Village Creek Business Park

HIGHLIGHTS

- Professional business park setting
- Grade and dock high loading
- 16'–20' clear height
- Close to major thoroughfares (I-20 & I-30)
- Direct access to highway 287 & Loop 820

AVAILABLE SUITES

- Suite 5118: 15,275 SF
- Suite 5070: 15,200 SF
- Suite 5015-5021: 10,275 SF
- Suite 4567: 10,250 SF
- Suite 5123: 10,250 SF
- Suite 5029: 7,675 SF
- Suite 5019: 5,275 SF
- Suite 5031: 5,125 SF
- Suite 5071: 2,575 SF
- Suite 5021: 2,500 SF
- Suite 5015: 2,500 SF

HOLT LUNSFORD COMMERCIAL

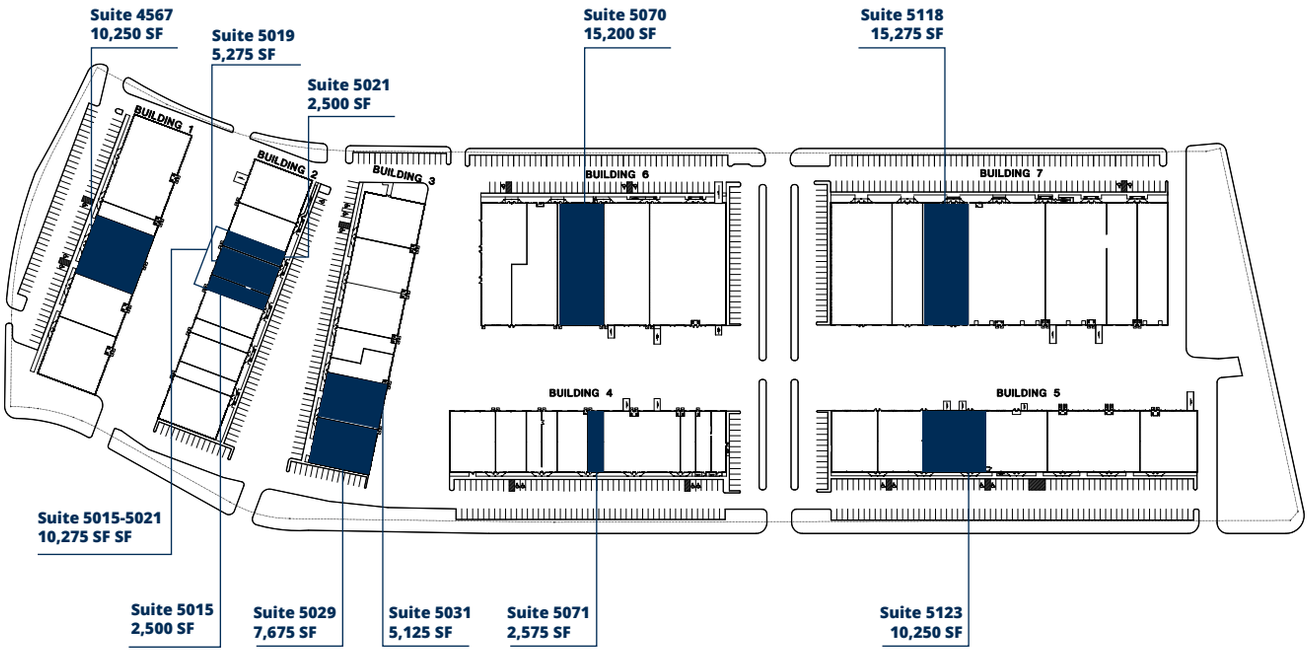
Contact

Trey Goodspeed
817.632.6155
tgoodspeed@holtlunsford.com

Grayson Fleitz
817.632.6159
