

# RIVERBEND

## BUSINESS PARK

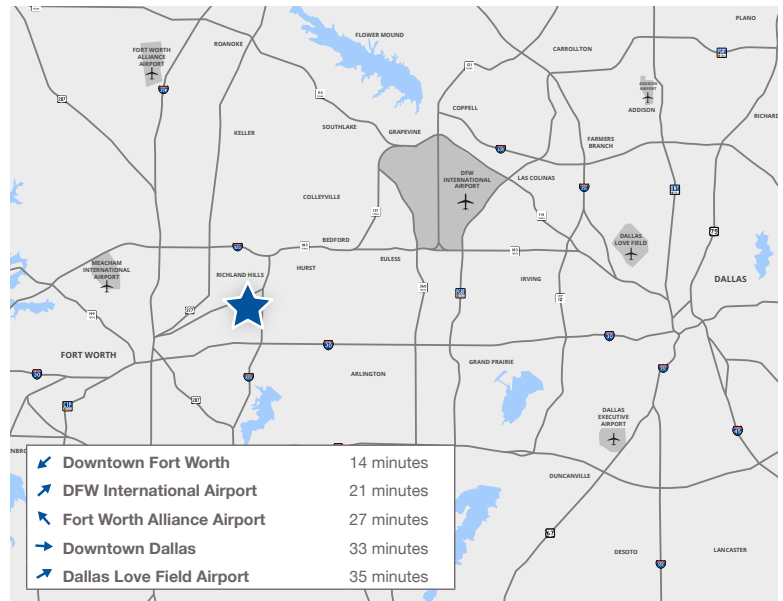
### TEXAS' PREMIER BUSINESS PARK



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  
gfleitz@holtlunsford.com

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### 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



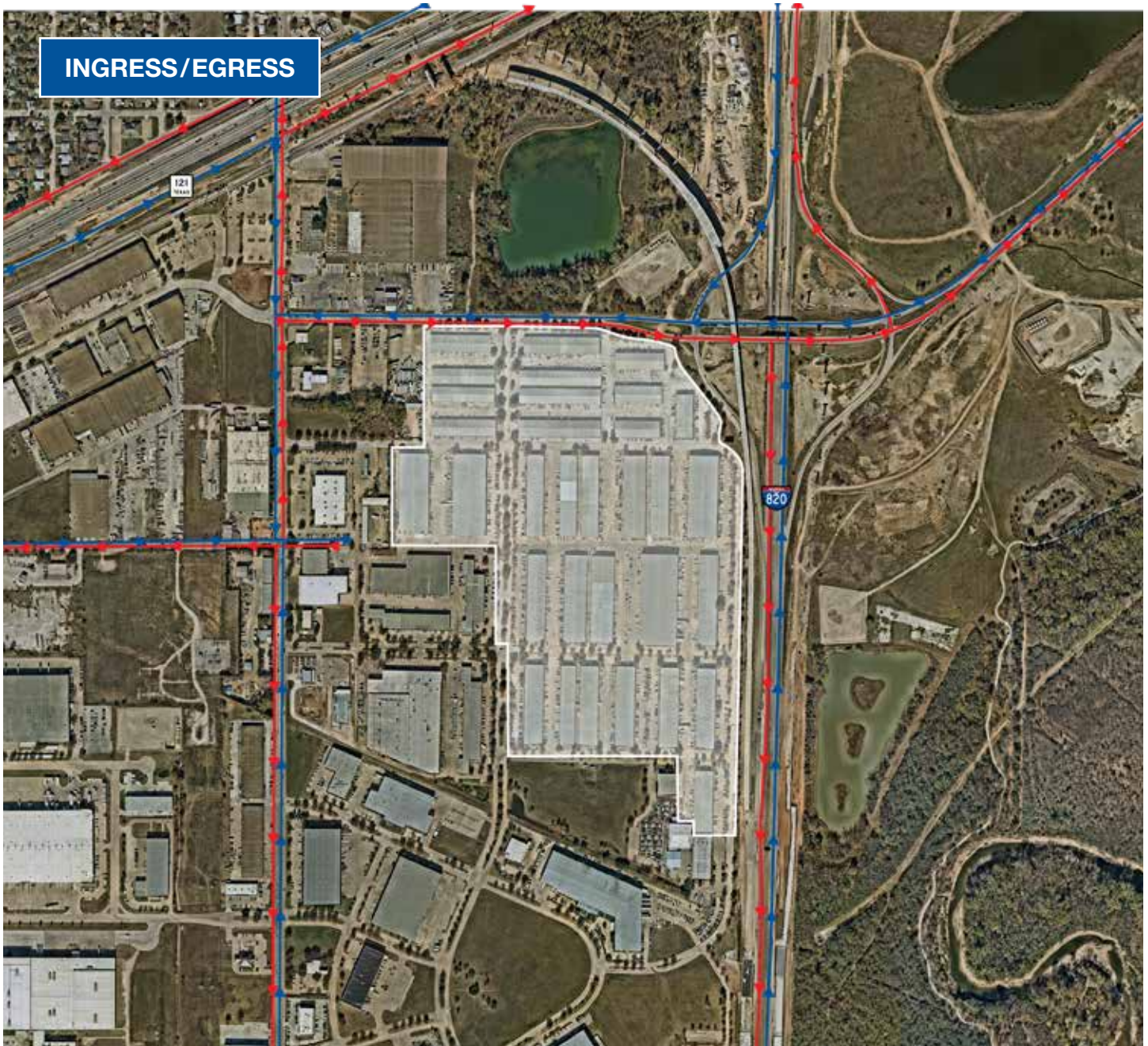
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## BUSINESS PARK



