

# RIVERBEND BUSINESS PARK

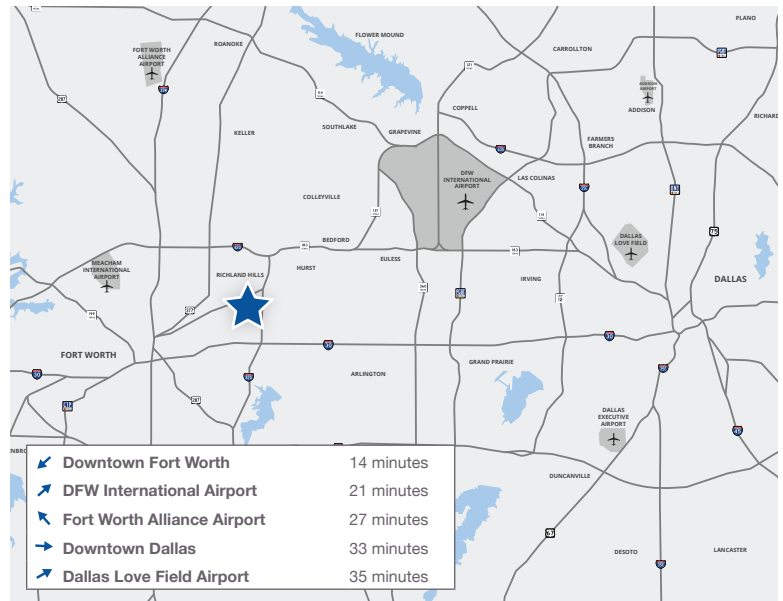
TEXAS' PREMIER BUSINESS PARK



LOCATED AT EAST LOOP 820 NORTH & TRINITY BOULEVARD IN FORT WORTH

## PROPERTY INFORMATION

- 32 buildings totaling 1,408,061 SF
- Currently available: 1,000 – 9,000 SF
- Industrial, office and warehouse
- Dock high and/or grade level loading
- 16'-20' clear height
- Fiber optic communications available
- Concrete tilt wall construction



### CONTACT

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# RIVERBEND

## BUSINESS PARK

### PROPERTY HIGHLIGHTS

- New roofs as of 2022
- Triple Freeport Tax Exemption
- On-site leasing & property management
- On-site post office
- After hours patrol service
- Excellent access to E Loop 820, Hwy 121, and I-30
- Minutes from downtown Fort Worth and DFW Airport
- 1.2 miles from TRE's Trinity Lakes Station

