

RIVERBEND BUSINESS PARK

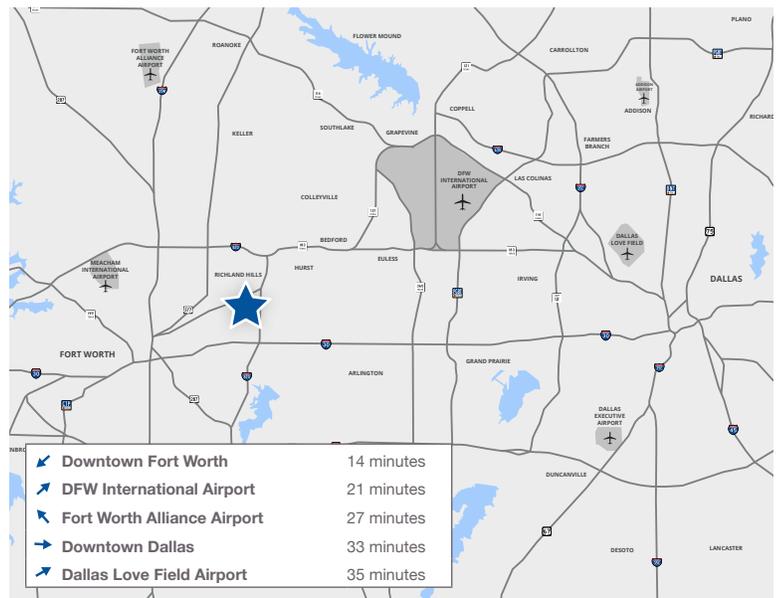
TEXAS' PREMIER BUSINESS PARK



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

PROPERTY INFORMATION

- 32 buildings totaling 1,408,061 SF
- Currently available: 1,000 – 9,000 SF
- Industrial, office and warehouse
- Dock high and/or grade level loading
- 16'-20' clear height
- Fiber optic communications available
- Concrete tilt wall construction



CONTACT

Grayson Fleitz
817.632.6159
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RIVERBEND

BUSINESS PARK

PROPERTY HIGHLIGHTS

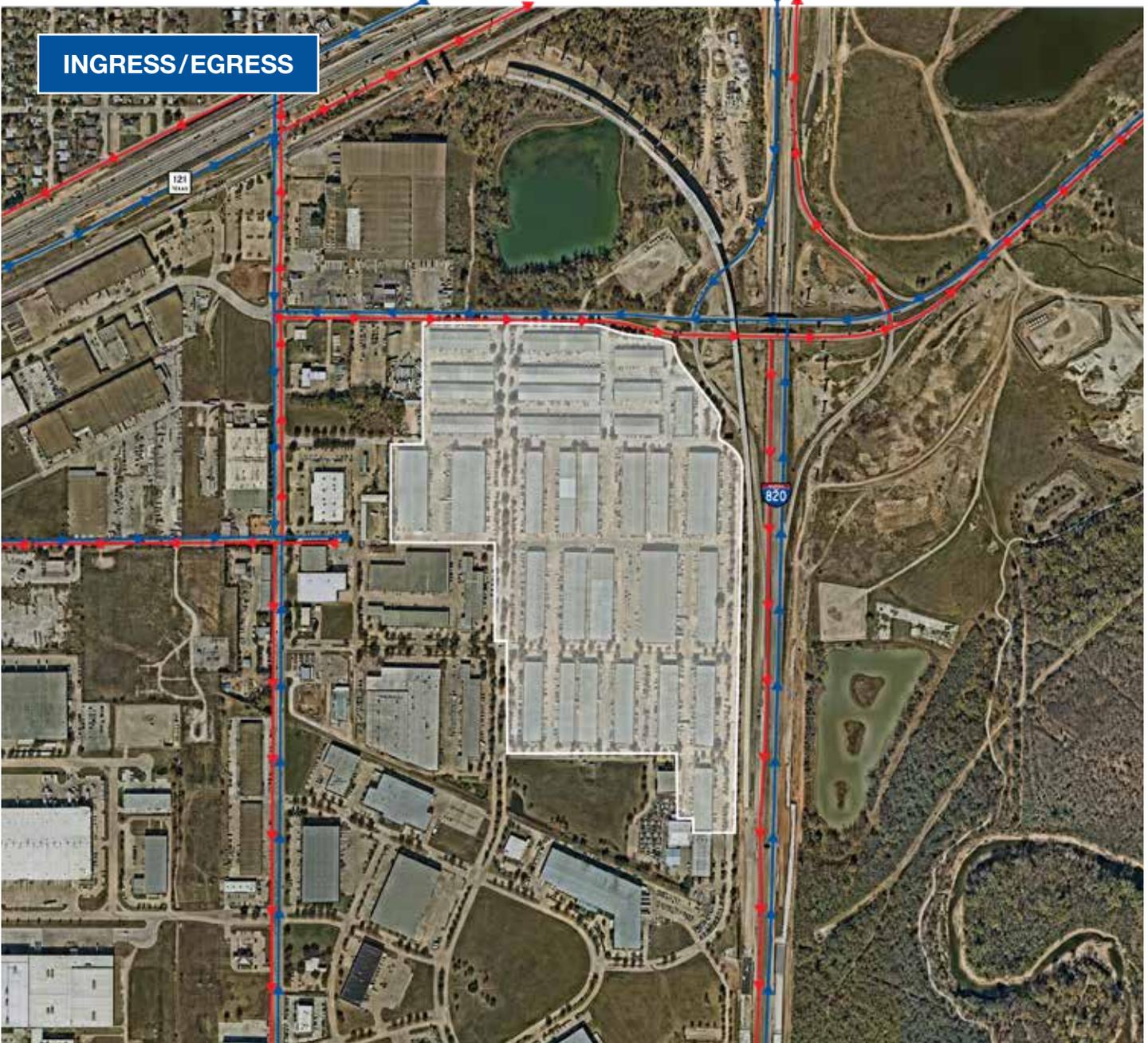
- New roofs as of 2022
- Triple Freeport Tax Exemption
- On-site leasing & property management
- On-site post office
- After hours patrol service
- Excellent access to E Loop 820, Hwy 121, and I-30
- Minutes from downtown Fort Worth and DFW Airport
- 1.2 miles from TRE's Trinity Lakes Station