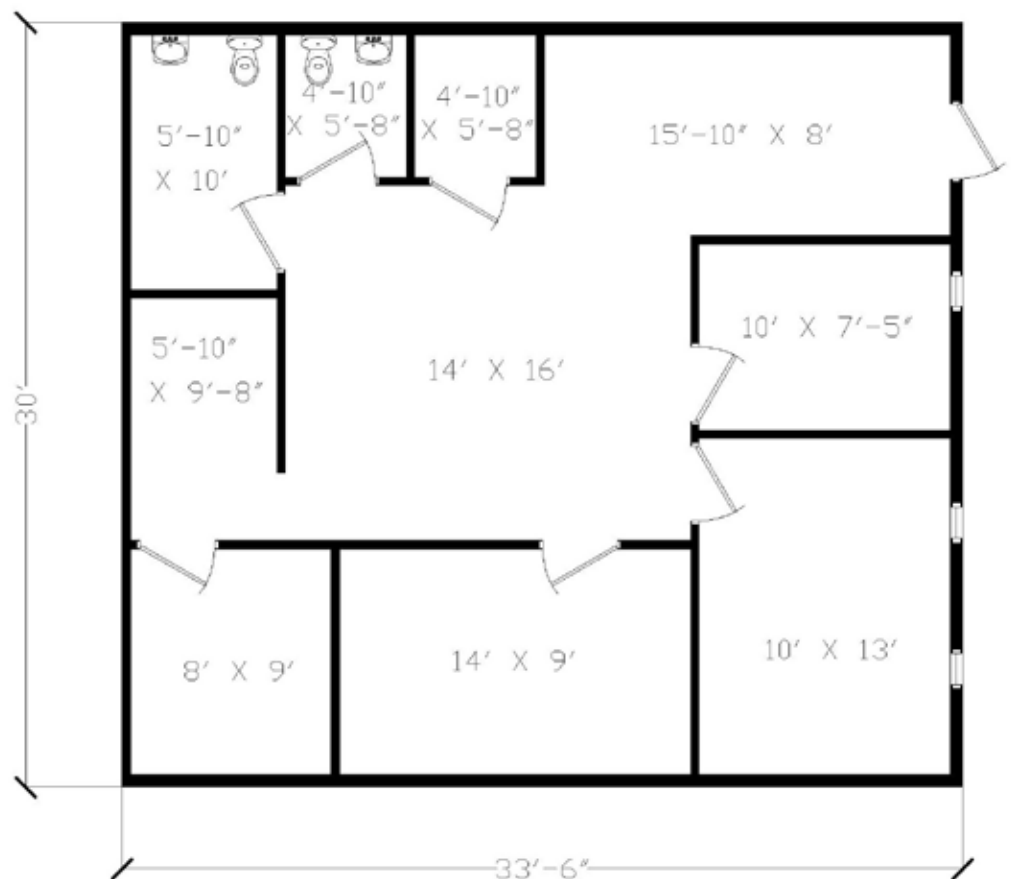
# RIVERBEND

## BUSINESS PARK

**BUILDING 27**  
**7648 PEBBLE DRIVE | FORT WORTH, TEXAS 76118**

### **SUITE 7648 | 1,000 SF FOR LEASE**

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



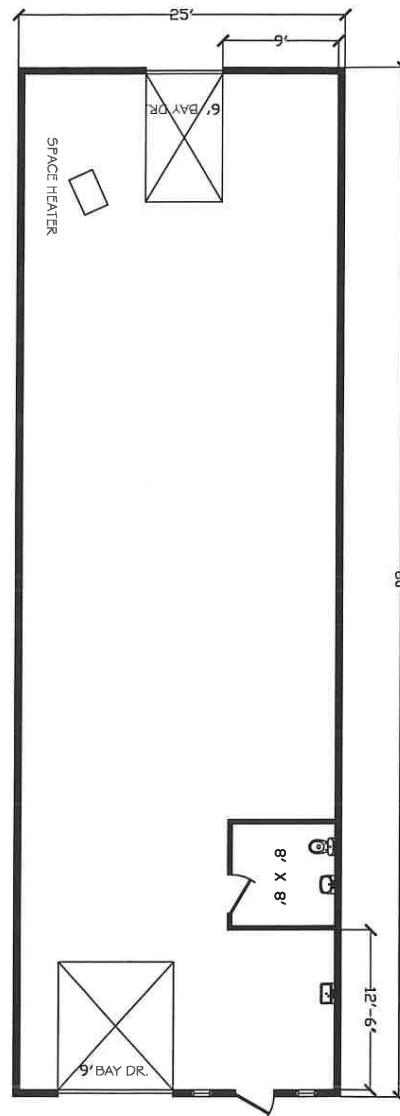
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## BUSINESS PARK

**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 January 1, 2026





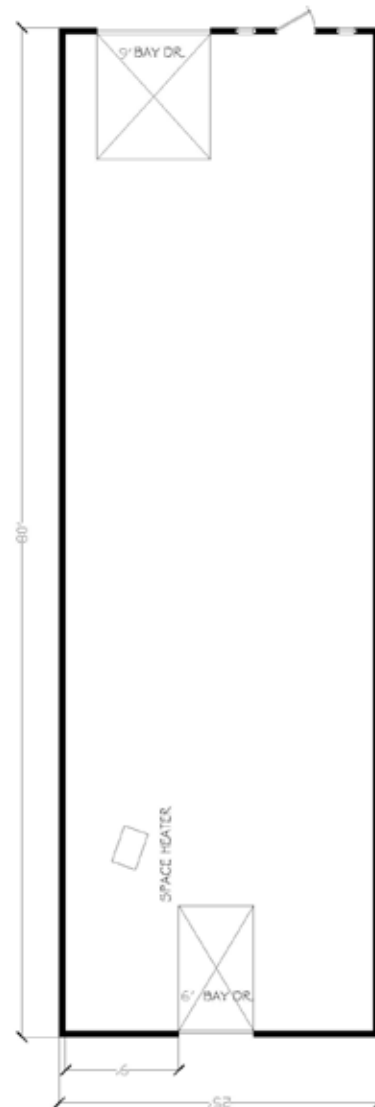
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## BUSINESS PARK

