Flexible Light Industrial Opportunity in Texas

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Investment Summary:

5308 Sun Valley Dr, Fort Worth, TX 76119

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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.

Functional light industrial building with flexible use potential.

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.

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

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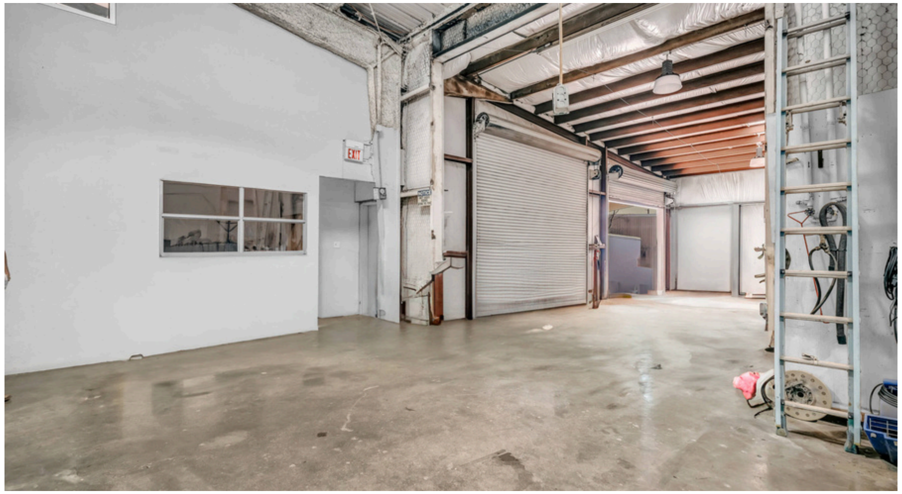
ADDITIONAL PHOTOS



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LOCAL PROXIMITY ATTRACTIONS

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

Downtown Fort Worth: ~12–14 miles

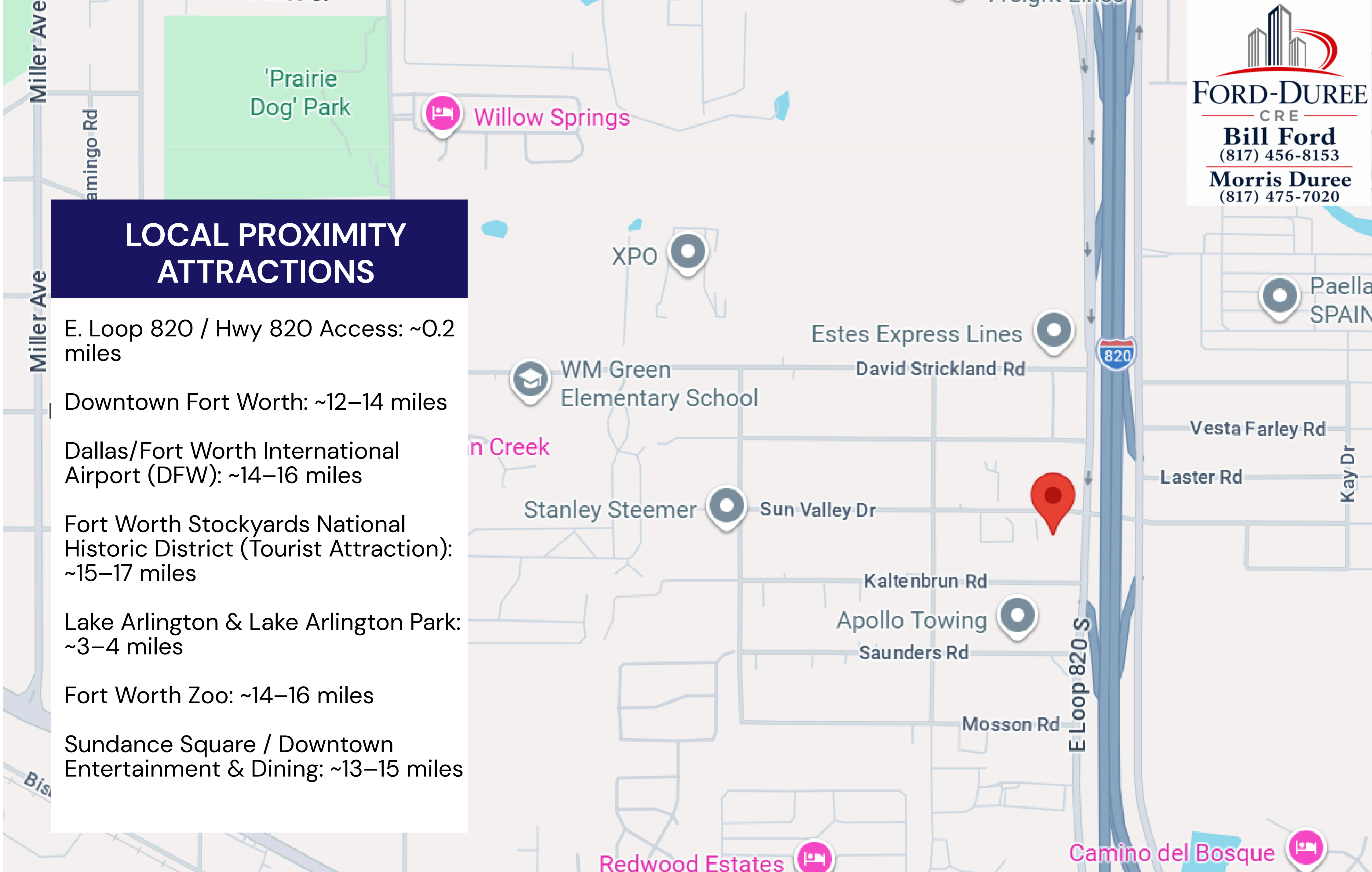
Dallas/Fort Worth International Airport (DFW): ~14–16 miles

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

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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.