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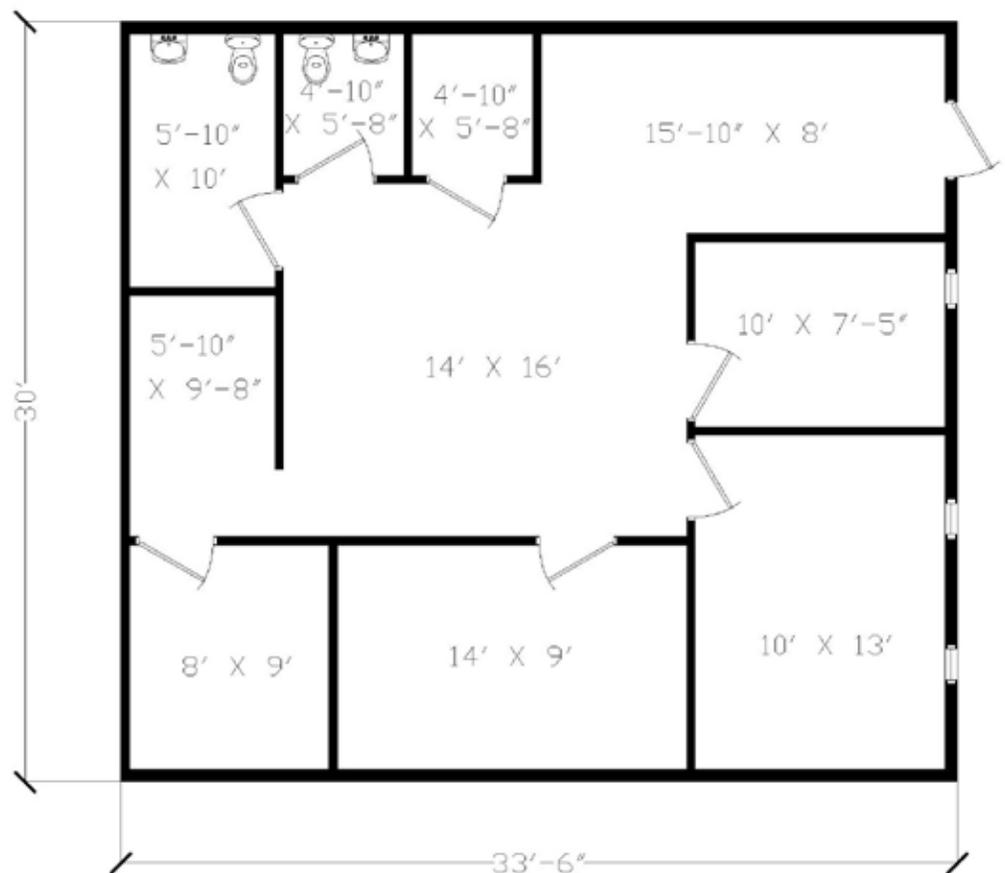
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BUILDING 27
7648 PEBBLE DRIVE | FORT WORTH, TEXAS 76118

SUITE 7648 | 1,000 SF FOR LEASE

- 1,000 SF office
- Two (2) bathrooms



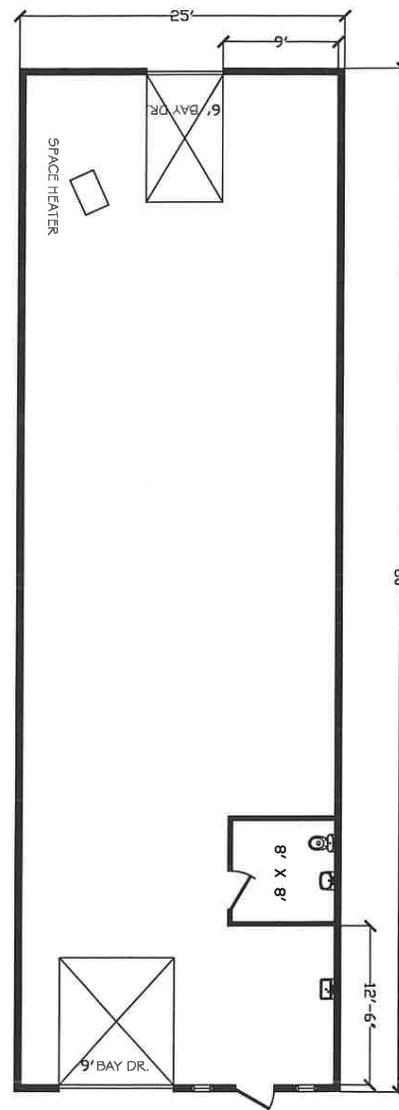
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BUSINESS PARK

BUILDING 7
2624 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 2624 | 2,000 SF FOR LEASE

- 2,000 SF
- One (1) dock high door
- One (1) bathroom
- 16'-20' clear height
- Available April 1, 2026



