



INDUSTRIAL OFFICE & WAREHOUSE

FOR LEASE
2,500 - 7,500SF

PRESENTED BY:

GRACE RUBY
GRACE.RUBY@FORMATIONTX.COM
817.614.3717

ROBERT SAWYER, CCIM, SIOR
RSAWYER@FORMATIONTX.COM
817.368.6050

FORMATION REAL ESTATE LLC
2906 SE LOOP 820, SUITE G
FORT WORTH, TX 76140

820 BUSINESS PARK
2906 SE LOOP 820, FORT
WORTH, TX 76140



FORMATIONTX.COM





PROPERTY DESCRIPTION

Highly functional business park located near (2) major interstates Loop 820 (IH-20) and IH-35. Multiple suites available ranging from 2,000 SF - 7,500 SF with options for dock and ramp loading. Office / Warehouse mixes vary.

PROPERTY HIGHLIGHTS

- Excellent Access to 2 Interstates: IH-20 (Loop 820) & IH-35
- Ample Amenities Nearby
- Dock & Grade Level Overhead Doors
- Competitive Lease Rates
- On-Site Management Office

OFFERING SUMMARY

Lease Rate:	\$7.50 - 11.50 SF/yr (MG)
Available SF:	2,500 - 7,500 SF

SPACES	SPACE SIZE
2824 & 2826 SE Loop 820	4,000 SF
3120, 3122, & 3224 SE Loop 820	7,500 SF
3010 SE Loop 820	2,900 SF
2982 SE Loop 820	2,500 SF
2808-2810 SE Loop 820	4,000 SF
2742 SE Loop 820	2,500 SF



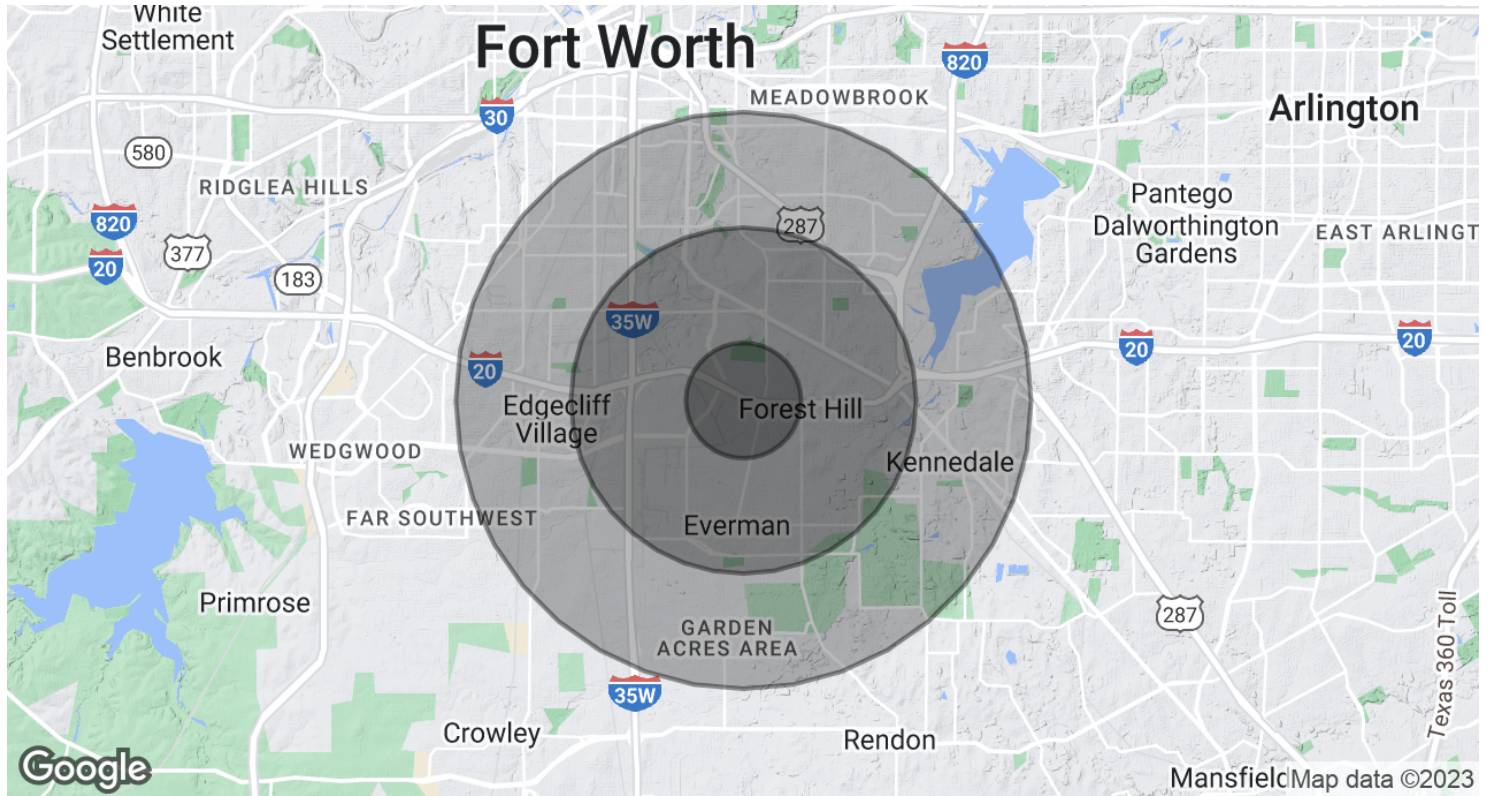
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,821	55,014	192,020
Average Age	35.6	33.1	32.1
Average Age (Male)	36.8	32.4	30.8
Average Age (Female)	34.5	33.2	33.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,660	17,879	64,634
# of Persons per HH	2.9	3.1	3.0
Average HH Income	\$47,100	\$50,500	\$55,247
Average House Value	\$261,451	\$159,192	\$180,795

