

RIVERBEND BUSINESS PARK

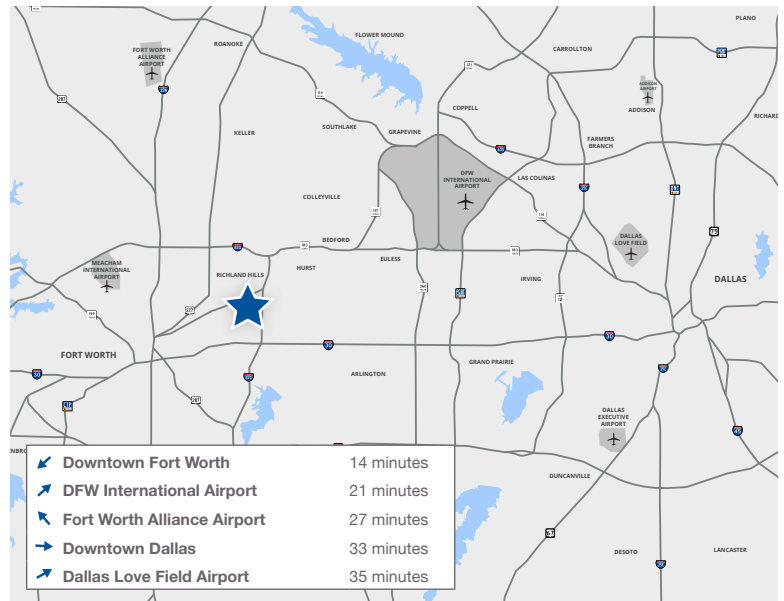
TEXAS' PREMIER BUSINESS PARK



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

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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

