

PRIME OFFICE SPACE FOR LEASE


FORD-DUREE
CRE
Bill Ford
(817) 456-8153
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(817) 475-7020



High-Traffic Location with Strong Visibility
5316 Woodway Dr, Fort Worth, TX

Property Highlights:

5316 Woodway Dr, Fort Worth, TX

- 1,500 - 2,000 SF available
- Lease Rate: \$18/SF
- Flexible Use: Office | Medical | Service-Based Businesses | Flex Users
- High Visibility Location
- Easy Access to Major Roadways
- Ample Parking Available
- Utilities On-Site will be shared

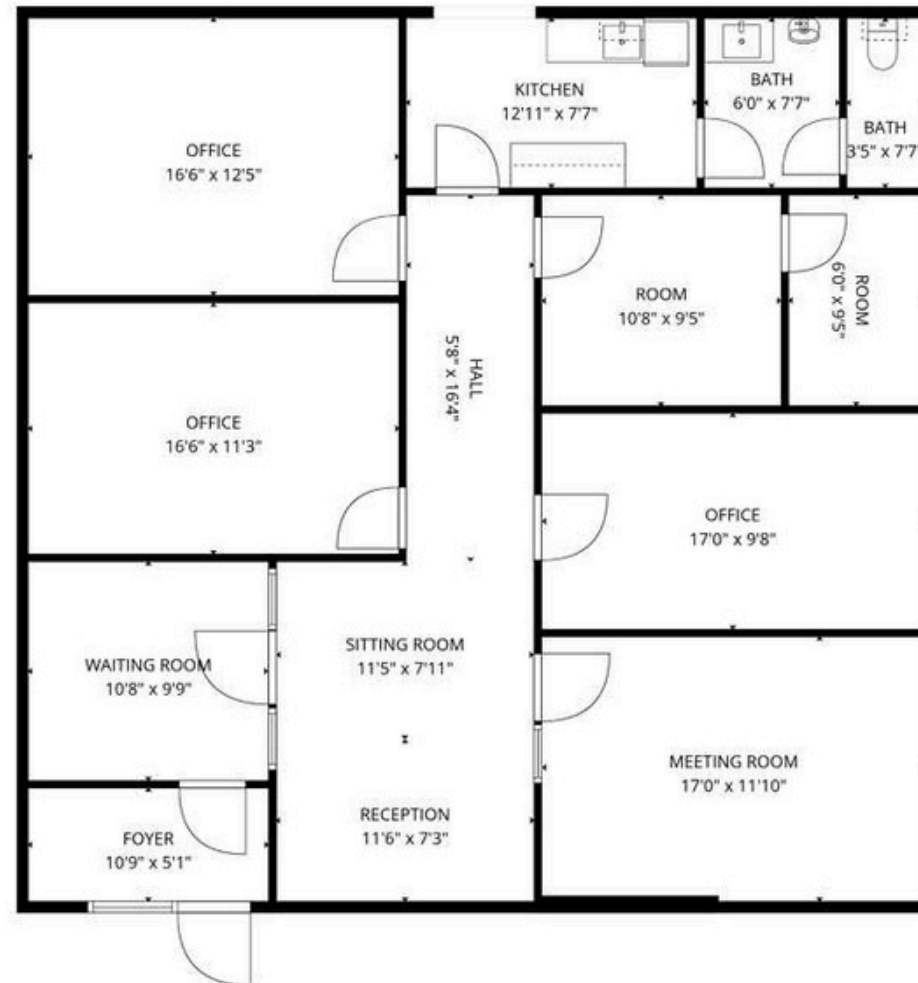
KEY LOCATION DRIVERS

- Located near 13,000–14,000 VPD traffic corridors (S Hulen St & Sycamore School Rd)
- Positioned within the established South Fort Worth retail trade area
- Surrounded by national retailers, restaurants, and service businesses
- Zoned E – General Commercial, allowing retail, office, and service uses
- Strong residential density providing consistent daily demand