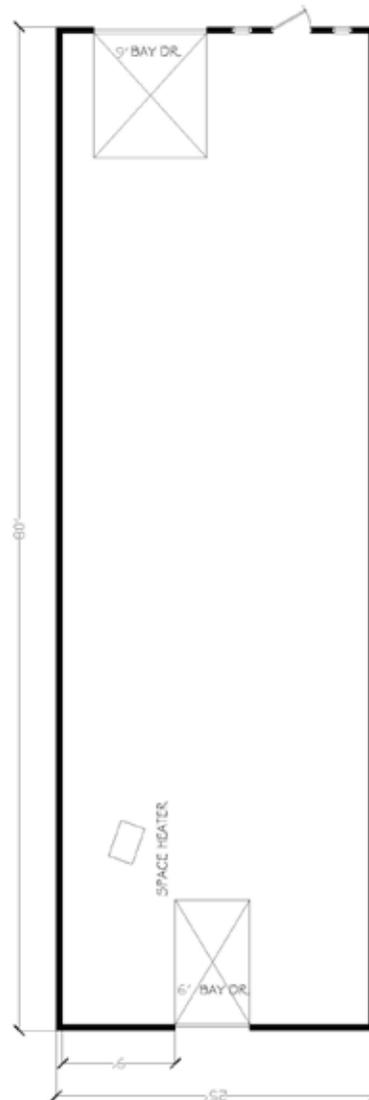
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BUSINESS PARK

BUILDING 7
2626 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 2626 | 2,000 SF FOR LEASE

- 2,000 SF
- One (1) dock high door
- 16'-20' clear height
- Available April 1, 2026



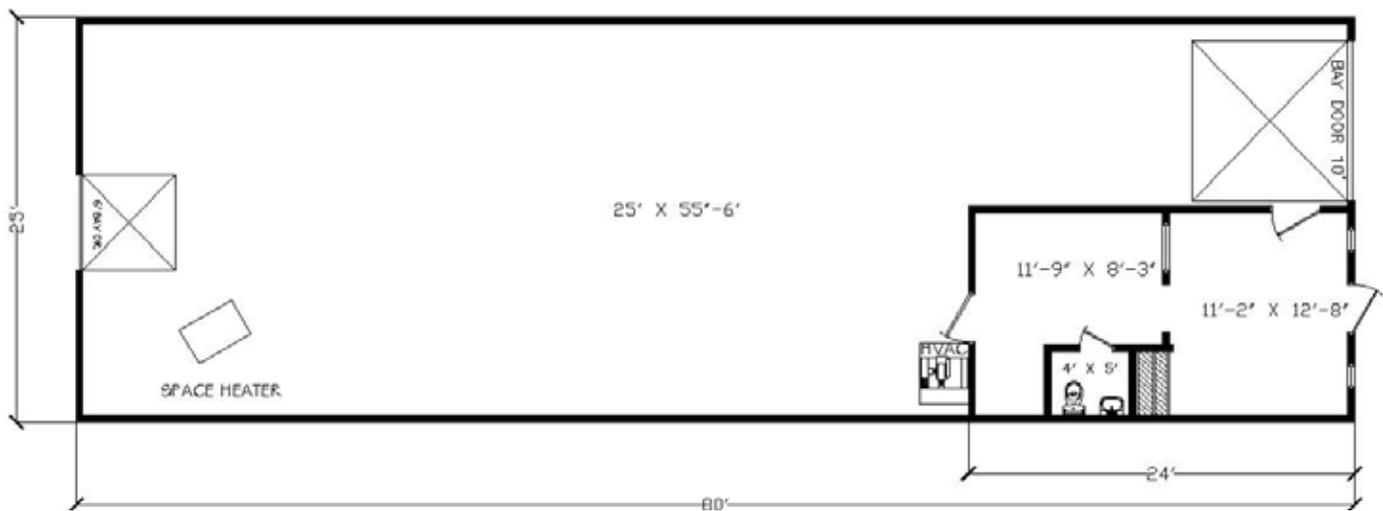
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BUSINESS PARK

BUILDING 3
2617 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 2617 | 2,000 SF FOR LEASE

- 2,000 SF
- 304 SF office
- One (1) semi high dock door
- One (1) bathroom
- 16'-20' clear height
- Available April 1, 2026



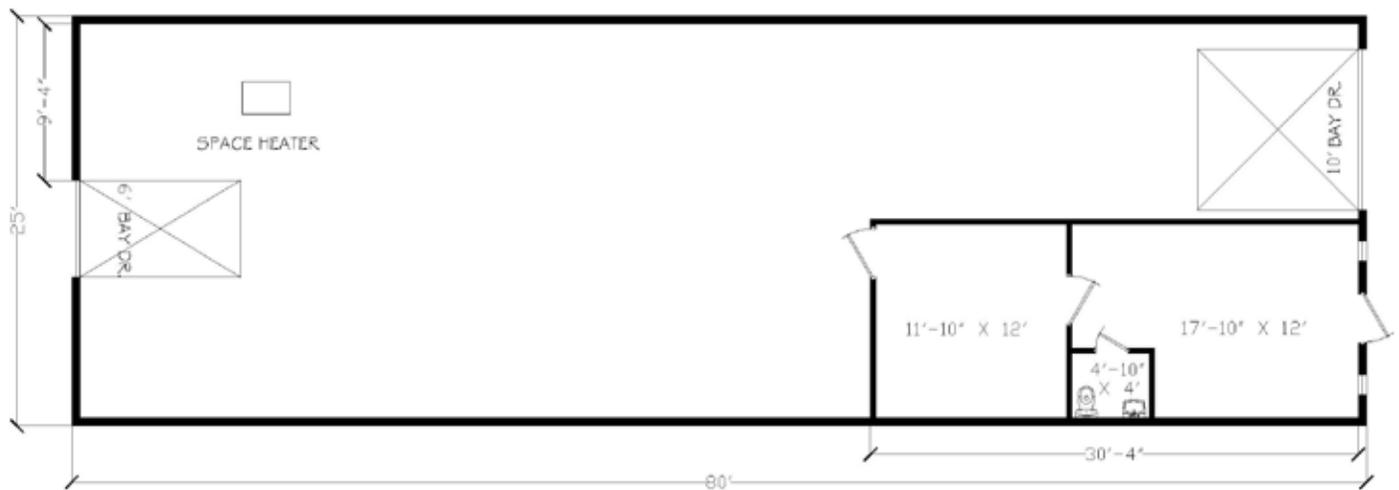
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BUILDING 2
2639 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 2639 | 2,000 SF FOR LEASE

