

RIVERBEND BUSINESS PARK

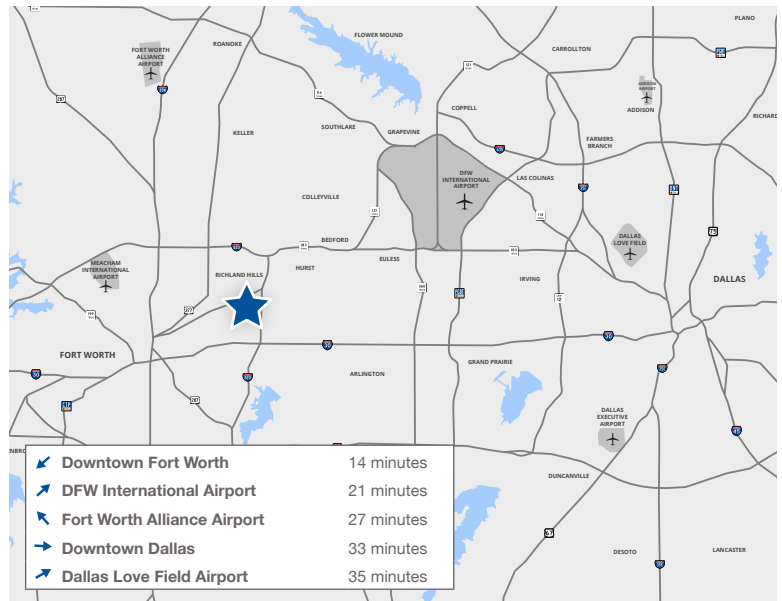
TEXAS' PREMIER BUSINESS PARK



LOCATED AT EAST LOOP 820 NORTH & TRINITY BOULEVARD IN FORT WORTH

PROPERTY INFORMATION

- 32 Buildings Totaling 1,408,061 SF
- Currently Available: 2,700 – 10,800 SF
- Industrial, Office and Warehouse
- Dock High and/or Grade Level Loading
- 16'-20' Clear Height
- Fiber Optic Communications Available
- Concrete Tilt Wall Construction



Leased By



Contacts

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RIVERBEND

BUSINESS PARK

PROPERTY HIGHLIGHTS

- New Roofs as of 2022
- Triple Freeport Tax Exemption
- On-site Leasing & Property Management
- On-site Post Office
- After Hours Patrol Service
- Excellent Access to E. Loop 820, Hwy 121, and I-30
- Minutes from Downtown Fort Worth and DFW Airport
- 1.2 Miles From TRE's Trinity Lakes Station



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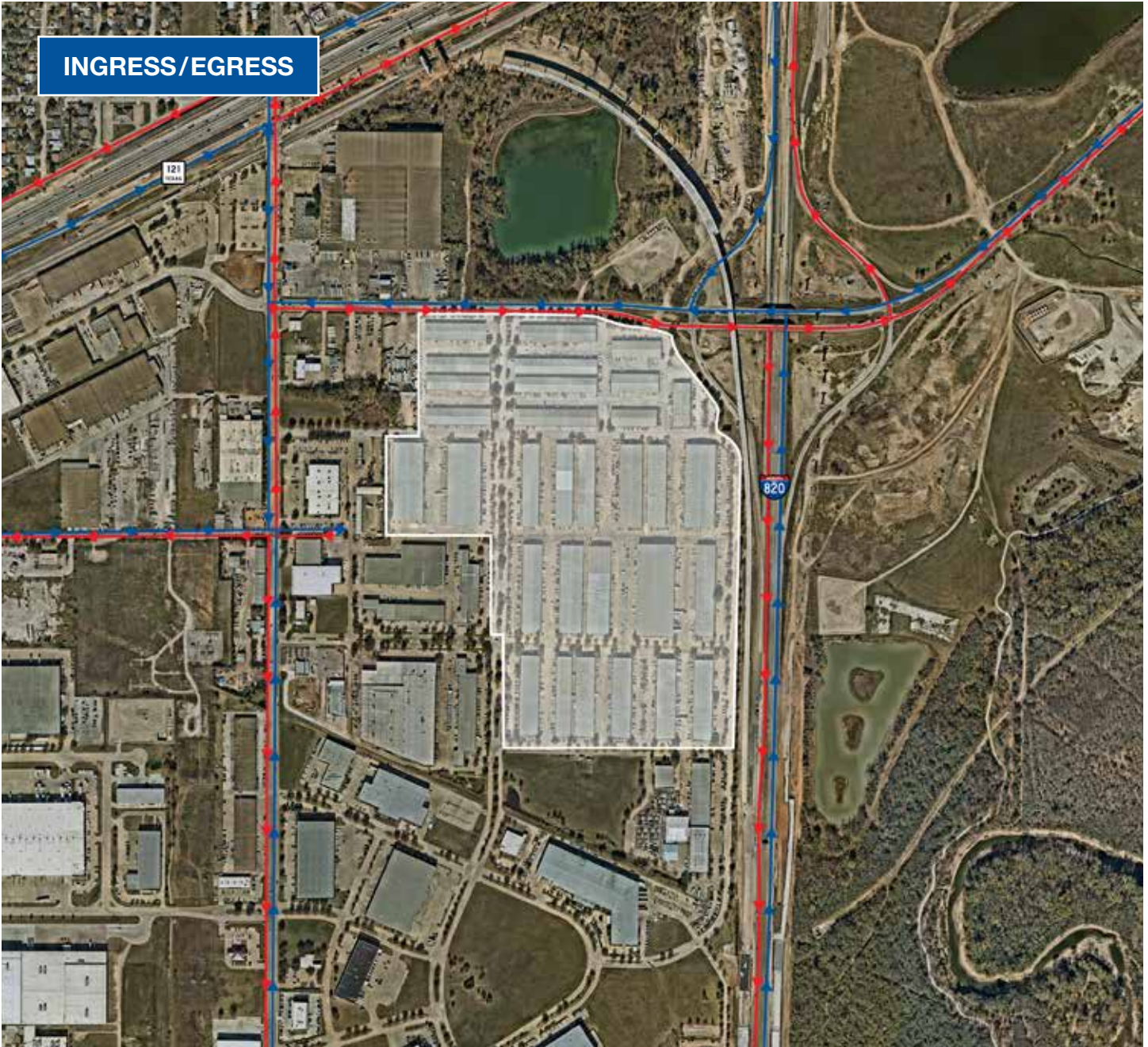


