

# 9555 Harmon Road

ALLIANCE SUBMARKEET

Fort Worth, TX 76177

Office  
Building

Available for  
Sale or Lease

16,306  
Total SF

Renovated  
in 2020





### 9555 Harmon Road

- 2.51 Acres Available
- 16,306 SF Office

0.84 Acres Available

1.75 Acres Available

## Flexible 2-Building Office Opportunity

Positioned in the highly sought-after Alliance submarket of North Fort Worth, 9555 Harmon Rd presents a rare owner-user or investment opportunity with immediate functionality and future upside. The property offers two fully renovated office buildings on a generous land site, combining modern finishes with expansion potential in one of DFW's fastest-growing corridors.

- 16,306 SF office campus
- Two fully renovated buildings (2020)
- Available for sale or lease
- Executive offices, conference rooms, and collaborative areas
- Two upgraded kitchen/break areas for employee amenities
- Strong parking ratio (6.19/1,000 SF)
- Future development upside



## Location

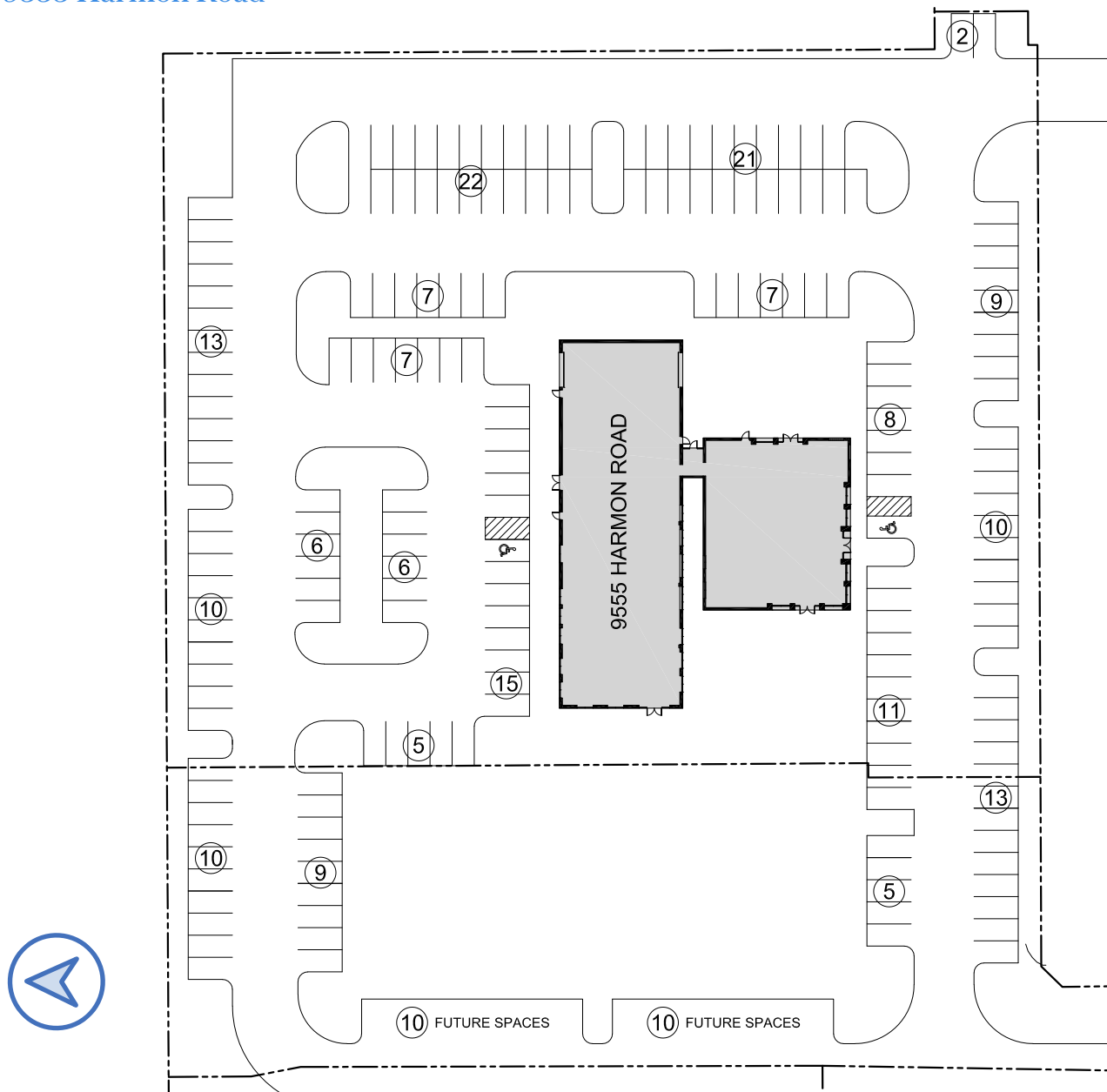
Located in Fort Worth's rapidly expanding Alliance submarket, 9555 Harmon Rd benefits from strong connectivity via I-35W and proximity to major employers, retail, and dining amenities. The surrounding area continues to see significant commercial and residential growth, positioning the property within one of North Texas' most active and desirable business corridors.