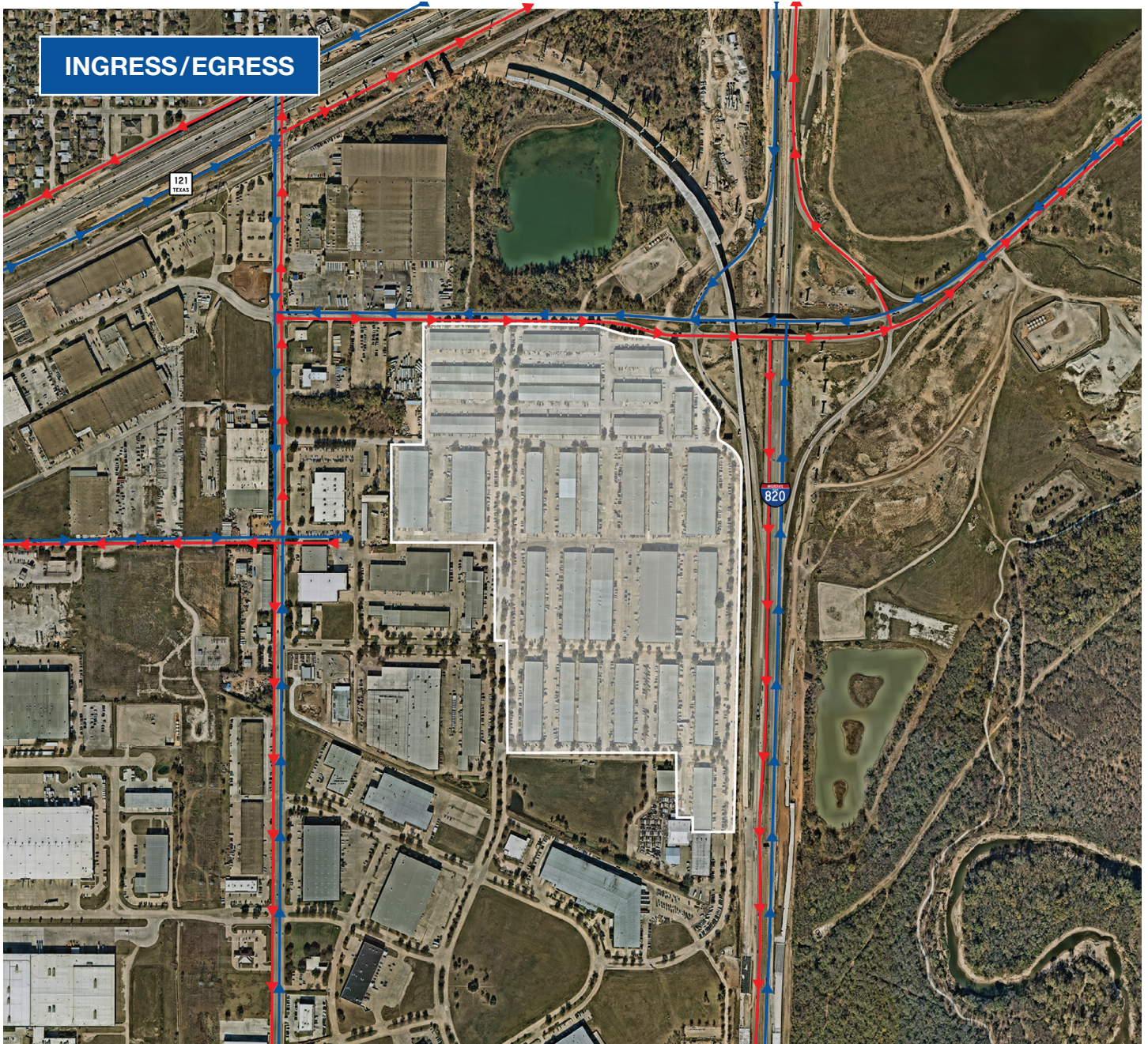


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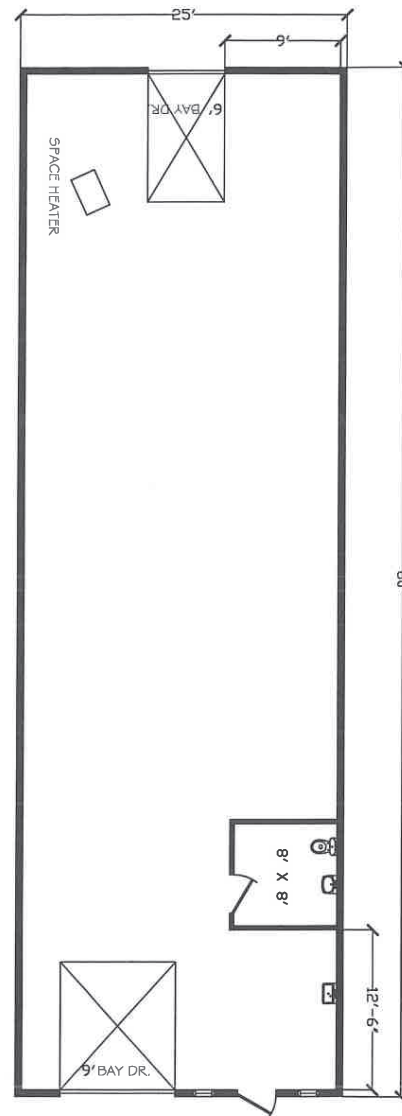
# RIVERBEND

## BUSINESS PARK

**BUILDING 7**  
**2624 GRAVEL DRIVE | FORT WORTH, TEXAS 76118**

### SUITE 2624 | 2,000 SF FOR LEASE

- 2,000 SF
- One (1) dock-high door
- One (1) bathroom
- 16'-20' clear height
- Available June 1, 2026



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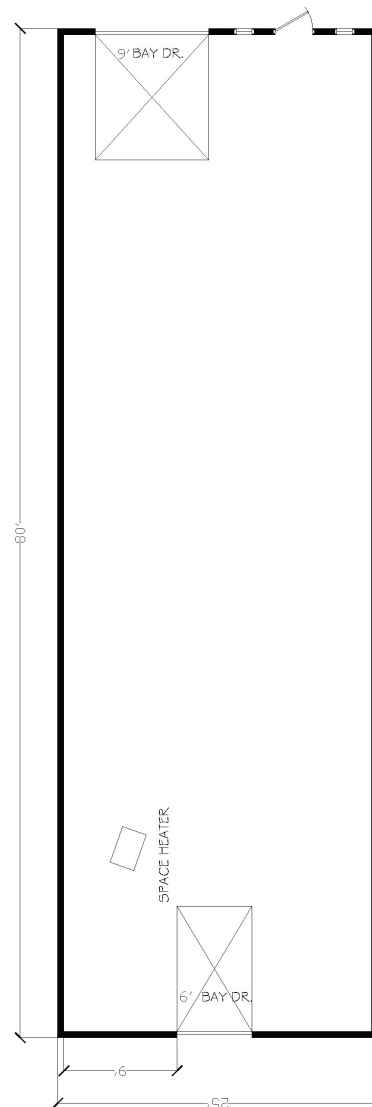
## BUSINESS PARK

