

RIVERBEND BUSINESS PARK

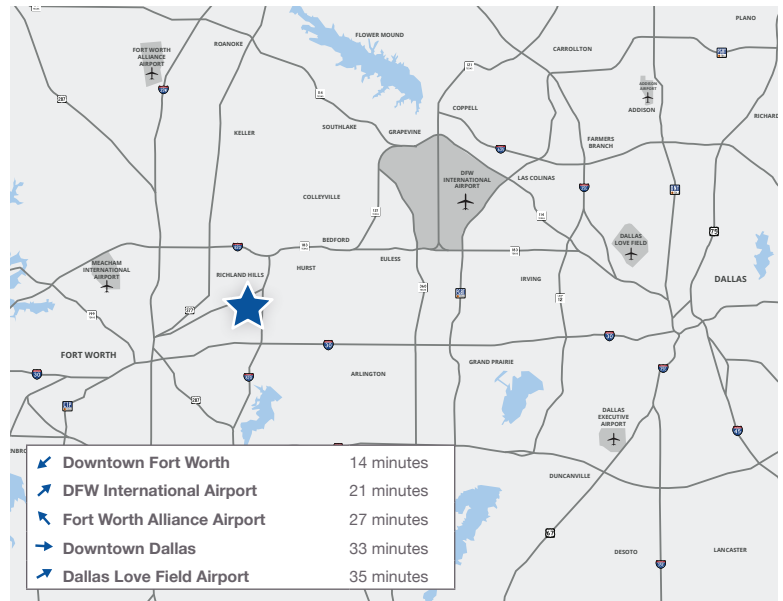
TEXAS' PREMIER BUSINESS PARK



LOCATED AT EAST LOOP 820 NORTH & TRINITY BOULEVARD IN FORT WORTH

PROPERTY INFORMATION

- 32 buildings totaling 1,408,061 SF
- Currently available: 1,667 – 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



