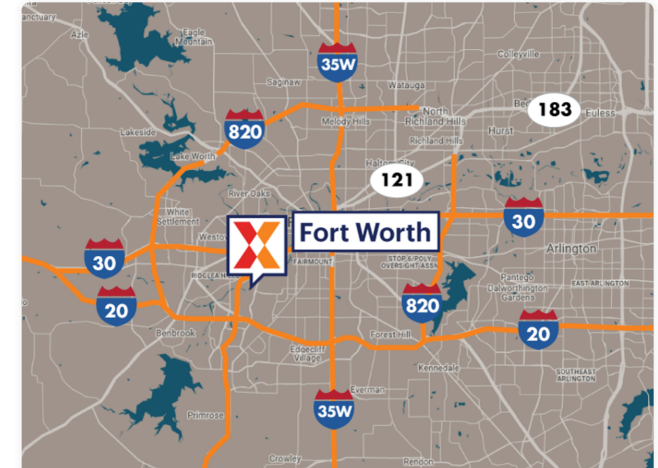


Trinity Commons

3100 South Hulen Street | Fort Worth, TX 76109

Tarrant County Dallas-Fort Worth-Arlington, TX 197,526 Sq Ft

32.7066, -97.3893



Demographics	1 Mile	3 Miles	5 Miles
Population	8,276	108,775	293,639
Daytime Pop.	11,122	140,127	520,004
Households	3,968	45,830	118,208
Income	\$186,258	\$139,292	\$119,351

Source: Synergos Technologies, Inc. 2024

Ranked in the top 7% (22/332) of like centers in the market drawing an estimated 3.1M+ annual visits (Placer.ai 2025)

Tom Thumb-anchored center with strong national retailers including Ulta Beauty, Bath & Body Works, Banfield Pet Hospital, Chipotle & Starbucks

Strong daytime population of 140K+ and surrounded by a dense population of 108K+ within 3 miles

Affluent and highly educated trade area with an avg household income of \$139K+ and 49% that have a college education within 3 miles

Positioned at the prominent intersection of S Hulen St with 52K+ vehicles daily and Bellaire Dr S with 19K+ vehicles daily (Kalibrate 2025)

Close proximity to Texas Christian University with 12.9K+ students (TCU 2025) and Amon G. Carter Stadium which draws 400.8K+ annual visits (Placer.ai 2025)



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Available Spaces

100	2,914 Sq Ft	360°	140	3,087 Sq Ft	360°
136	4,678 Sq Ft	360°	150	2,330 Sq Ft	

Current Tenants

Space size listed in square feet

104	MyEyeDr.	3,326	156	Madison Reed	2,339
105	Sharkey's Cuts for Kids	1,273	158	Fort Worth Running Company	3,180
108	Glamour Paws	3,435	160	NB Suits	3,150
110	Keke's Breakfast Cafe	4,974	164	European Nail Bar	3,412
111	Banfield Pet Hospital	3,052	170	DSW	20,400
113	Mathnasium	1,404	175	Pediatric Urgent Care Center o	2,760
114	Great Clips	1,200	180	Frost Bank	5,503
124	Pack 'N Mail	1,356	3010	Delucca Gaucho Pizza & Wine	7,093
125	GNC	1,280	3020	Charleston's Restaurant	6,873
127	Dry Bar	2,170	3055	Meso Maya Comida Y Copas	3,518
130	ULTA Beauty	12,024	3060	European Wax Center	1,238
138	SPENGA	4,200	3065	Chipotle Mexican Grill	2,244
142	Joe's Pizza & Pasta	1,850	3100	Tom Thumb	63,828
143	Starbucks	1,600	3140	Panda Express	2,002
149	Bath & Body Works	2,400	3150	Cafe Margot	4,570
151	Marble Slab Creamery	1,280			
153	Massage Envy	2,867			
155	Body Bar Pilates	2,716			

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time. 4217

