

TXDOT APPROVED INGRESS/EGRESS

**INFRASTRUCTURE
IMPROVEMENT**

Prime Office Opportunity in Fort Worth - Ideal for Owner-User or Investor

BILL FORD
817-456-8153

MORRIS DUREE
817-475-7020

Investment Summary:

5450A E Loop 820 S, Fort Worth, TX 76119

5450A E Loop 820 S offers a compelling opportunity to acquire a traditional office property in a strategically located Fort Worth submarket with immediate access to Loop 820 and nearby major highways. This well-positioned office is ideal for an owner-user seeking to control occupancy costs or an investor looking for stable long-term appreciation in an established commercial corridor. The functional layout supports a wide range of professional uses, making the property versatile and attractive to multiple tenant types. With strong accessibility, professional appeal, and flexible use potential, this property presents a solid value-add and ownership opportunity in the growing Fort Worth market.

An additional nearby opportunity at 5308 Sun Valley Dr is also available for sale or lease, providing flexibility for businesses and investors seeking commercial space in the area.

Selling Points:

Strategic Fort Worth Location: Positioned along E Loop 820 S, the property benefits from excellent connectivity to major highways, allowing easy access from multiple parts of the DFW Metroplex and enhancing convenience for both staff and clientele.

Traditional Office Layout: The building features a practical and professional office configuration that supports private offices, administrative space, and client-facing operations, making it adaptable to various business needs.

Owner-User & Investment Appeal: Ideal for businesses seeking to own their space while building equity, with the added benefit of potential rental income or future leasing opportunities.

Strong Market Fundamentals: Located in an established commercial area of Fort Worth with ongoing business activity, supporting long-term value retention and appreciation.

Visibility & Accessibility: Easy to locate with strong roadway exposure, improving brand presence and simplifying client visits.



Well-positioned office building with excellent access to Loop 820



Traditional office layout offering flexibility for a variety of professional uses.

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ANOTHER OPPORTUNITY
AVAILABLE
5308 Sun Valley Dr
Available for Sale



FORD-DUREE
CRE
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(817) 475-7020

ADDITIONAL PHOTOS



BILL FORD
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LOCAL PROXIMITY ATTRACTIONS

Fort Worth Zoo – ~8 – 9 miles

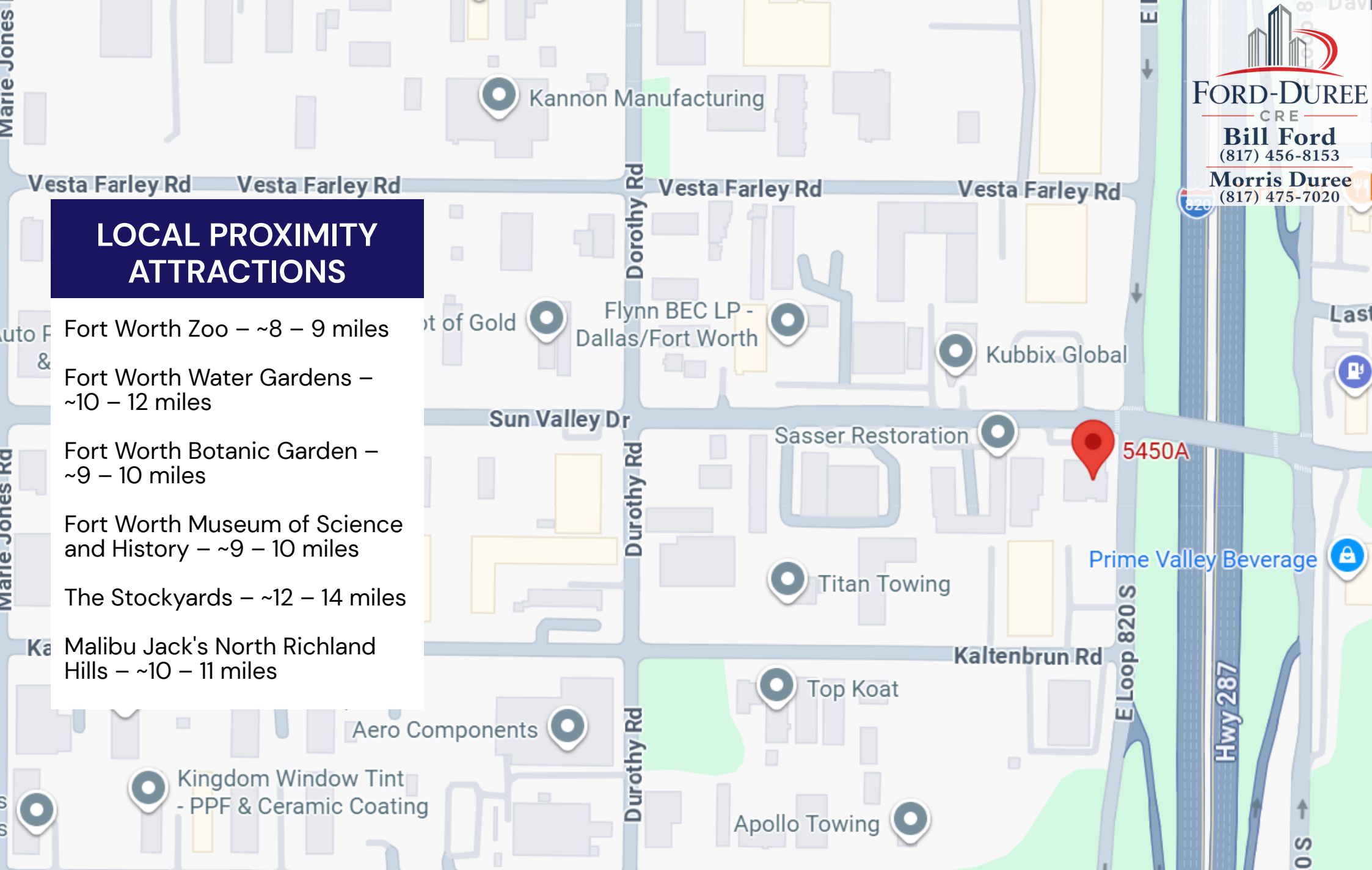
Fort Worth Water Gardens –
~10 – 12 miles