- 2,000 SF
- 364 SF office
- One (1) grade level door
- One (1) bathroom
- 16'-20' clear height
- Available April 1, 2026



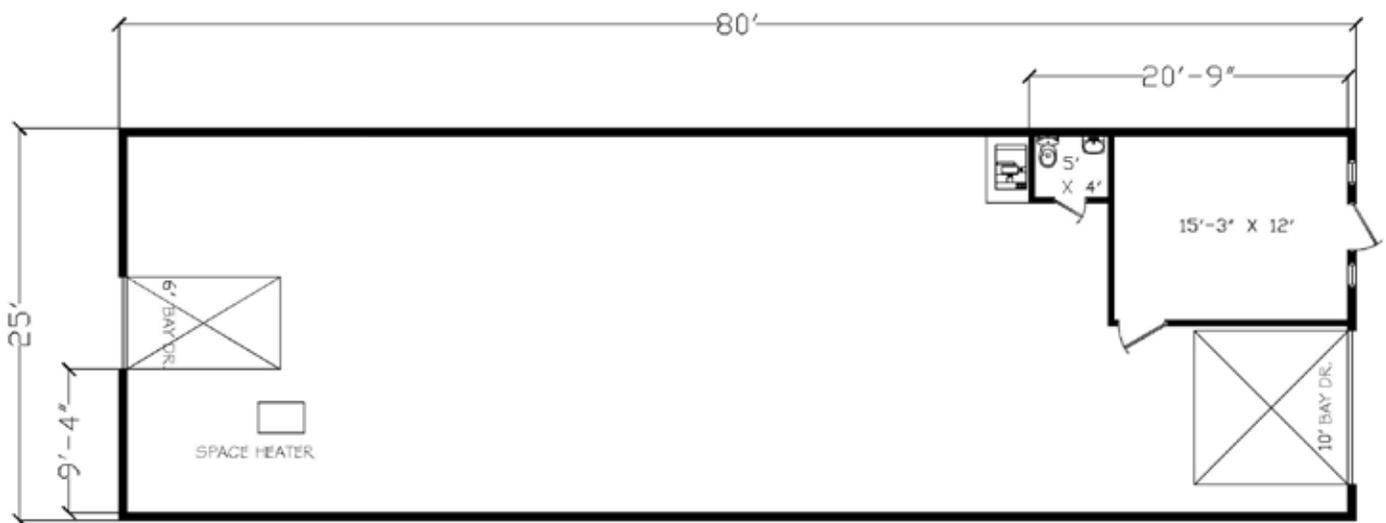
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BUILDING 6
2646 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 2646 | 2,000 SF FOR LEASE

- 2,000 SF
- 183 SF office
- One (1) grade level door
- One (1) bathroom
- 16'-20' clear height



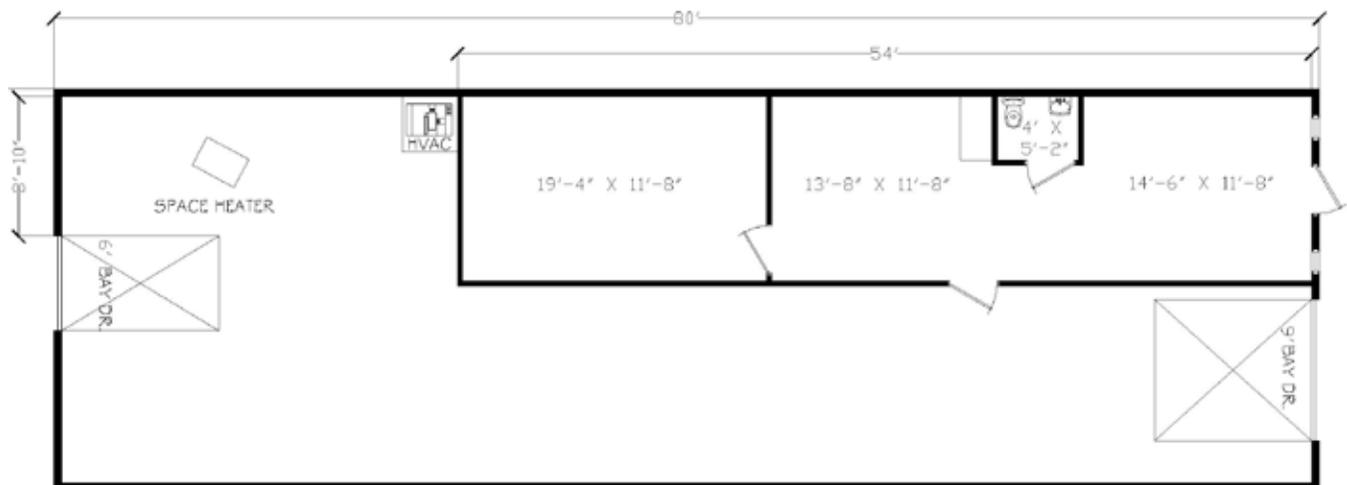
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BUILDING 7
2628 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 2628 | 2,000 SF FOR LEASE

- 2,000 SF
- 635 SF office
- One (1) dock high door
- One (1) bathroom
- 16'-20' clear height



