

Bill Ford
COMMERCIAL

FOR SALE OR LEASE

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**STRATEGICALLY LOCATED NEAR US HIGHWAY 377 WITH FLEXIBLE SPACE FOR
INDUSTRIAL, DISTRIBUTION, AND BUSINESS OPERATIONS**

BILL FORD
817-456-8153

Investment Summary:

5133 Pyramid Blvd, Fort Worth, Tarrant, Texas 76126

5133 Pyramid Blvd presents a compelling opportunity for investors, owner-users, and tenants seeking a flexible industrial asset in the Fort Worth market. The property features a functional combination of warehouse and office space suitable for a variety of industrial operations, including distribution, warehousing, light manufacturing, contractor services, and logistics. Strategically located near US Highway 377, the property provides convenient access to major transportation corridors throughout Parker and Hood Counties and the Dallas-Fort Worth Metroplex. Offered for sale or lease, this versatile facility delivers operational flexibility and long-term value in one of North Texas' strongest industrial markets.

Selling Points:

For Sale or Lease – Offers flexibility for owner-users, investors, and tenants seeking industrial space in a growing market.

Flex Industrial Configuration – Functional combination of warehouse and office space designed to support a variety of business operations

Strategic Fort Worth Location – Positioned within one of North Texas' most active industrial markets with access to a strong labor and customer base.

Convenient Access to US Highway 377– Provides efficient connectivity to major transportation routes throughout Tarrant County and the DFW Metroplex.

Versatile Industrial Uses – Suitable for warehousing, distribution, light manufacturing, contractor services, logistics, and storage operations.

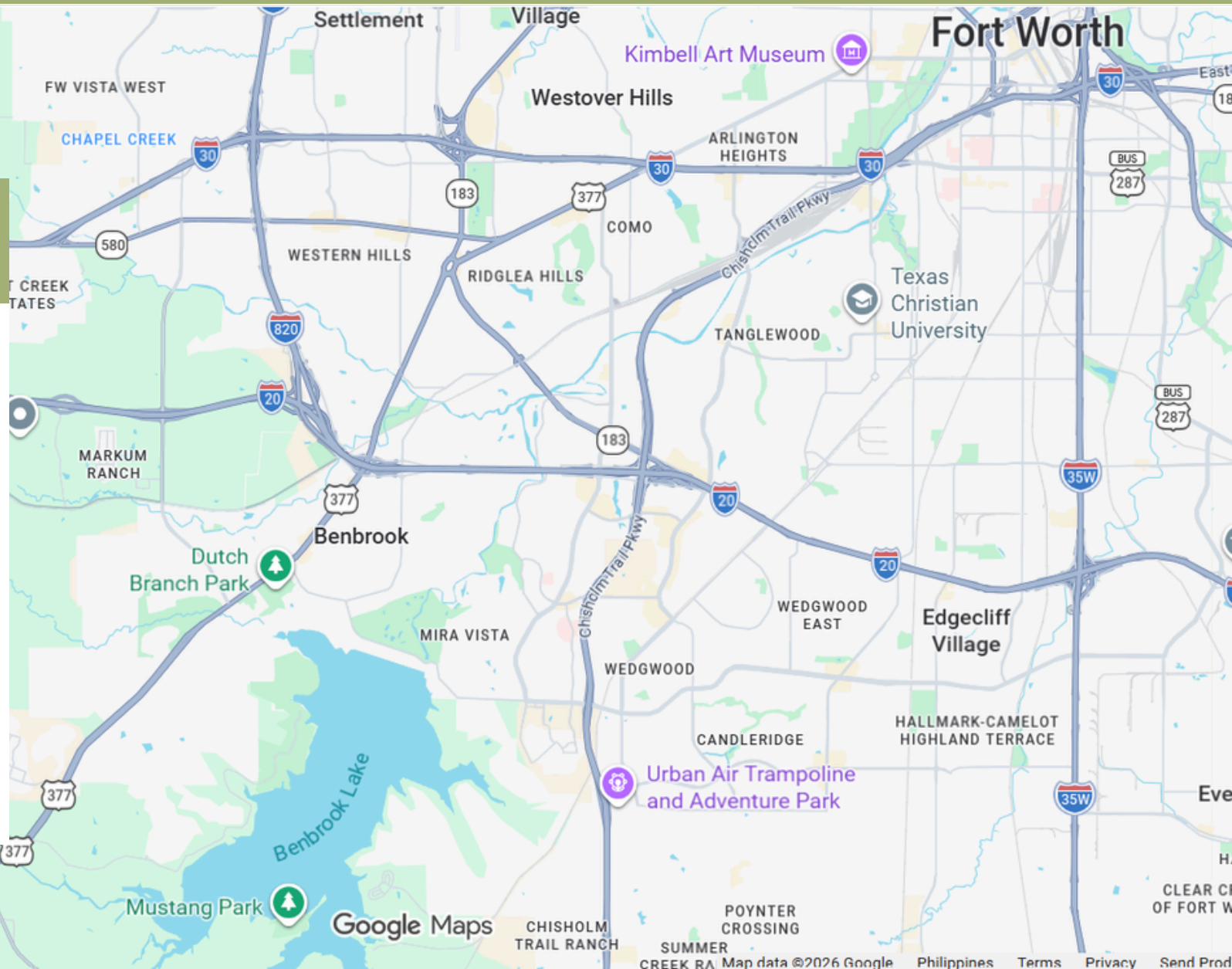
DFW Market Access – Benefit from proximity to one of the nation's fastest-growing regions and a major hub for commerce, logistics, and business growth.





