (DAL) — PROVIDING EXTENSIVE DOMESTIC AND INTERNATIONAL CONNECTIVITY.

DALLAS–FORT WORTH IS HOME TO MAJOR CORPORATE HEADQUARTERS ACROSS INDUSTRIES, INCLUDING AT&T, AMERICAN AIRLINES GROUP, MCKESSON, CHARLES SCHWAB, TOYOTA MOTOR NORTH AMERICA, TEXAS INSTRUMENTS, SOUTHWEST AIRLINES, CBRE, D.R. HORTON, KIMBERLY-CLARK, ENERGY TRANSFER, BNSF RAILWAY, FLUOR, SABRE, AND VISTRA CORP.



INVESTMENT SALES & LEASING

TARRANT COUNTY OVERVIEW

- POPULATION 2.1M+ WITH SUSTAINED IN-MIGRATION AND WORKFORCE EXPANSION
- HOME TO MAJOR EMPLOYERS: LOCKHEED MARTIN, AMERICAN AIRLINES, BELL TEXTRON, BNSF, COOK CHILDREN'S
- EXCELLENT CONNECTIVITY VIA I-20, I-30, I-35W, AND DFW INTERNATIONAL AIRPORT
- RAPID GROWTH IN INDUSTRIAL, RETAIL, AND RESIDENTIAL DEVELOPMENT CORRIDORS
- PRO-BUSINESS CLIMATE WITH STEADY CAPITAL INVESTMENT AND DEVELOPMENT ACTIVITY
- STRONG INDUSTRIAL ABSORPTION, ESPECIALLY IN ALLIANCE, SOUTH FORT WORTH, AND ARLINGTON
- LARGE, DIVERSIFIED HEALTHCARE ECOSYSTEM SUPPORTING MEDICAL OFFICE DEMAND
- COMPETITIVE COST OF LIVING COMPARED TO OTHER MAJOR TEXAS METROS
- EXPANDING TRANSIT AND INFRASTRUCTURE, INCLUDING MAJOR HIGHWAY IMPROVEMENTS
- ROBUST TALENT PIPELINE FROM TCU, TEXAS WESLEYAN, AND THE REGIONAL COLLEGE NETWORK

KARE

INVESTMENT SALES & LEASING

INVESTMENT HIGHLIGHTS

- Freestanding ±5,125 SF commercial building situated on approximately 0.99 acres
- Offered for lease at \$14.00/SF NNN, providing strong income potential with minimal landlord responsibilities
- High-visibility location along Benbrook Highway with consistent traffic counts
- C1 – General Commercial zoning, allowing a wide range of retail, office, and service uses
- Large lot with ample on-site parking and excellent frontage
- Single-story construction with flexible interior layout suitable for multiple tenant types
- Located in Southwest Fort Worth, surrounded by established residential neighborhoods and retail services
- Convenient access to major corridors including I-20, I-30, and Loop 820
- Ideal for owner-users, service-oriented tenants, or long-term investors seeking stable NNN income





INVESTMENT HIGHLIGHTS



FREEDOM CHURCH

SUNBELT RENTALS

Durham's
★ SINCE 1928 ★

TEXAS DEFENSE ACADEMY TDA
Fort Worth Self-Defense & Martial Arts Training

MK'S
Auto Service

SMART TIRES

Old Benbrook Rd

377

West Wind Apartments

Edward DeMars
& Associates



AA LONESTAR TRANSMISSIONS

Quick Pick Food Mart

K
KELLY'S QUALITY ROOFING LLC

MR Bakery
DONUTS

ARRIEROS
MEXICAN FOOD

Old Benbrook Rd

Premier Nursery

FAMILY DOLLAR



ARRIROS MEXICAN FOOD

West Wind Apartments



KELLY'S QUALITY ROOFING



SMART TIRES

AA LONESTAR TRANSMISSIONS



Durham's SINCE 1928

SUNBELT RENTALS



377

PERRONE PRESCRIPTION PHARMACY

Stoic BAKERY

FREEDOM CHURCH

Luella Merrett Elementary School



Karan Aulakh, CCIM

Managing Broker

469-471-6413

info@karecommercial.com

www.karecommercial.com



INVESTMENT SALES & LEASING

Disclaimer

Information contained herein is believed to be reliable but is not guaranteed. Buyers and tenants should verify all details independently. Property availability, pricing, and terms are subject to change without notice.

© 2025 KARE – Investment Sales & Leasing. All rights reserved.