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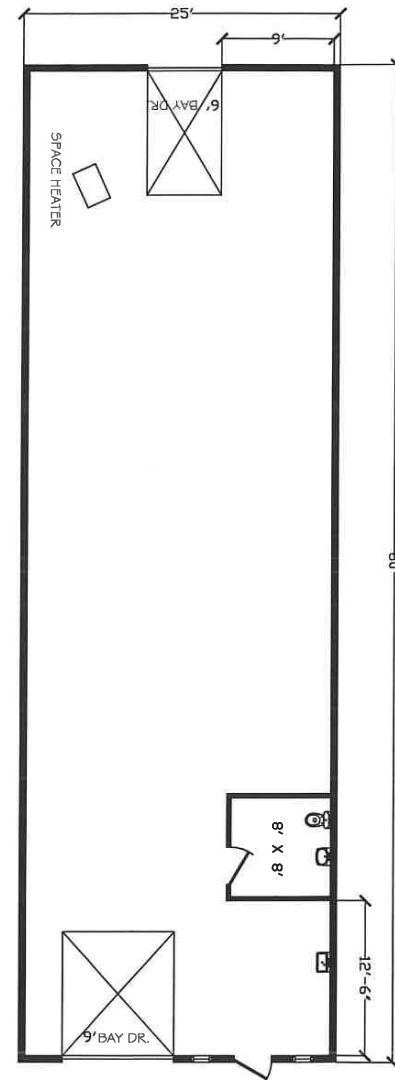
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BUSINESS PARK

BUILDING 7
2624 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 2624 | 2,000 SF FOR LEASE

- 2,000 SF
- +/- 0 SF Office
- One (1) Dock High Door
- One (1) Bathroom
- 16'-20' Clear Height



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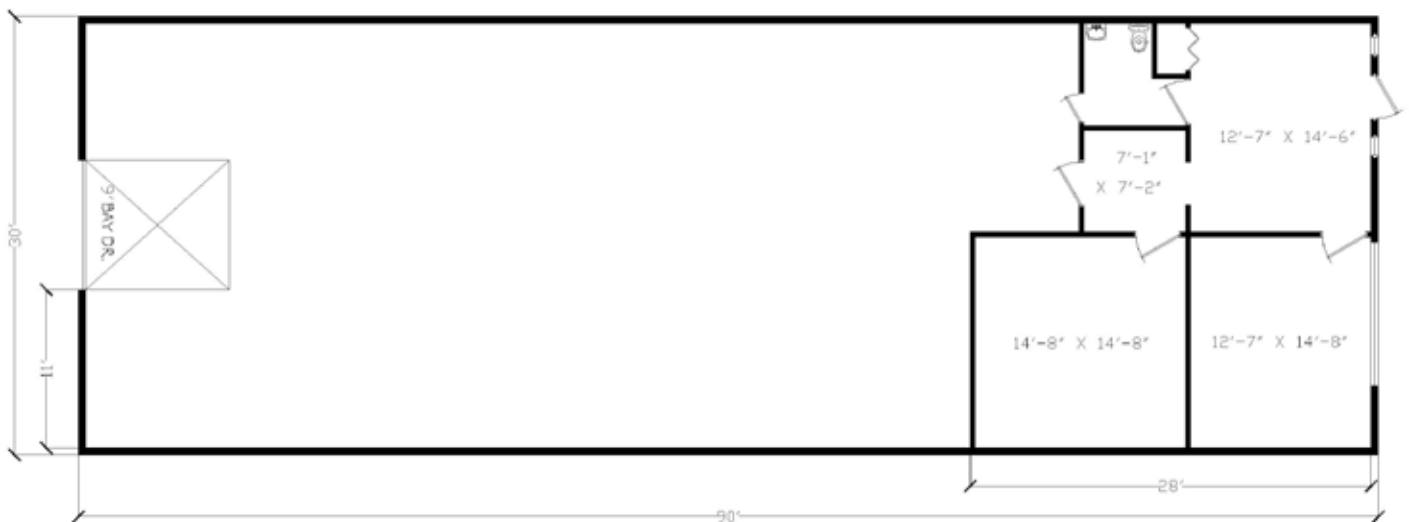
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BUSINESS PARK

BUILDING 1
2669 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 2669 | 2,700 SF FOR LEASE

- 2,700 SF
- +/- 600 SF Office
- One (1) Dock Door
- One (1) Bathroom
- 16'-20' Clear Height



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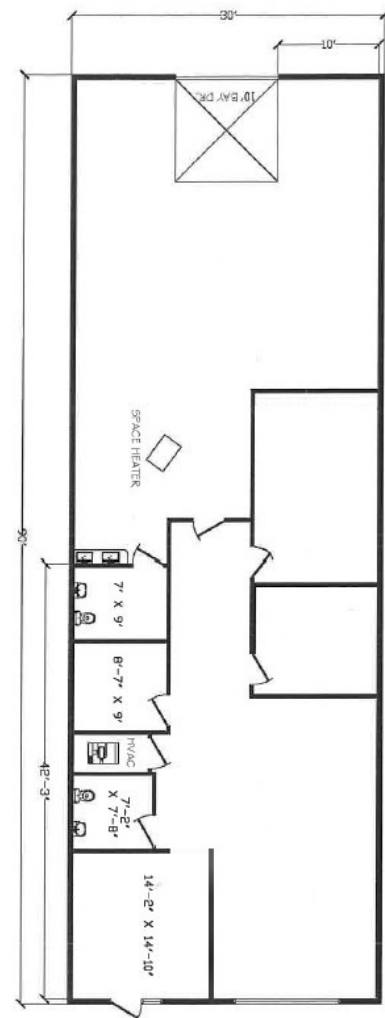
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BUSINESS PARK