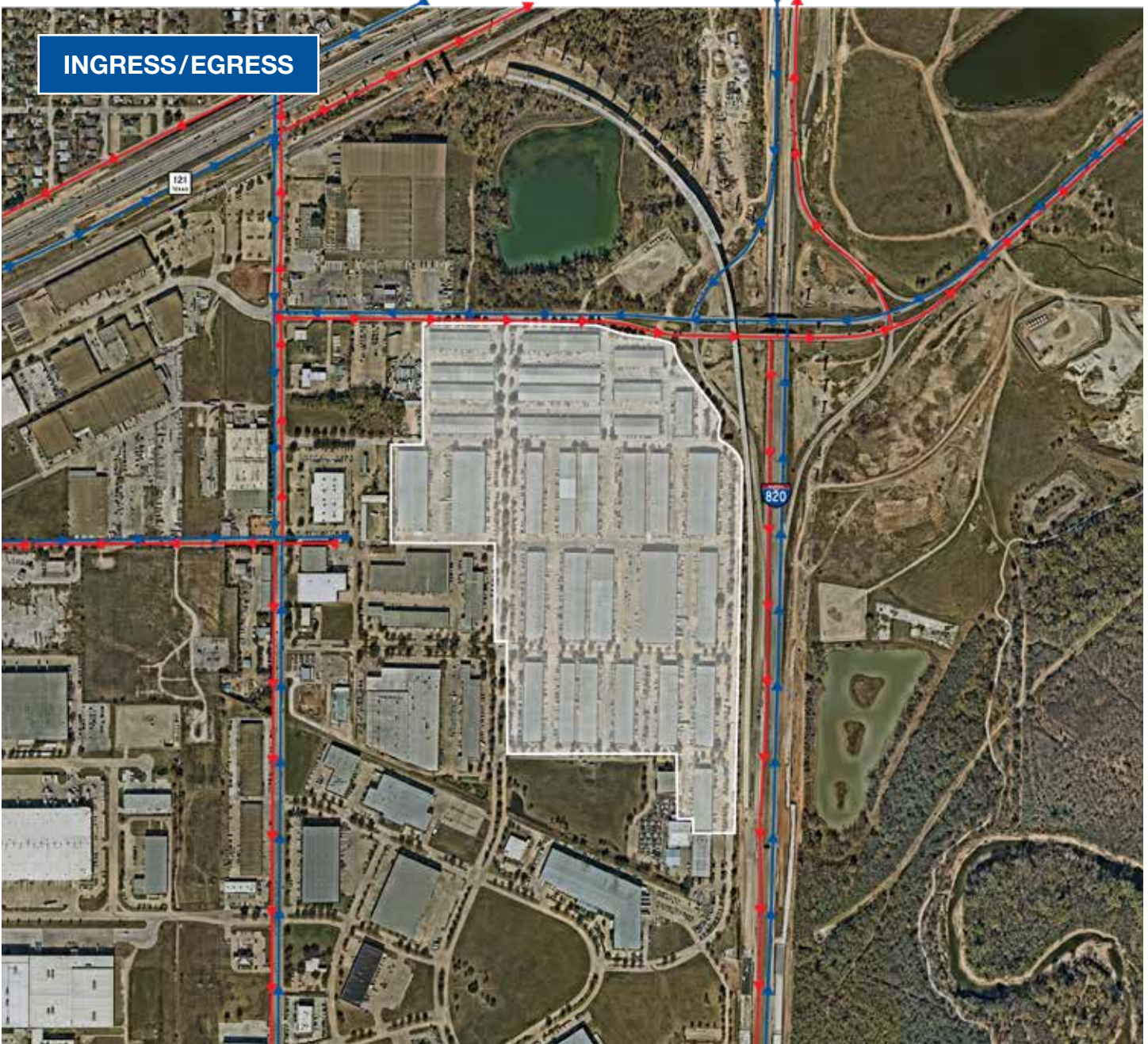


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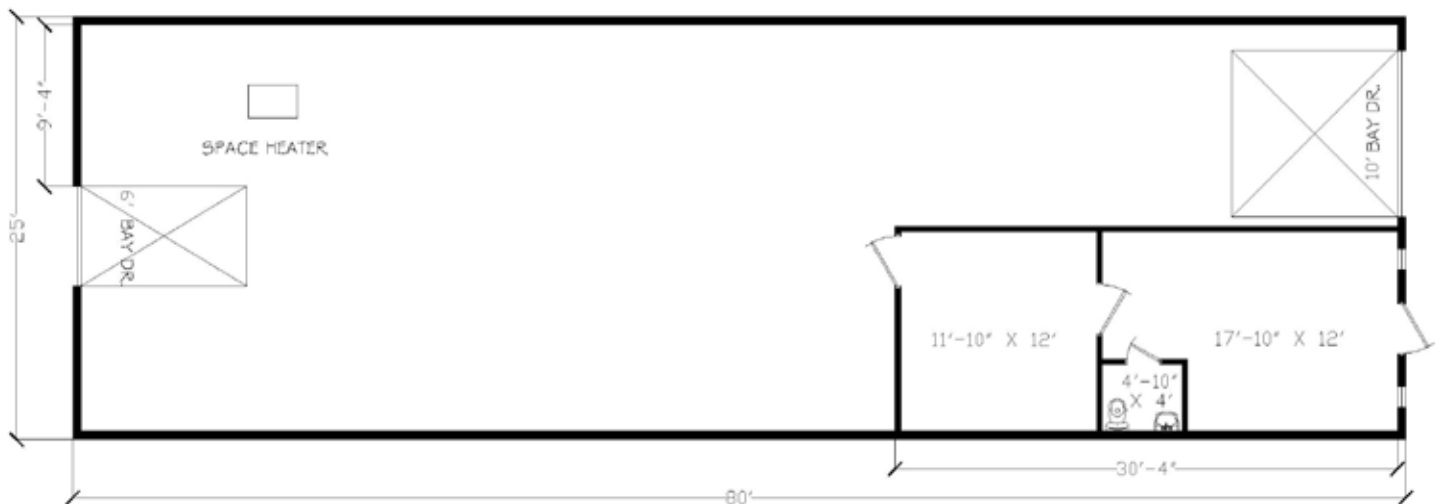
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BUSINESS PARK

BUILDING 2
2647 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 2647 | 2,000 SF FOR LEASE

- 2,000 SF
- +/- 380 SF office
- One (1) grade-level door
- One (1) bathroom
- 16'-20' clear height
- Available December 1, 2026



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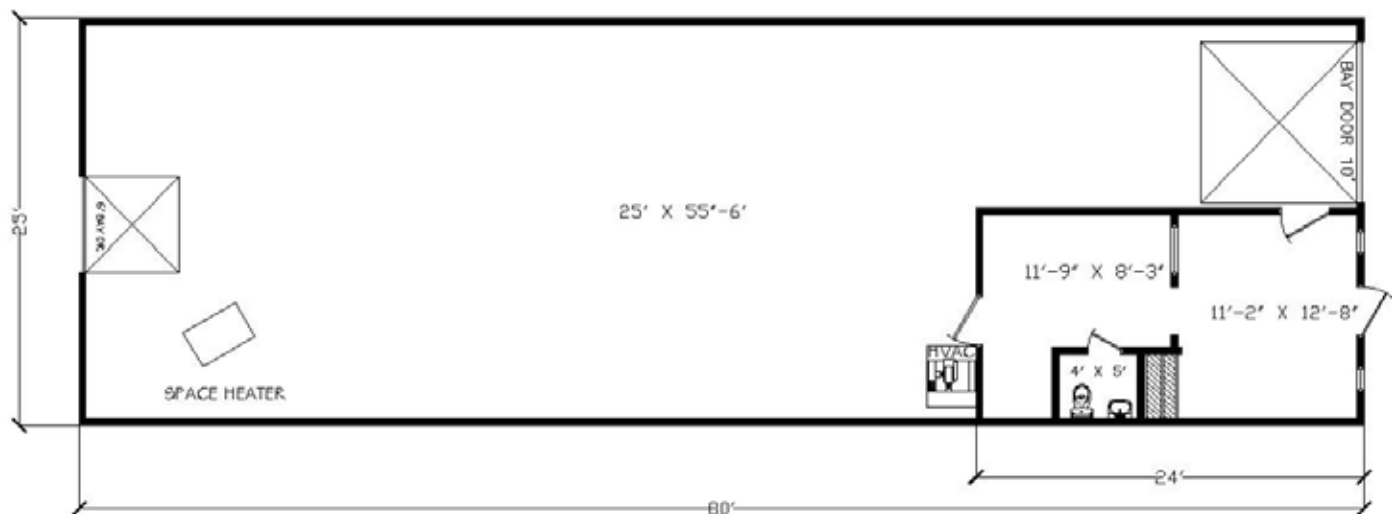
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BUSINESS PARK

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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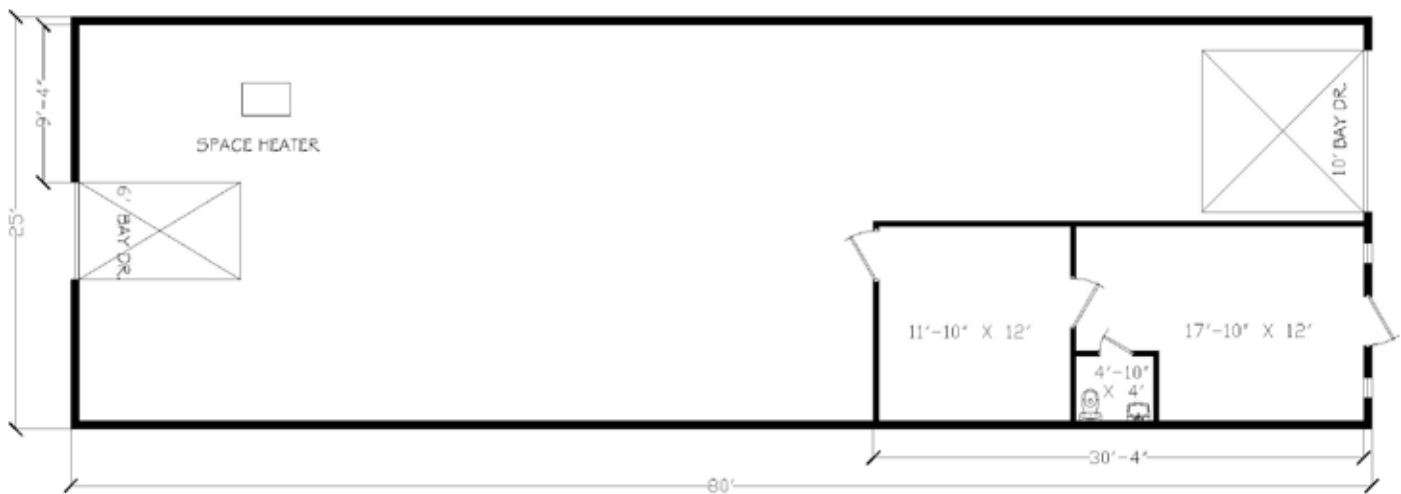
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BUSINESS PARK