* Demographic data derived from 2020 ACS - US Census



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CLIENT:
820 BUSINESS PARK
2906 SE LOOP 820, SUITE G
FORT WORTH, TX 76140
PH: (469) 835-7552

PROJECT:
**3122 SE LOOP 820
EXISTING CONDITION**
3122 SE LOOP 820, FORT
WORTH, TX 76140

SHEET TITLE:

AS-BUILT

NO.	REVISION/ISSUED	DATE

DRAWN BY: F. CANOURA

CHECKED BY:

DATE: 03-17-23

SCALE: AS NOTED

A1.0

01 OF 01



AS-BUILT FLOOR PLAN

SCALE: 3/16" = 1'-0"

CLIENT:
820 BUSINESS PARK
2906 SE LOOP 820, SUITE G
FORT WORTH, TX 76140
PH: (469) 835-7552

PROJECT:
**2982 SPACE
EXISTING CONDITION**
2982 SE LOOP 820, FORT
WORTH, TX 76140

SHEET TITLE:

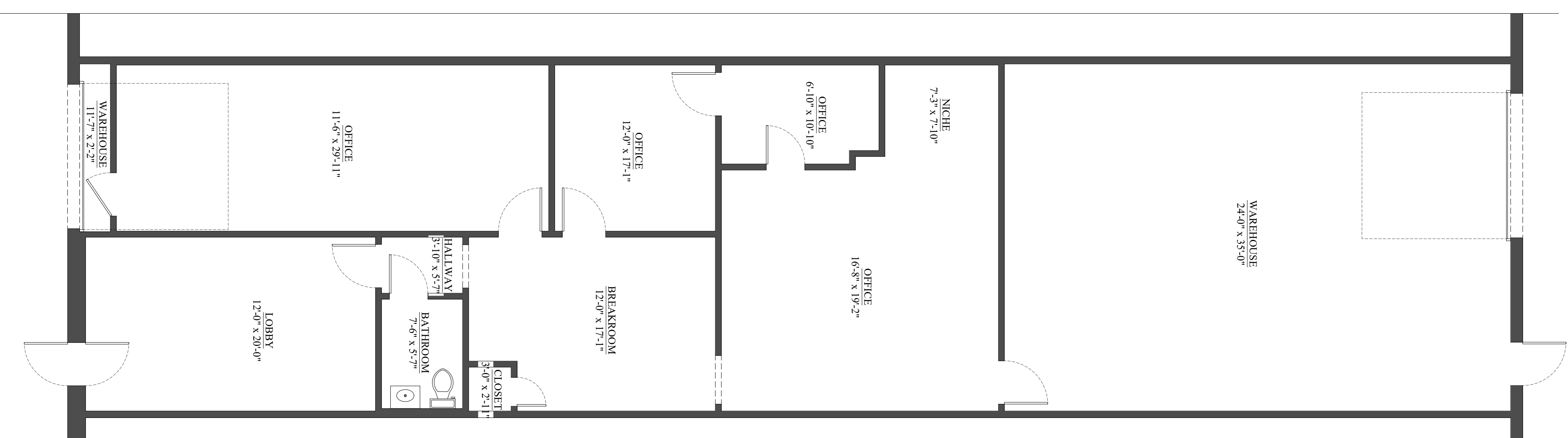
AS-BUILT

NO.	REVISION/ISSUED	DATE

DRAWN BY: F. CANOURA
CHECKED BY:
DATE: 06-30-22
SCALE: AS NOTED

A1.0

01 OF 01



AS-BUILT FLOOR PLAN

SCALE: 3/16" = 1'-0"

