

LEAGUE™

Commercial



FOR SALE

905 Roberts Cut Off
River Oaks, TX 76114

An aerial photograph of a property located at 905 Roberts Cut Off Rd. The property features a large, single-story building with a brown roof and a light-colored exterior. A paved parking lot with several marked spaces is situated in front of the building. To the left of the building, there is a grassy area with a small playground structure. The surrounding area includes residential houses, trees, and a road intersection. The image is overlaid with a dark banner at the top containing the text 'LEAGUE Commercial' and a semi-transparent dark box on the right containing the address and descriptive text.

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905 Roberts Cut Off Rd

Located at a high-traffic intersection in the heart of River Oaks, 905 Roberts Cut Off offers a prime opportunity for owner-users or investors just 3.5 miles from the Fort Worth Stockyards. Currently used as an educational facility, the property is well-suited for institutional, medical, office, or professional services.

The site includes a 4,800 SF main building with classrooms, offices, reception, and a kitchen, plus a 1,248 SF modular building ideal for additional classrooms or storage. With excellent visibility, access, and flexible use potential, this is a strategic asset in a growing submarket.

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Downtown Fort Worth

Roberts Cut Off Road



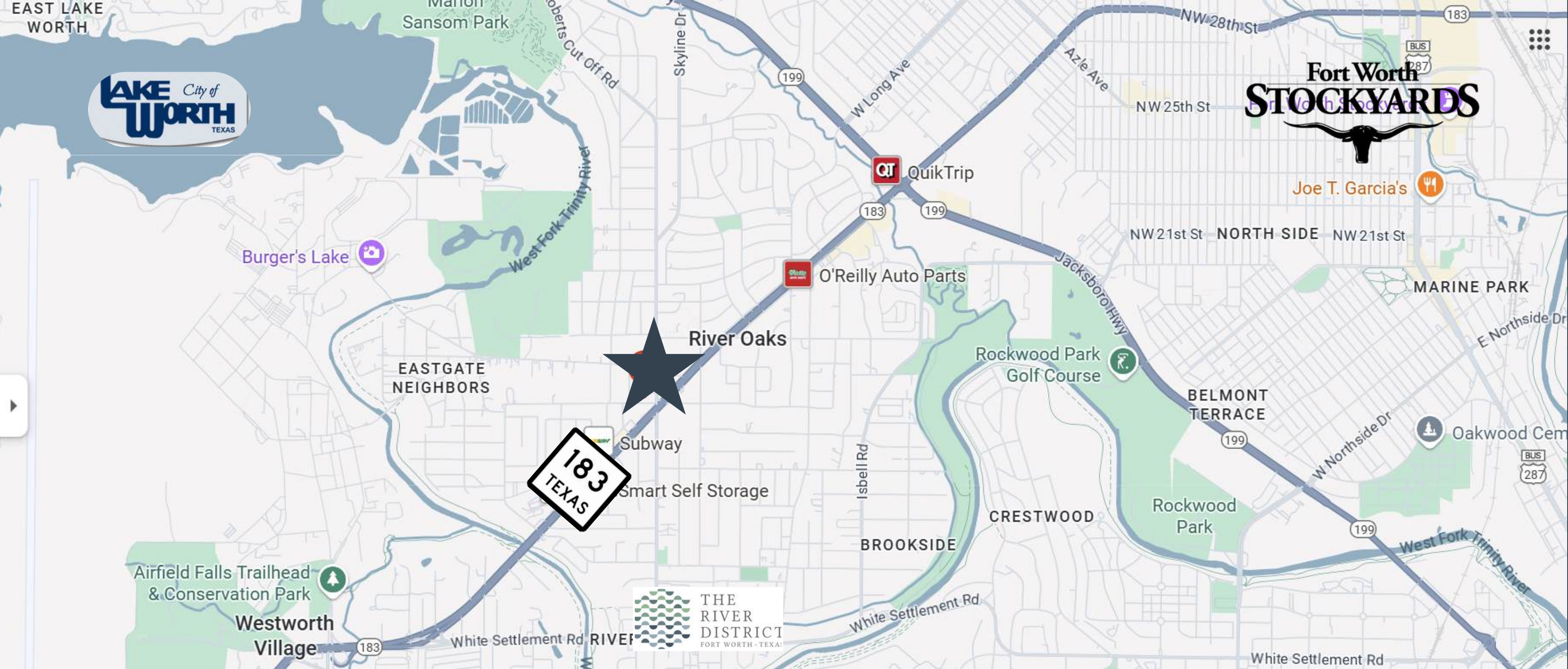
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Property Features

- Total Building Size: 6,048 SF
 - Main Building: 4,800 SF
 - Modular Building: 1,248 SF
- Corner lot at Roberts Cut Off Rd & River Oaks Blvd with strong visibility
- Road front signage opportunity for maximum exposure
- Main building features 6 bathrooms, 9 offices, and 1 conference room
- 1-acre lot with ample parking and outdoor space
- Zoned C-1 Commercial District – flexible for various business types
- Built in 2012 with modern systems and low maintenance
- Month-to-month tenant in place – ideal for users or investors
- Flexible use potential – great for medical, office, school, or services