**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 January 1, 2026



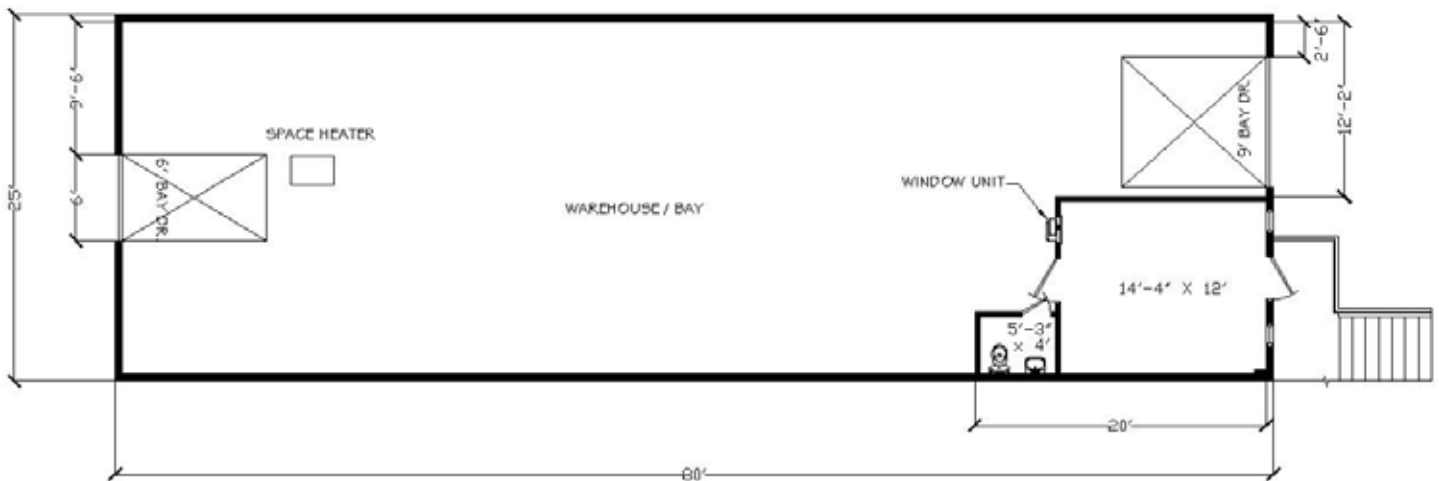
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## BUSINESS PARK

**BUILDING 7**  
**2630 GRAVEL DRIVE | FORT WORTH, TEXAS 76118**

### **SUITE 2630 | 2,000 SF FOR LEASE**

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



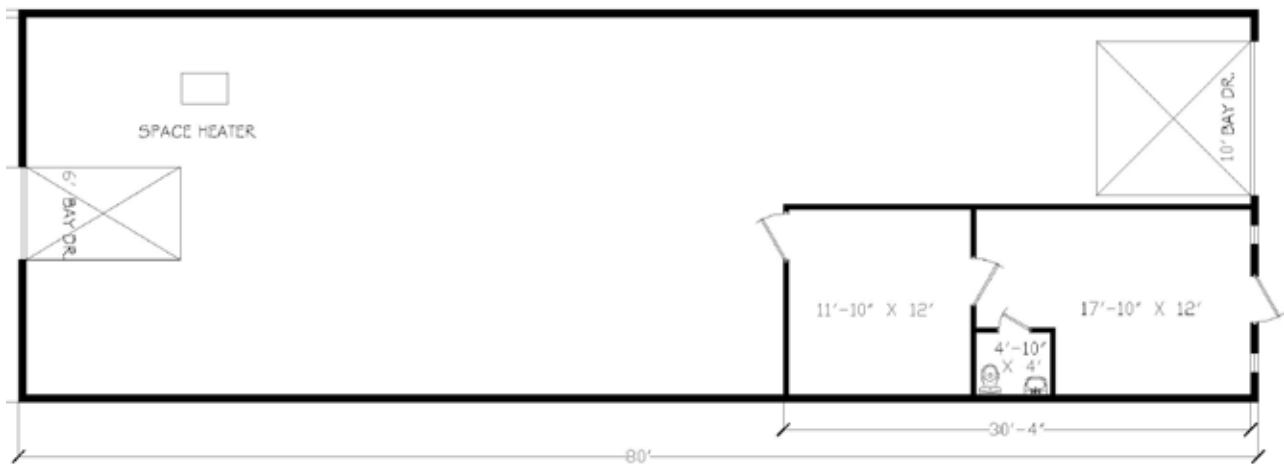
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## BUSINESS PARK

**BUILDING 2**  
**2647 GRAVEL DRIVE | FORT WORTH, TEXAS 76118**

### **SUITE 2647 | 2,000 SF FOR LEASE**

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



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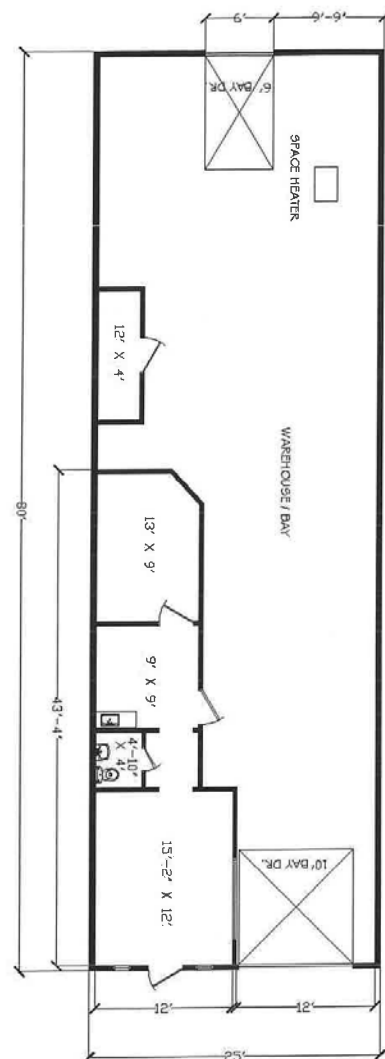
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## BUSINESS PARK

**BUILDING 2**  
**2651 GRAVEL DRIVE | FORT WORTH, TEXAS 76118**

### **SUITE 2651 | 2,000 SF FOR LEASE**

- 2,000 SF
- +/- 516 SF office
- One (1) grade level door
- One (1) bathroom
- 16'-20' clear height