### BUILDING 7

2626 GRAVEL DRIVE | FORT WORTH, TEXAS 76118

#### SUITE 2626 | 2,000 SF FOR LEASE

- 2,000 SF
- One (1) dock-high door
- 16'-20' clear height
- Available June 1, 2026



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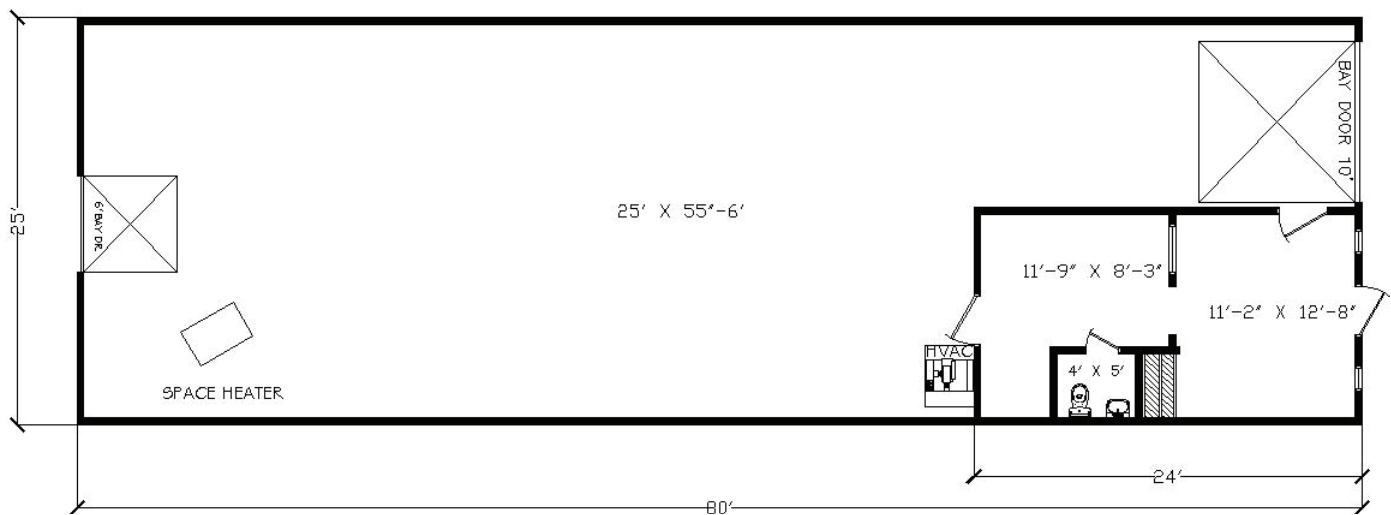
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## BUSINESS PARK

**BUILDING 3**  
**2617 GRAVEL DRIVE | FORT WORTH, TEXAS 76118**

### SUITE 2617 | 2,000 SF FOR LEASE

- 2,000 SF
- 304 SF office
- One (1) semi high dock door
- One (1) bathroom
- 16'-20' clear height
- Available June 1, 2026