gfleitz@holtlunsford.com

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

Village Creek Business Park



HOLT LUNSFORD
COMMERCIAL

Contact

Trey Goodspeed
817.632.6155
tgoodspeed@holtlunsford.com

Grayson Fleitz
817.632.6159
gfleitz@holtlunsford.com

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

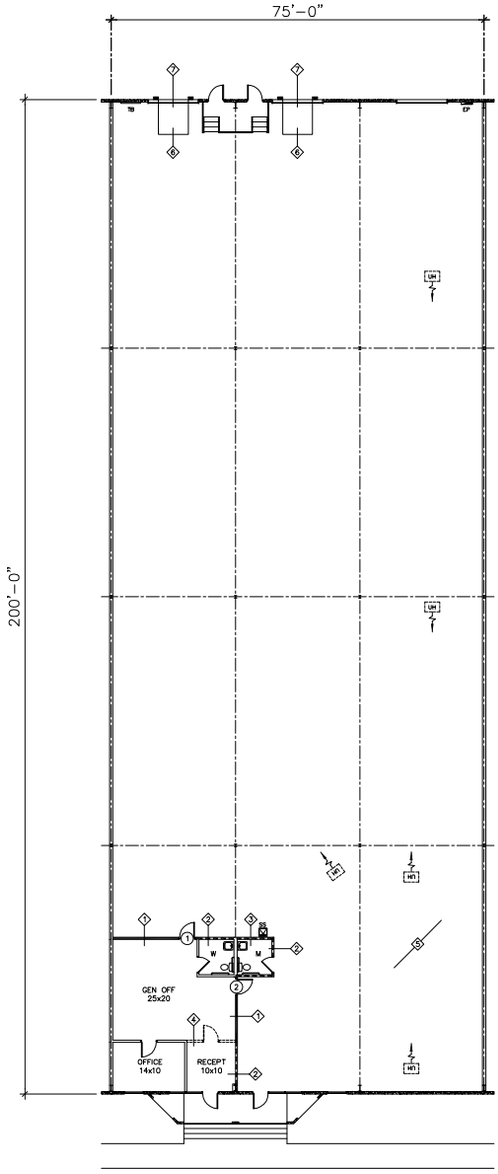
Village Creek Business Park

5118 Brush Creek Road | Fort Worth, Texas 76119

Floor Plan | 15,275 SF for Lease

Suite 5118

- 15,275 SF
- 276 SF office
- 16' - 20' clear height
- Three (3) dock high doors (10' x 10')
- Fully sprinklered
- Easy access to major thoroughfares
- Available 11/01/2026