LOCAL PROXIMITY ATTRACTIONS

- US Highway 377 ~ less than 1 mile
- Loop 820 ~7 miles
- Downtown Fort Worth ~12 miles
- Fort Worth Meacham International Airport ~ 24 miles
- Interstate 35W ~ 12 miles
- Dallas/Fort Worth International Airport (DFW) ~ 44 miles
- Alliance Texas Logistics Hub ~ 36 miles



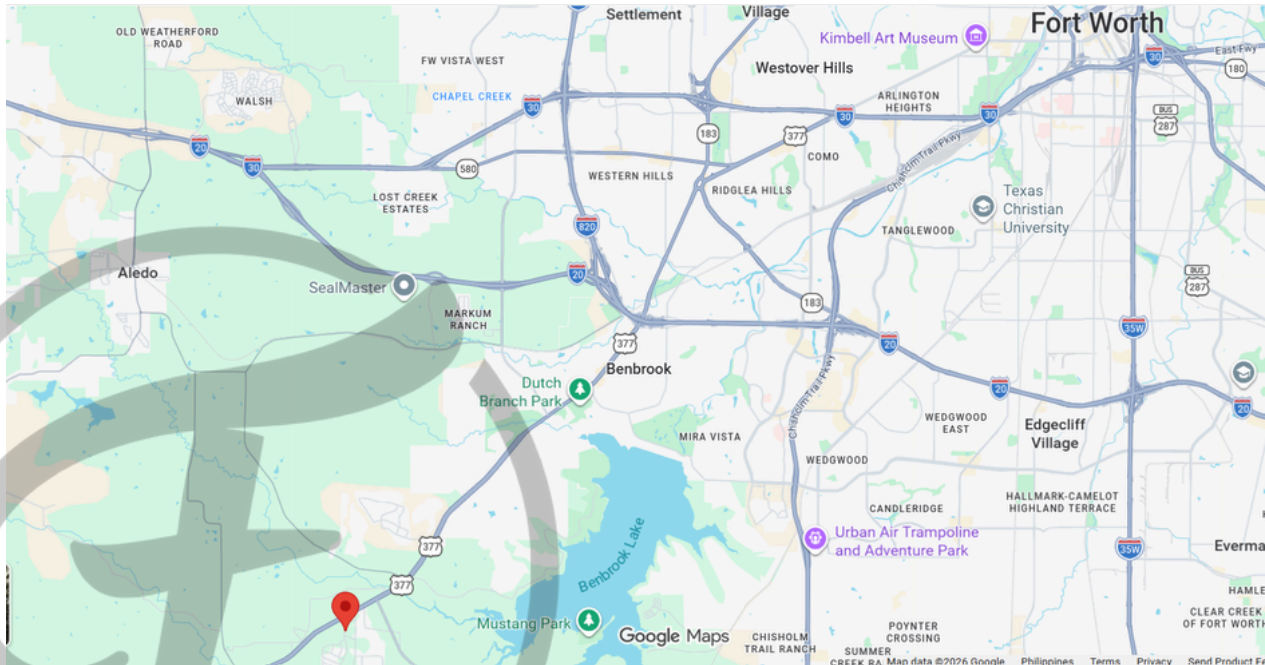
TRAFFIC AND ACCESSIBILITY STATISTICS

Strategic Highway Access

Convenient proximity to US Highway 377 provides efficient connectivity for employees, customers, suppliers, and delivery vehicles

Regional DFW Connectivity

Well-positioned to access major business centers, industrial hubs, and transportation corridors throughout the Dallas-Fort Worth Metroplex.



Efficient Distribution Access

The property's location supports streamlined logistics, warehousing, and distribution operations with access to key regional routes.

Business-Friendly Location

Situated within a growing Fort Worth industrial corridor that supports a wide range of commercial and industrial operations.

Strong Market Position

Located in one of North Texas' most active industrial markets, benefiting from continued economic and commercial growth.

Industrial Corridor Location

Positioned within an established industrial area with access to workforce, suppliers, and regional transportation networks

Positioned in One of America's Fastest-Growing Markets

Fort Worth continues to be one of the most dynamic and business-friendly cities in the United States, attracting companies across a wide range of industries. The city's strong economic foundation, growing population, and strategic location within the Dallas-Fort Worth Metroplex have fueled significant commercial and industrial development. Businesses benefit from a diverse economy supported by manufacturing, logistics, aerospace, healthcare, technology, and professional services.