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 August 1, 2026



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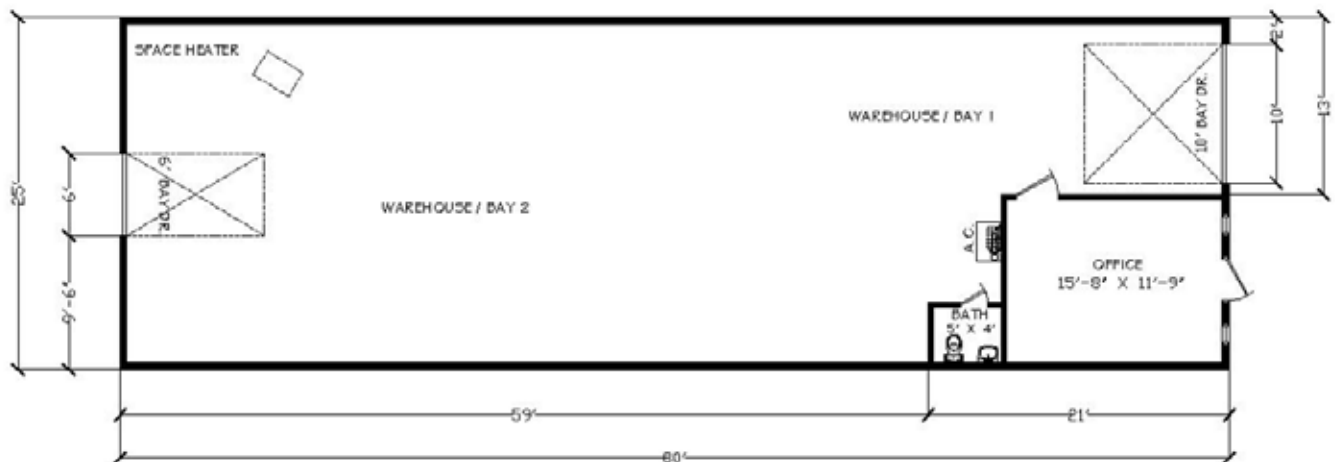
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BUSINESS PARK

BUILDING 6
2656 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 2656 | 2,000 SF FOR LEASE

- 2,000 SF
- + / - 185 SF Office
- One (1) grade-level door
- One (1) bathroom
- 16' -20' clear height
- Available August 1, 2026



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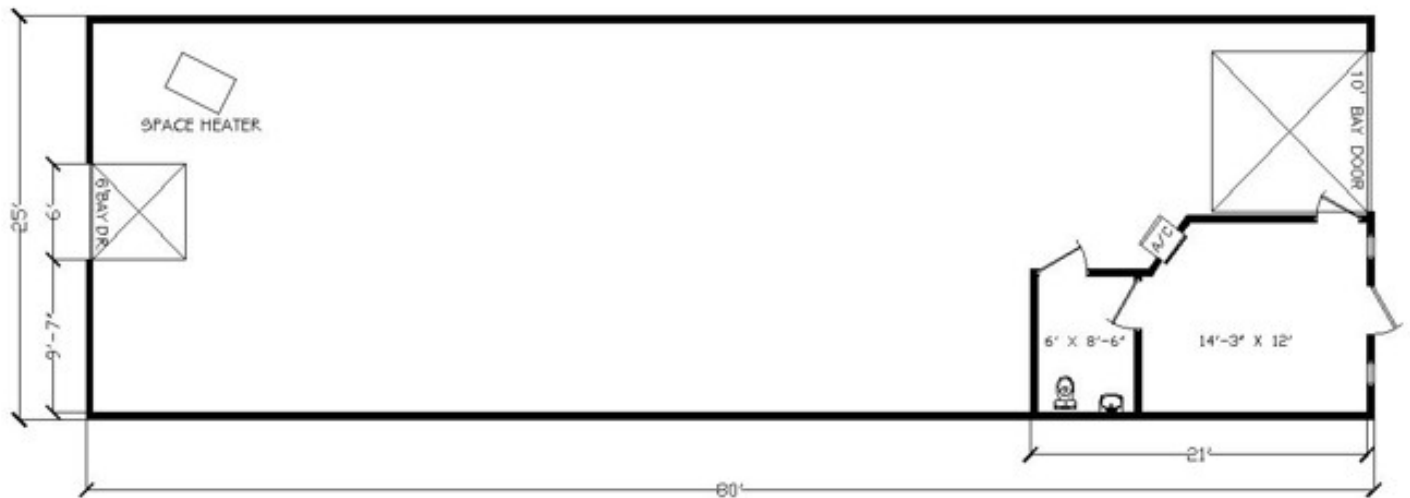
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BUSINESS PARK

BUILDING 6
2640 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 2640 | 2,000 SF FOR LEASE

- 2,000 SF
- + / - 222 SF Office
- One (1) grade-level door
- One (1) bathroom
- 16' -20' clear height
- Available August 1, 2026



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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
- Available October 1, 2026



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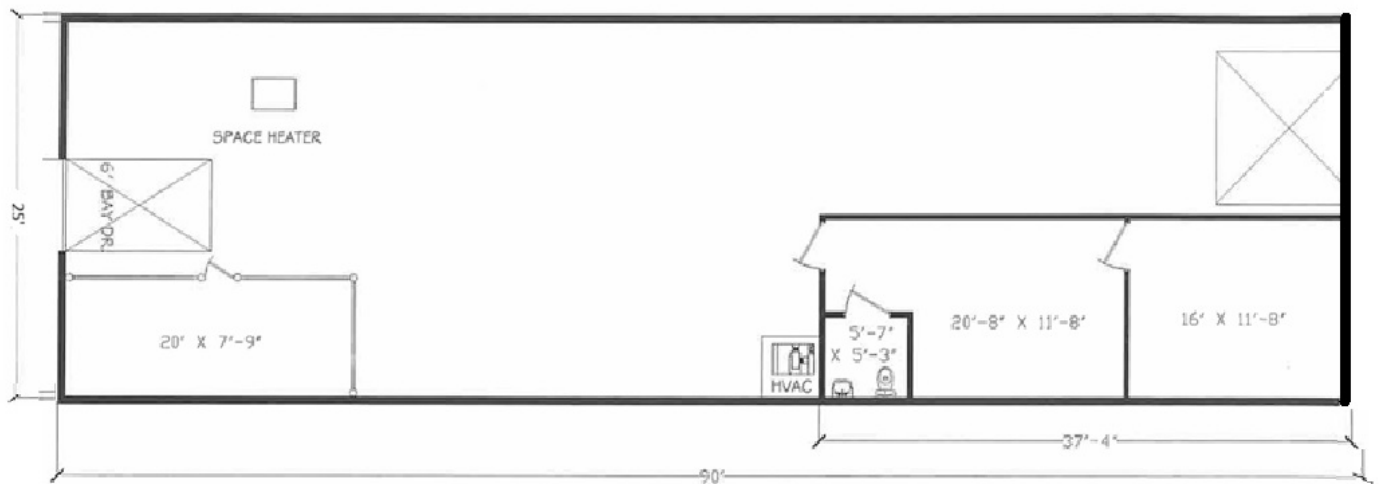
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BUSINESS PARK