Contact

Trey Goodspeed
817.632.6155
tgoodspeed@holtlunsford.com

Grayson Fleitz
817.632.6159
gfleitz@holtlunsford.com

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

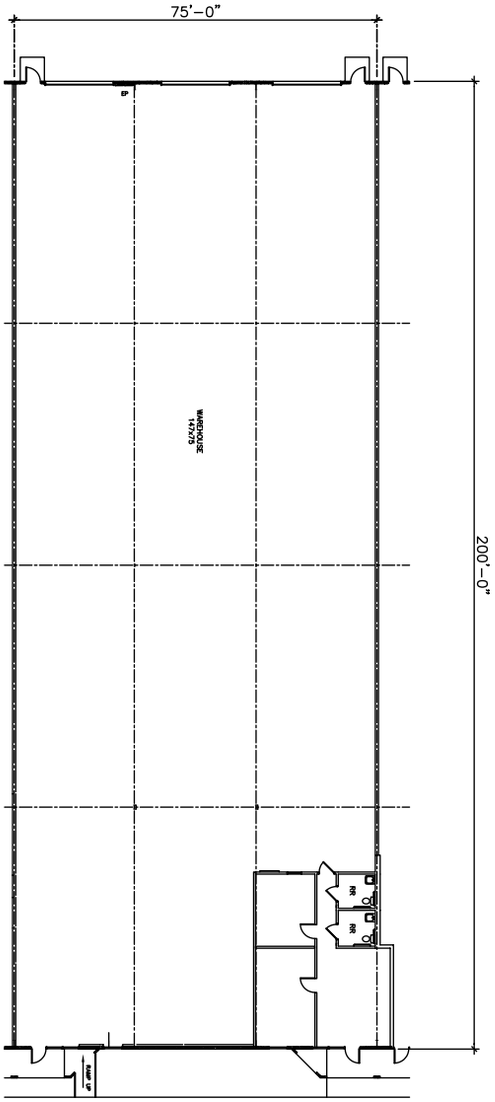
Village Creek Business Park

5070 Brush Creek Road | Fort Worth, Texas 76119

Floor Plan | 15,200 SF for Lease

Suite 5070

- 15,200 SF
- 875 SF of office
- 16' - 20' clear height
- Three (3) grade level doors (14' x 10')
- 480V, 3-phase power
- Fully sprinklered
- Easy access to major thoroughfares
- $6.75 NNN rate



HOLT LUNSFORD COMMERCIAL

Contact

Trey Goodspeed
817.632.6155
tgoodspeed@holtlunsford.com

Grayson Fleitz
817.632.6159
gfleitz@holtlunsford.com

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

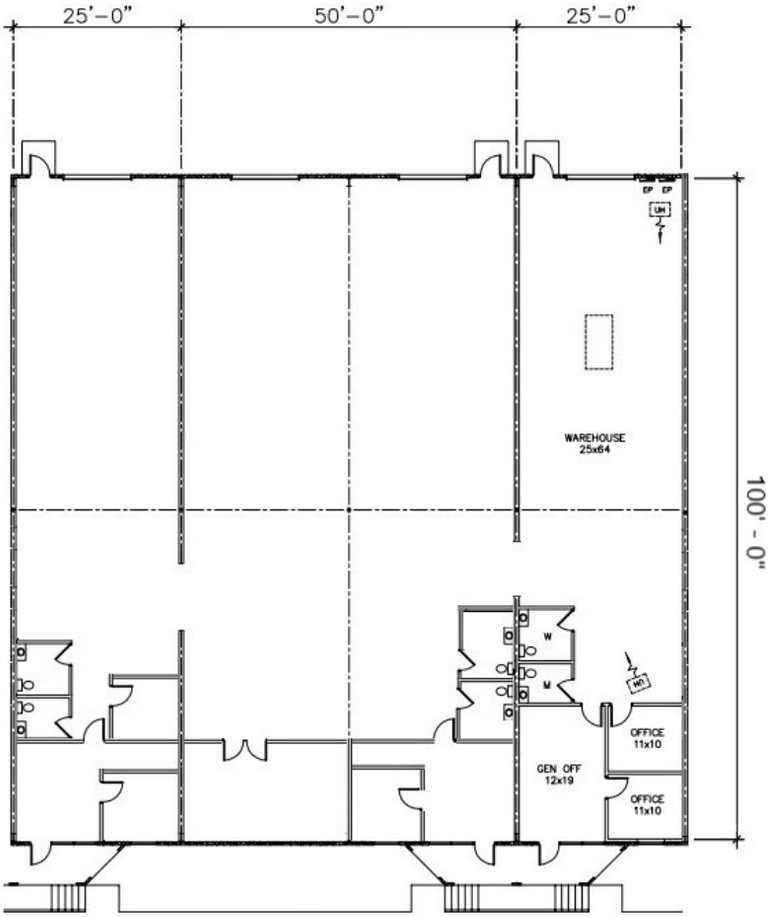
Village Creek Business Park

5015-5021 Martin Luther King Fwy | Fort Worth, Texas 76119

Floor Plan | 10,275 SF for Lease

Suite 5015-5021

- 10,275 SF
- 1,500 SF office
- 16' - 20' clear height
- Three (3) grade level doors (10' x 10')
- One (1) grade level door (12' x 14')
- Warehouse partially HVAC
- Easy access to major thoroughfares