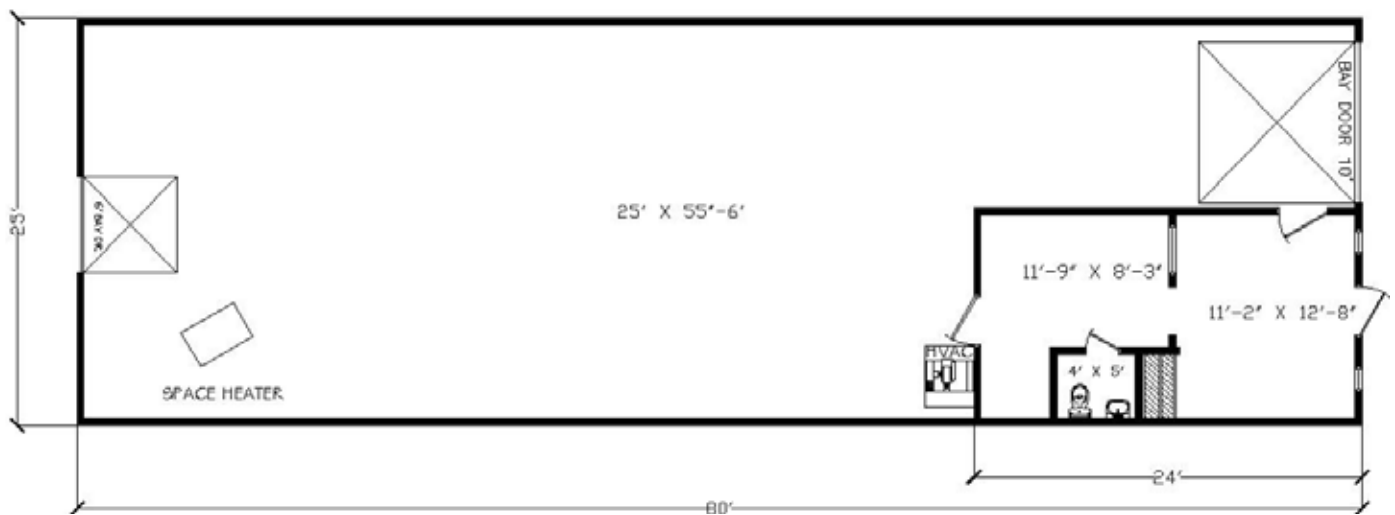
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## BUSINESS PARK

**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



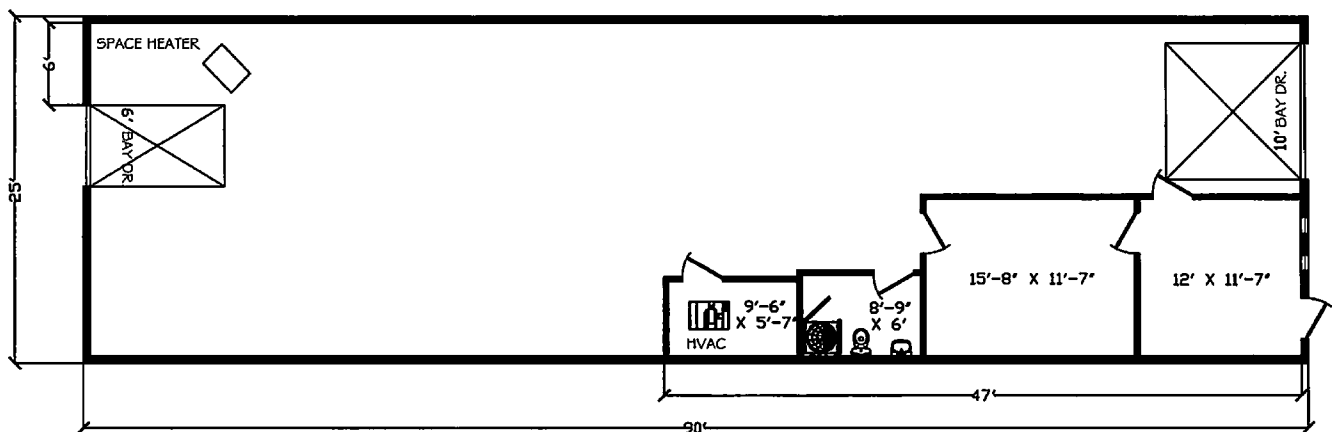
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## BUSINESS PARK

**BUILDING 17**  
**7544 SAND STREET | FORT WORTH, TEXAS 76118**

### **SUITE 7544 | 2,250 SF FOR LEASE**

- 2,250 SF
- 319 SF office
- One (1) grade level door
- One (1) bathroom
- 16'-20' clear height



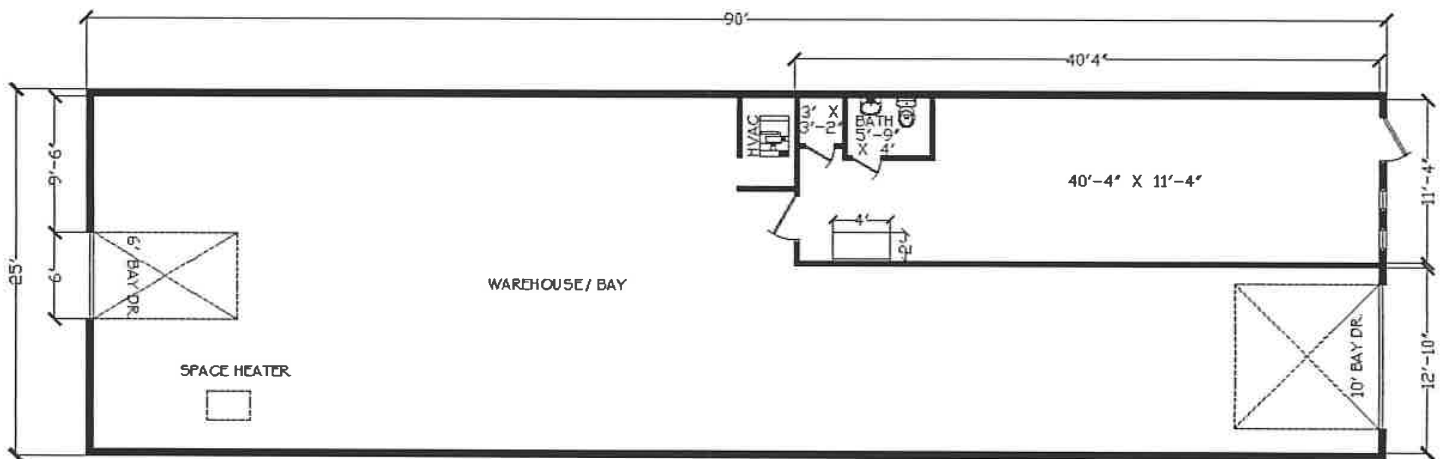
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## BUSINESS PARK

**BUILDING 17**  
**7522 SAND STREET | FORT WORTH, TEXAS 76118**

### SUITE 7522 | 2,250 SF FOR LEASE

- 2,250 SF
- +/- 457 SF office
- One (1) grade level door
- One (1) bathroom
- 16'-20' clear height