BUILDING 17
7524 SAND STREET | FORT WORTH, TEXAS 76118

SUITE 7524 | 2,250 SF FOR LEASE

- 2,250 SF
- + / - 428 SF Office
- One (1) grade-level door
- One (1) bathroom
- 16' -20' clear height
- Available August 1, 2026



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BUSINESS PARK

BUILDING 18
2508 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 2508 | 2,700 SF FOR LEASE

- 2,700 SF
- + / - 2,700 SF Office
- Two (2) bathrooms
- 100% HVAC



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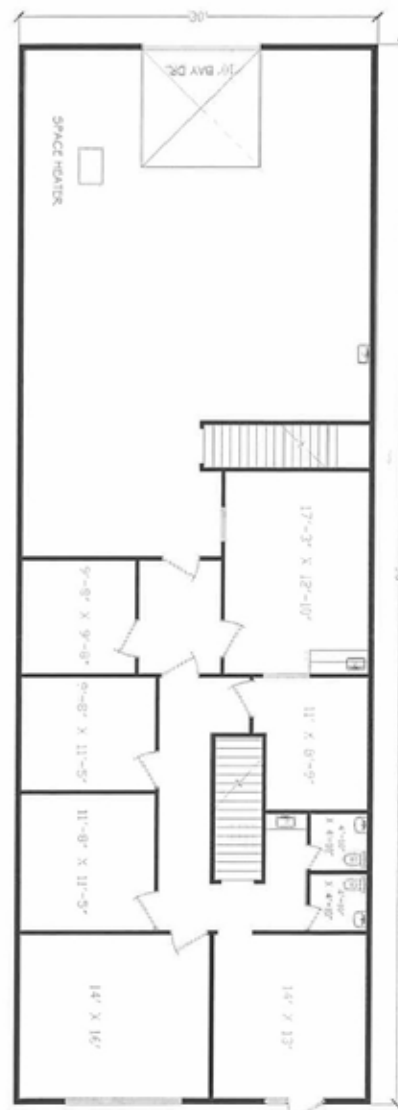
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BUSINESS PARK

BUILDING 12
2563 E LOOP 820 | FORT WORTH, TEXAS 76118

SUITE 2563 | 2,700 SF FOR LEASE

- 2,700 SF
- + / - 2,100 SF Office
- One (1) grade-level door
- Two (2) bathrooms
- 16' -20' clear height
- Available August 1, 2026



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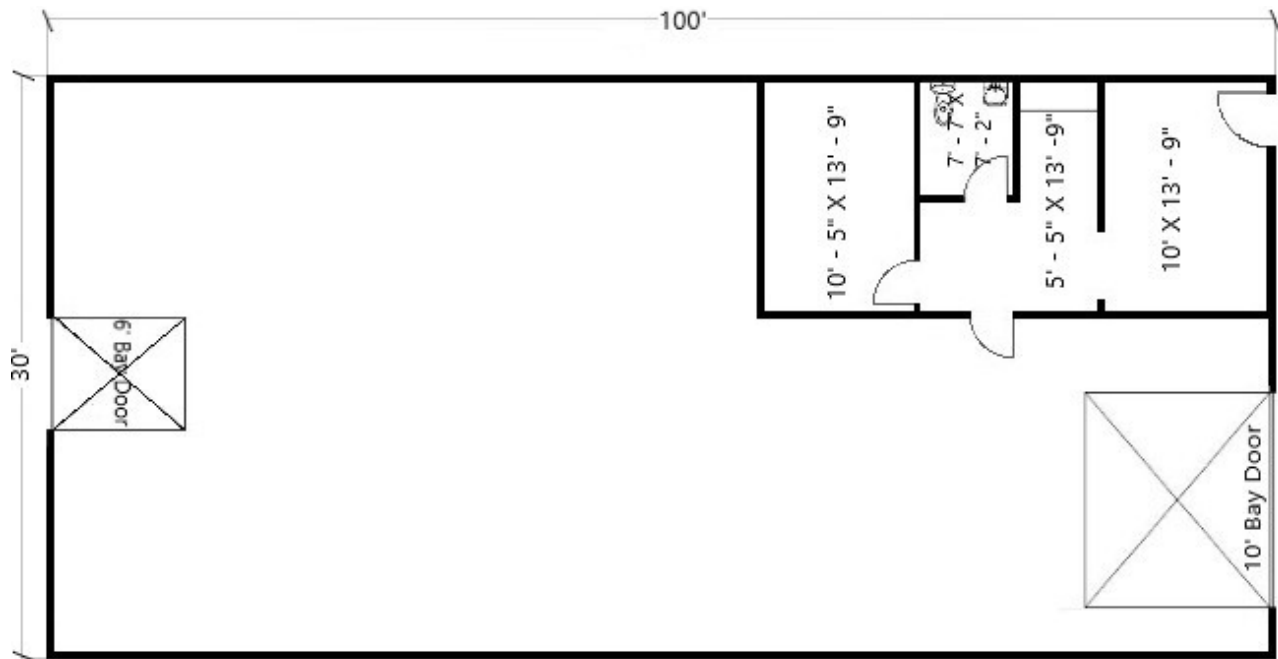
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BUSINESS PARK

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
- Available September 1, 2026



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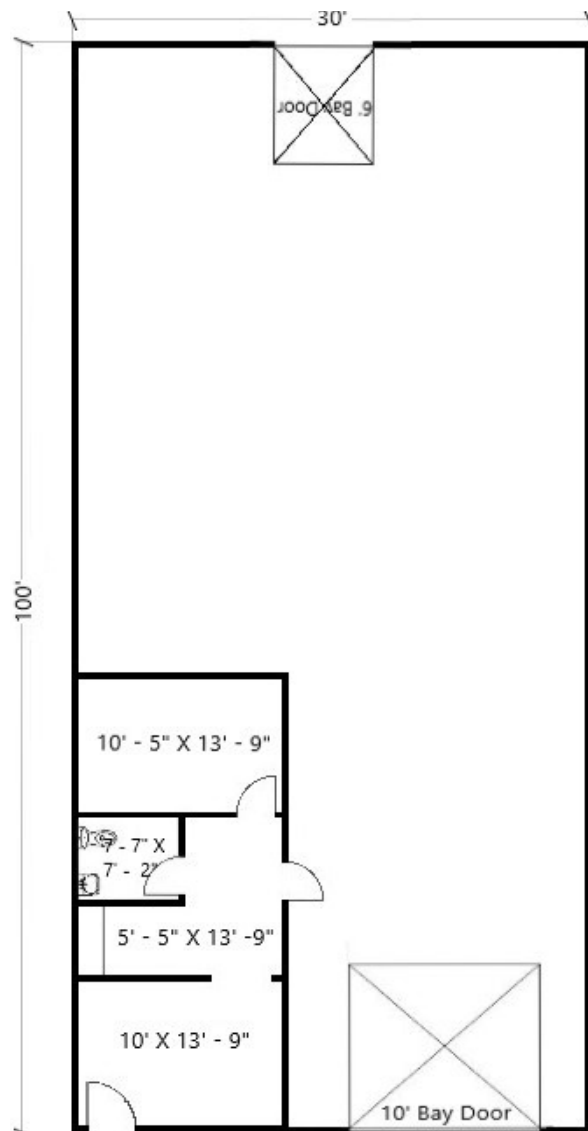
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BUSINESS PARK