HOLT LUNSFORD COMMERCIAL

Contact

Trey Goodspeed
817.632.6155
tgoodspeed@holtlunsford.com

Grayson Fleitz
817.632.6159
gfleitz@holtlunsford.com

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

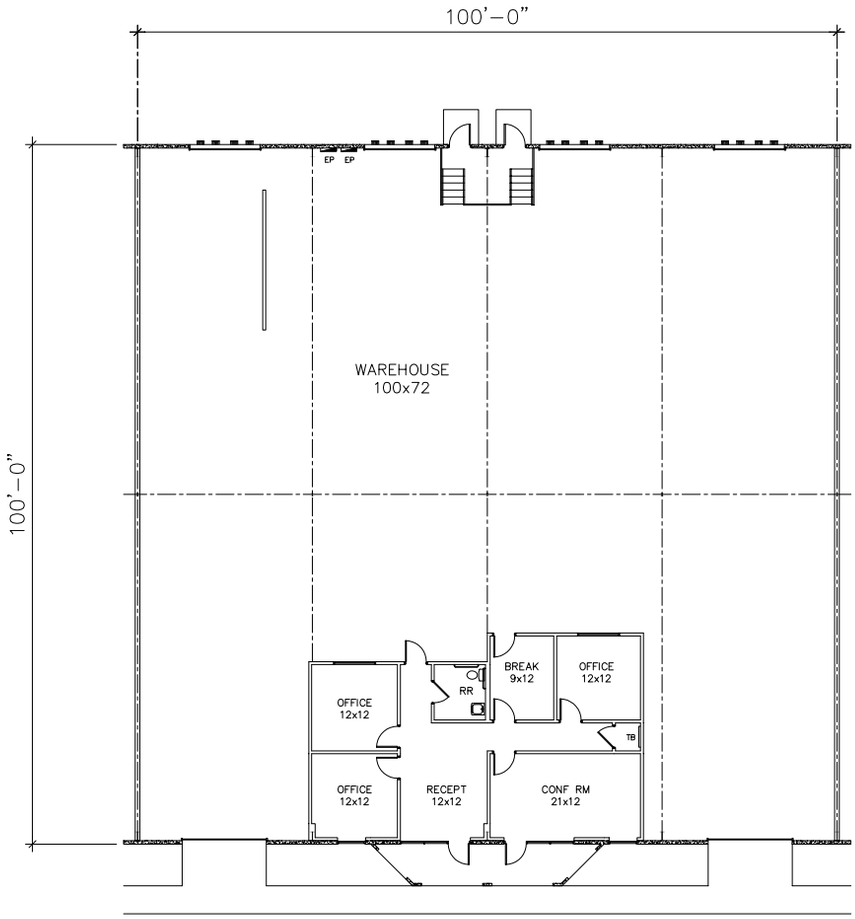
Village Creek Business Park

4567 Village Creek Road | Fort Worth, Texas 76119

Floor Plan | 10,250 SF for Lease

Suite 4567

- 10,250 SF
- 1,340 SF office
- 16' - 20' clear height
- Four (4) dock high doors (10' x 10')
- Two (2) grade level doors (12' x 14')
- Easy access to major thoroughfares



