

LEAGUE™

Commercial

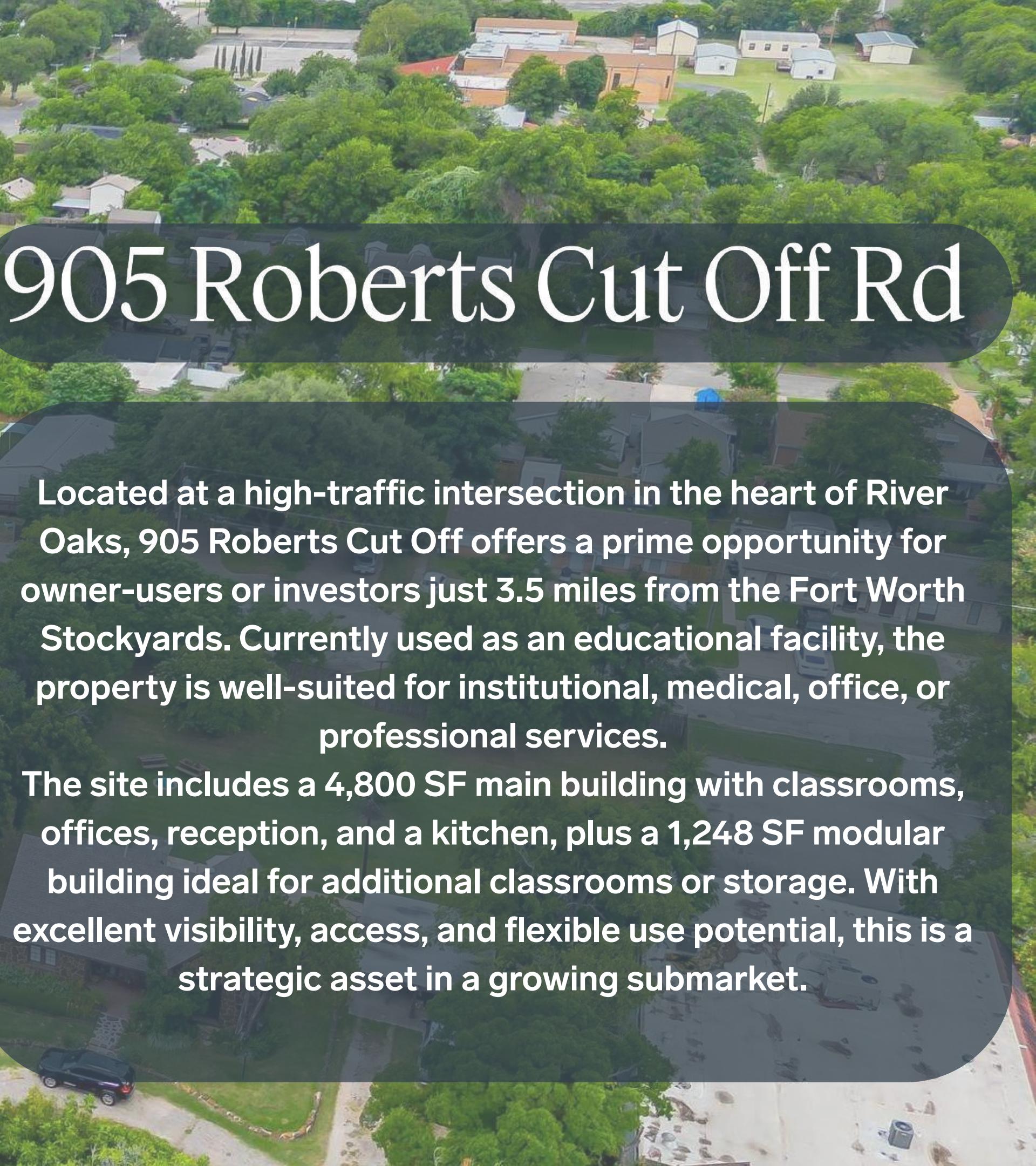


**FOR SALE**

905 Roberts Cut Off  
River Oaks, TX 76114

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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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# Commercial