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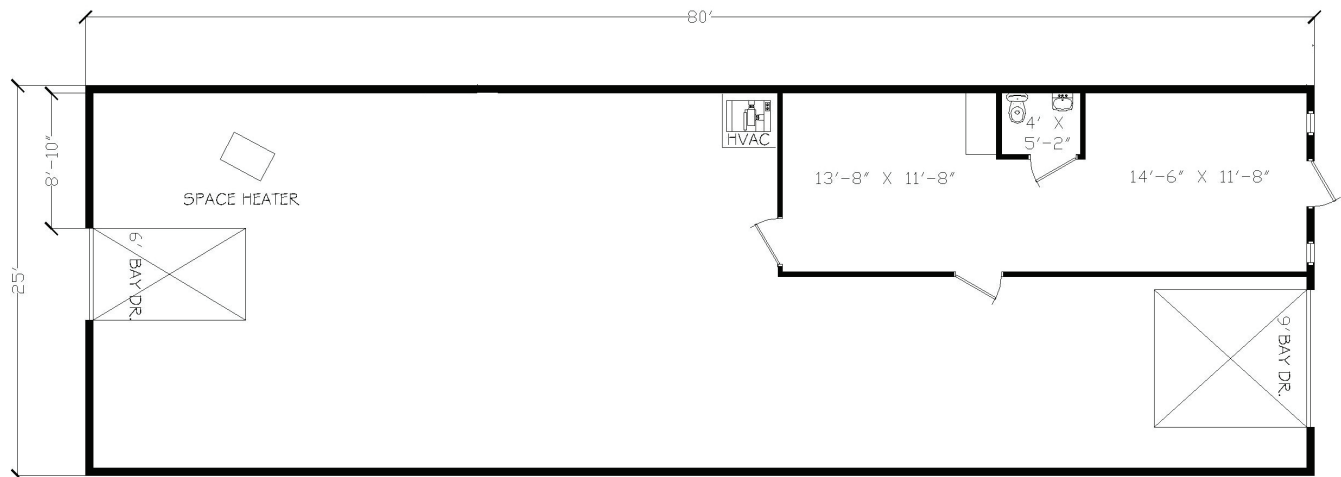
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## BUSINESS PARK

**BUILDING 7**  
**2628 GRAVEL DRIVE | FORT WORTH, TEXAS 76118**

### SUITE 2628 | 2,000 SF FOR LEASE

- 2,000 SF
- 350 SF office
- One (1) dock-high door
- One (1) bathroom
- 16'-20' clear height



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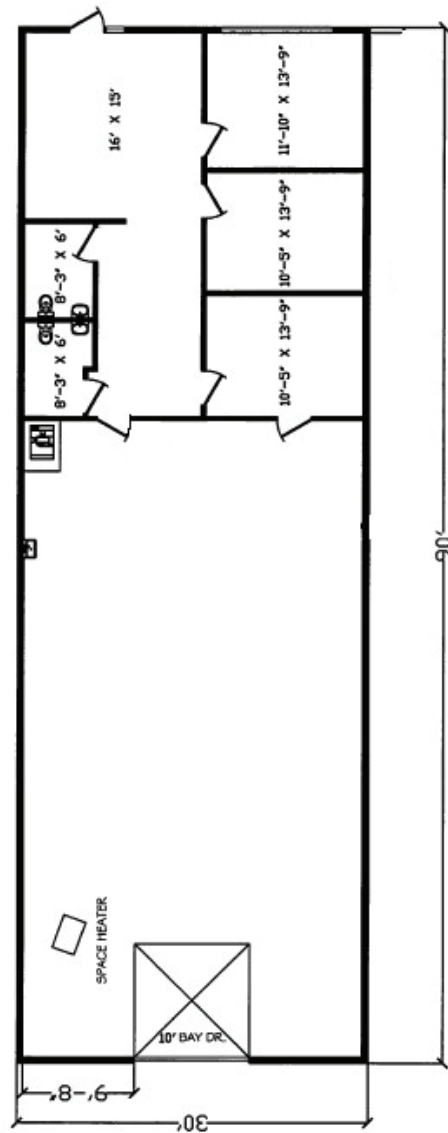
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## BUSINESS PARK

**BUILDING 18**  
**2504 GRAVEL DRIVE | FORT WORTH, TEXAS 76118**

### SUITE 2504 | 2,700 SF FOR LEASE

- 2,700 SF
- +/- 1,000 SF office
- One (1) grade-level door
- Two (2) bathrooms
- 16'-20' clear height