BUILDING 9
7708 TRINITY BOULEVARD | FORT WORTH, TEXAS 76118

SUITE 7708 | 2,700 SF FOR LEASE

- 2,700 SF
- +/- 1,500 SF Office
- One (1) Dock High Door
- Two (2) Bathroom
- 16'-20' Clear Height



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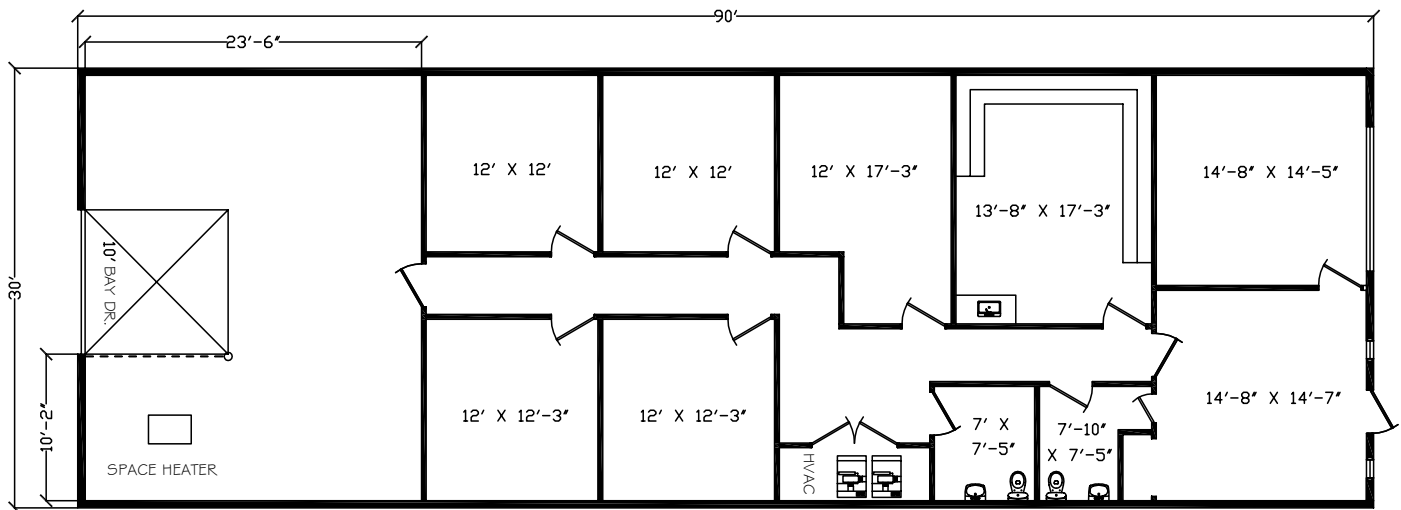
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BUSINESS PARK

BUILDING 5
2692 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 2692 | 2,700 SF FOR LEASE

- 2,700 SF
- +/- 2,400 SF Office
- Multiple Private Offices
- Large Breakroom with Kitchenette
- One (1) Dock High Door
- Two (2) Bathrooms
- 16'-20' Clear Height



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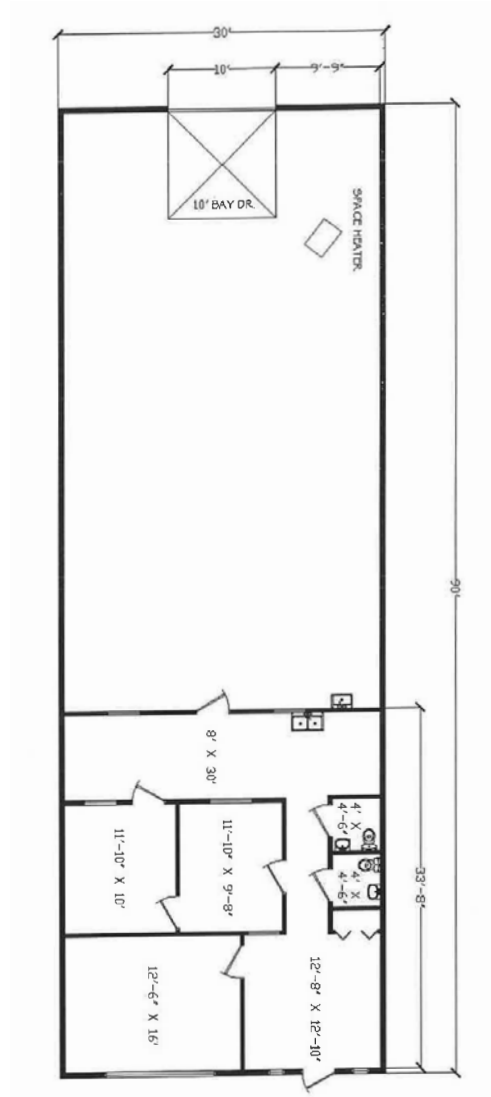
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BUSINESS PARK

BUILDING 8
2570 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 2570 | 2,700 SF FOR LEASE

- 2,700 SF
- +/- 1,012 SF Office
- One (1) Grade Level
- Two (2) Bathrooms
- 16'-20' Clear Height