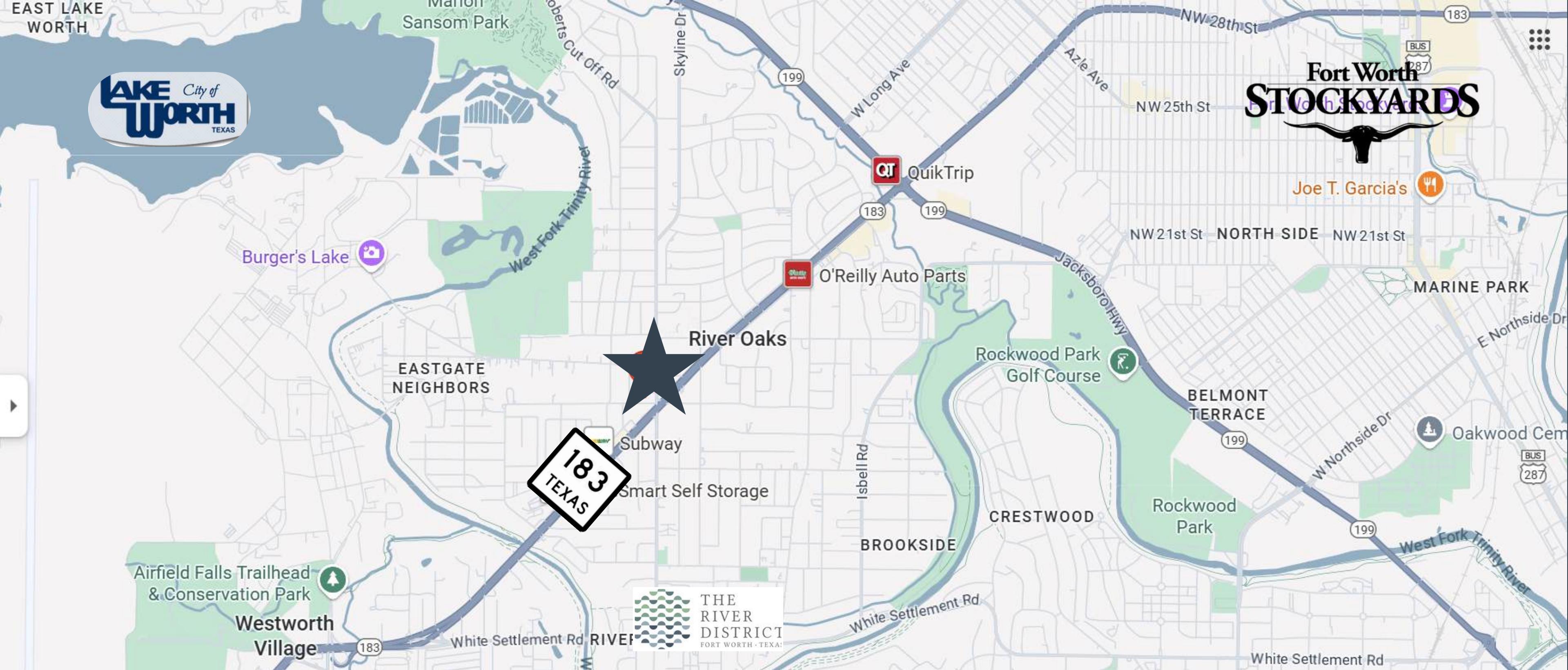
Downtown Fort Worth



# 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

1 Mile

3 Miles

5 Miles

## Population

12,479

91,867