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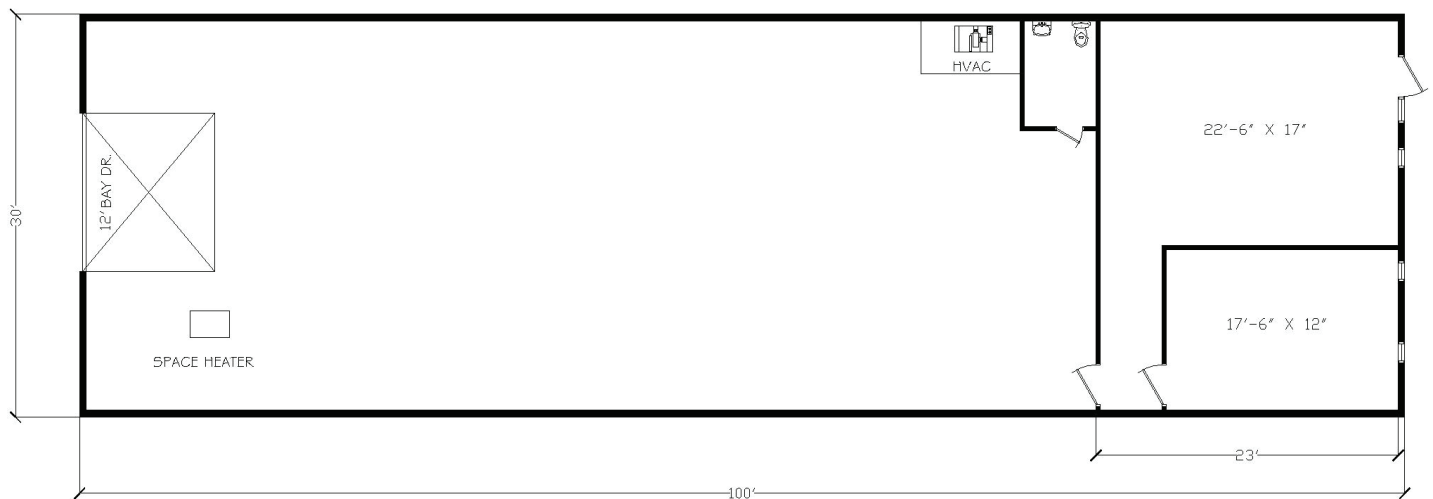
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## BUSINESS PARK

**BUILDING 28**  
**7632 PEBBLE DRIVE | FORT WORTH, TEXAS 76118**

### SUITE 7632 | 3,000 SF FOR LEASE

- 3,000 SF
- +/- 690 SF office
- One (1) grade-level door
- One (1) bathroom
- 16'-20' clear height



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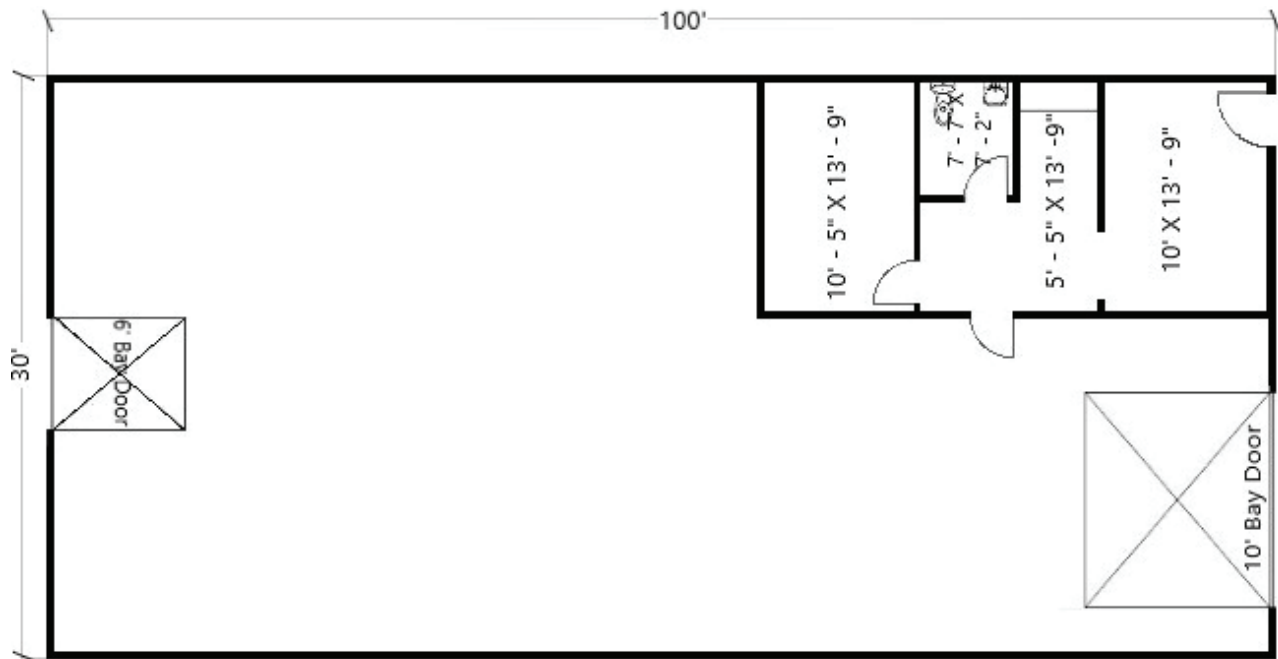
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## BUSINESS PARK