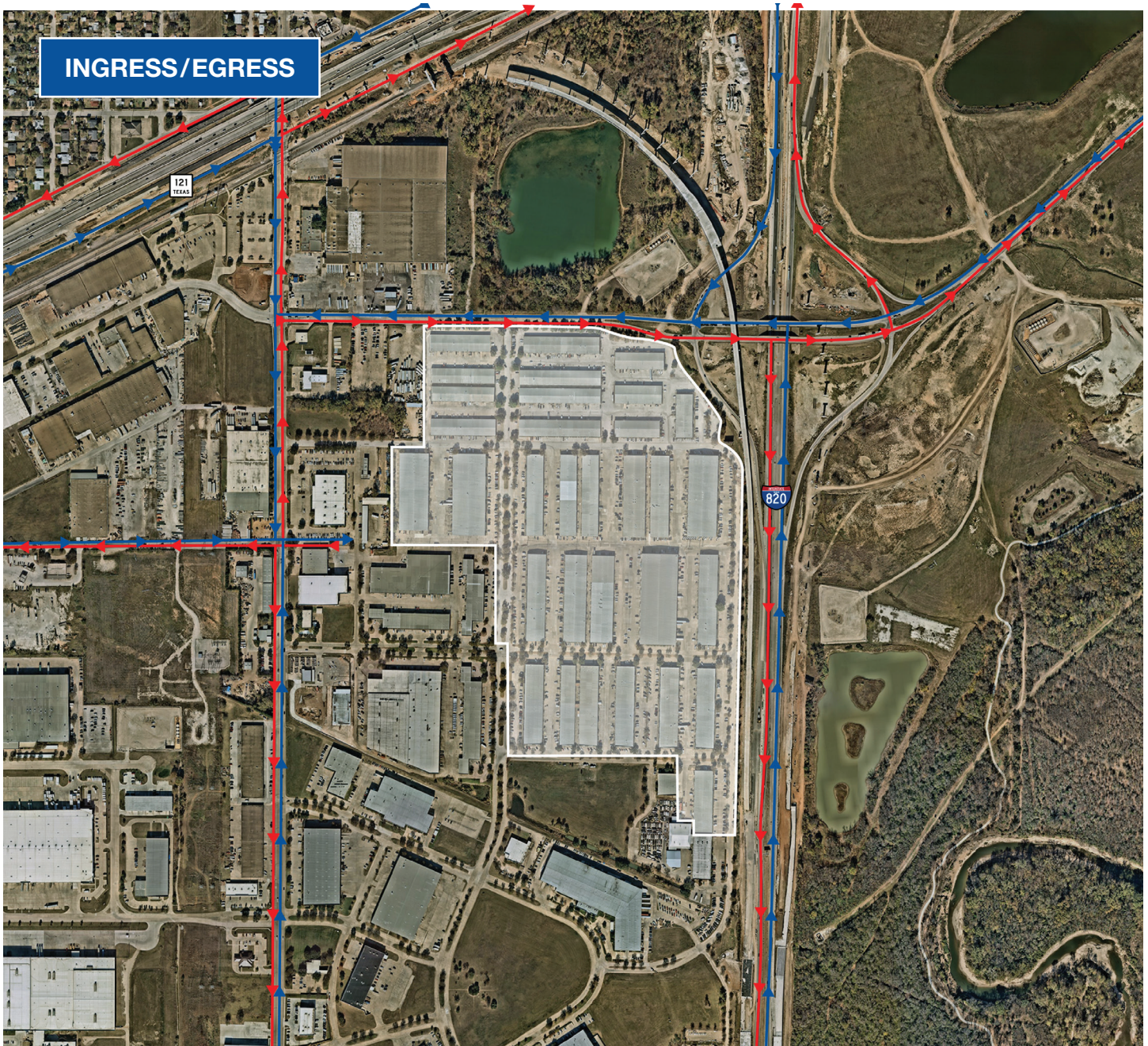
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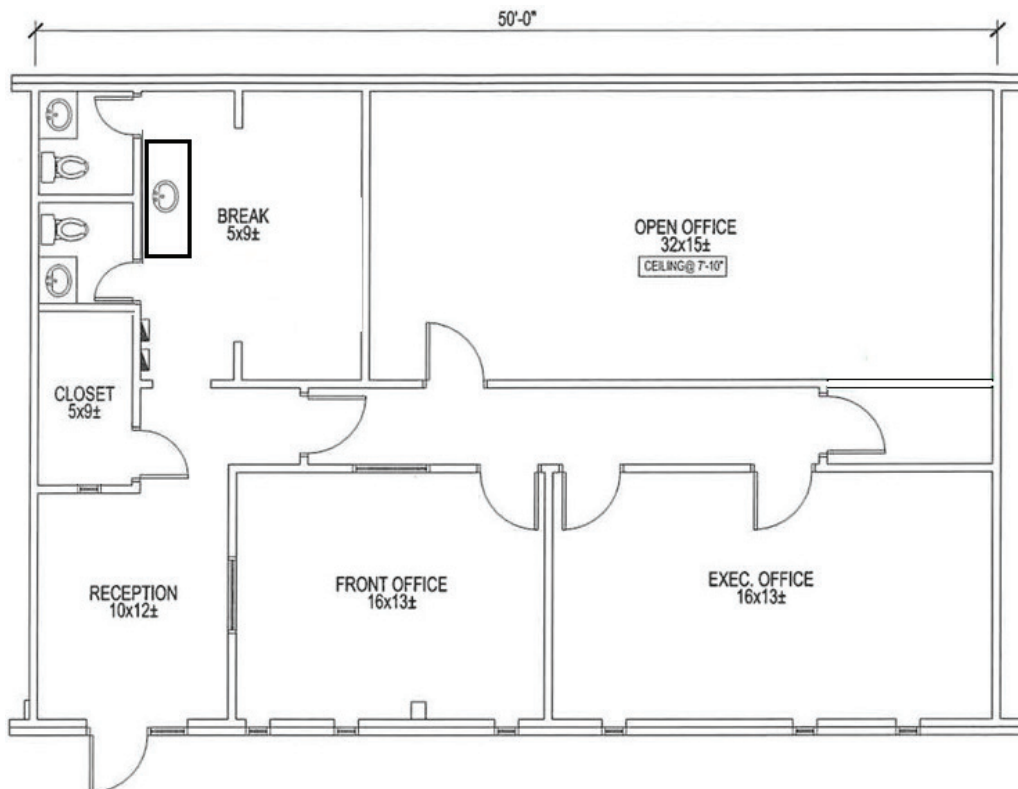
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BUSINESS PARK