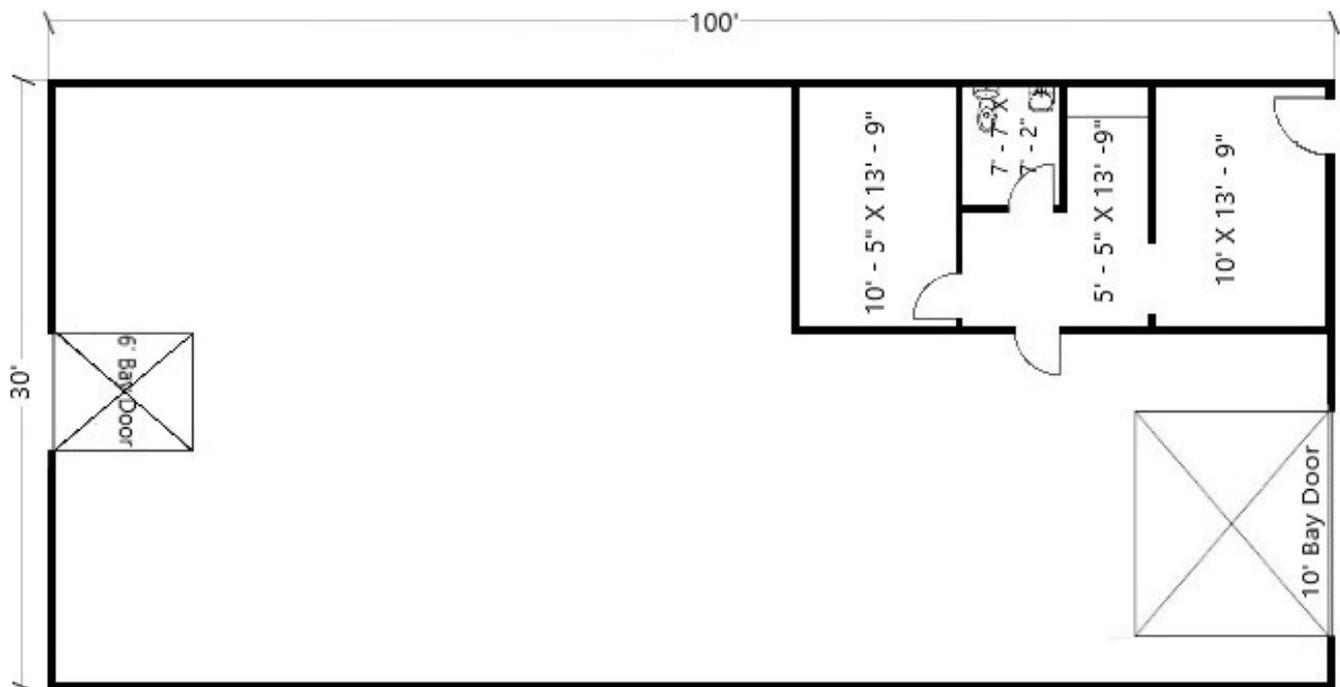
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BUILDING 14
7614 SAND STREET | FORT WORTH, TEXAS 76118

SUITE 7614 | 3,000 SF FOR LEASE

- 3,000 SF
- +/- 800 SF office
- One (1) grade level door
- One (1) bathroom
- 16'-20' clear height



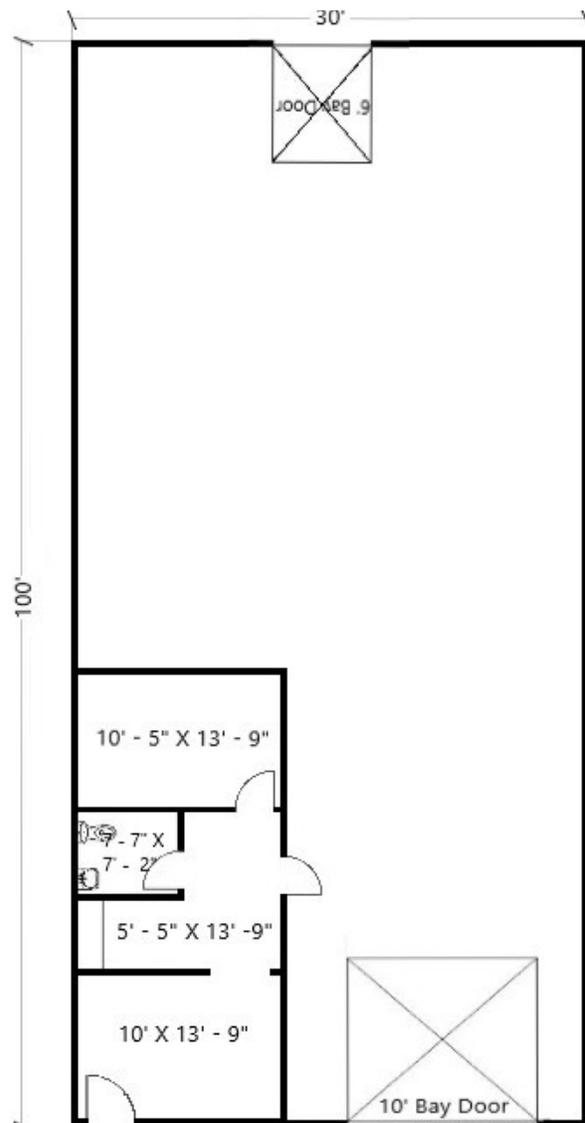
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BUSINESS PARK

BUILDING 14
7616 SAND STREET | FORT WORTH, TEXAS 76118

SUITE 7616 | 3,000 SF FOR LEASE

- 3,000 SF
- +/- 800 SF office
- One (1) grade level door
- One (1) bathroom
- 16'-20' clear height



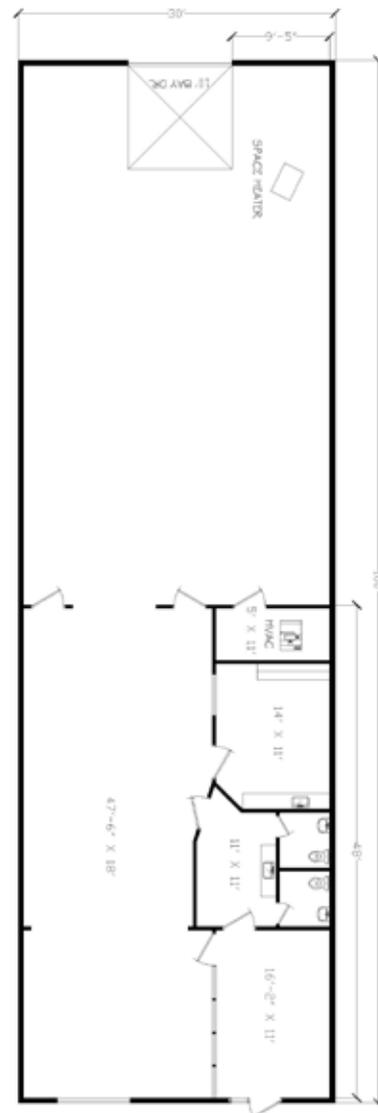
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BUILDING 21
2421 E LOOP 820 N | FORT WORTH, TEXAS 76118