**BUILDING 14**  
**7614 SAND STREET | FORT WORTH, TEXAS 76118**

### SUITE 7614 | 3,000 SF FOR LEASE

- 3,000 SF
- +/- 800 SF office
- One (1) grade-level door
- One (1) bathroom
- 16'-20' clear height
- Available June 1, 2026



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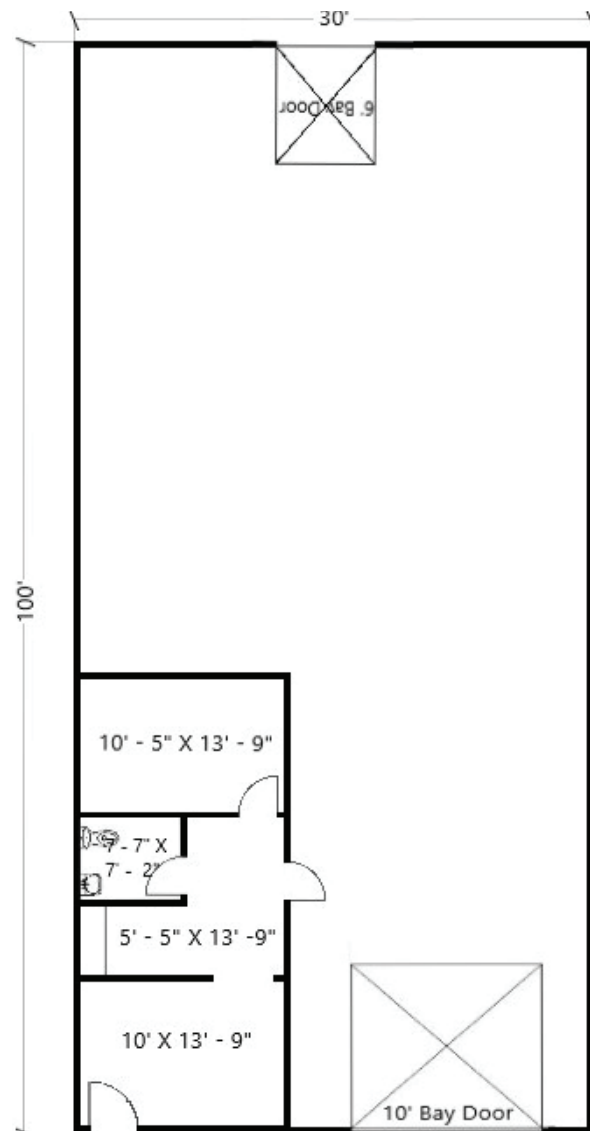
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## BUSINESS PARK

**BUILDING 14**  
**7616 SAND STREET | FORT WORTH, TEXAS 76118**

### SUITE 7616 | 3,000 SF FOR LEASE

- 3,000 SF
- +/- 800 SF office
- One (1) grade-level door
- One (1) bathroom
- 16'-20' clear height



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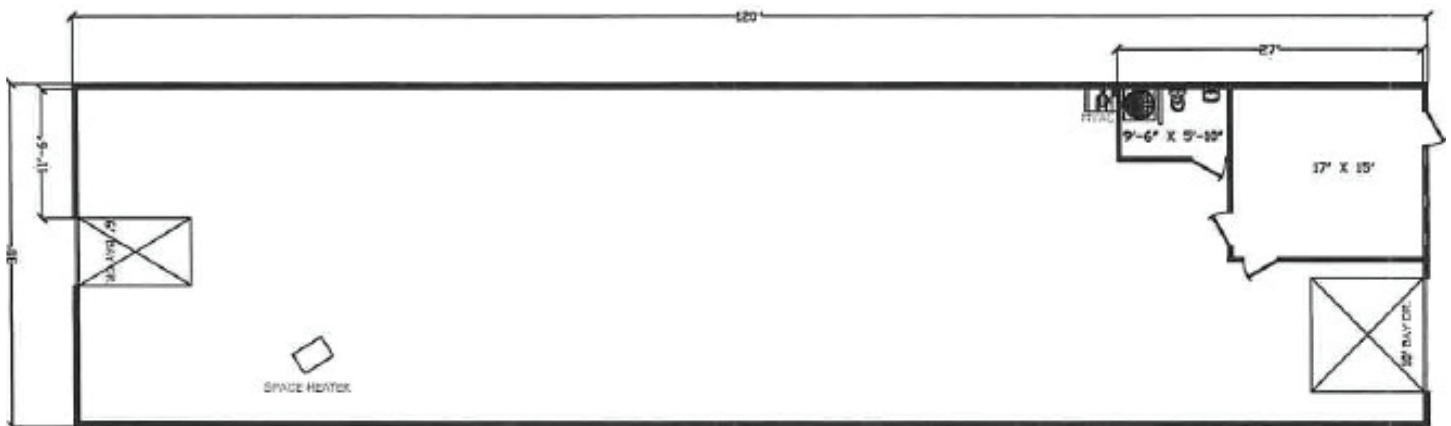
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## BUSINESS PARK