BUILDING 27
7650 PEBBLE DRIVE | FORT WORTH, TEXAS 76118

SUITE 7650 | 1,667 SF FOR LEASE

- 1,667 SF office
- Two (2) bathrooms
- Available October 1, 2026



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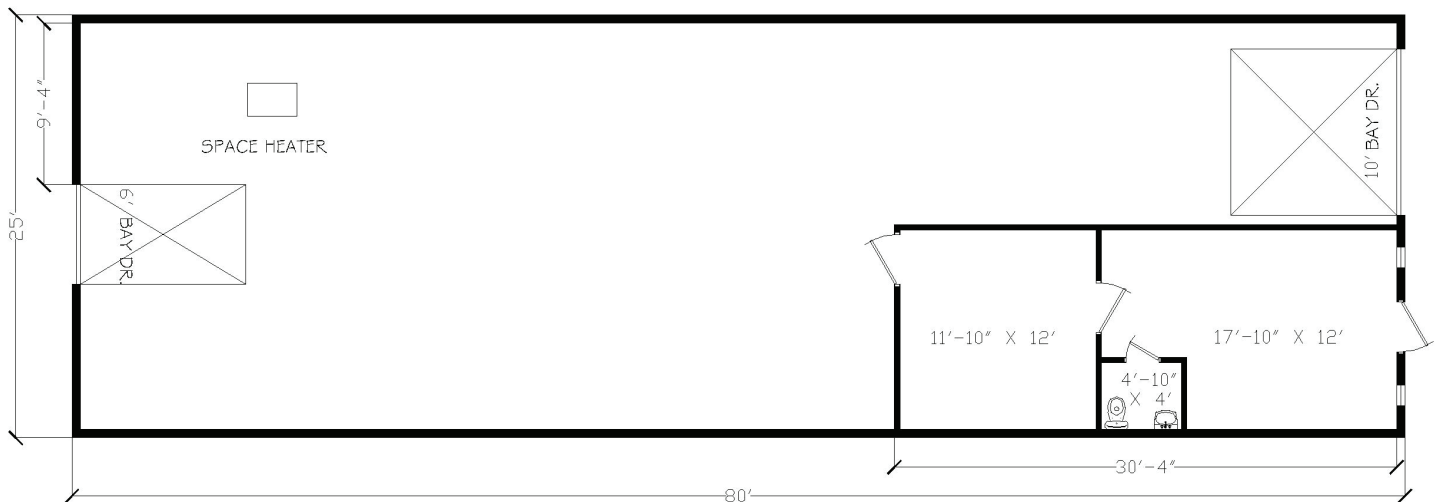
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BUSINESS PARK