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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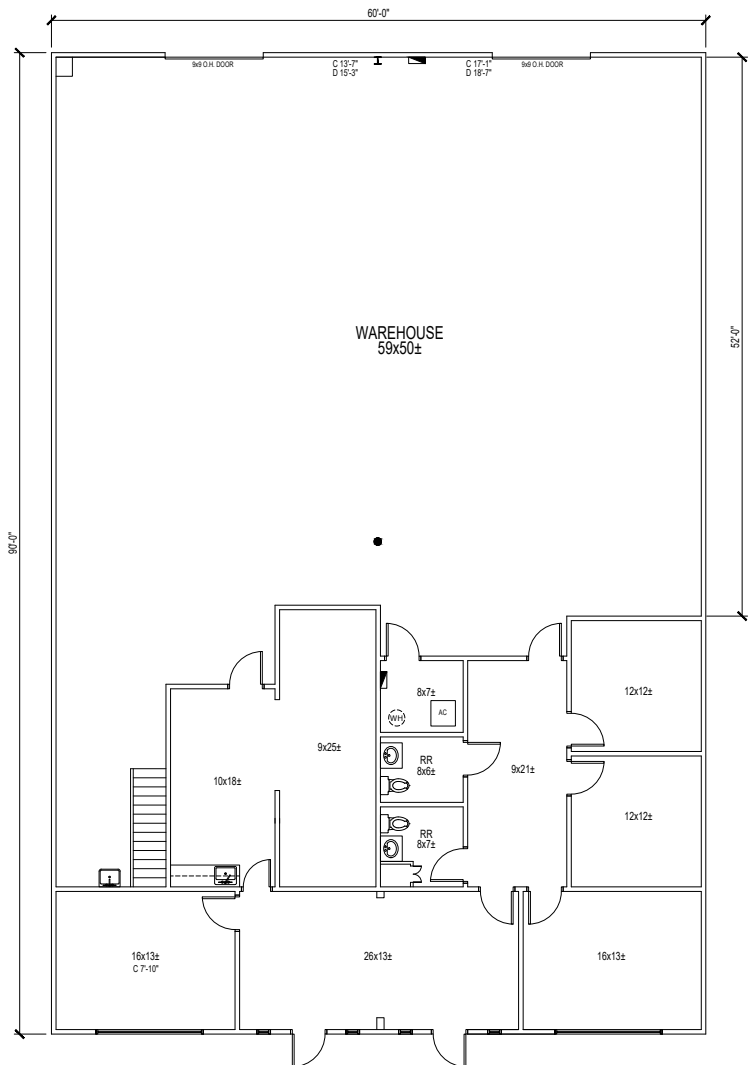
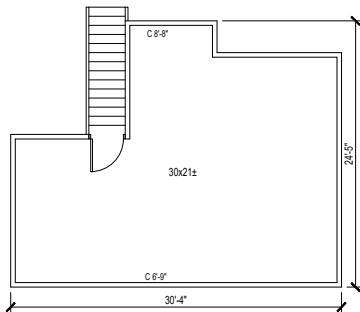
BUSINESS PARK

BUILDING 5

2676 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 2676 | 5,400 SF FOR LEASE

- 5,400 SF
- + / - 1,800 SF Office
- One (1) ramped dock-high door
- One (1) dock-high door
- Two (2) bathrooms
- 16' -20' clear height



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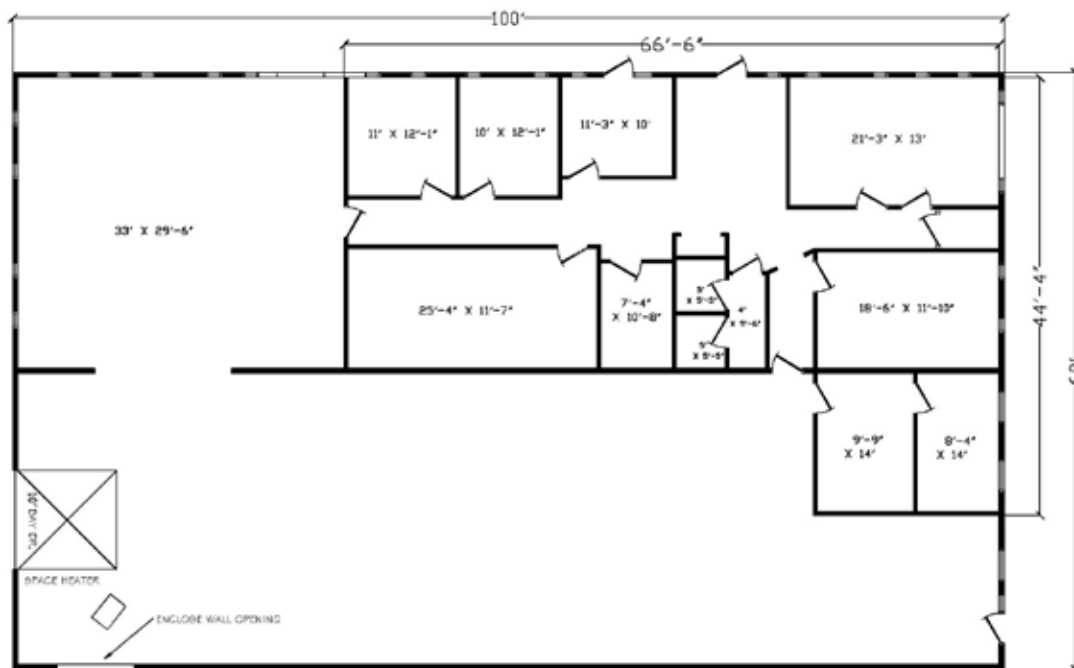
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BUSINESS PARK

BUILDING 26
2333 E LOOP 820 N | FORT WORTH, TEXAS 76118

SUITE 2333 | 6,000 SF FOR LEASE

- 6,000 SF
- 2,000 SF office
- One (1) grade-level door
- Two (2) bathrooms
- 16'-20' clear height