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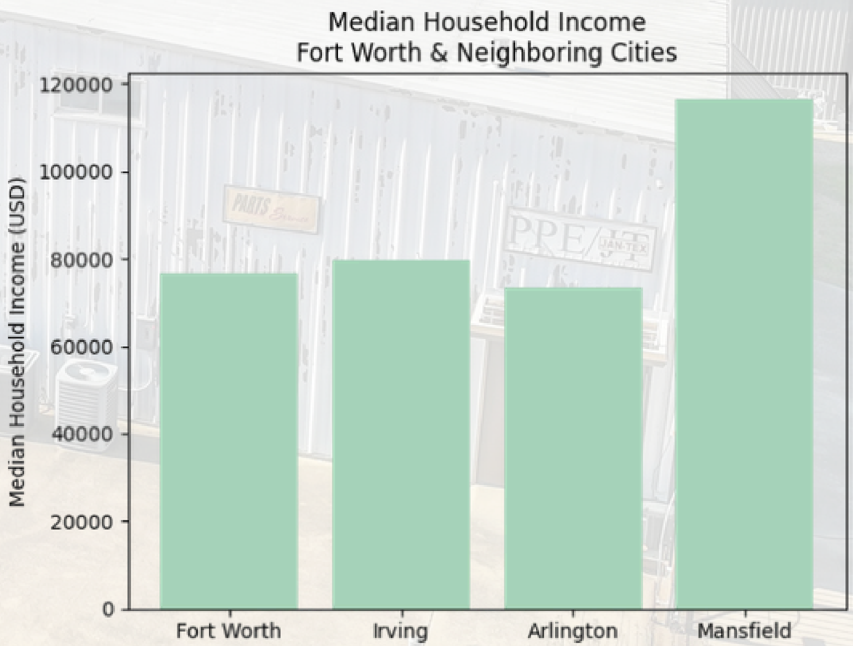
Population:
Approximately 1,008,106 residents as of mid-2024 — a major milestone, making Fort Worth one of the fastest growing large cities in the U.S.

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

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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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11-03-2025

Information About Brokerage Services

Texas lawrequires allreal estatelicense holders to givethe following informa!on about brokerage services to prospec!ve buyers, tenants, sellers and landlords.

TYPES OFREAL ESTATELICENSEHOLDERS:

- A BROKER is responsible for all brokerage ac!vi!es, including acts performed by sales agents sponsored by the broker.
- A SALESAGENT must be sponsored by a broker and works with clients on behalf of the broker.

ABROKER'SMINIMUM DUTIESREQUIREDBY LAW (Aclient is the person orpartythatthe broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material informa!on about the property or transac!on received by the broker;
- Answer the client's ques!ons and present any offer to or counter-offer from the client; and
- Treat all par!es to a real estate transac!on honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage ac!vity for a prospec!ve buyer of residen!al property must enter into a wri#en agreement with the buyer before showing any residen!al property to the buyer or if no residen!al property will be shown, before presen!ng an offer on behalf of the buyer. This wri#en agreement must contain specific informa!on required by Texas law. For more informa!on on these requirements, see sec!on 1101.563 of the Texas Occupa!ons Code. Even ifawri!en agreement is notrequired, toavoid disputes, allagreementsbetweenyouandabrokershouldbeinwri"ng and clearly establish: (i) the broker's du"es and responsibili"es to you and your obliga"ons under the agreement; and (ii) the amount or rate of compensa"on 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 wri#en lis!ng to sell or property management agreement. An owner's agent must perform the broker's minimum du!es above and must inform the owner of any material informa!on about the property or transac!on known by the agent, including informa!on disclosed to the agent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully nego"able.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a wri#en representa!on agreement. A buyer's agent must perform the broker's minimum du!es above and must inform the buyer of any material informa!on about the property or transac!on known by the agent, including informa!on 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 nego"able.

AS AGENT FOR BOTH -INTERMEDIARY: To act as an intermediary between the par!es the broker must first obtain the wri#en agreement of each partyto the transac!on. The wri#en agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obliga!ons as an intermediary. A broker who acts as an intermediary:

- Must treat all par!es to the transac!on impar!ally and fairly;
- May, with the par!es' wri#en 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 instruc!ons of each party to the transac!on.
- Must not, unless specifically authorized in wri!ng to do so by the party, disclose:
  - that the owner will accept a price less than the wri#en asking price;
  - that the buyer/tenant will pay a price greater than the price submi#ed in a wri#en offer; and
  - any confiden!al informa!on or any other informa!on that a party specifically instructs the broker in wri!ng 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 wri!ng, to represent the buyer/tenant;
- The broker is not otherwise ac!ng as the buyer/tenant's agent at the !me of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transac!ons generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residen!al property to an unrepresented prospec!ve buyer, a license holder must enter into a wri#en agreement that contains the informa!on required by sec!on 1101.563 of the Texas Occupa!ons Code. The agreement may not be exclusive and mustbe limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION:This no!ce is being provided for informa!on purposes. It does not create an obliga!on for you to use the broker's services. Please acknowledge receipt of this no!ce below and retain a copy for your records.

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Name of Sponsoring Broker (Licensed IndividualorBusinessEn!ty)	License No.	Email	Phone
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Name ofLicensedSupervisor of Sales Agent/Associate, ifapplicable	License No.	Email	Phone
William Ford	827317	bill@billanddanielleford.com	(817) 456-8153
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Ini!als Date