SUITE 2421 | 3,000 SF FOR LEASE

- 3,000 SF
- +/- 1,440 SF office
- One (1) grade level door
- Two (2) bathrooms
- 16'-20' clear height



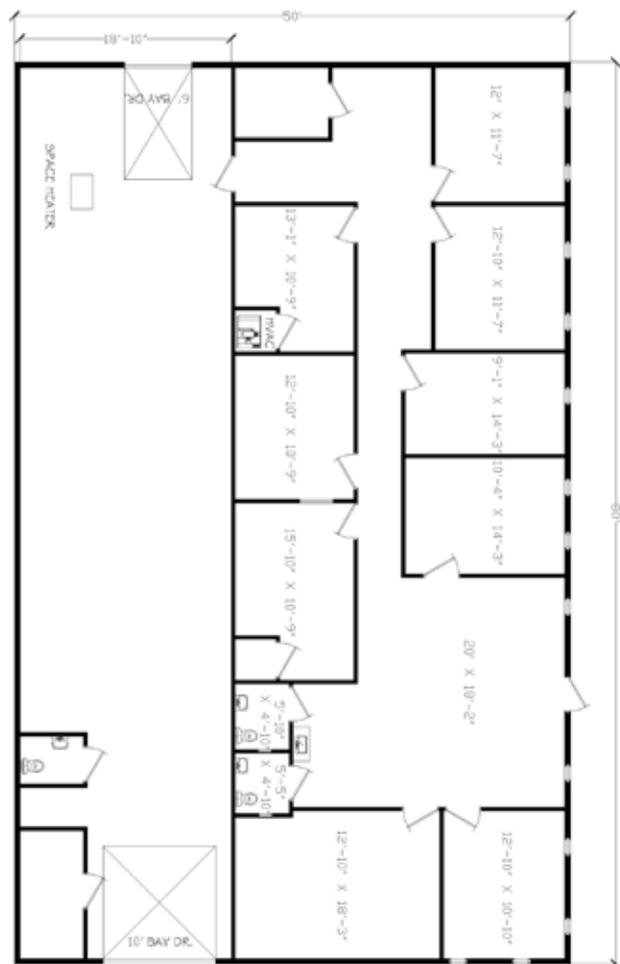
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BUSINESS PARK

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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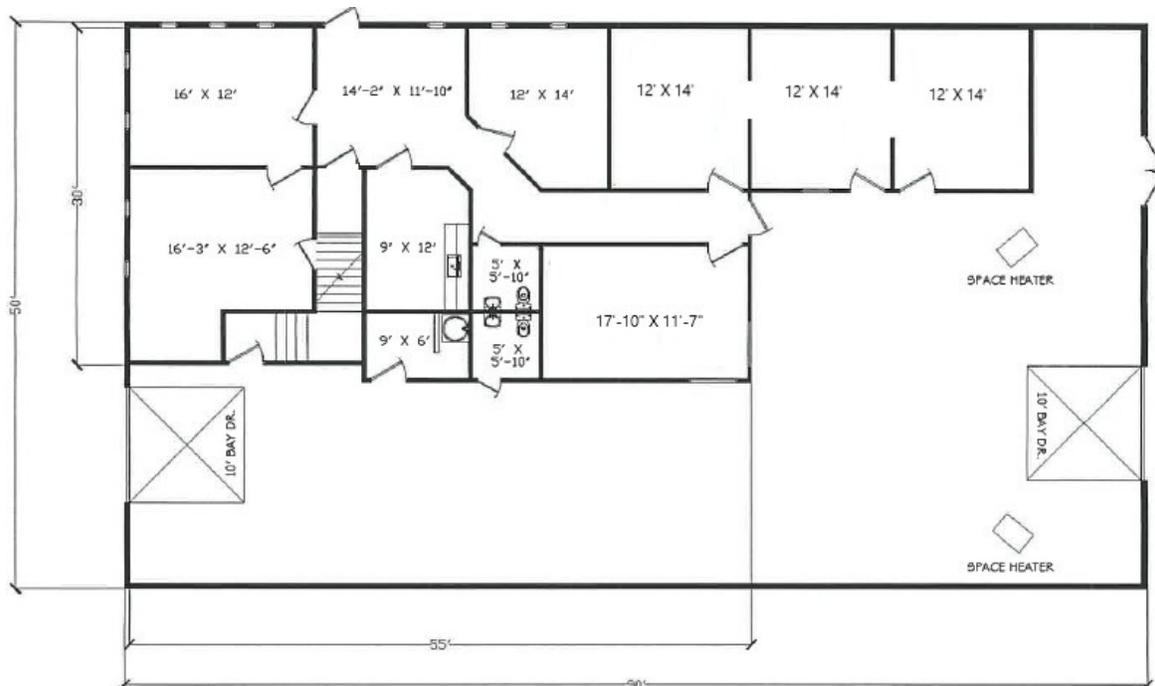
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BUILDING 17
7520 SAND STREET | FORT WORTH, TEXAS 76118

SUITE 7520 | 4,500 SF FOR LEASE

- 4,500 SF
- +/- 2,100 SF office
- Two (2) grade level doors
- Two (2) bathrooms
- 16'-20' clear height