PROPERTY TYPE	OFFICE
BUILDING SIZE	16,306 SF
LOT SIZE	2.51 ACRES
YEAR BUILT / RENOVATED	2000 / 2020
PARKING RATIO	6.19 / 1,000 SF
PARKING	101 SURFACE SPACES
ZONING	F1
SUBMARKET	ALLIANCE / NORTH FORT WORTH



## 9555 Harmon Road

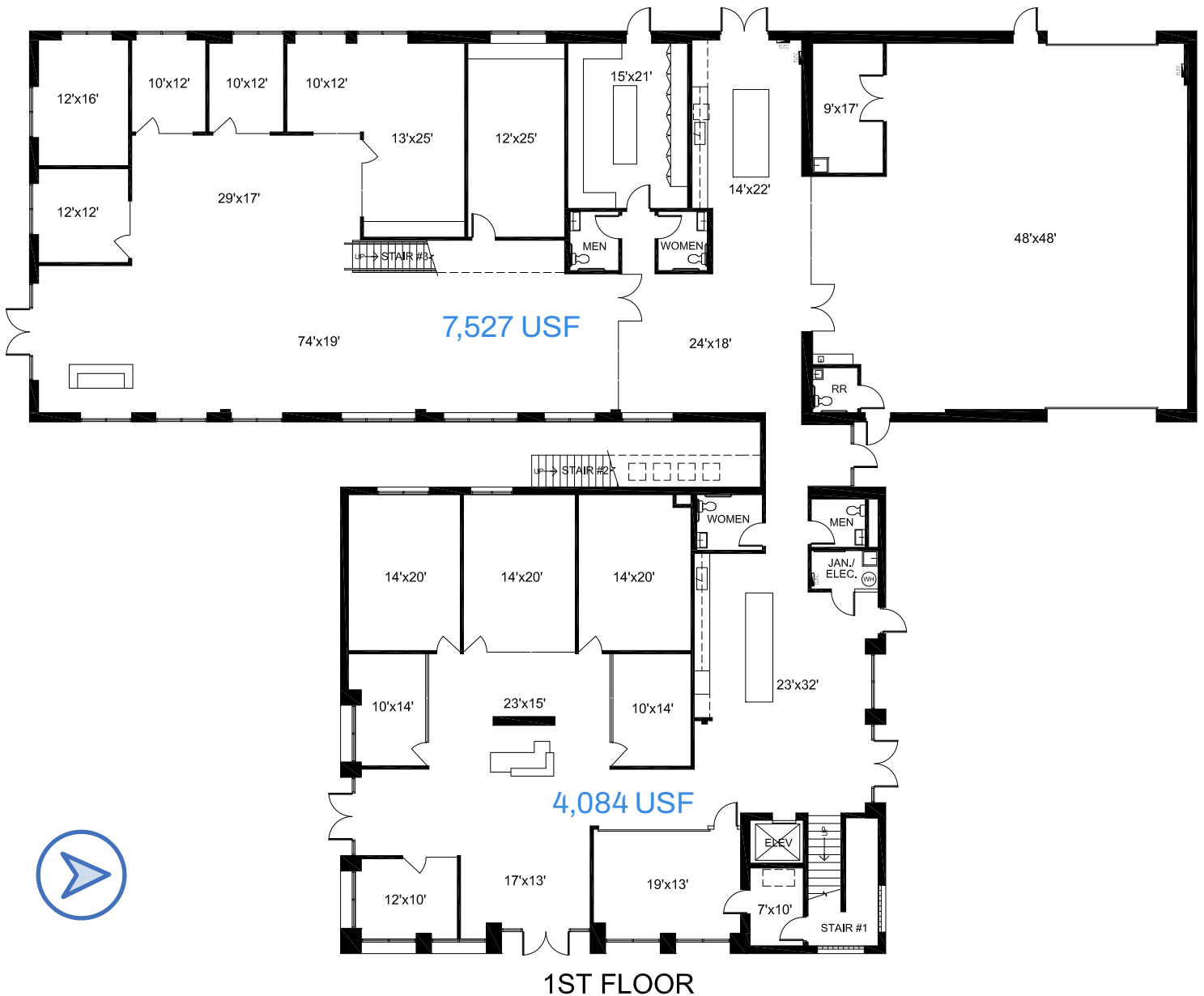


### Site Plan

The site plan is thoughtfully configured to support efficient circulation, accessibility, and daily functionality for both employees and visitors. Multiple access points, convenient parking distribution, and strong building visibility create a seamless user experience across the property.

