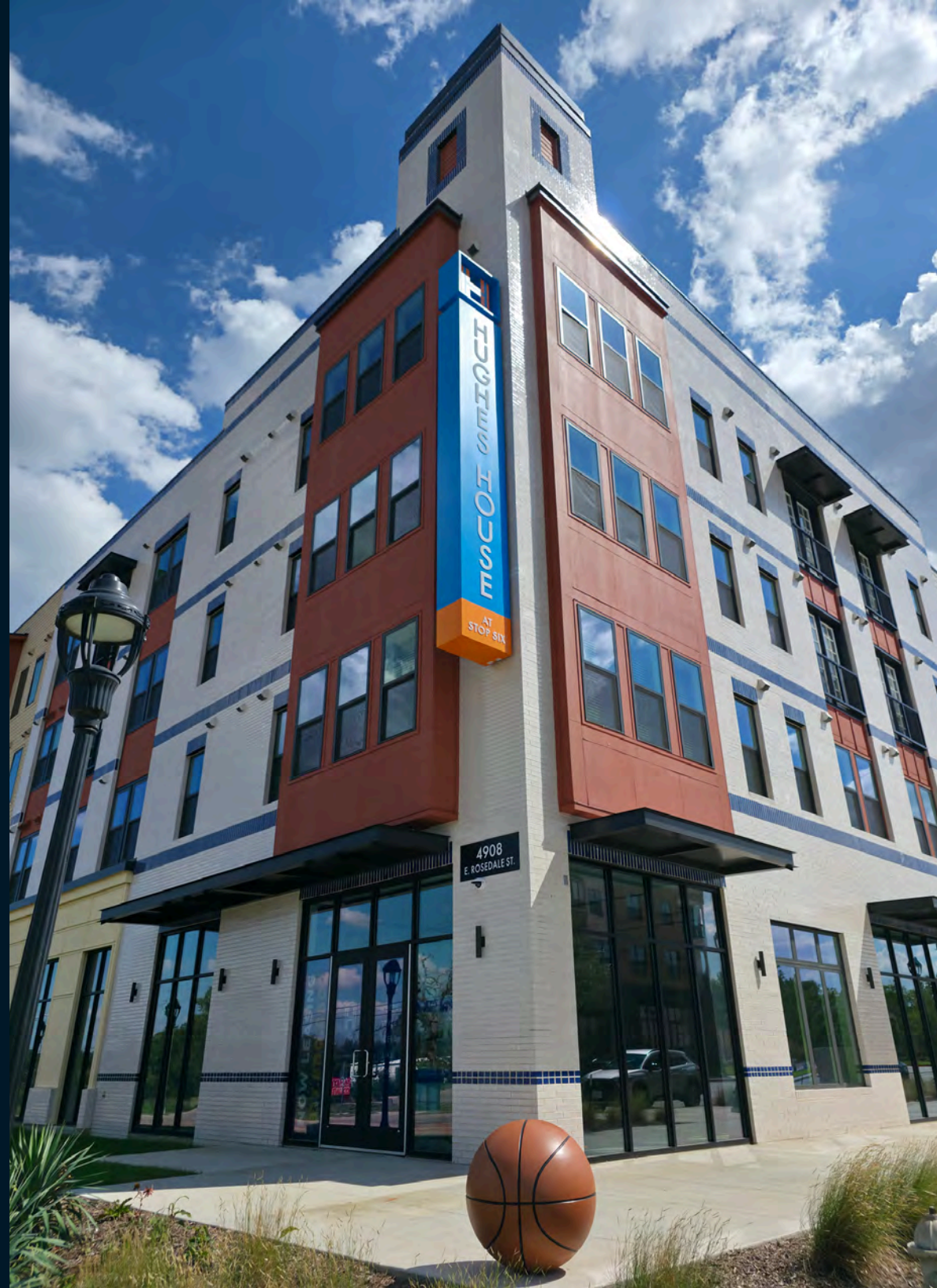


Retail For Lease

Hughes House
4830 E. Rosedale Street
Fort Worth, TX 76134

 **JLL** SEE A BRIGHTER WAY



4830 E Rosedale Street, Fort Worth, TX

Property Highlights

- Space A: 2,759 SF
- Space B: 6,112 SF (divisible)
- Asking Rent: Upon Request
- New construction- Delivered Q4 2025
- Property is exempt from property taxes
- Restaurant and retail spaces available in Hughes House, a new multifamily development with 162 units
- 78 additional multifamily units to be delivered by Spring 2027 + an additional 302 units by 2028
- Spaces in “Vanilla Shell” condition with sprinklers in place