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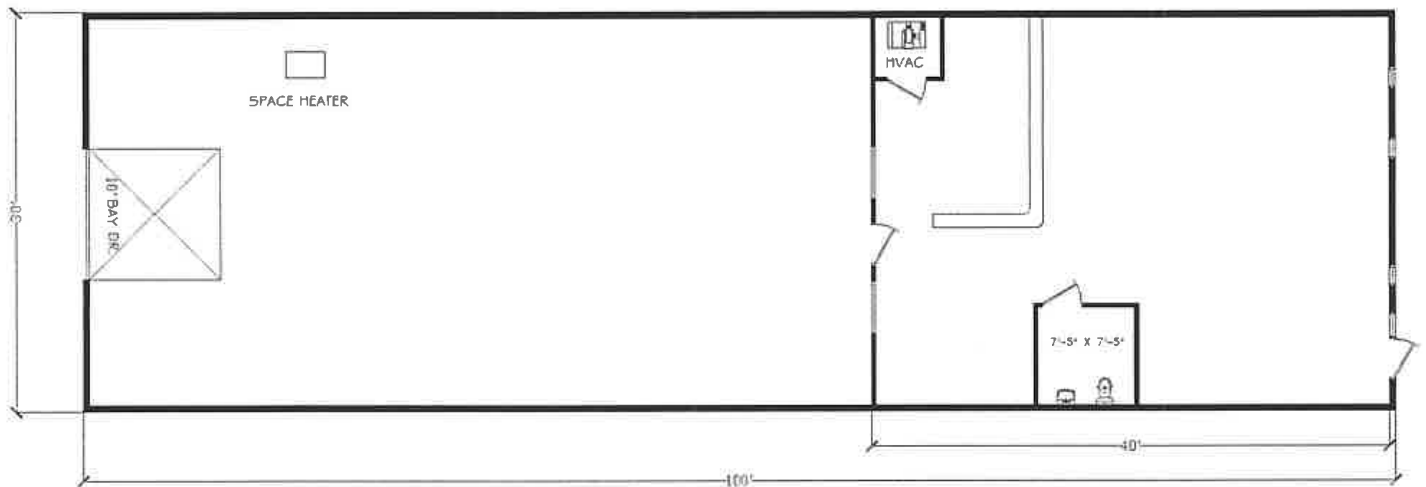
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BUSINESS PARK

BUILDING 28
7622 PEBBLE DRIVE | FORT WORTH, TEXAS 76118

SUITE 7622 | 3,000 SF FOR LEASE

- 3,000 SF
- +/- 1200 SF office
- One (1) grade-level door
- One (1) bathroom
- 16'-20' clear height
- Available August 1, 2026



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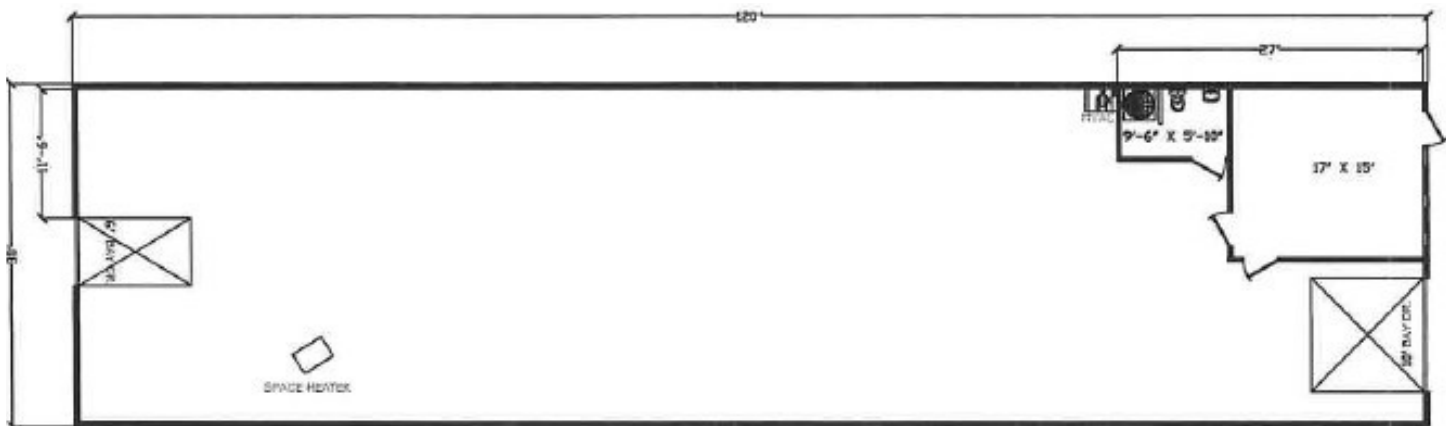
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BUSINESS PARK

BUILDING 24
7505 PEBBLE DRIVE | FORT WORTH, TEXAS 76118

SUITE 7505 | 3,600 SF FOR LEASE

- 3,600 SF
- +/- 255 SF office
- One (1) grade-level door
- One (1) bathroom
- 16'-20' clear height



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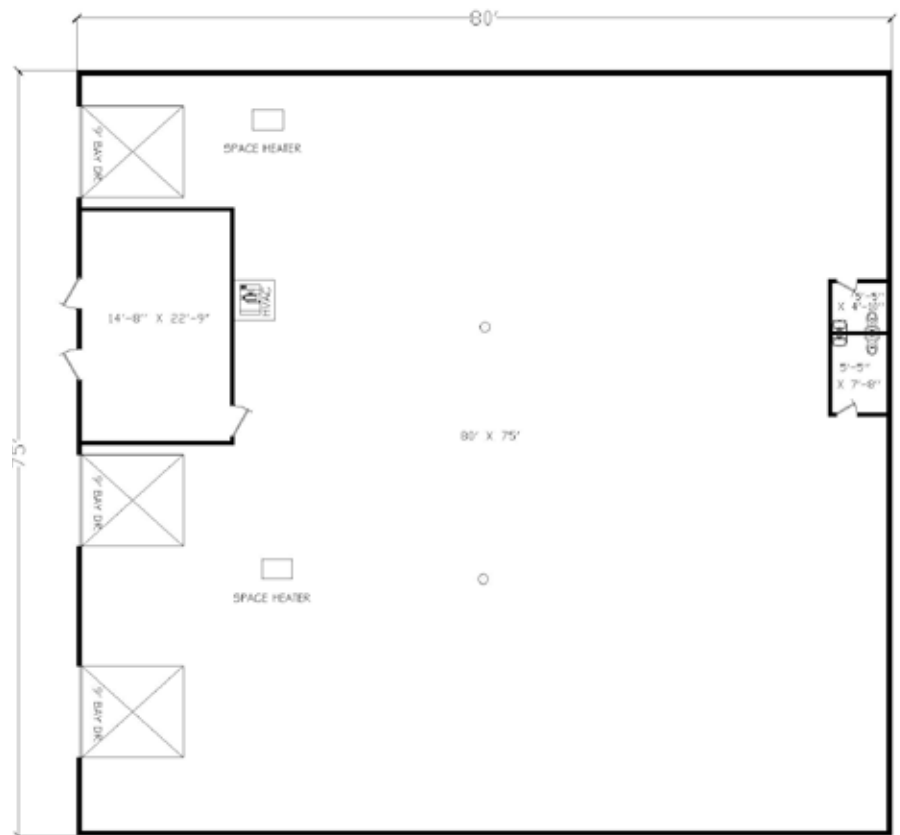
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BUILDING 13
2529 E LOOP 820 N | FORT WORTH, TEXAS 76118