**BUILDING 24**  
**7505 PEBBLE DRIVE | FORT WORTH, TEXAS 76118**

### SUITE 7505 | 3,600 SF FOR LEASE

- 3,600 SF
- +/- 255 SF office
- One (1) grade-level door
- One (1) bathroom
- 16'-20' clear height



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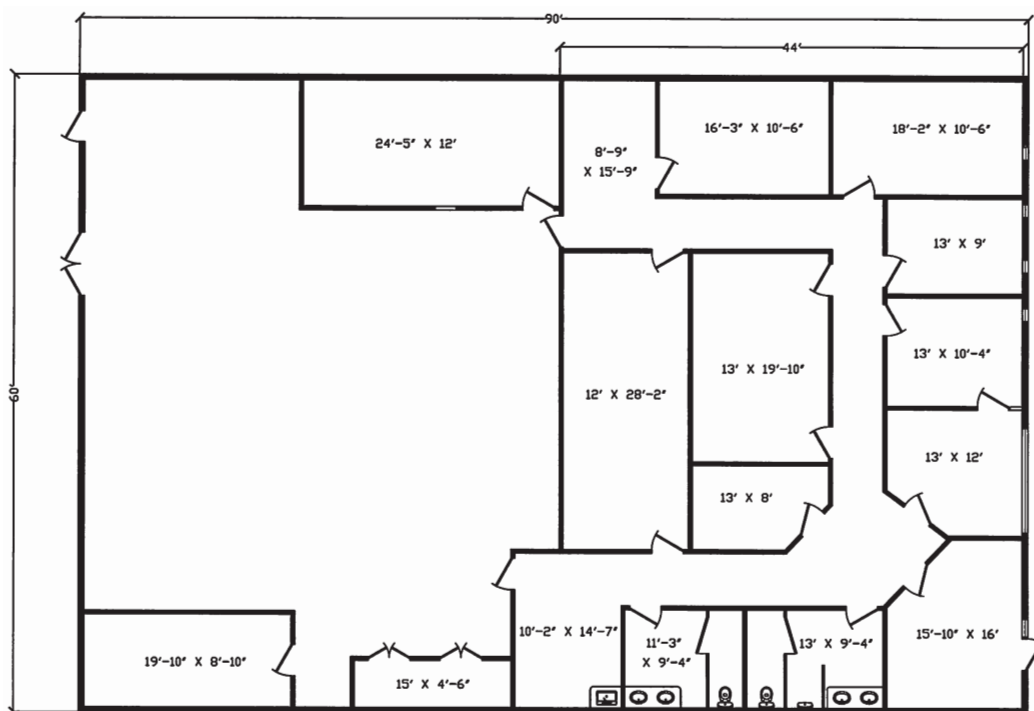
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## BUSINESS PARK

