



Flexible Light Industrial Opportunity in Texas

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Investment Summary:

5308 Sun Valley Dr, Fort Worth, TX 76119

5308 Sun Valley Drive offers a **versatile light industrial investment** in a market where small-scale, functional industrial assets are increasingly scarce. Designed to serve owner-users and service-based industrial tenants, the property appeals to the most active and resilient segment of the industrial market.

The asset's flexible use profile allows investors to adapt to market conditions—leasing to a single tenant, repositioning for specialized users, or selling to an owner-operator—providing multiple exit strategies and reduced downside risk.

Supported by Texas' pro-business environment and strong industrial demand, 5308 Sun Valley Drive is well positioned for stable income, long-term value retention, and appreciation.

Selling Points:

Highly Flexible Light Industrial Zoning: Accommodates a wide range of uses including warehouse, contractor operations, service businesses, and light manufacturing—broadening the tenant and buyer pool.

Scarcity of Small-Scale Industrial Assets: Functional, small-bay industrial properties are increasingly difficult to replace, creating long-term value and stronger demand relative to supply.

Strong Owner-User Demand: Ideal for owner-operators seeking operational efficiency without the cost or complexity of large-format industrial facilities.

Texas Pro-Business Environment: No state income tax, business-friendly regulations, and sustained population and employment growth enhance long-term investment performance.

Adaptable Investment Strategy: Investors can lease, reposition, or sell to an owner-user, allowing flexibility as market conditions evolve and reducing downside risk.



Functional light industrial building with flexible use potential.



Open, adaptable industrial space suitable for a variety of uses.



ADDITIONAL PHOTOS



LOCAL PROXIMITY ATTRACTIONS

E. Loop 820 / Hwy 820 Access:
~0.2 miles

Downtown Fort Worth: ~12–14
miles

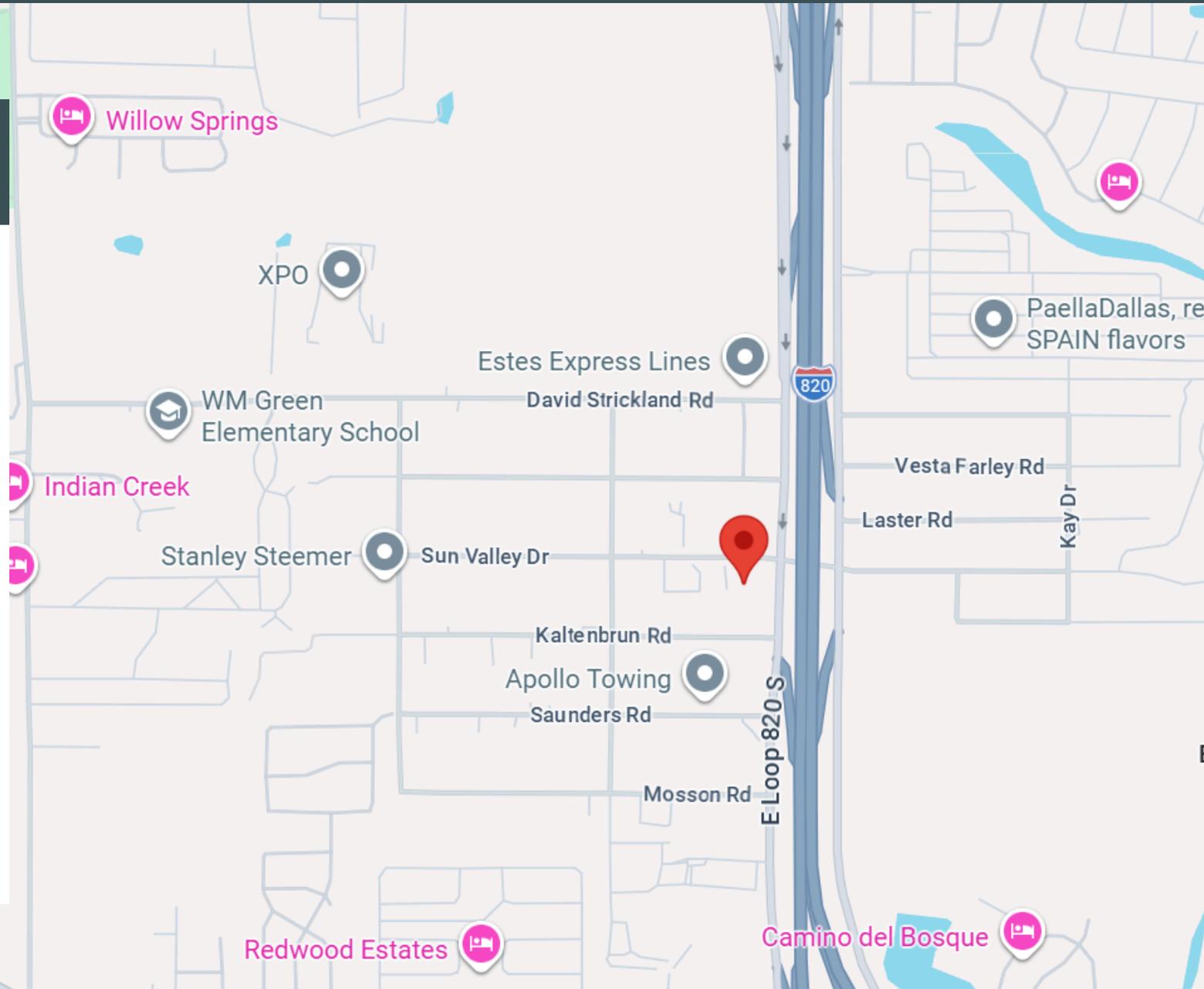
Dallas/Fort Worth International
Airport (DFW): ~14–16 miles