SUITE 2529 | 6,000 SF FOR LEASE

- 6,000 SF
- +/- 333 SF office
- Three (3) dock-high doors
- Two (2) bathrooms
- 16'-20' clear height



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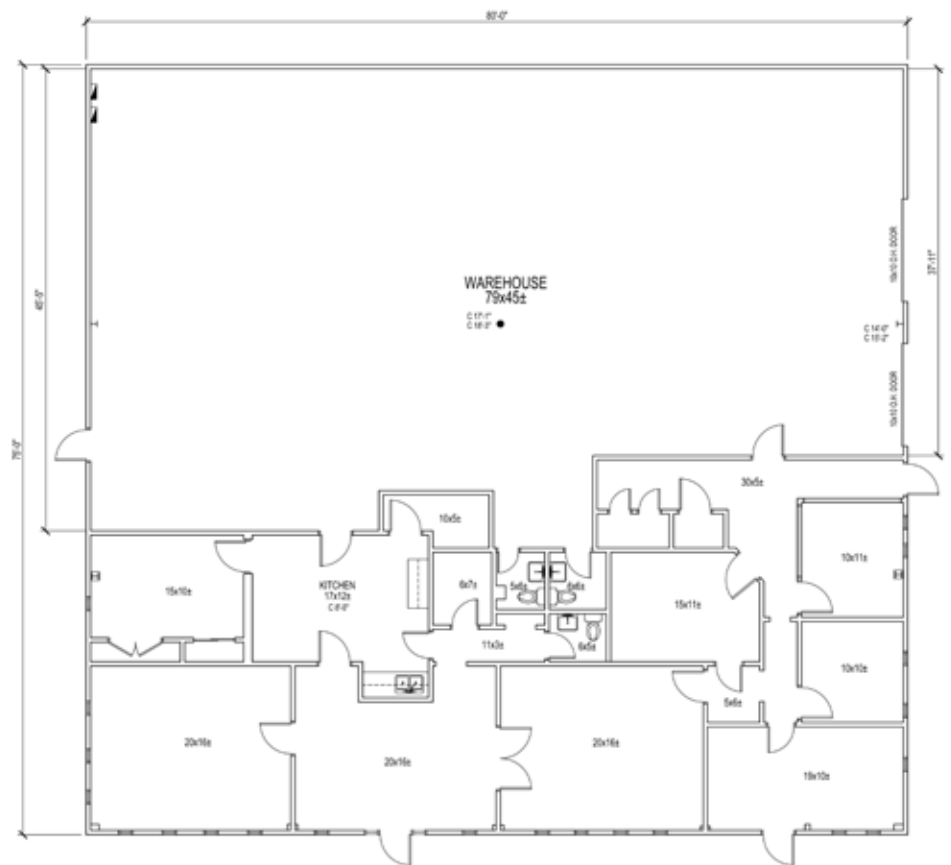
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BUSINESS PARK

BUILDING 2
2631 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 2631 | 6,000 SF FOR LEASE

- 6,000 SF
- + / - 2,445 SF Office
- One (1) grade-level door
- Three (3) bathrooms
- 16' -20' clear height
- Available August 1, 2026



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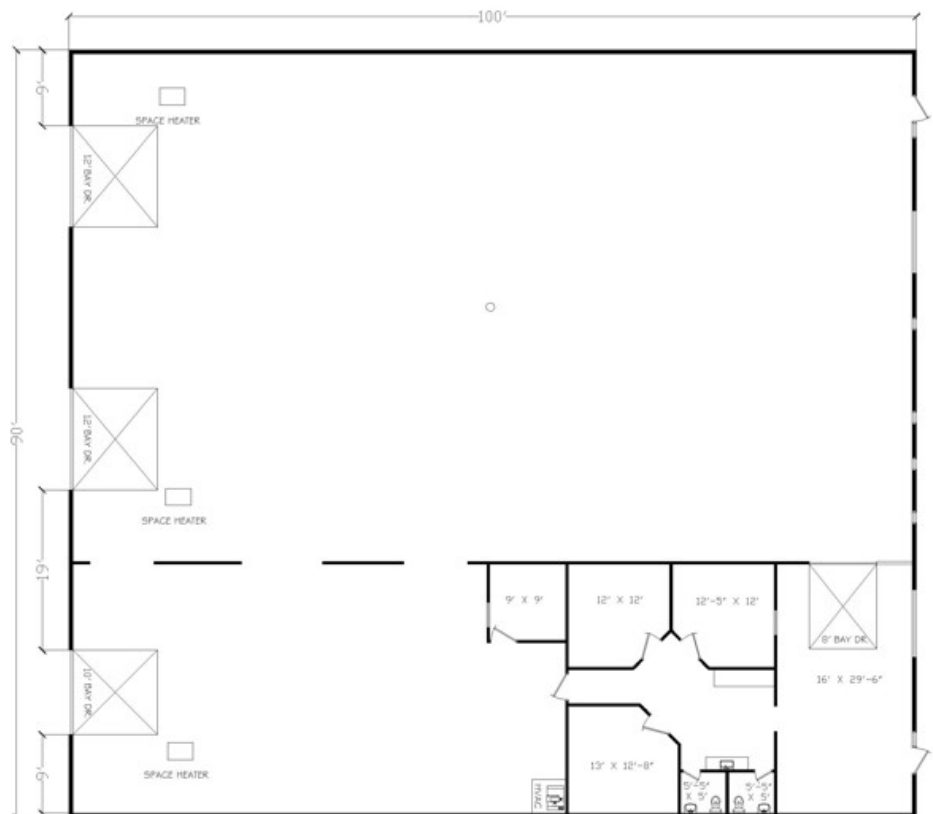
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BUSINESS PARK