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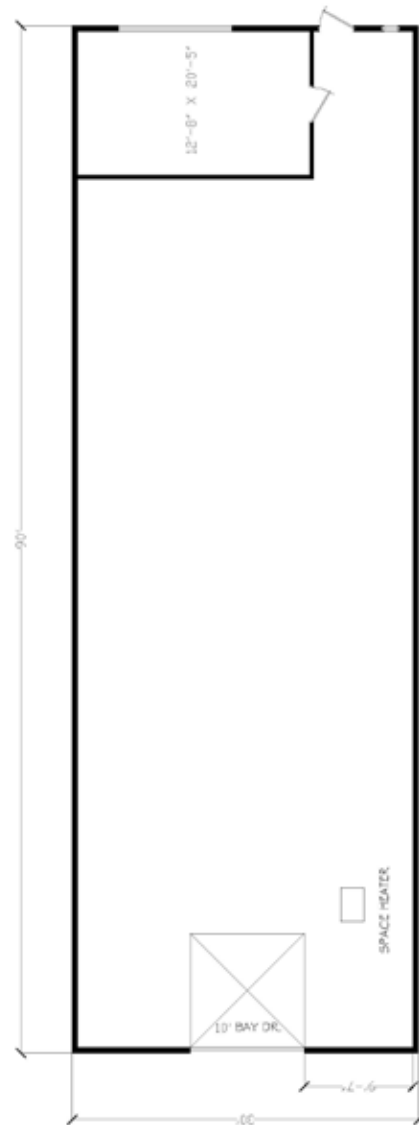
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## BUSINESS PARK

**BUILDING 8**  
**2568 GRAVEL DRIVE | FORT WORTH, TEXAS 76118**

### **SUITE 2568 | 2,700 SF FOR LEASE**

- 2,700 SF
- 254 SF office
- One (1) grade level door
- One (1) bathroom
- 16'-20' clear height



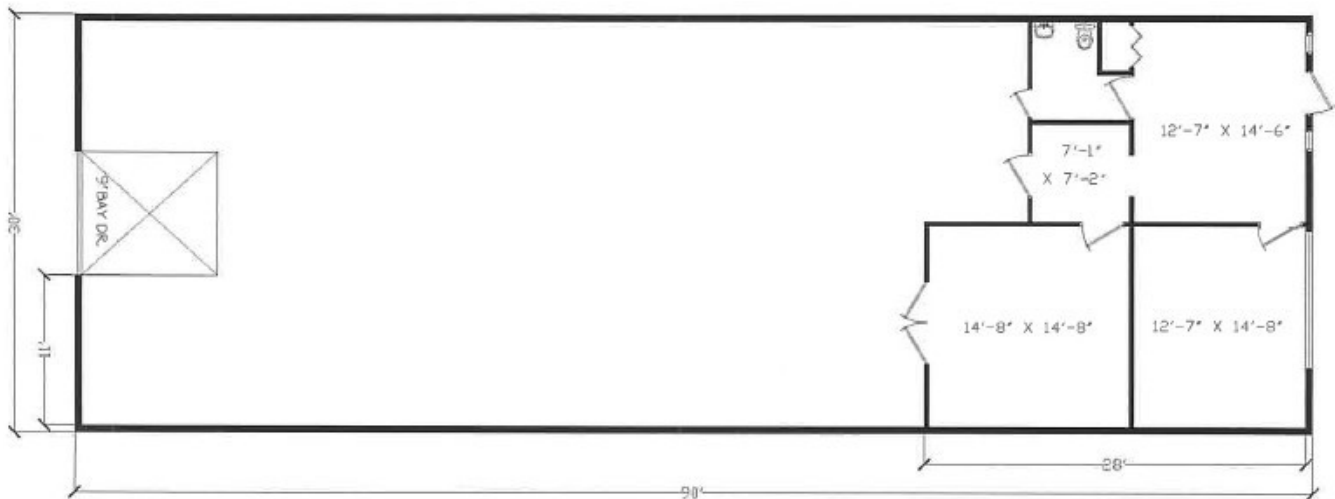
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## BUSINESS PARK

**BUILDING 1**  
**2665 GRAVEL DRIVE | FORT WORTH, TEXAS 76118**

### **SUITE 2665 | 2,700 SF FOR LEASE**

- 2,700 SF
- 628 SF office
- One (1) dock high door
- One (1) bathroom
- 16'-20' clear height



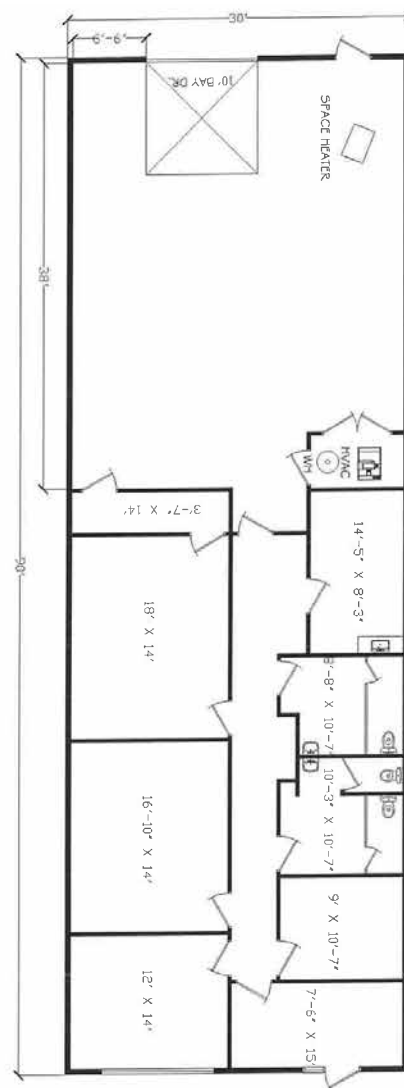
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## BUSINESS PARK

**BUILDING 18**  
**2512 GRAVEL DRIVE | FORT WORTH, TEXAS 76118**

### SUITE 2512 | 2,700 SF FOR LEASE

- 2,700 SF
- +/- 1,560 SF office
- One (1) grade level door
- Two (2) bathrooms
- 16'-20' clear height