CLIENT:
820 BUSINESS PARK
2906 SE LOOP 820, SUITE G
FORT WORTH, TX 76140
PH: (469) 835-7552

PROJECT:
**3010 SPACE
EXISTING CONDITION**
3010 SE LOOP 820, FORT
WORTH, TX 76140

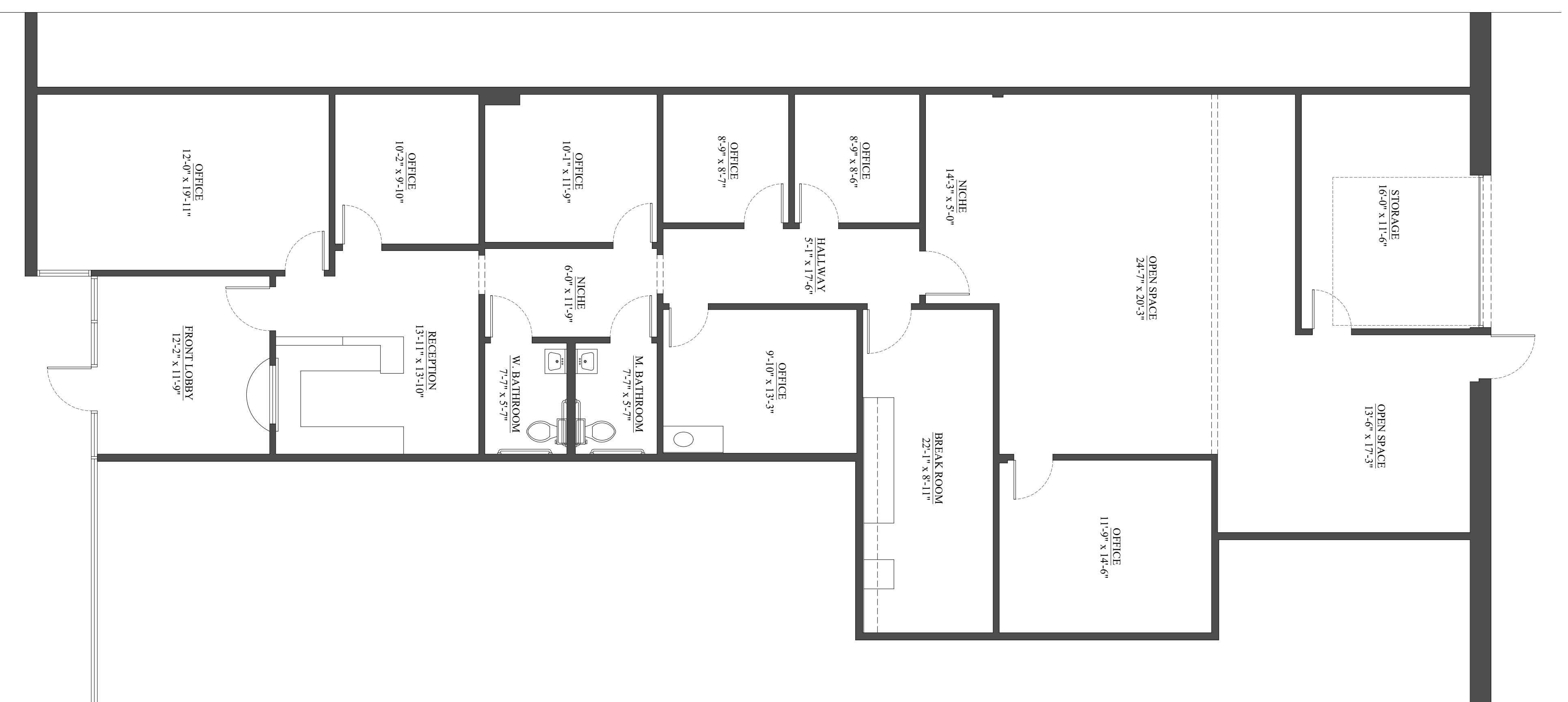
SHEET TITLE:
AS-BUILT

NO.	REVISION/ISSUED	DATE

DRAWN BY: F. CANOURA
CHECKED BY:
DATE: 03-20-23
SCALE: AS NOTED

A1.0

01 OF 01



AS-BUILT FLOOR PLAN

SCALE: 3/16" = 1'-0"