Fort Worth Botanic Garden –
~9 – 10 miles

Fort Worth Museum of Science
and History – ~9 – 10 miles

The Stockyards – ~12 – 14 miles

Malibu Jack's North Richland
Hills – ~10 – 11 miles



TRAFFIC & ACCESSIBILITY STATISTICS

Regional Reach

Well-situated for businesses serving Fort Worth, Arlington, and surrounding submarkets, supporting both local operations and regional growth.

Efficient Commute Access

Centrally positioned within a growing employment zone, making the property easily reachable for employees, clients, and service providers.

Immediate Highway Connectivity

Quick access to Loop 820 with seamless connections to I-20, I-35W, and I-30, allowing efficient travel across Fort Worth and the greater DFW Metroplex.

High-Traffic Exposure

Located along Loop 820, one of Fort Worth's primary commercial corridors, offering strong daily vehicle counts and consistent visibility to commuters and local traffic.

Why Fort Worth? Big-City Growth with Texas Grit

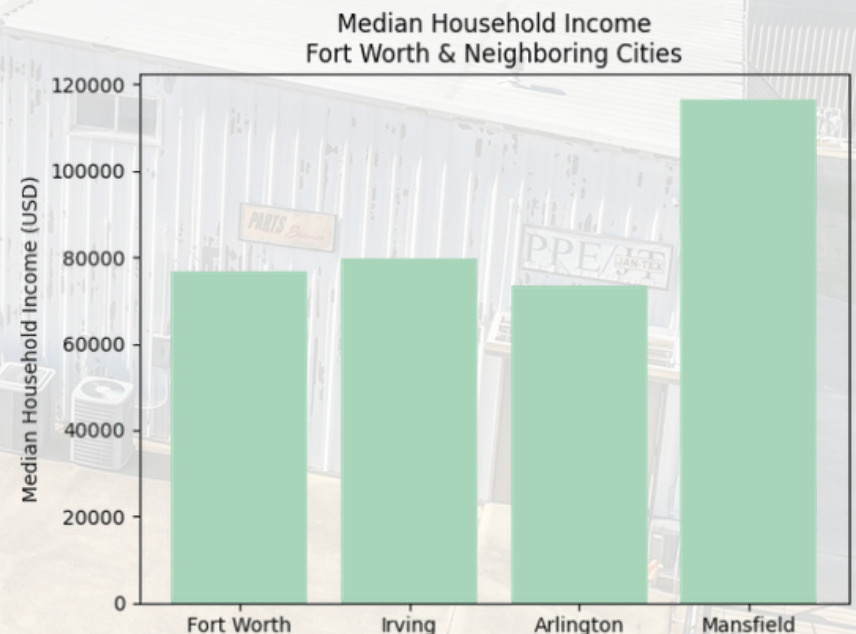
Fort Worth offers investors a rare blend of big-city momentum and business-friendly Texas character. As part of the DFW Metroplex—one of the fastest-growing regions in the U.S.—Fort Worth benefits from strong population growth, a diverse economy anchored by logistics, healthcare, aerospace, and professional services, and a pro-business tax environment with no state income tax. The city is known for its balance of affordability and accessibility, offering lower operating costs than many major metros while still delivering excellent infrastructure, highway connectivity, and a growing talent pool. Add in Fort Worth’s rich cultural identity, steady commercial demand, and continued investment in development and transportation, and you have a market built for long-term stability and upside—making it an attractive choice for investors looking beyond the obvious coastal plays..

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

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 city 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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PREFERRED TITLE COMPANY

Baker Firm – Weatherford
Jenny Bisceglia
830-931-4845
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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: To act as an 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

I A B S 1 - 2