HOLT LUNSFORD COMMERCIAL

Contact

Trey Goodspeed
817.632.6155
tgoodspeed@holtlunsford.com

Grayson Fleitz
817.632.6159
gfleitz@holtlunsford.com

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

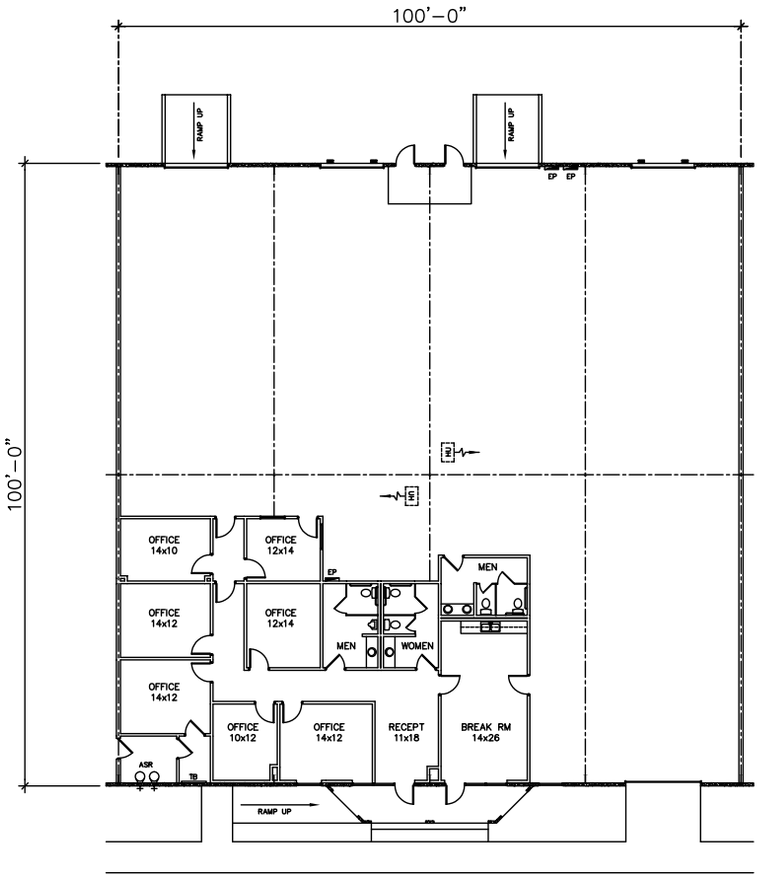
Village Creek Business Park

5123 Martin Luther King Jr. Freeway | Fort Worth, Texas 76119

Floor Plan | 10,250 SF for Lease

Suite 5123

- 10,250 SF
- 2,497 SF office
- 16' - 20' clear height
- One (1) grade level door (12' x 14')
- Two (2) grade level doors (10' x 10')
- Two (2) semi-high dock doors (10' x 10')
- Easy access to major thoroughfares
- Available 7/1/2026



Contact

Trey Goodspeed
817.632.6155
tgoodspeed@holtlunsford.com

Grayson Fleitz
817.632.6159
gfleitz@holtlunsford.com

HOLT LUNSFORD COMMERCIAL

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

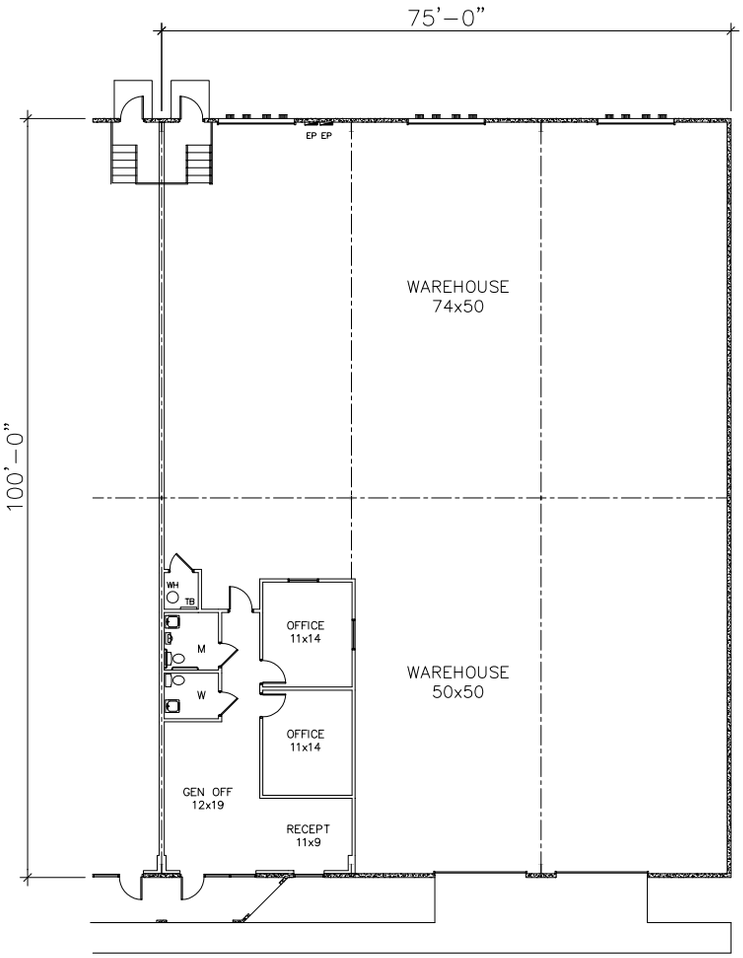
Village Creek Business Park

5029 Martin Luther King Jr. Freeway | Fort Worth, Texas 76119

Floor Plan | 7,675 SF for Lease

Suite 5029

- 7,675 SF
- 979 SF office
- 18' clear height
- Three (3) dock high doors (10' x 10')
- Two (2) grade level doors (12' x 14')
- Easy access to major thoroughfares