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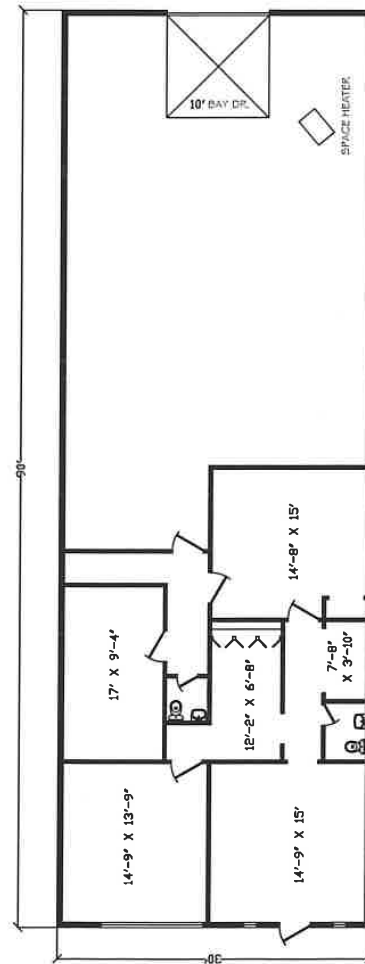
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BUSINESS PARK

BUILDING 4
2565 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 2565 | 2,700 SF FOR LEASE

- 2,700 SF
- +/- 1,250 SF Office
- One (1) Grade Level Door
- Two (2) Bathrooms
- 16'-20' Clear Height
- Available 12/1/2024



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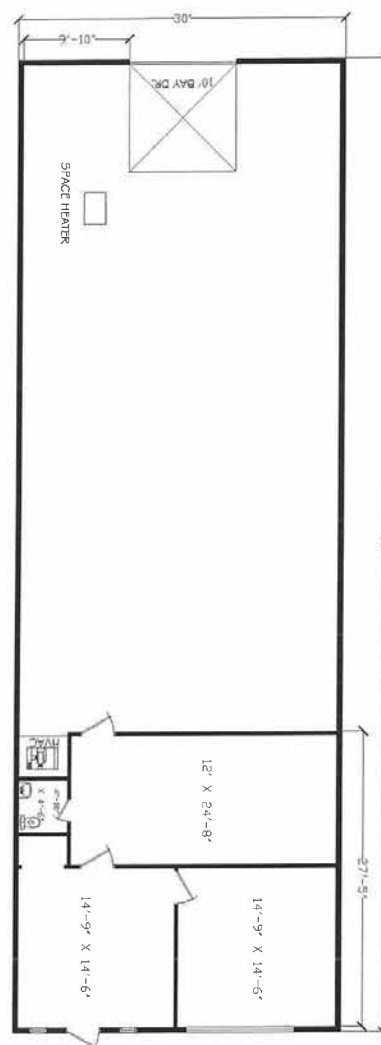
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BUSINESS PARK

BUILDING 8
2552 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 2552 | 2,700 SF FOR LEASE

- 2,700 SF
- +/- 825 SF Office
- One (1) Grade Level Door
- One (1) Bathroom
- 16'-20' Clear Height



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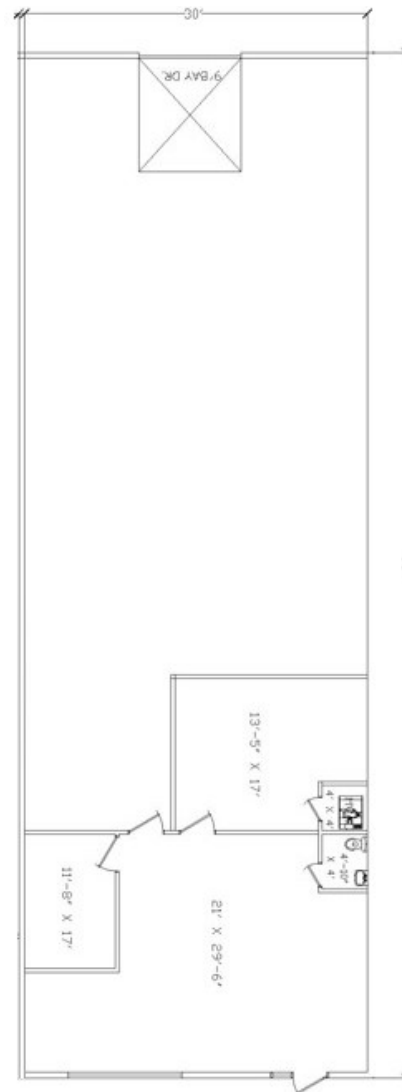
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BUSINESS PARK

BUILDING 9
7702 TRINITY BOULEVARD | FORT WORTH, TEXAS 76118

SUITE 7702 | 2,700 SF FOR LEASE

- 2,700 SF
- 1,000 SF Office
- One (1) Dock High Door
- One (1) Bathroom
- 16'-20' Clear Height