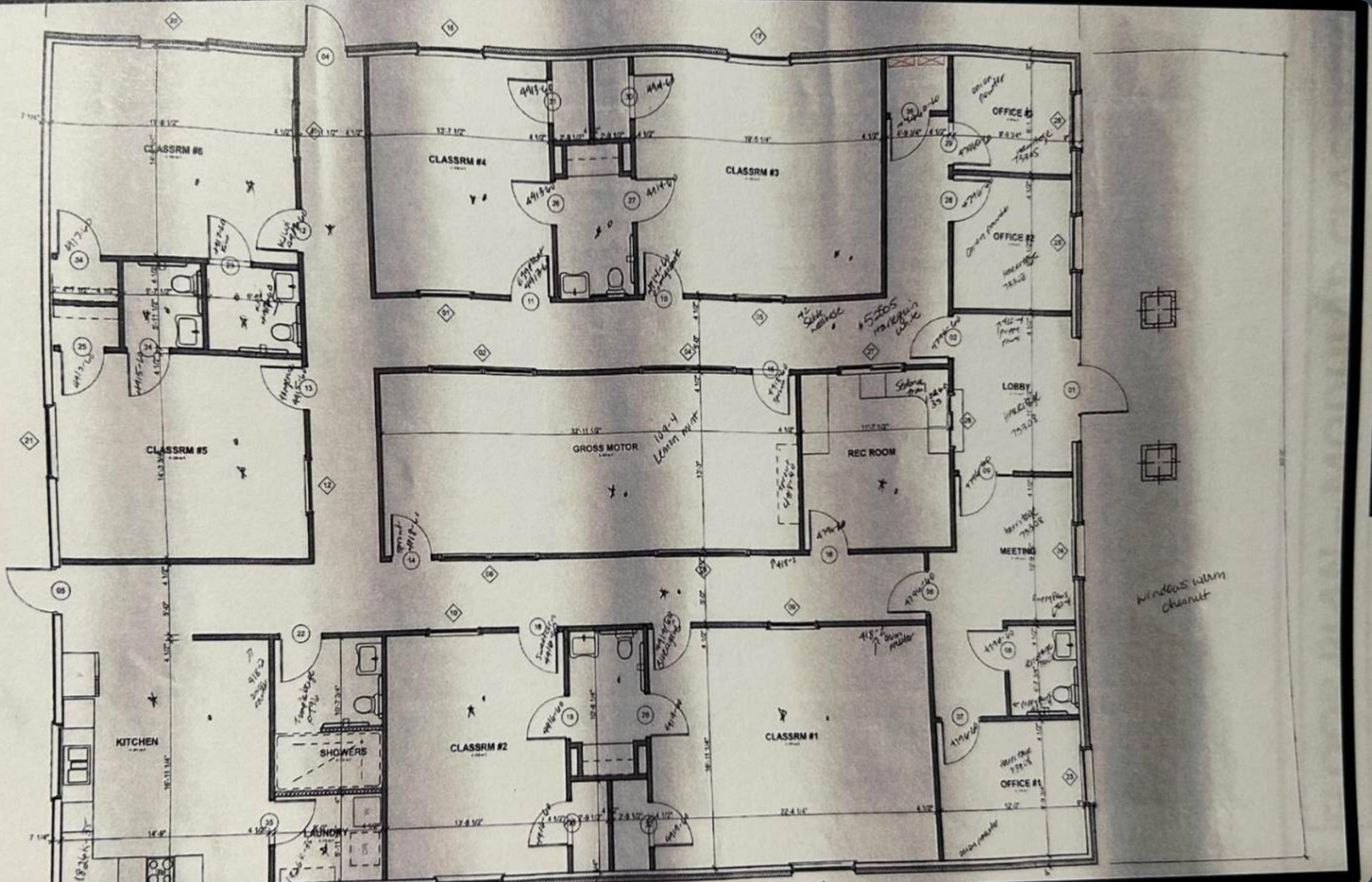
229,216

## Average Income

\$82,312

\$91,698

\$92,228



# Floor Plan





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