NO.	REVISION/ISSUED	DATE



AS-BUILT FLOOR PLAN

SCALE: 1/4" = 1'-0"

CLIENT:
820 BUSINESS PARK
2906 SE LOOP 820, SUITE G
FORT WORTH, TX 76140
PH: (469) 835-7552

PROJECT:
**2742 SE LOOP 820
EXISTING CONDITION**
2742 SE LOOP 820, FORT
WORTH, TX 76140

SHEET TITLE:

AS-BUILT

NO.	REVISION/ISSUED	DATE

DRAWN BY: F. CANOURA

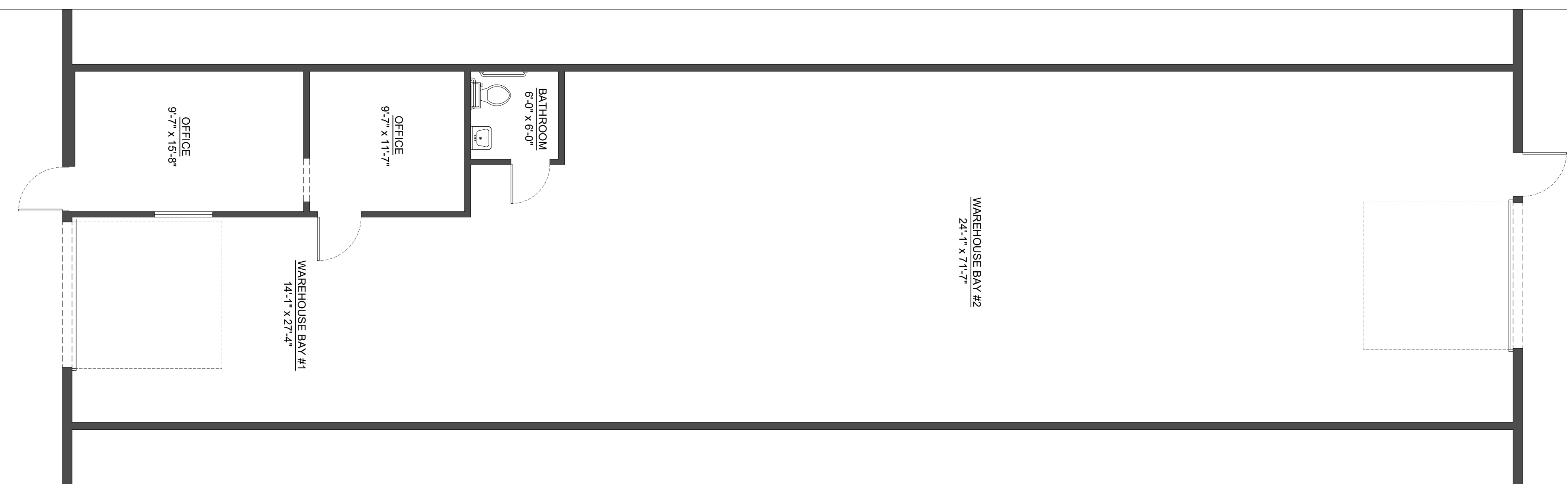
CHECKED BY:

DATE: 03-17-23

SCALE: AS NOTED

A1.0

01 OF 01



AS-BUILT FLOOR PLAN

SCALE: 3/16" = 1'-0"

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): HOLDERS:

- 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 other 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - ny 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.

Formation Real Estate, LLC	9004385	rsawyer@formationtx.com	(817) 368-6050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License #	Email	Phone
Robert Sawyer	578726	rsawyer@formationtx.com	(817) 368-6050
Designated Broker Firm	License #	Email	Phone
John Jinks	603059	jjinks@formationtx.com	(512) 791-7329
Licensed Supervisor of Sales Agent/Associate	License #	Email	Phone
David Barber	457259	dbarber@formationtx.com	(817) 366-7386
Sales Agent/Associate's Name	License #	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date