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



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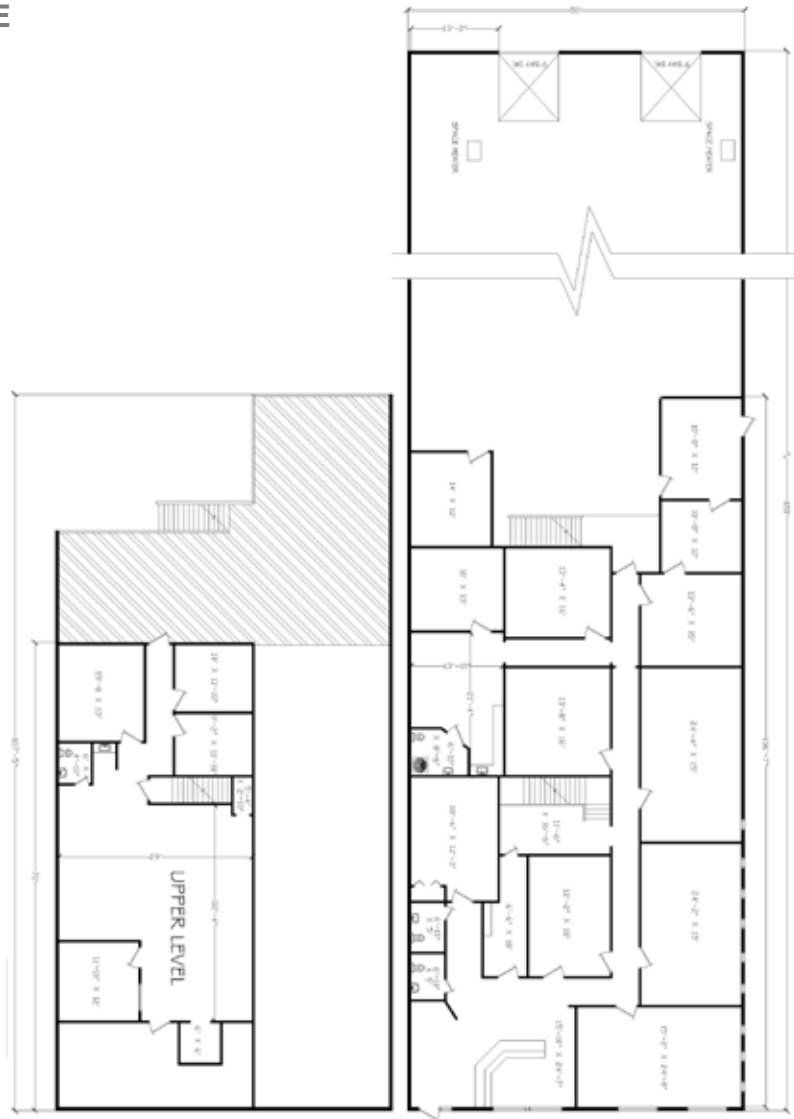
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BUSINESS PARK

BUILDING 19
2501 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 2501 | 9,000 SF FOR LEASE

- 9,000 SF
- +/- 5000 SF office
- One (1) dock-high door
- One (1) grade-level door
- Four (4) bathrooms
- 16'-20' clear height
- Available October 1, 2026

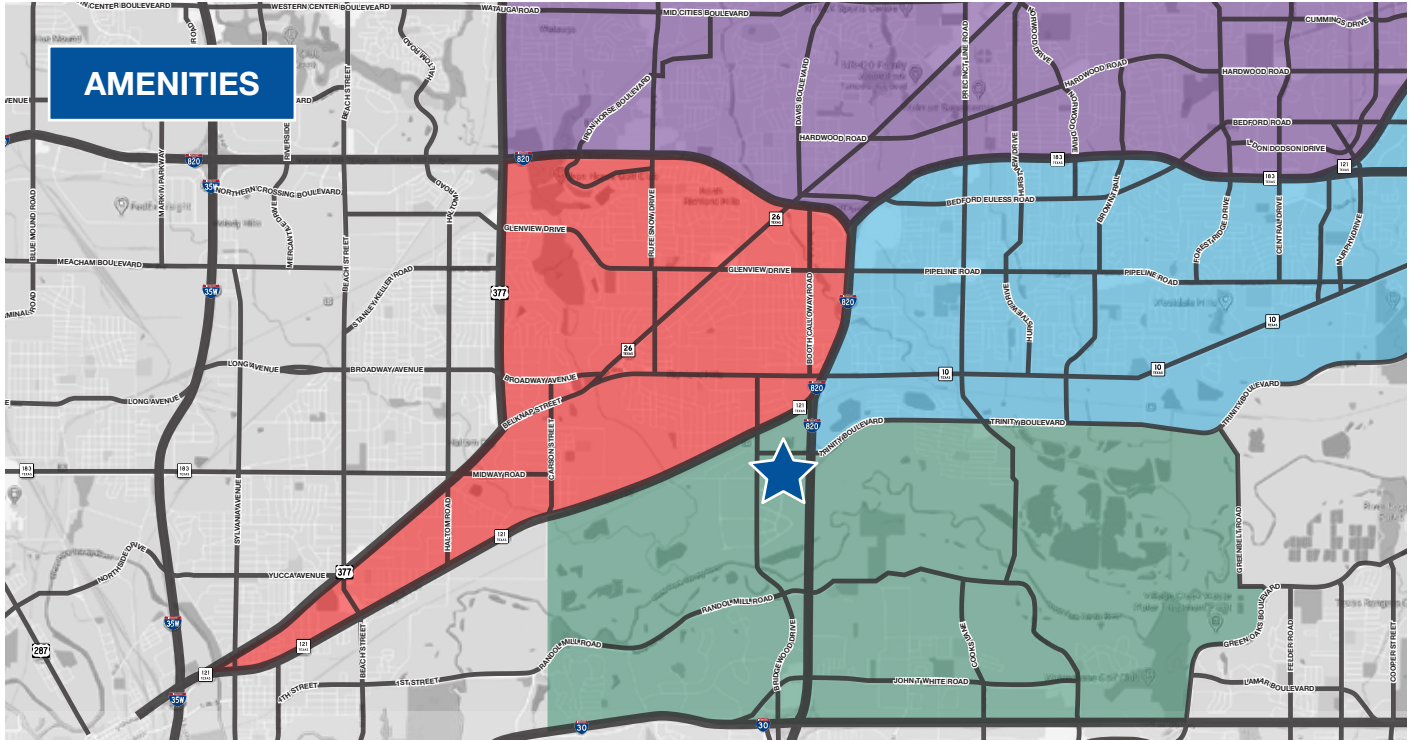


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Academy Sports & Outdoors
NRH20 Family Water Park
Walmart Supercenter
NYTEX Sports Centre
Tarrant County College – Northeast
The Home Depot
Lifetime Fitness
U-Haul Moving and Storage
In-N-Out Burger
At Home
Dollar Tree
WinCo Foods
Sam's Club
Lowe's 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.

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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