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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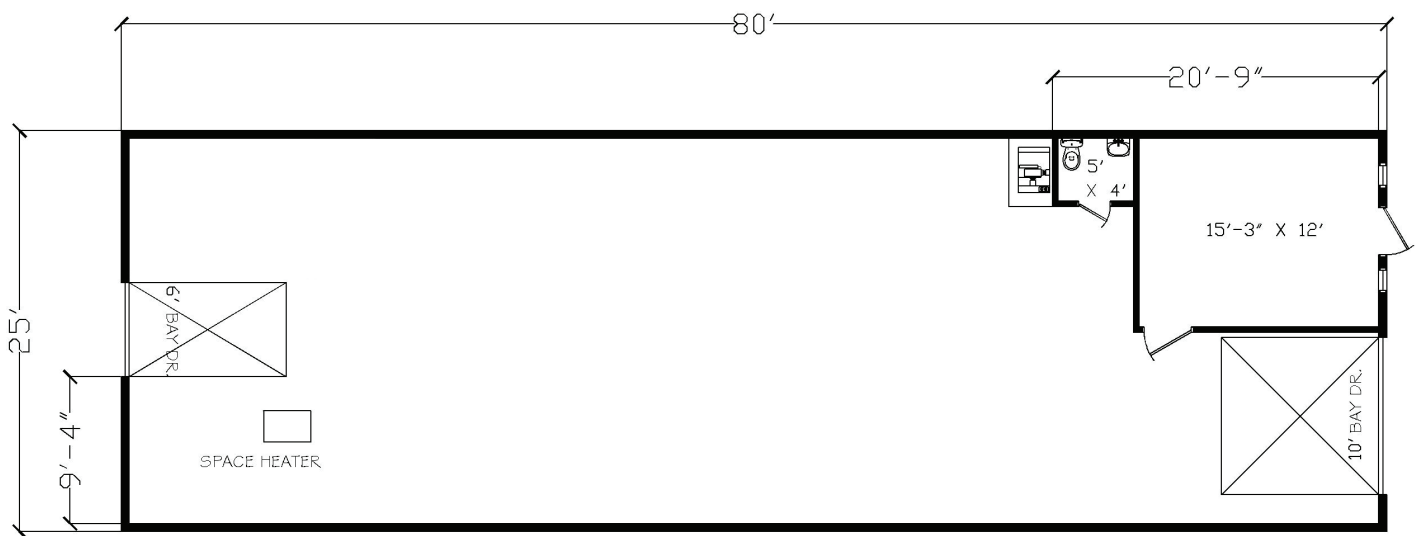
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BUSINESS PARK

BUILDING 6
2646 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 2646 | 2,000 SF FOR LEASE

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



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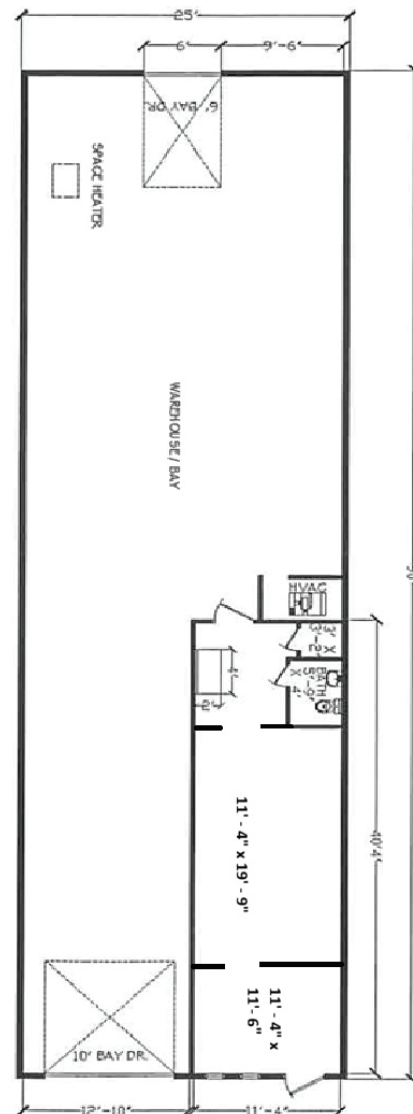
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BUSINESS PARK

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
- Available October 1, 2026