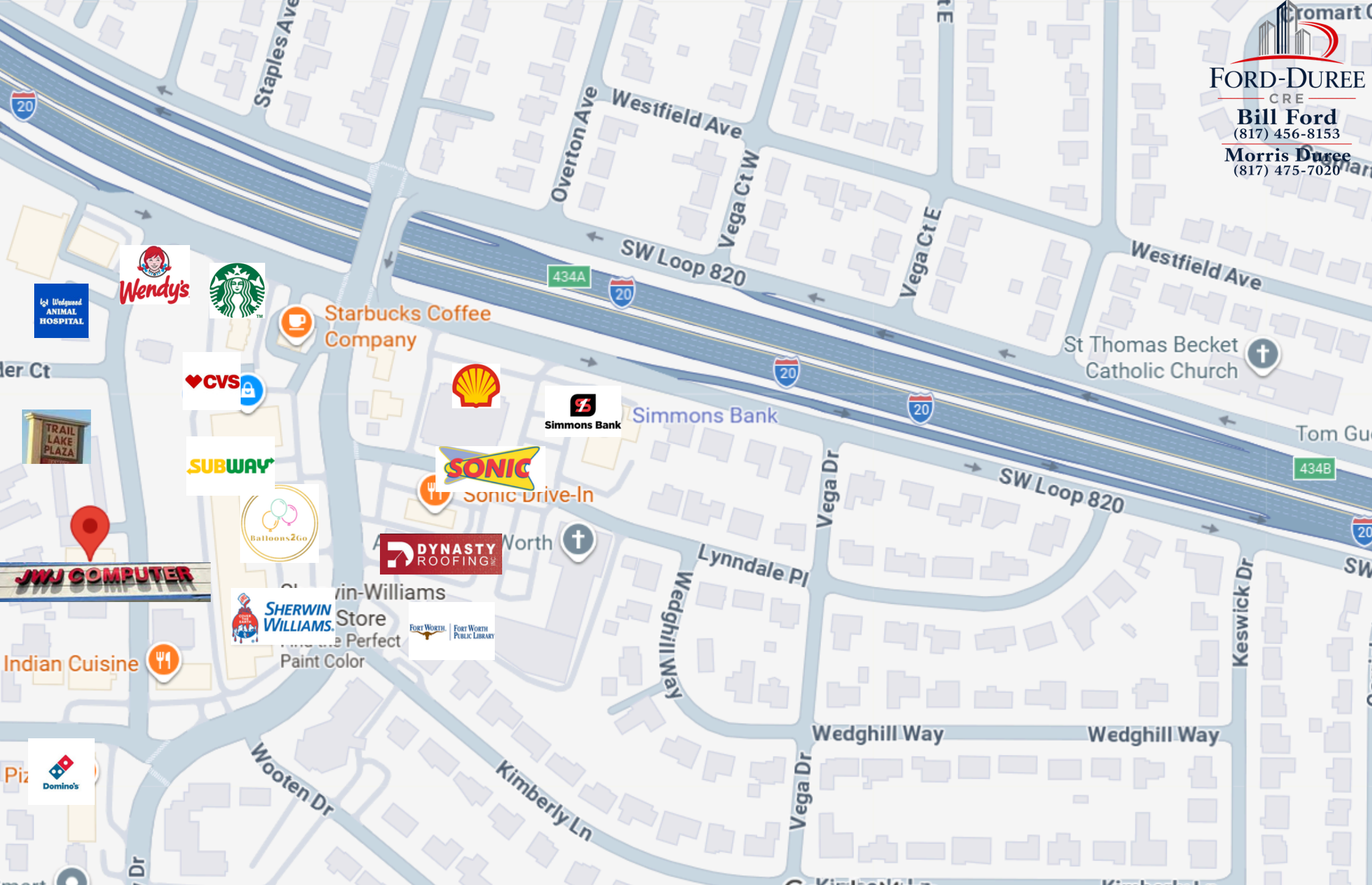


Floor Plan



TOTAL: 1576 sq. ft
1st floor: 1576 sq. ft
EXCLUDED AREAS: WALLS: 80 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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:

BILL FORD
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PREFERRED TITLE COMPANY

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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) AND/OR AGENT: The broker becomes the 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.

Ford Duree CRE	9015488	info@granburyrealty.com	817-219-2220
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Pamila Johnson	488009	info@granburyrealty.com	979-777-3559
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Pamila Johnson	488009	info@granburyrealty.com	979-777-3559
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	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 Initials

Date

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