HOLT LUNSFORD COMMERCIAL

Contact

Trey Goodspeed
817.632.6155
tgoodspeed@holtlunsford.com

Grayson Fleitz
817.632.6159
gfleitz@holtlunsford.com

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

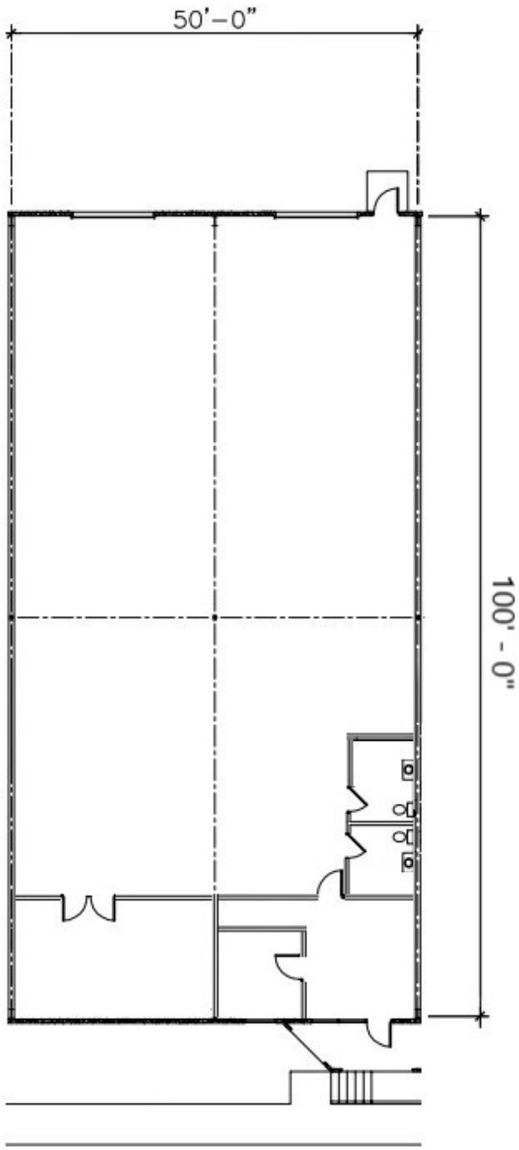
Village Creek Business Park

5019 Brush Creek Rd | Fort Worth, Texas 76119

Floor Plan | 5,275 SF for Lease

Suite 5019

- 5,275 SF
- 400 SF office
- 16' - 20' clear height
- Two (2) grade level doors (10' x 10')
- 100% HVAC
- Easy access to major thoroughfares