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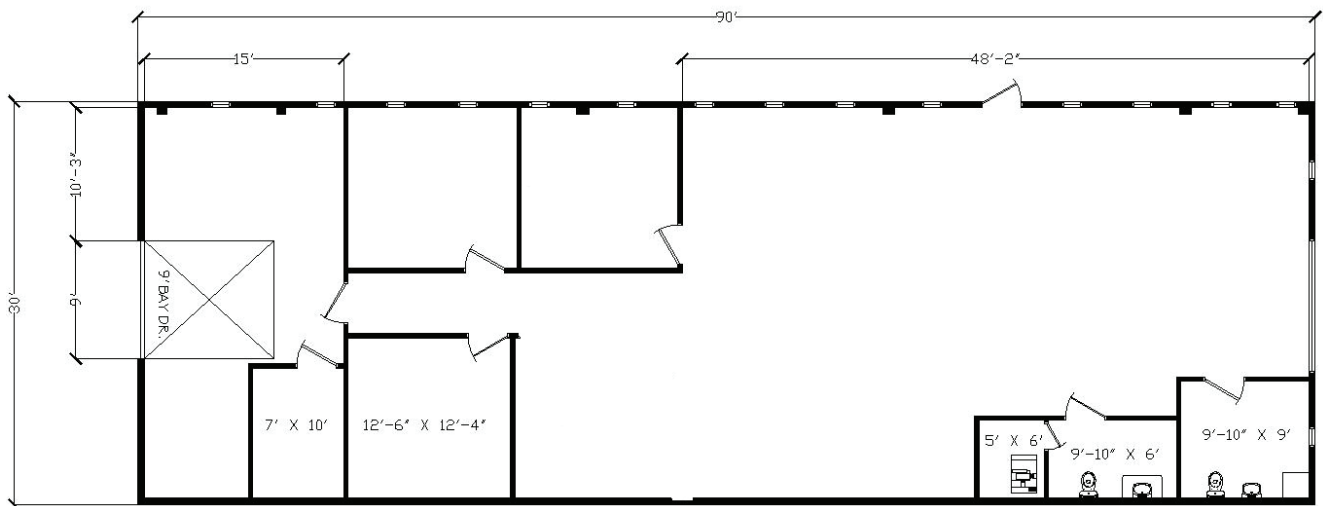
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BUILDING 5
2672 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

SUITE 2672 | 2,700 SF FOR LEASE

- 2,700 SF
- +/- 2,320 SF office
- One (1) dock-high door
- Two (2) bathrooms
- 16' -20' clear height
- Available October 1, 2026



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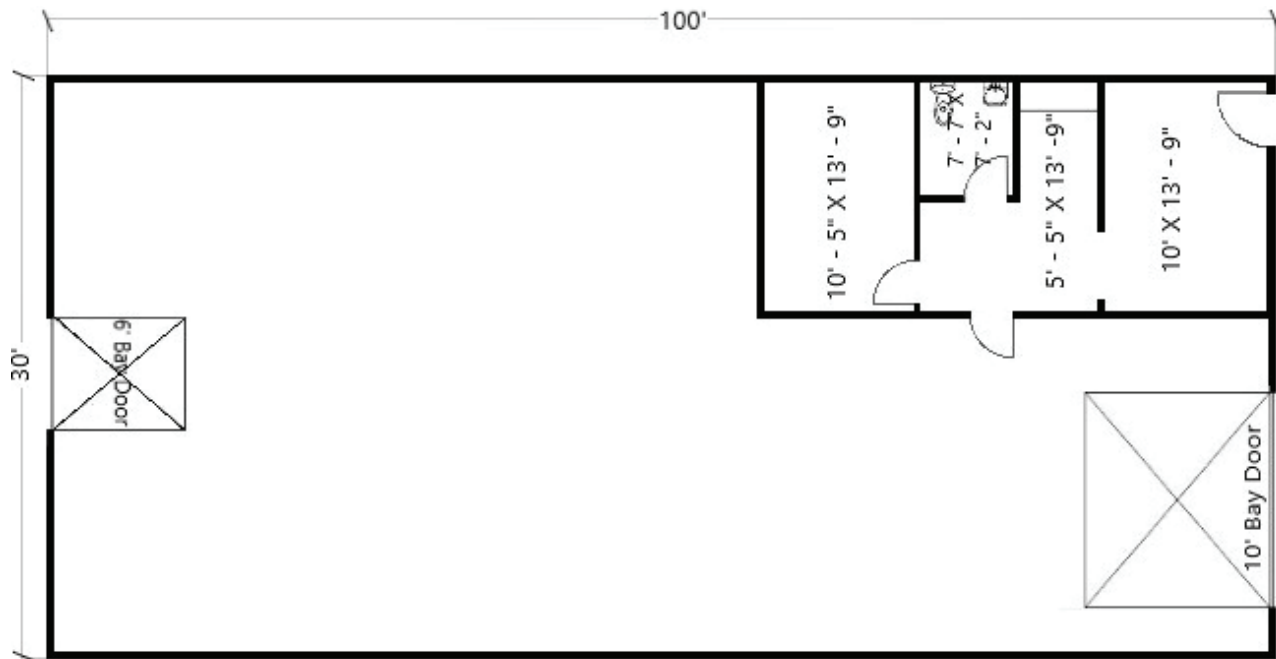
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BUSINESS PARK