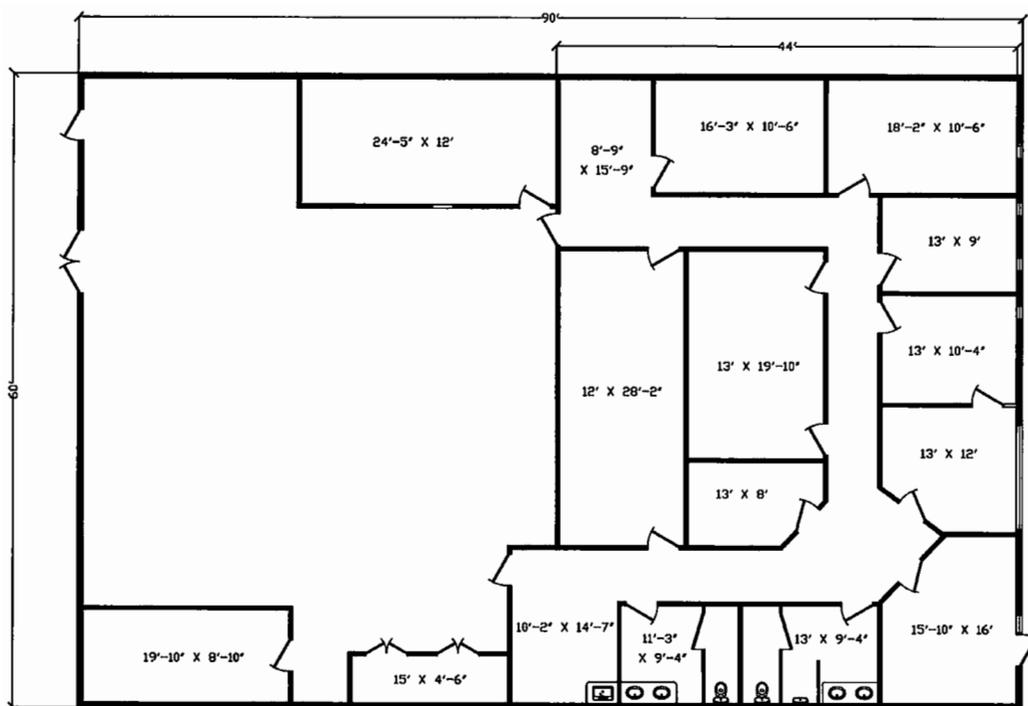
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BUILDING 18
2506 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 2506 | 5,400 SF FOR LEASE

- 5,400 SF
- +/- 5,400 SF office
- Two (2) bathrooms



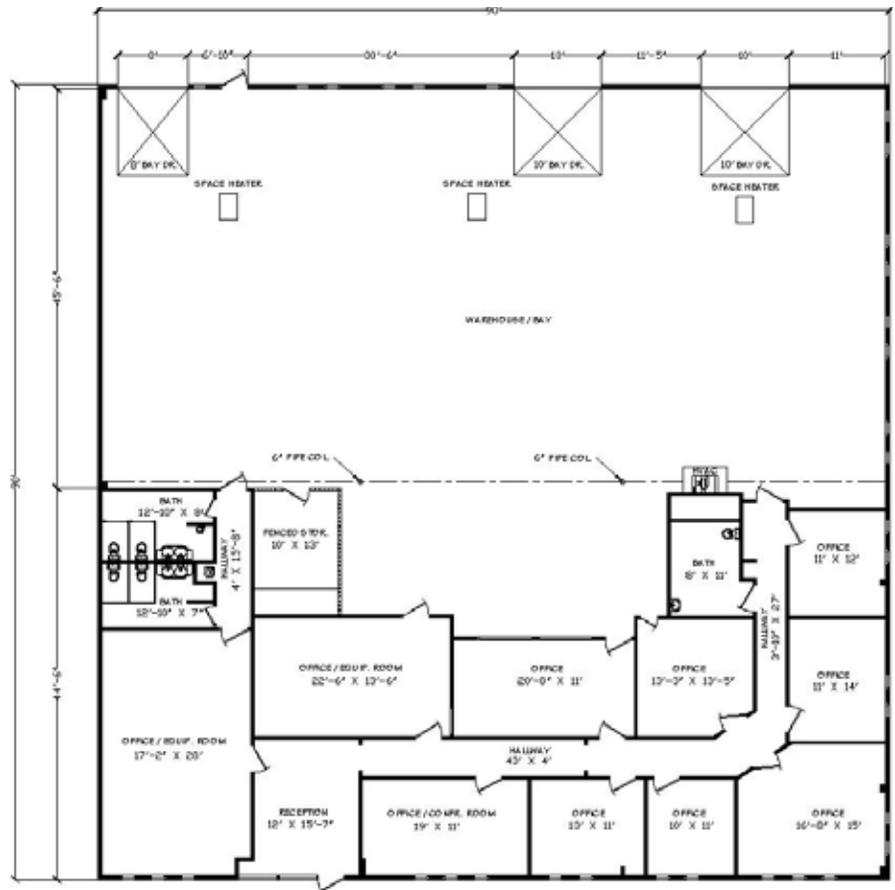
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BUILDING 4
2553 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 2553 | 8,100 SF FOR LEASE

- 8,100 SF
- +/- 2,747 SF office
- Three (3) grade level door
- Three (3) bathrooms
- 16' - 20' clear height