Fort Worth Stockyards National
Historic District (Tourist
Attraction): ~15–17 miles

Lake Arlington & Lake Arlington
Park: ~3–4 miles

Fort Worth Zoo: ~14–16 miles

Sundance Square / Downtown
Entertainment & Dining: ~13–15
miles

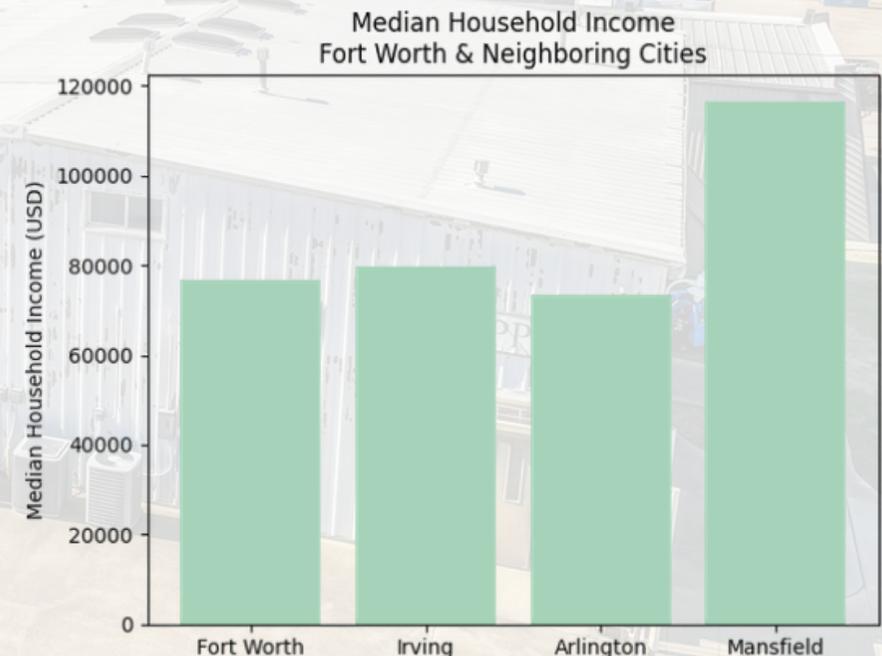


Fort Worth: The Quiet Powerhouse of DFW Industrial

Fort Worth offers investors a rare combination of strong economic fundamentals and accessible entry pricing within the DFW metroplex. While benefiting from the same logistics infrastructure, workforce, and growth drivers as Dallas, Fort Worth maintains lower acquisition costs and less institutional competition—particularly in the light industrial sector. The city's role as a major inland logistics hub, paired with sustained population growth and a pro-business regulatory environment, continues to drive demand from contractors, service providers, and owner-operators. As zoning becomes more restrictive and new industrial supply harder to develop, existing light industrial properties in Fort Worth are increasingly scarce, supporting long-term value, stable occupancy, and multiple exit strategies for investors.

Population:
Approximately 1,008,106 residents as of mid-2024 — a major milestone, making Fort Worth one of the fastest growing large cities in the U.S.

Median Age:
About 33–34 years, reflecting a young and growing workforce that supports strong labor demand and economic activity.



All figures are based on the most recent U.S. Census Bureau American Community Survey

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
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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date