Demographics	1 mile	3 miles	5 miles
Estimated Population	12,585	89,404	237,743
Households	4,088	30,950	84,321
Traffic Counts	US 180: +/- 19,170 VPD	E Rosedale St: +/- 13,088 VPD	I-820: +/- 67,655 VPD

The floor plan shows a building with two main spaces, Space A and Space B, and various utility and storage areas. Space A is a large red area on the left, measuring 2,759 SF. Space B is a large blue area on the right, measuring 6,112 SF. The plan includes a central corridor, a lobby, and several rooms labeled with room numbers and area codes (e.g., 1 BR - 01, 2 BR - 01, 1 BR - 02, 2 BR - 02). Utility areas include a fire pump, elevator, and stairs. Storage areas include bike storage and maintenance storage. The building is situated on Amanda Ave, with a parking lot and a street view visible on the right side.

Amanda Ave

Space A
2,759 SF

Space B
6,112 SF



E Rosedale Street

Amanda Ave

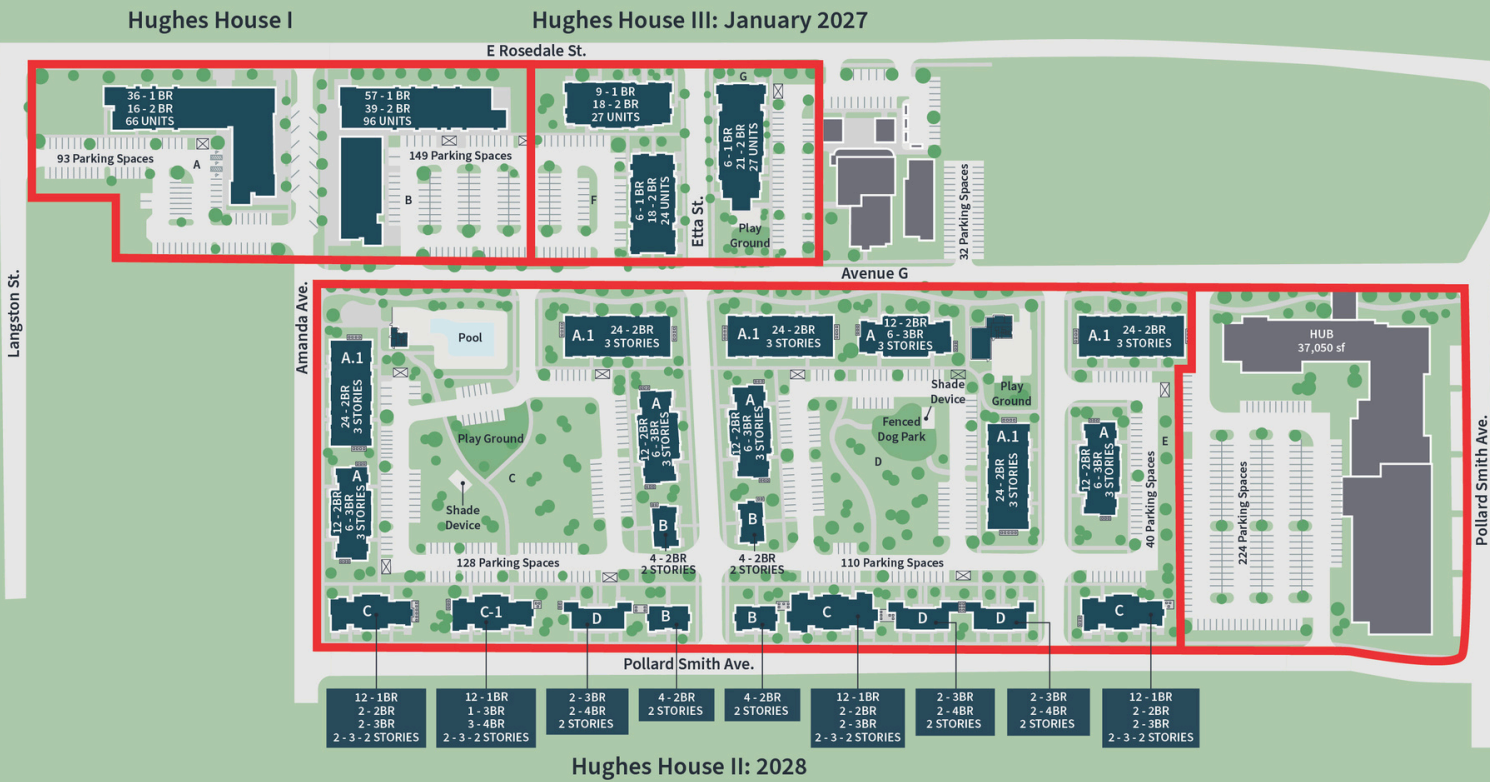
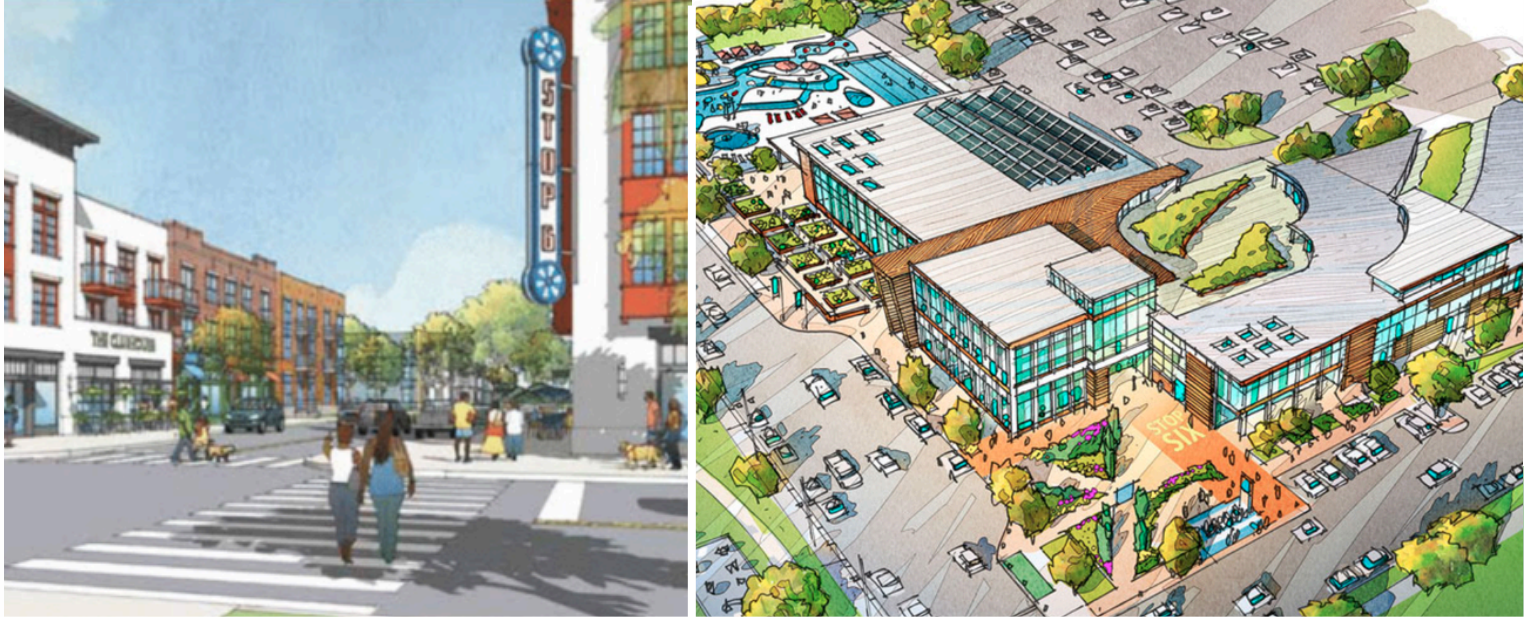
Stop Six Choice Neighborhood Initiative

The Stop Six Choice Neighborhood Transformation Plan is a community-driven initiative to revitalize the historic Stop Six area into a vibrant, walkable, mixed-use district with multifamily, retail, community amenities, and green spaces through a nearly \$350 million investment.