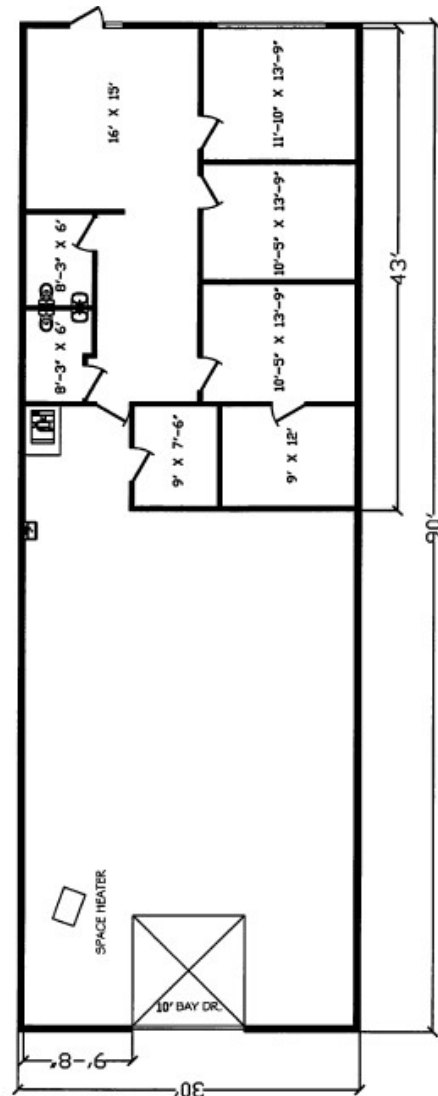
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## BUSINESS PARK

**BUILDING 18**  
**2504 GRAVEL DRIVE | FORT WORTH, TEXAS 76118**

### SUITE 2504 | 2,700 SF FOR LEASE

- 2,700 SF
- 1,196 SF Office
- One (1) grade level door
- Two (2) bathrooms
- 16'-20' clear height





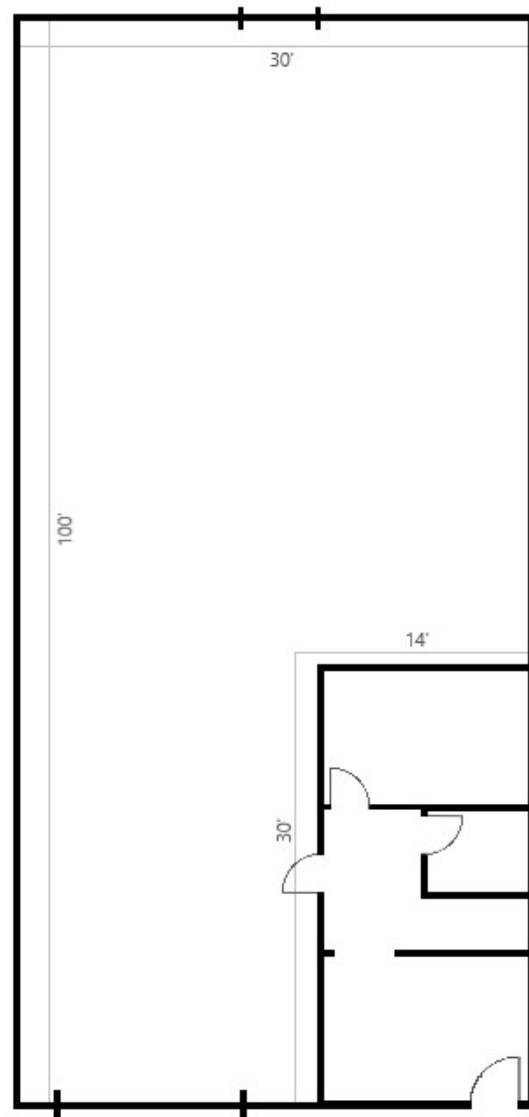
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## BUSINESS PARK

**BUILDING 14**  
**7610 SAND STREET | FORT WORTH, TEXAS 76118**

### **SUITE 7610 | 3,000 SF FOR LEASE**

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





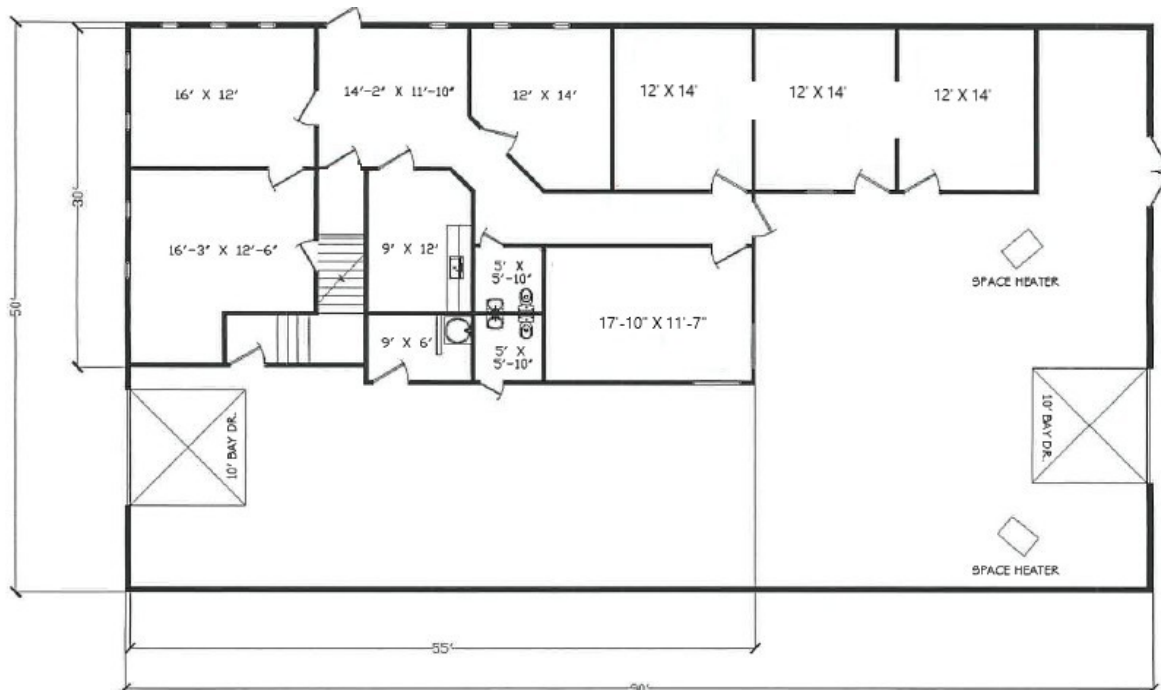
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## BUSINESS PARK