HOLT LUNSFORD COMMERCIAL

Contact

Trey Goodspeed
817.632.6155
tgoodspeed@holtlunsford.com

Grayson Fleitz
817.632.6159
gfleitz@holtlunsford.com

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

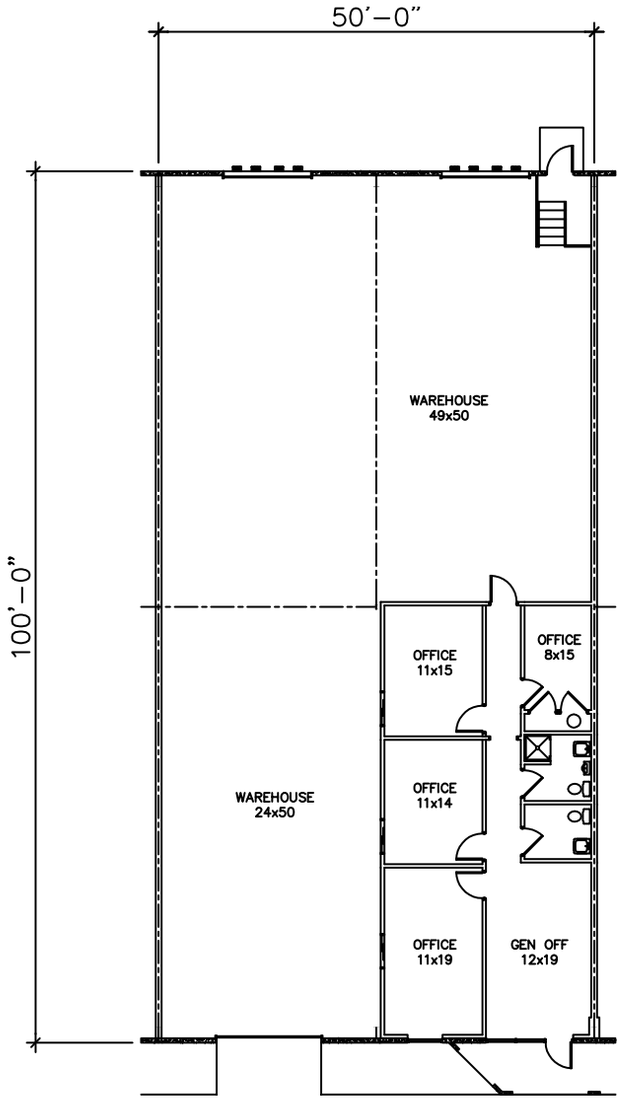
Village Creek Business Park

5031 Martin Luther King Jr. Freeway | Fort Worth, Texas 76119

Floor Plan | 5,125 SF for Lease

Suite 5031

- 5,125 SF
- 1,238 SF office
- 16' - 20' clear height
- Two (2) dock high doors (10' x 10')
- One (1) grade level door (12' x 14')
- Easy access to major thoroughfares



HOLT LUNSFORD COMMERCIAL

Contact

Trey Goodspeed
817.632.6155
tgoodspeed@holtlunsford.com

Grayson Fleitz
817.632.6159
gfleitz@holtlunsford.com

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

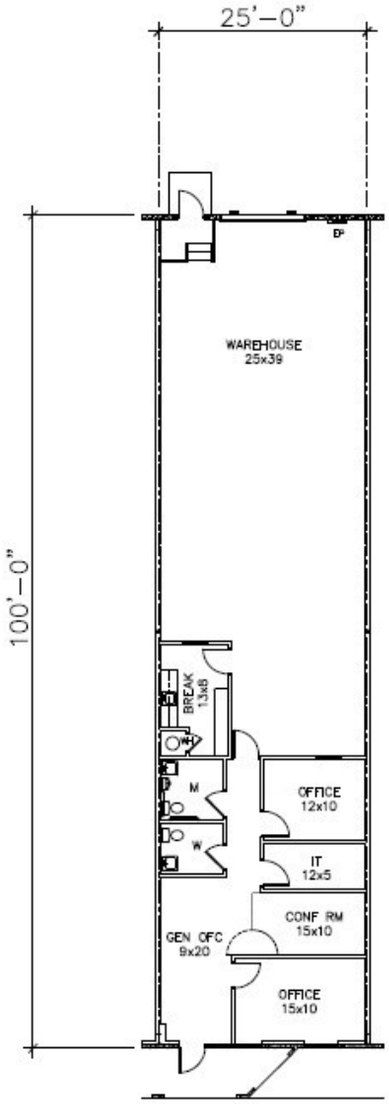
Village Creek Business Park

5071 Martin Luther King Jr. Freeway | Fort Worth, Texas 76119

Floor Plan | 2,575 SF for Lease

Suite 5071

- 2,575 SF
- 925 SF office
- 16’ - 20’ clear height
- One (1) semi-high dock door (10' x 10')
- Easy access to major thoroughfares