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 December 1, 2026



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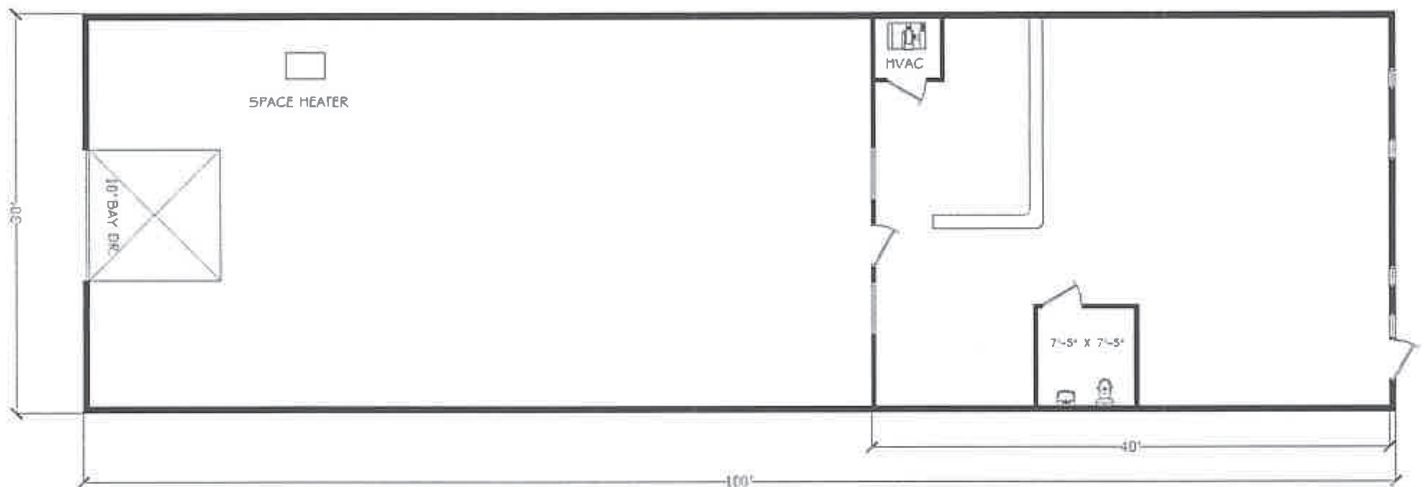
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BUILDING 28
7622 PEBBLE DRIVE | FORT WORTH, TEXAS 76118