**BUILDING 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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## BUSINESS PARK

**BUILDING 18**  
**2502 GRAVEL DRIVE | FORT WORTH, TEXAS 76118**

### **SUITE 2502 | 5,400 SF FOR LEASE**

- 5,400 SF
- 3,800 SF Office
- Two (2) grade level doors
- Two (2) bathrooms
- 16'-20' clear height





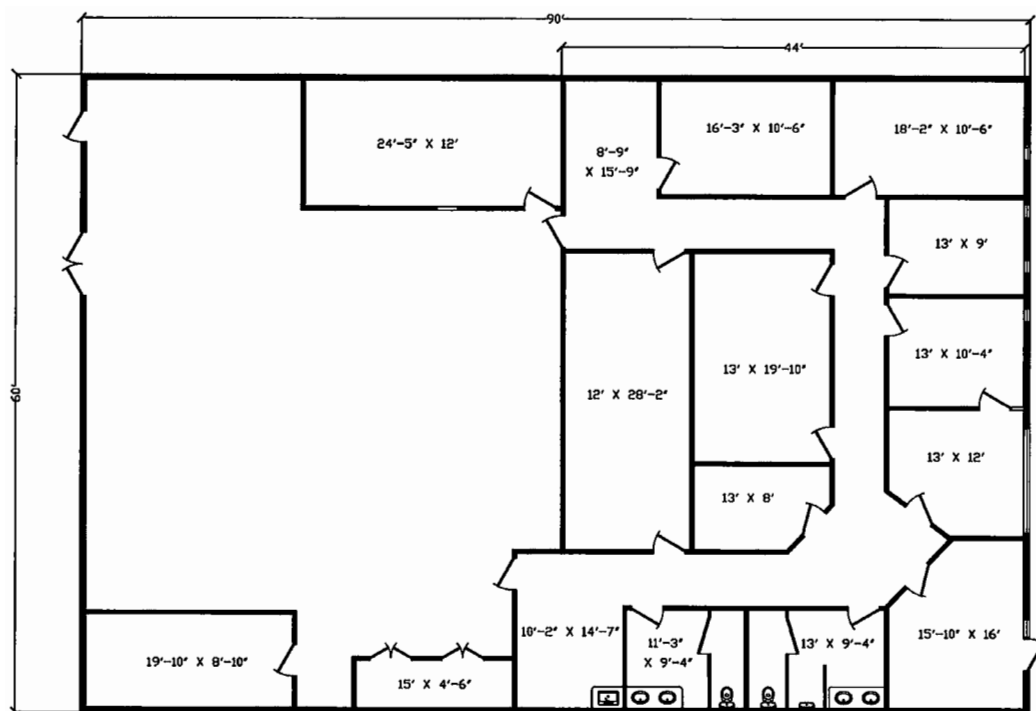
# RIVERBEND

## BUSINESS PARK

**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



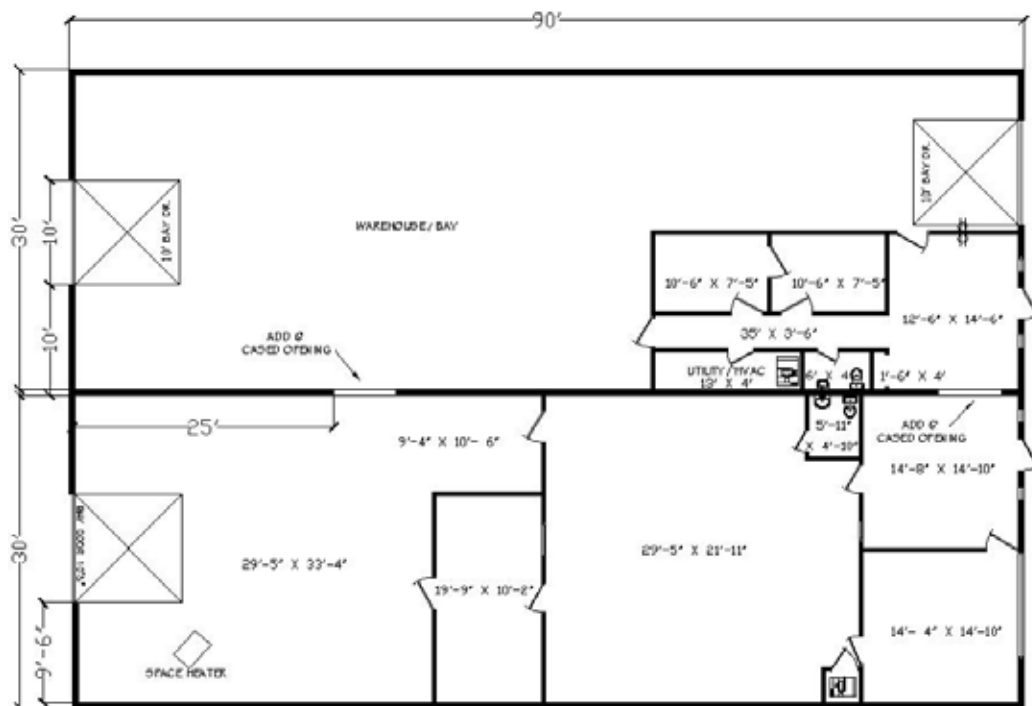
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## BUSINESS PARK

**BUILDING 1**  
**2661 GRAVEL DRIVE | FORT WORTH, TEXAS 76118**

### SUITE 2661 | 5,400 SF FOR LEASE

- 5,400 SF
- +/- 1,792 SF office
- Two (2) dock high doors
- Two (2) bathrooms
- 16' – 20' clear height



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## BUSINESS PARK

**BUILDING 1**  
**2675 GRAVEL DRIVE | FORT WORTH, TEXAS 76118**

### **SUITE 2675 | 5,400 SF FOR LEASE**

- 5,400 SF
- 2,280 SF office
- One (1) dock high door
- One (1) ramp door
- Three (3) bathrooms
- 16'-20' clear height



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## BUSINESS PARK

**BUILDING 12**  
**2559 E LOOP 820 N | FORT WORTH, TEXAS 76118**

### **SUITE 2559 | 5,400 SF FOR LEASE**

- 5,400 SF
- 4,320 SF office
- Two (2) grade level doors
- Two (2) bathrooms
- 16'-20' clear height