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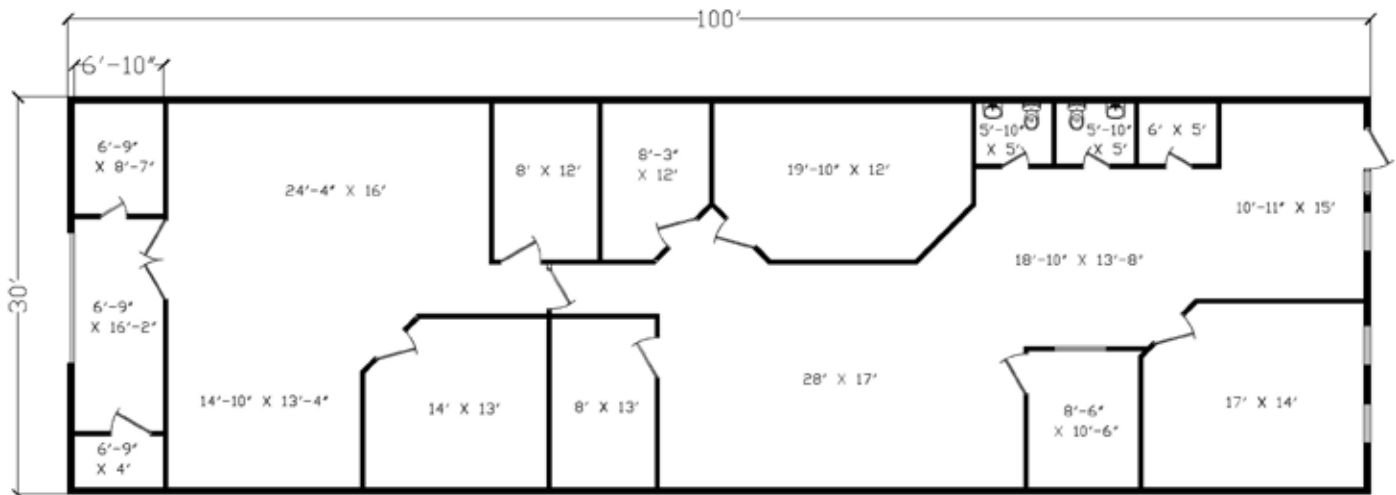
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BUSINESS PARK

BUILDING 26
2311 E LOOP 820 N | FORT WORTH, TEXAS 76118

SUITE 2311 | 3,000 SF FOR LEASE

- 3,000 SF
- +/- 2,900 SF Office
- Large HVAC Open Workroom
- One (1) Grade Level Door
- Two (2) Bathrooms
- 12' Clear Height in Office
- 18' Clear Height in Warehouse



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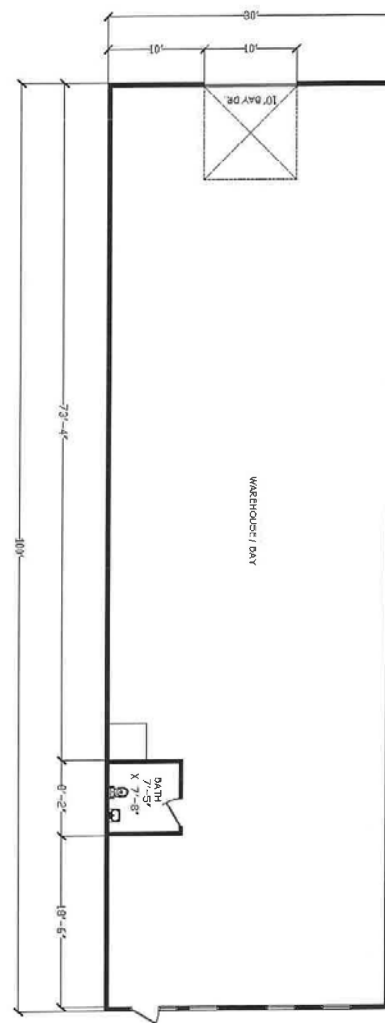
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BUSINESS PARK

BUILDING 31
2314 E LOOP 820 N | FORT WORTH, TEXAS 76118

SUITE 2314 | 3,000 SF FOR LEASE

- 3,000 SF
- +/-3,000 SF Office
- One (1) Grade Level Door
- One (1) Bathroom



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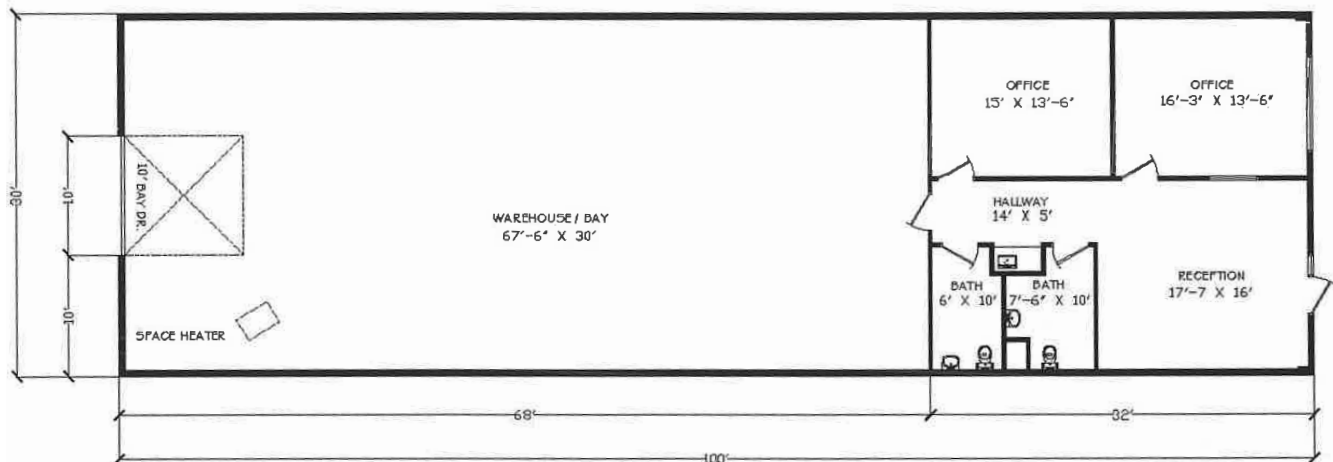
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BUSINESS PARK

BUILDING 21
2419 E LOOP 820 N | FORT WORTH, TEXAS 76118

SUITE 2419 | 3,000 SF FOR LEASE

- 3,000 SF
- 960 SF Office
- One (1) Grade Level Door
- Two (2) Bathrooms
- 16'-20' Clear Height