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 November 1, 2026



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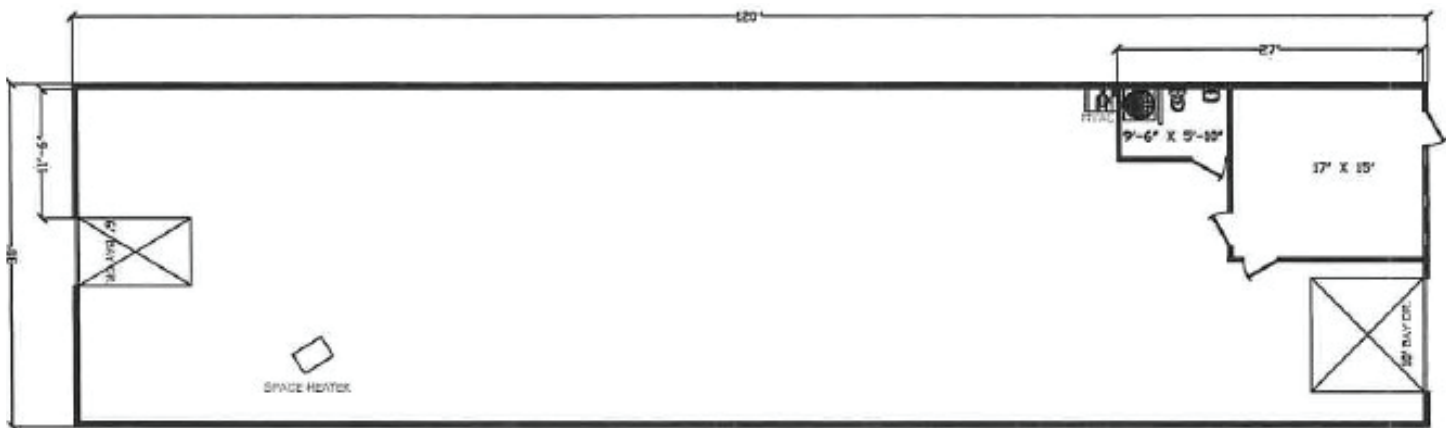
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BUILDING 24
7505 PEBBLE DRIVE | FORT WORTH, TEXAS 76118

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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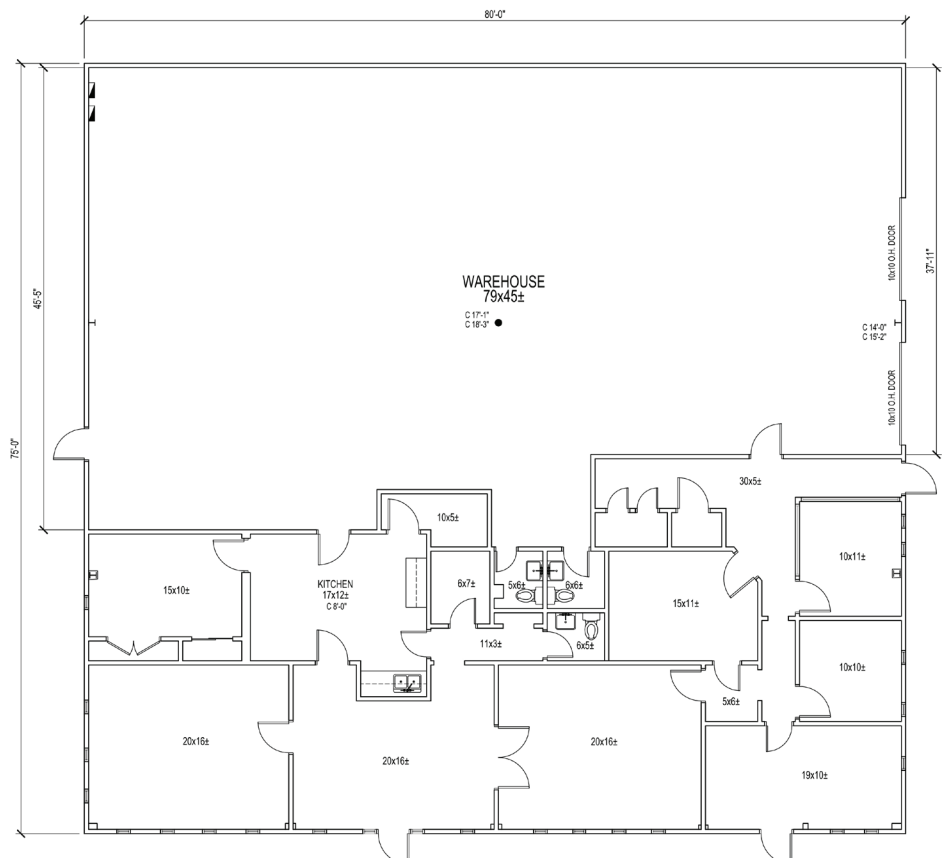
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BUILDING 2
2631 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

