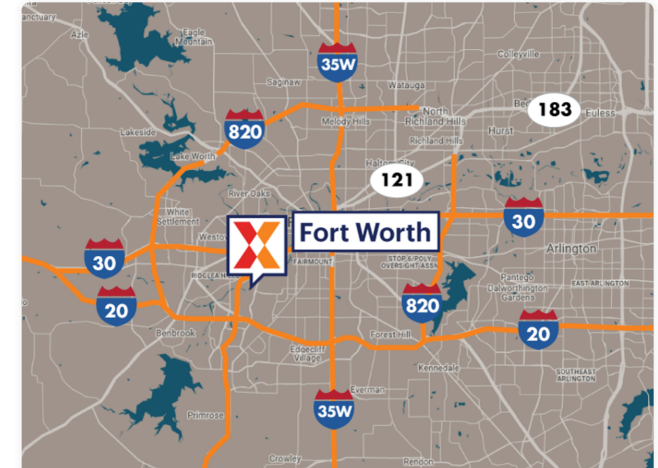


Trinity Commons

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° | 150 | 2,330 Sq Ft | 360° |
| 140 | 3,087 Sq Ft | 360° | | | |

Current Tenants Space size listed in square feet

| | | | | | |
|-----|-------------------------|--------|------|--------------------------------|--------|
| 104 | MyEyeDr. | 3,326 | 155 | Body Bar Pilates | 2,716 |
| 105 | Sharkey's Cuts for Kids | 1,273 | 156 | Madison Reed | 2,339 |
| 108 | Glamour Paws | 3,435 | 158 | Fort Worth Running Company | 3,180 |
| 110 | Keke's Breakfast Cafe | 4,974 | 160 | NB Suits | 3,150 |
| 111 | Banfield Pet Hospital | 3,052 | 164 | European Nail Bar | 3,412 |
| 113 | Mathnasium | 1,404 | 170 | DSW | 20,400 |
| 114 | Great Clips | 1,200 | 175 | Pediatric Urgent Care Center o | 2,760 |
| 124 | Pack 'N Mail | 1,356 | 180 | Frost Bank | 5,503 |
| 125 | GNC | 1,280 | 3010 | Delucca Gaucho Pizza & Wine | 7,093 |
| 127 | Dry Bar | 2,170 | 3020 | Charleston's Restaurant | 6,873 |
| 130 | ULTA Beauty | 12,024 | 3055 | Meso Maya Comida Y Copas | 3,518 |
| 136 | Pet Supplies Plus | 4,678 | 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 | | | |

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