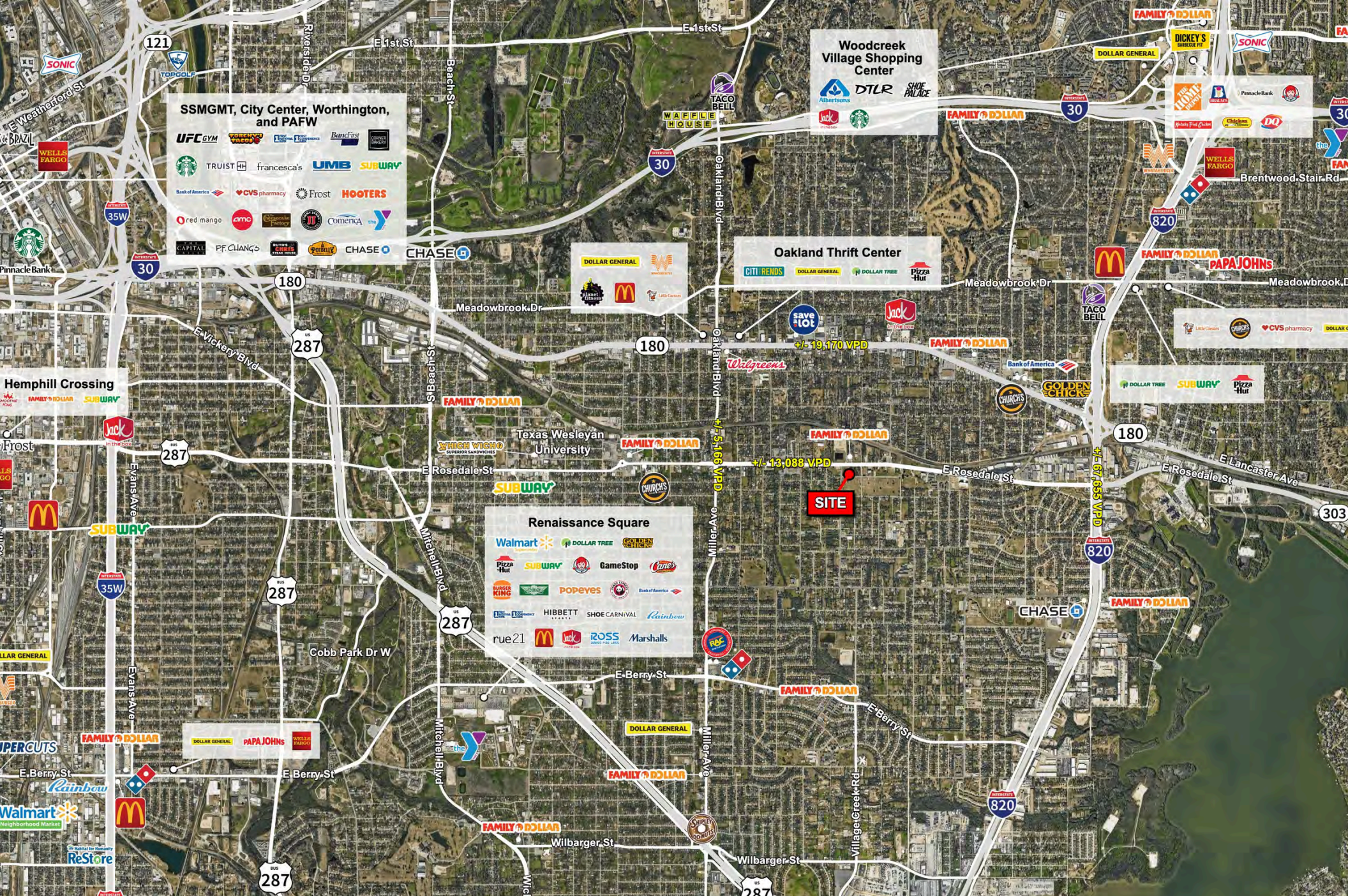
In addition to infrastructure upgrades, new streets, and improved parks, the six-phase project will create nearly 1,000 new, high-quality, mixed-income multifamily apartments and townhouses anchored around a Neighborhood Hub offering a YMCA, city library, and other community services.

For more information, visit <https://stopsixcni.org/>

Hughes House Animation



Proposed preliminary plan - subject to change



Aerial

 JLL SEE A BRIGHTER WAY

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Thank you

About JLL

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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.

11-2-2015



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.

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Buyer/Tenant/Seller/Landlord Initials

Date