As part of the nation's fourth-largest metropolitan area, Fort Worth provides access to a robust transportation network that includes major highways, rail infrastructure, and international air transportation. The region's connectivity allows companies to efficiently move goods, reach customers, and access a highly skilled workforce. This transportation advantage has made North Texas a preferred destination for distribution, warehousing, and industrial operations.

The continued growth of the Dallas-Fort Worth region has contributed to strong demand for industrial real estate, making properties like 5133 Pyramid Blvd attractive to owner-users, investors, and tenants alike. With its strategic location, expanding economy, and long-term development outlook, Fort Worth offers businesses an environment where they can establish operations, support future growth, and capitalize on one of the strongest markets in the country.

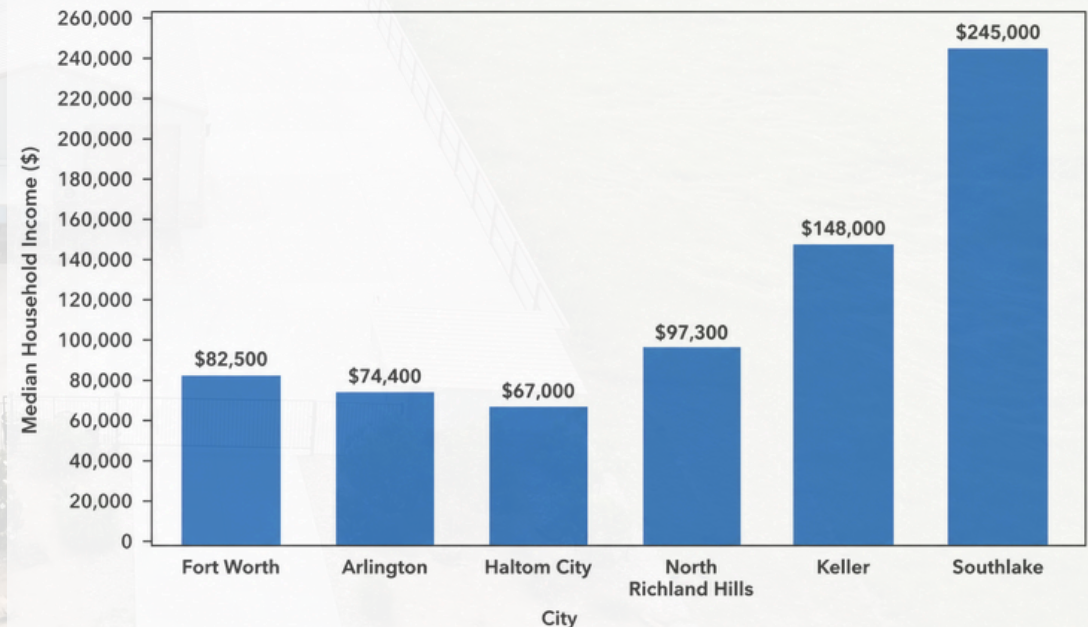
Population:

Fort Worth is home to more than 1 million residents, making it one of the largest and fastest-growing cities in the United States. The broader Dallas-Fort Worth Metroplex exceeds 8 million residents, providing businesses with access to a substantial workforce and consumer base.

Median Age:

The median age in Fort Worth is approximately 33.6 years, reflecting a young, active, and growing workforce that supports a diverse economy across industrial, logistics, manufacturing, technology, healthcare, and professional service sectors.

Median Household Income Comparison – Fort Worth & Neighboring Cities (2025 Est.)



Source: U.S. Census Bureau, American Community Survey (ACS) 2023 5-Year Estimates and regional demographic projections.

DISCLOSURE:

The information provided regarding this property is deemed reliable but not guaranteed. Prospective buyers are advised to independently verify all details, including zoning, property dimensions, permitted uses, utility access, and any other relevant factors affecting the property.

The property's proximity to major highways, nearby businesses, and local attractions may be subject to changes beyond the seller's control. Buyers are encouraged to conduct their own due diligence to confirm the suitability of the property for their intended purpose.

Any future development, construction, or usage plans should comply with applicable ordinances, zoning regulations, and permits required Tarrant County.

Note: All offers are subject to seller review and acceptance. The property is being sold "as-is," with no expressed or implied warranties beyond what is provided in the final sale agreement.

For questions or to schedule a property viewing, please contact the listing agent.

EXCLUSIVELY LISTED BY:

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER) AND/OR LANDLORD: An owner's agent through an agreement with the owner, usually in a written listing 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 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:

- 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
- 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally;

and
The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<i>Exp Commercial, LLC</i>	<i>9010212</i>	<i>tx.broker@expcommercial.com</i>	<i>855-450-0324</i>
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<i>William E Ford III</i>	<i>827317</i>	<i>william.ford@expcommercial.com</i>	<i>(817) 456-8153</i>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date