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



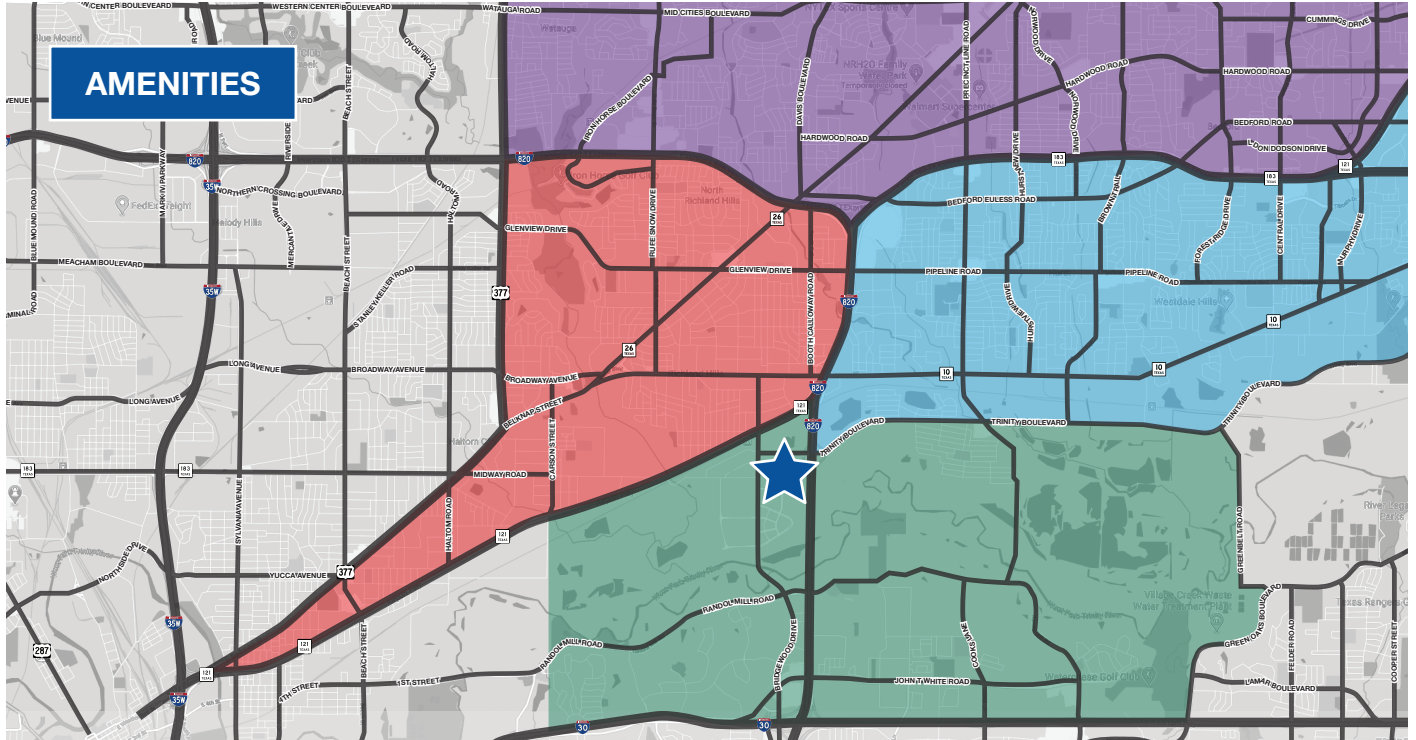
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Academy Sports & Outdoors
NRH20 Family Water Park
Walmart Supercenter
NYTEX Sports Centre
Tarrant County College – Northeast
The Home Depot
Lifetime Fitness
U-Haul Moving and Storage
In-N-Out Burger
At Home
Dollar Tree
WinCo Foods
Sam's Club
Lowe's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

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/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 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.

Holt Lunsford Commercial, Inc.	359505	hlunsford@holtlunsford.com	972.241.8300
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Mario Zandstra	312827	mzandstra@holtlunsford.com	972.241.8300
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date