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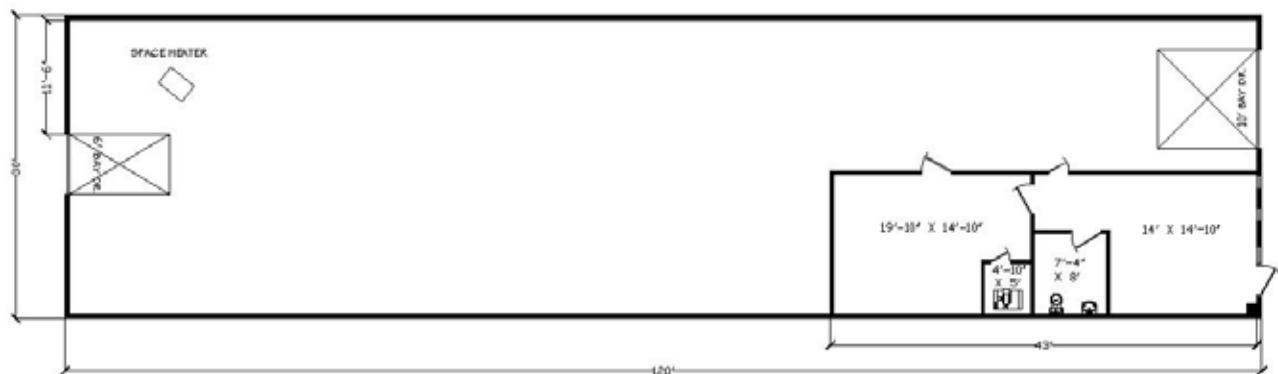
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BUSINESS PARK

BUILDING 24
7525 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 7525 | 3,600 SF FOR LEASE

- 3,600 SF
- +/-645 SF Office
- One (1) Grade Level Door
- One (1) Bathroom
- 16'-20' Clear Height



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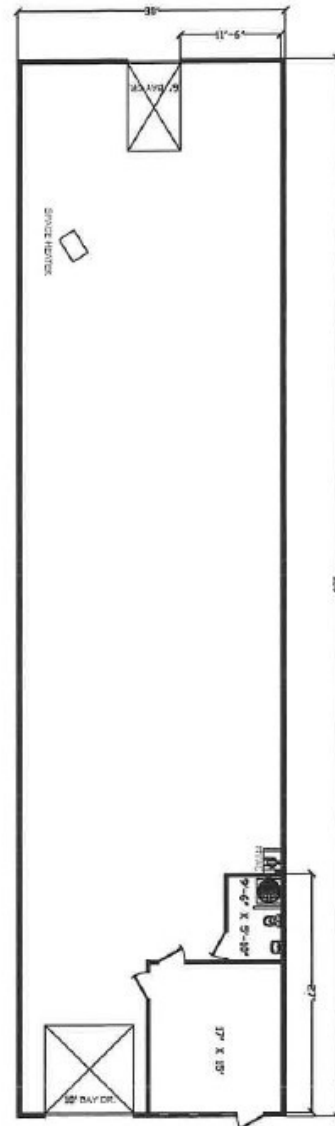
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BUSINESS PARK

BUILDING 24
7505 PEBBLE DRIVE | FORT WORTH, TEXAS 76118

SUITE 7505 | 3,600 SF FOR LEASE

- 3,600 SF
- +/- 300 SF Office
- One (1) Grade Level Door
- One (1) Bathroom
- 16'-20' Clear Height



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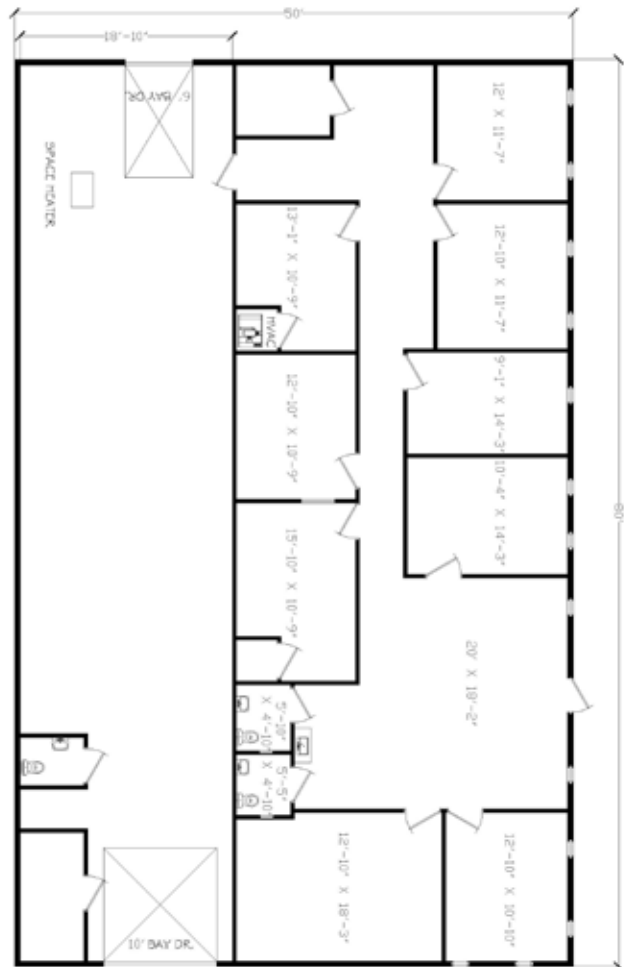
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BUILDING 6
2636 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 2636 | 4,000 SF FOR LEASE

- 4,000 SF
- +/- 2,400 SF Office
- One (1) Grade Level Door
- Three (3) Bathrooms
- 16'-20' Clear Height