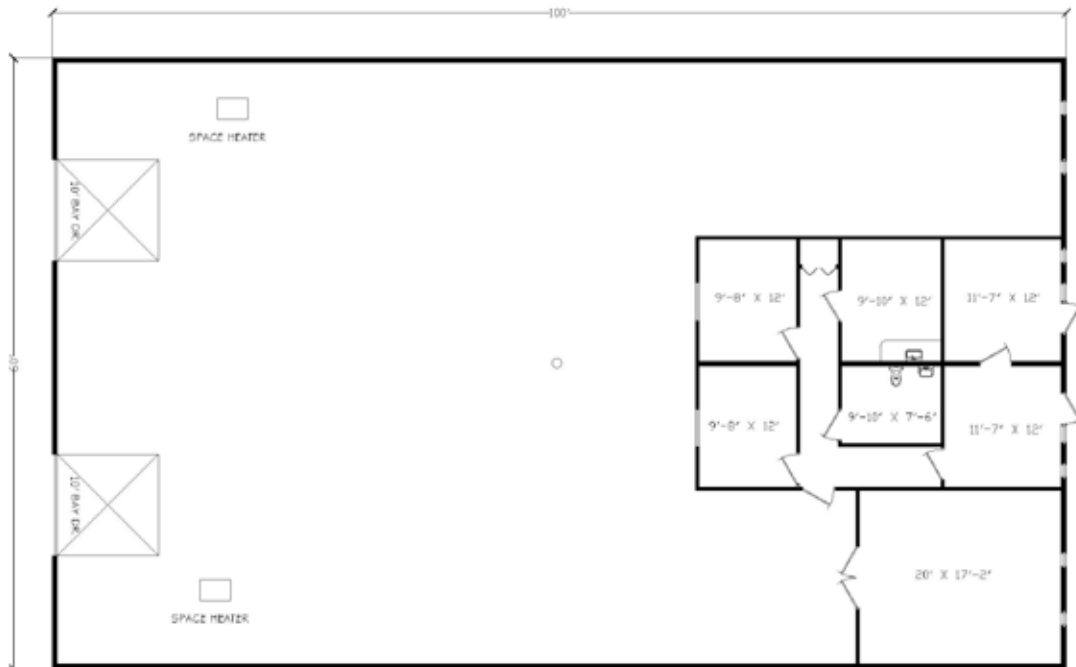
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## BUSINESS PARK

**BUILDING 28**  
**7626 PEBBLE DRIVE | FORT WORTH, TEXAS 76118**

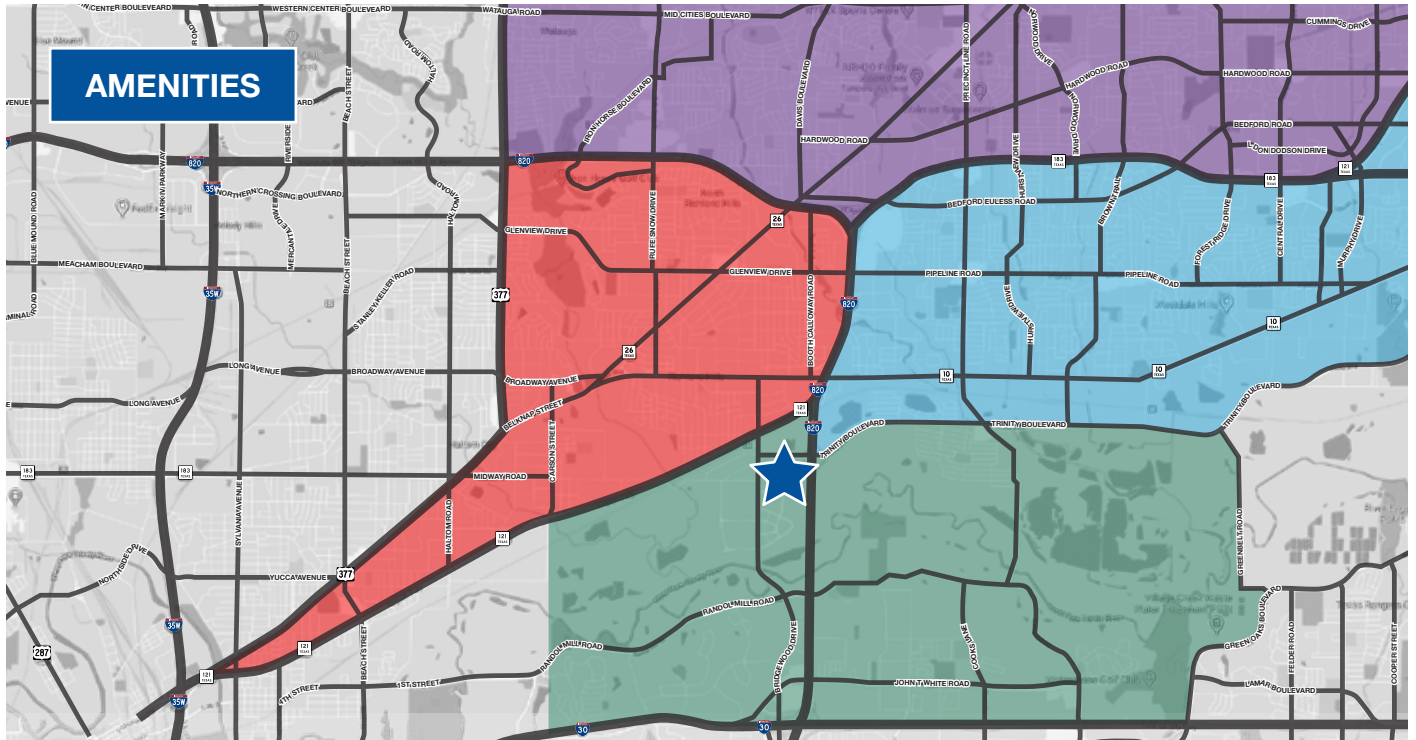
### **SUITE 7626 | 6,000 SF FOR LEASE**

- 6,000 SF
- +/- 1,060 SF office
- Two (2) grade level doors
- One (1) bathroom
- 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



# 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.

2-10-2025



## 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.

## 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:
  - 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.

**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.

<u>Holt Lunsford Commercial, Inc.</u>	<u>359505</u>	<u>hlunsford@holtlunsford.com</u>	<u>972.241.8300</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Mario Zandstra</u>	<u>312827</u>	<u>mzandstra@holtlunsford.com</u>	<u>972.241.8300</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date