HOLT LUNSFORD COMMERCIAL

Contact

Trey Goodspeed
817.632.6155
tgoodspeed@holtlunsford.com

Grayson Fleitz
817.632.6159
gfleitz@holtlunsford.com

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

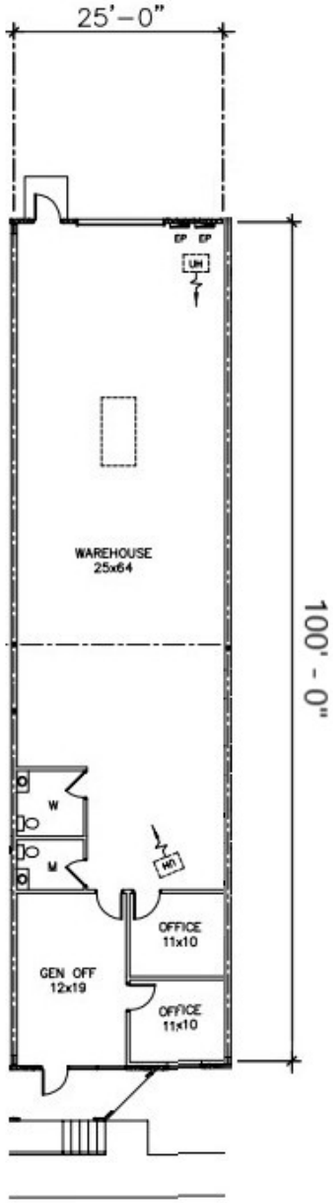
Village Creek Business Park

5021 Martin Luther King Jr. Freeway | Fort Worth, Texas 76119

Floor Plan | 2,500 SF for Lease

Suite 5021

- 2,500 SF
- 600 SF office
- 16' - 20' clear height
- One (1) grade level door (12' x 14')
- Easy access to major thoroughfares



HOLT LUNSFORD COMMERCIAL

Contact

Trey Goodspeed
817.632.6155
tgoodspeed@holtlunsford.com

Grayson Fleitz
817.632.6159
gfleitz@holtlunsford.com

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

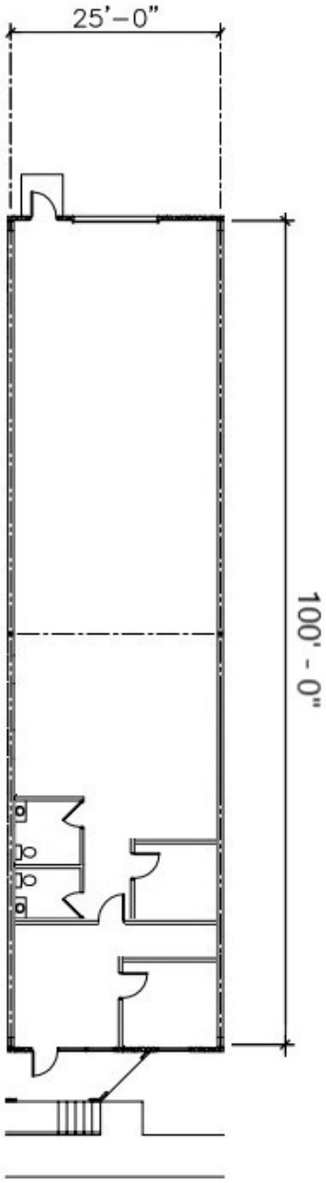
Village Creek Business Park

5015 Martin Luther King Jr. Freeway | Fort Worth, Texas 76119

Floor Plan | 2,500 SF for Lease

Suite 5015

- 2,500 SF
- 500 SF office
- 16' - 20' clear height
- One (1) grade level door (10' x 10')
- 100% HVAC
- Easy access to major thoroughfares



HOLT LUNSFORD COMMERCIAL

Contact

Trey Goodspeed
817.632.6155
tgoodspeed@holtlunsford.com

Grayson Fleitz
817.632.6159
gfleitz@holtlunsford.com

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

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:
  - 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.

Holt Lunsford Commercial, Inc.	359505	hlunsford@holtlunsford.com	972.241.8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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 _____