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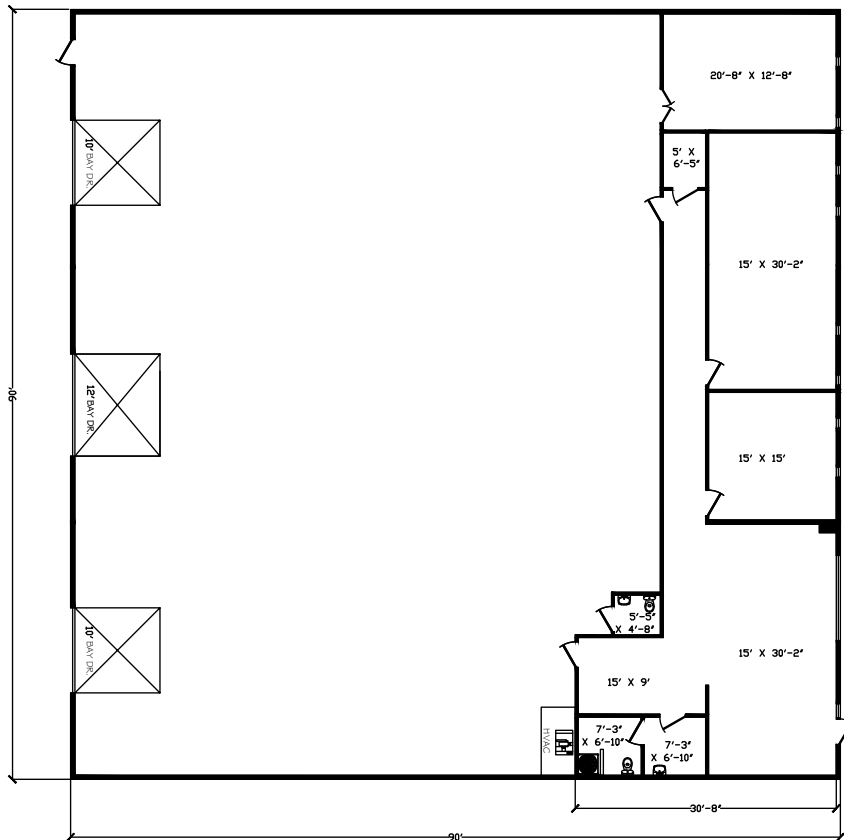
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BUSINESS PARK

BUILDING 18
2510 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 2510 | 8,100 SF FOR LEASE

- 8,100 SF
- +/- 1,400 SF Office
- Three (3) Grade Level Doors
- Two (2) Bathrooms
- 16'-20' Clear Height



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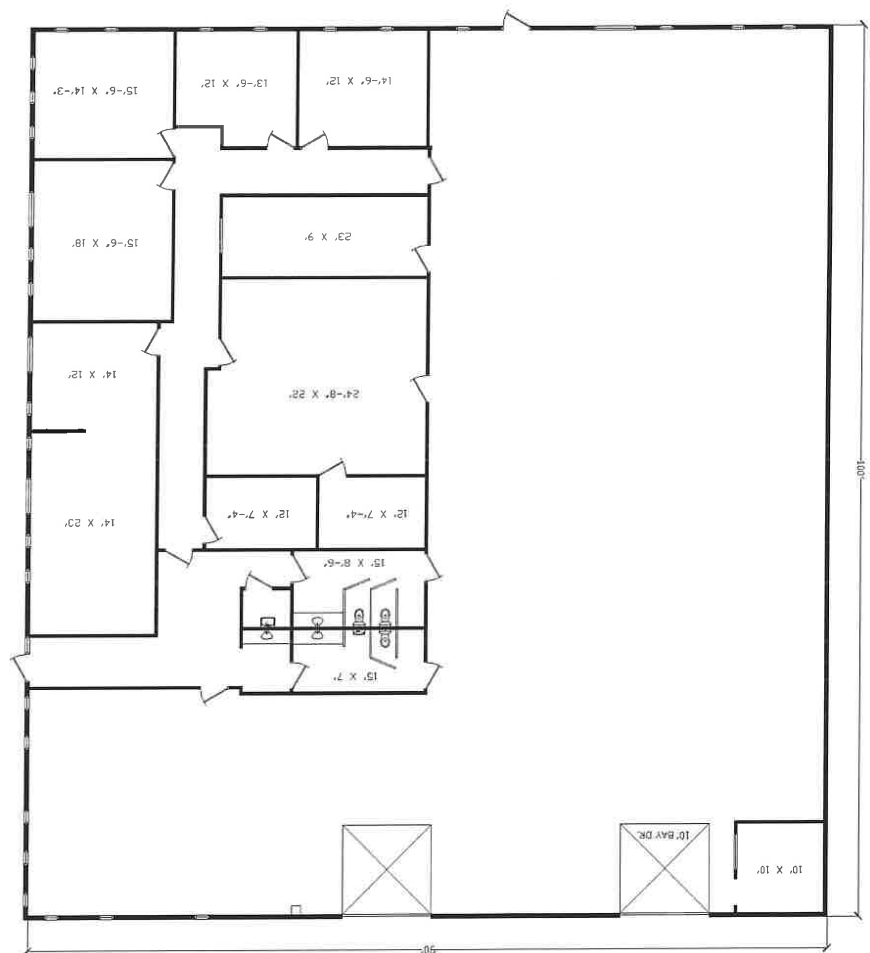
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BUSINESS PARK

BUILDING 28
7600 PEBBLE DRIVE | FORT WORTH, TEXAS 76118

SUITE 7600 | 9,000 SF FOR LEASE

- 9,000 SF
- +/- 2,475 SF Office
- Two (2) Grade Level Doors
- Two (2) Bathrooms
- 16'-20' Clear Height