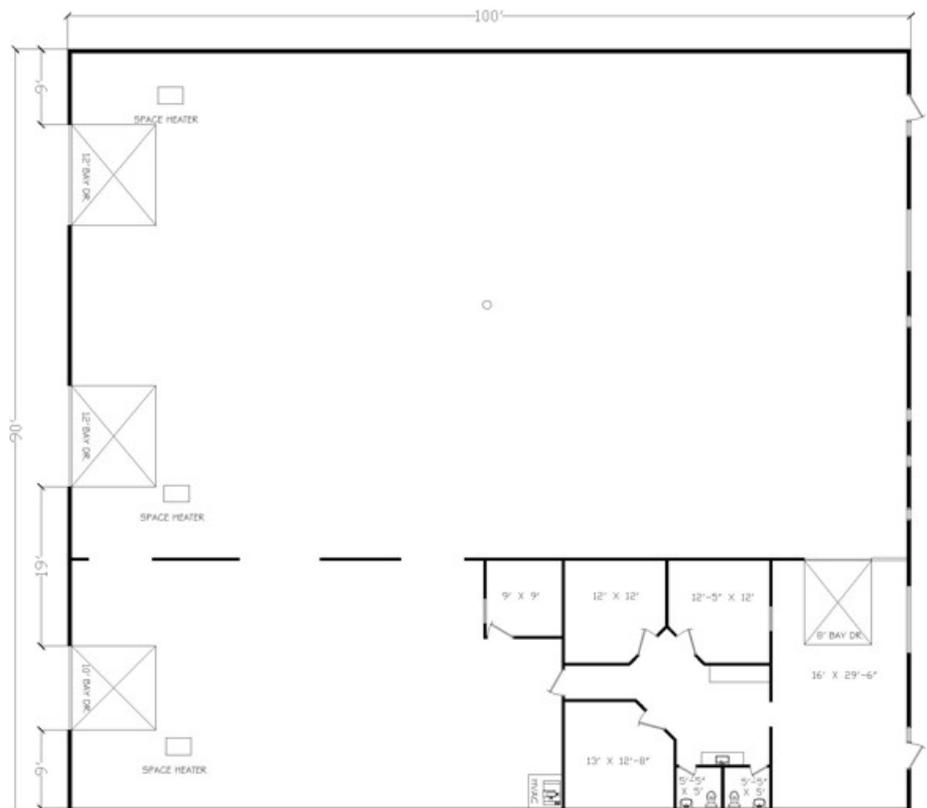
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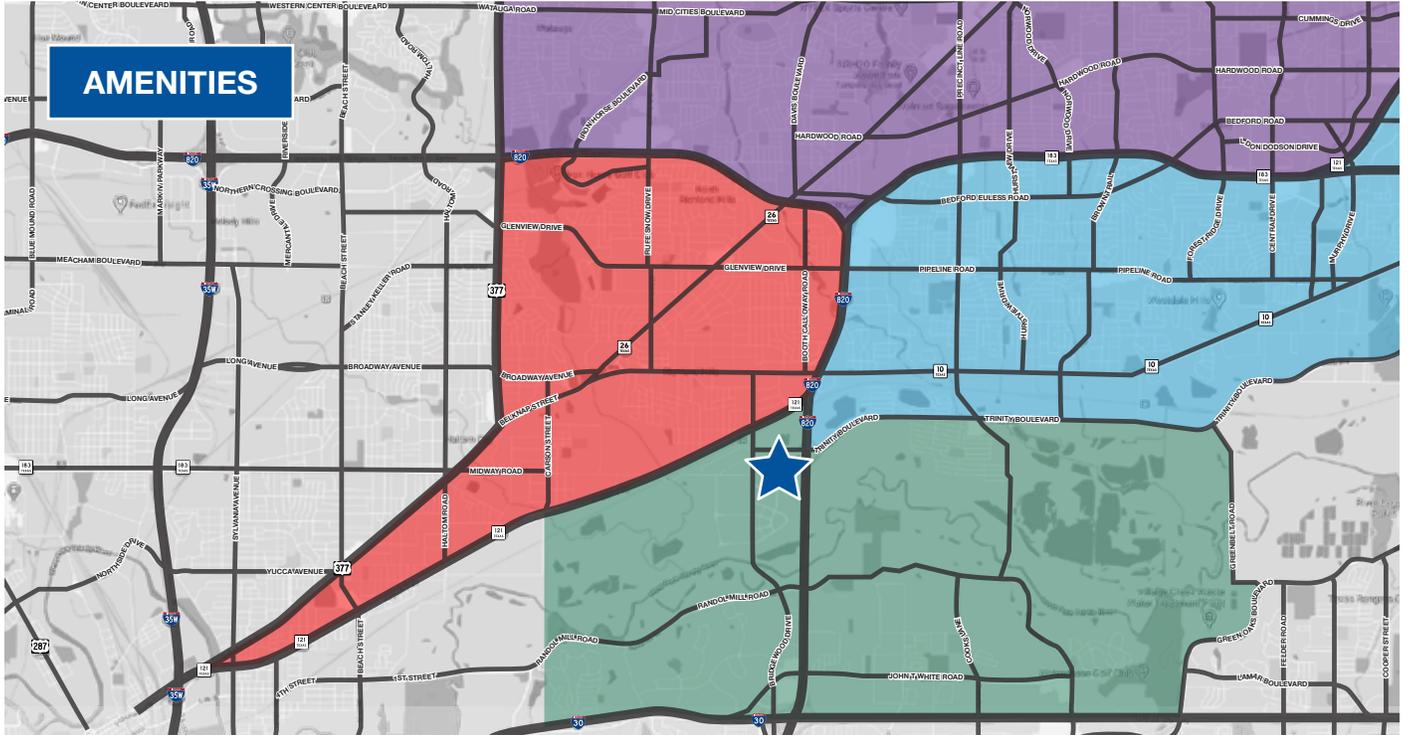
BUILDING 21
2423 E LOOP 820 N | FORT WORTH, TEXAS 76118

SUITE 2423 | 9,000 SF FOR LEASE

- 9,000 SF
- +/- 1,278 SF office
- Three (3) grade level doors
- Two (2) bathrooms
- 16' - 20' clear height



RIVERBEND BUSINESS PARK



- Academy Sports & Outdoors
- NRH20 Family Water Park
- Walmart Supercenter
- NYTEX Sports Centre
- 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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Holt Lunsford Commercial, Inc.	359505	hlunsford@holtlunsford.com	972.241.8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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