Just minutes from Downtown Fort Worth, centrally located in River Oaks near The River District with easy access to Hwy 183

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Number of Vehicles Per Day (2025)

Roberts Cut Off Rd and Black Oak Ln S (0.05 mi)

11637

Roberts Cut Off Rd and River Oaks Blvd N (0.17 mi)

7547

River Oaks Blvd and James Dr NE (0.51 mi)

20166

Roberts Cut Off Rd and Taylor Rd (0.52 mi)

8319

Meandering Rd and Yale St E (0.26 mi)

4913

0

5000

10000

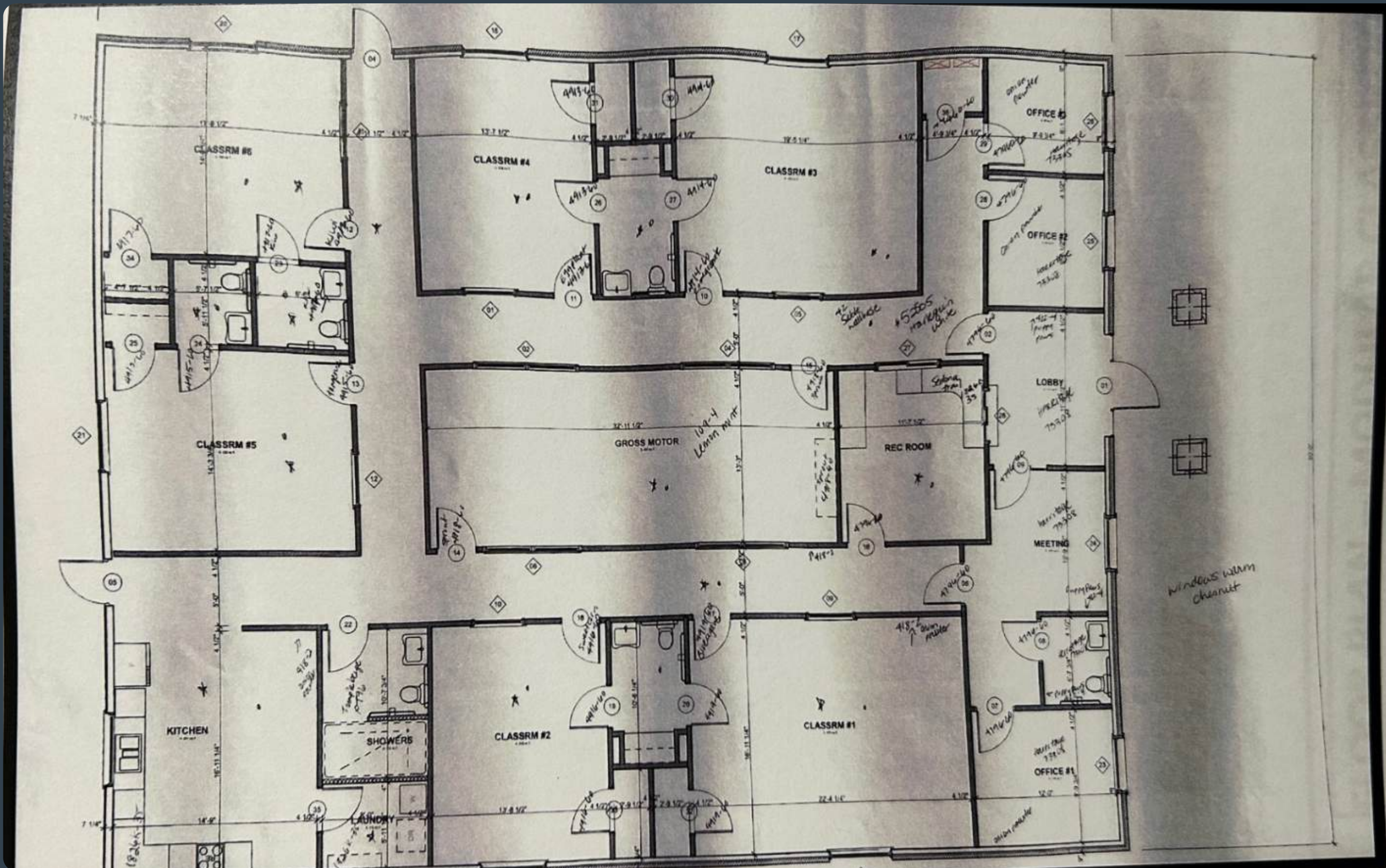
15000

20000

25000

905 Roberts Cut off Population and Income Profile

Distance	Population	Average Income
1 Mile	12,479	\$82,312
3 Miles	91,867	\$91,698
5 Miles	229,216	\$92,228



Floor Plan





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