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BUILDING 23
7559 PEBBLE DRIVE | FORT WORTH, TEXAS 76118

SUITE 7559 | 10,800 SF FOR LEASE

- 10,800 SF
- +/- 2,500 SF Office
- One (1) Grade Level Door
- One (1) Dock High Door
- Four (4) Bathrooms
- 16'-20' Clear Height

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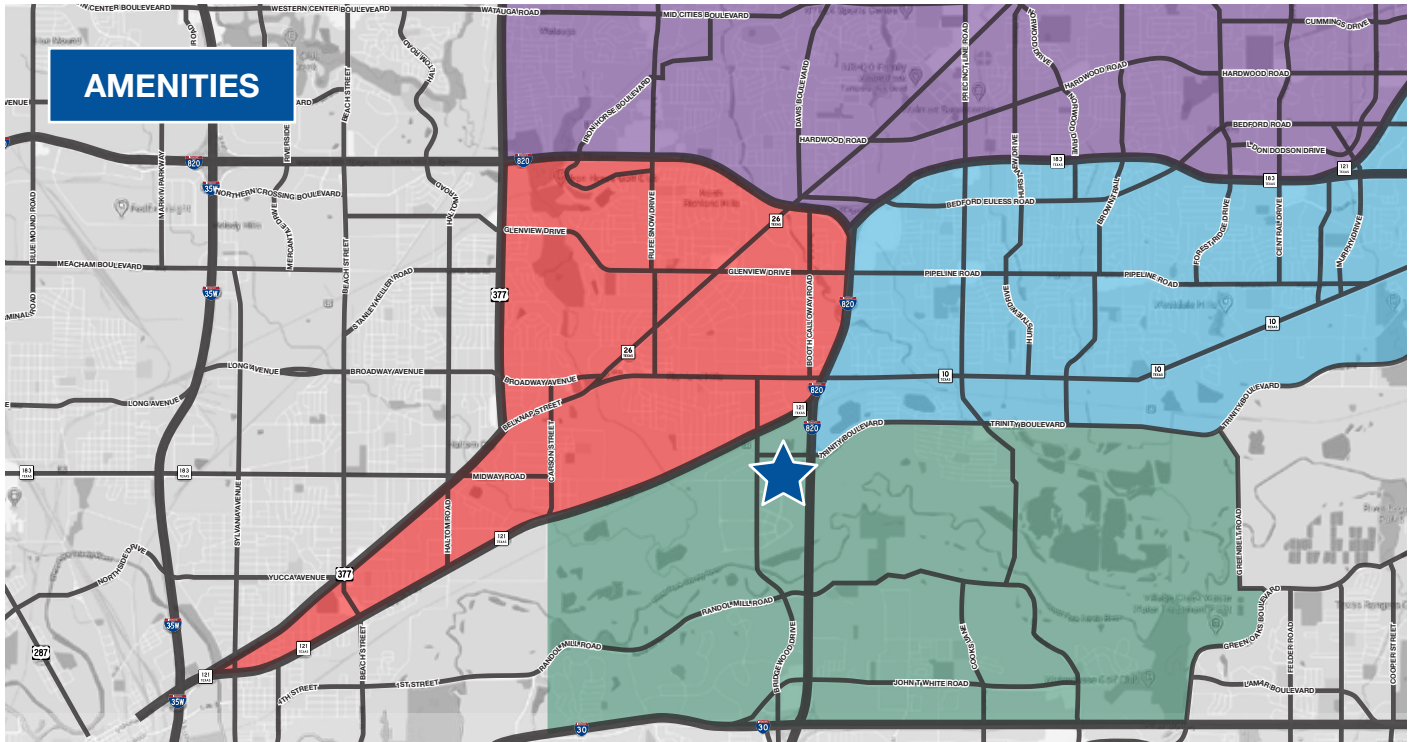


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Academy Sports & Outdoors
NRH20 Family Water Park
Walmart Supercenter
NYTEX Sports Centre
Big Lots
Tarrant County College – Northeast
The Home Depot
Lifetime Fitness
U-Haul Moving and Storage
In-N-Out Burger
At Home
Dollar Tree
WinCo Foods
Sam's Club
Lowe's Home Improvement
Tom Thumb

Alley Cats Entertainment
LA Fitness
Iron Horse Golf Club
Diamond Oaks Country Club
ALDI
Big Lots
Kroger
Walmart Neighborhood Market
Medical City NRH
Walgreens
Autozone Auto Parts
O'Reilly Auto Parts
McDonald's
NRH Municipal Court
Planet Fitness
Dollar General
Enterprise Rent-A-Car
The Link Event & Recreation Center

The Shops at NorthEast Mall
Texas Department of Public Safety
Best Buy
DICK's Sporting Goods
Pipeline Village
Melbourne Plaza
Office Depot
Bed Bath & Beyond
Michaels
CVS
Target
Starbucks
Chipotle Mexican Grill
Chick-fil-A
Whataburger
Five Guys
Jersey Mike's Subs
Witten's Grill & Sports Cafe

BJ's Restaurant & Brewhouse
FedEx Office Print & Ship Center
Hurst Community Park
O'Reilly Auto Parts
Tuesday Morning
Ulta Beauty
Cavender's Boot City
JOANN Fabrics & Crafts
Conn's HomePlus
Walmart Neighborhood Market

The Home Depot
U-Haul Moving & Storage
Albertsons
Restaurant Depot
Woodhaven Country Club – Golf Course
Family Dollar
Sam's Club
Lowe's Home Improvement
Discount Tire
Taco Casa
Wendy's
Jack in the Box
Taco Casa
Chicken Express
Subway

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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.

01-08-2024



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Mario Zandstra	312827	mzandstra@holtlunsford.com	972.241.8300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date