- Efficient on-site circulation and access
- Multiple ingress and egress points
- Convenient surface parking layout
- Strong visibility and accessibility
- Functional site design for employees and visitors
- Accessible parking located near primary entrances

# 9555 Harmon Road



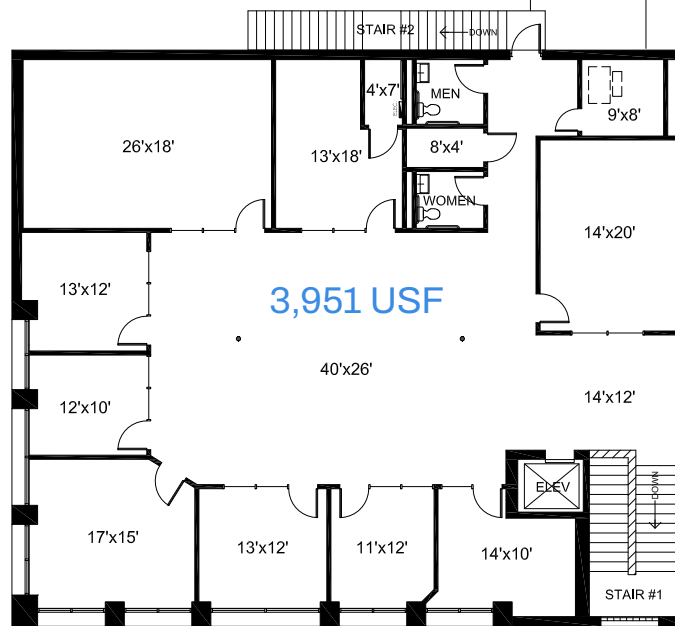
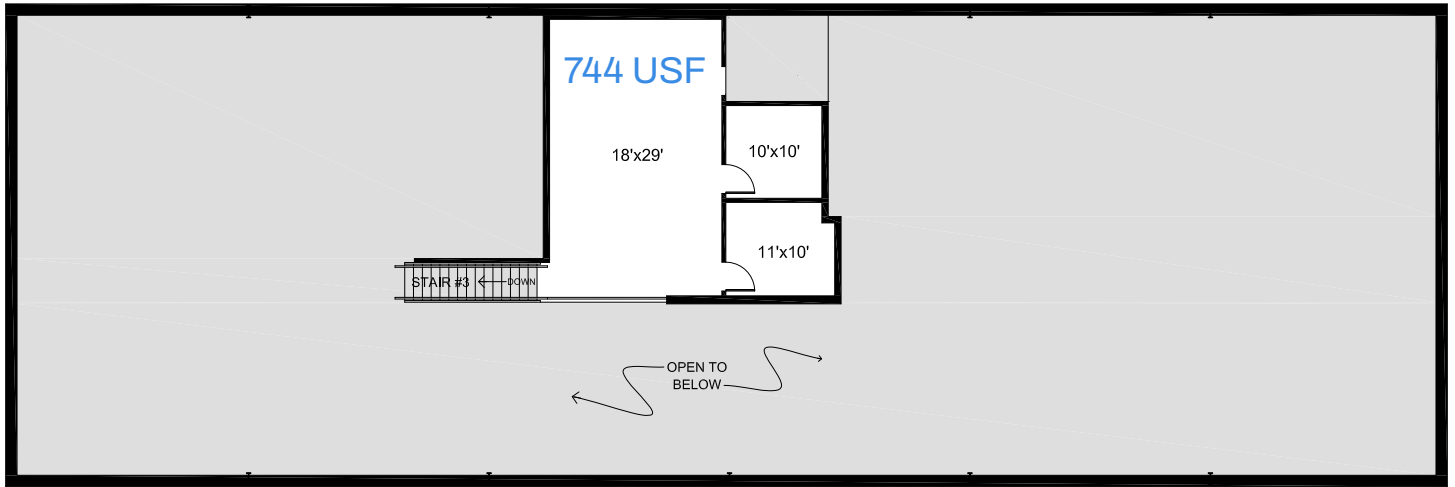
Not to Scale

All dimensions and square footages are approximate.

## 1st Floor Plan

The first floor offers a highly functional layout designed to support a variety of operational and professional uses. Featuring a combination of open work areas, private offices, conference rooms, and support spaces, the floor plan provides flexibility for collaborative environments while maintaining efficient workflow and circulation throughout.

- Flexible multi-room floor configuration
- Combination of open workspace and private offices
- Large meeting and conference room opportunities
- Dedicated reception and support areas
- Multiple restroom and utility locations
- Direct stair and elevator access
- Efficient circulation throughout the floor plate



2ND FLOOR

Not to Scale

All dimensions and square footages are approximate.

## 2nd Floor Plan

Designed to support a variety of office users, the second floor offers an efficient layout with a balance of private offices, open work areas, conference space, and support amenities. The flexible floor plan allows for both collaborative and client-facing environments while maximizing functionality and workflow efficiency.

- Flexible floor plate
- Combination of private offices and open work areas
- Multiple conference and meeting room opportunities
- Dedicated storage, utility, and support spaces
- Direct stair and elevator access



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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:
  - 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.

**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.

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Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date