**BUILDING 18**  
**2506 GRAVEL DRIVE | FORT WORTH, TEXAS 76118**

### SUITE 2506 | 5,400 SF FOR LEASE

- 5,400 SF
- +/- 5,400 SF office
- Two (2) bathrooms



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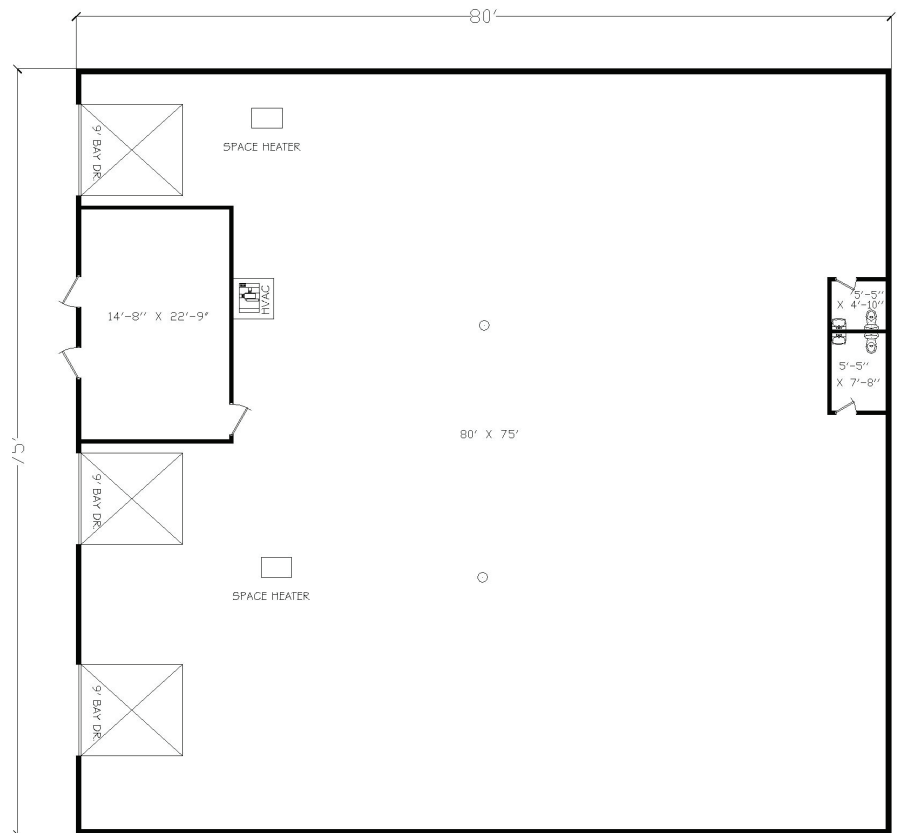
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## BUSINESS PARK

**BUILDING 13**  
**2529 E LOOP 820 N | FORT WORTH, TEXAS 76118**

### SUITE 2529 | 6,000 SF FOR LEASE

- 6,000 SF
- +/- 333 SF office
- Three (3) dock high doors
- Two (2) bathrooms
- 16'-20' clear height



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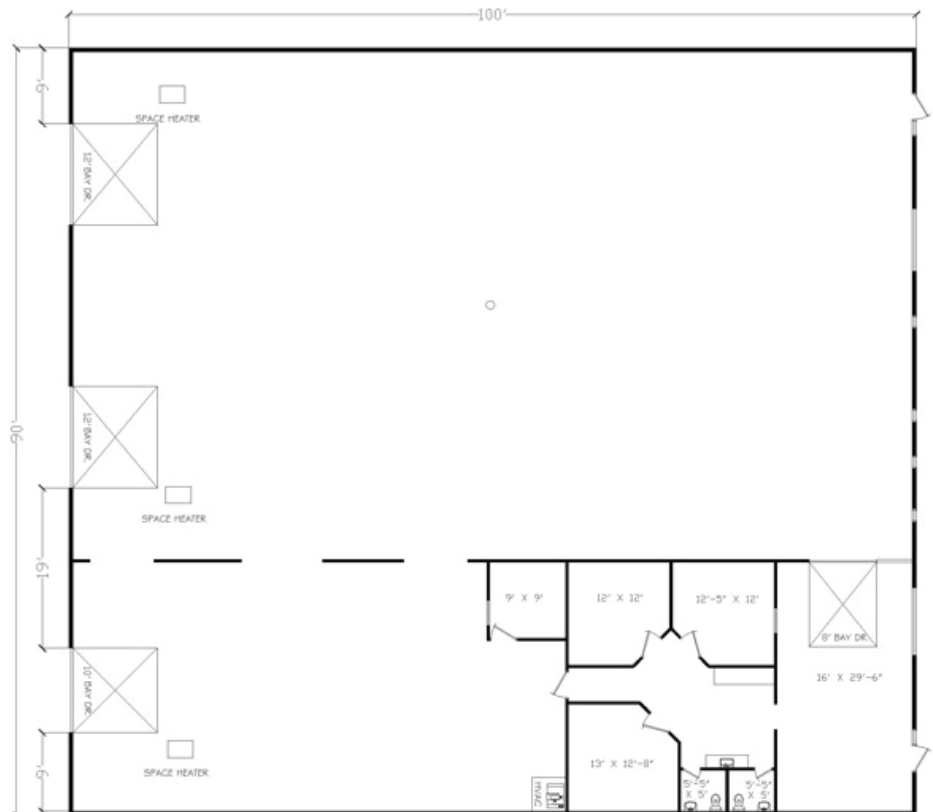
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## BUSINESS PARK

**BUILDING 21**  
**2423 E LOOP 820 N | FORT WORTH, TEXAS 76118**

### SUITE 2423 | 9,000 SF FOR LEASE

- 9,000 SF
- +/- 1,278 SF office
- Three (3) grade level doors
- Two (2) bathrooms
- 16'-20' clear height



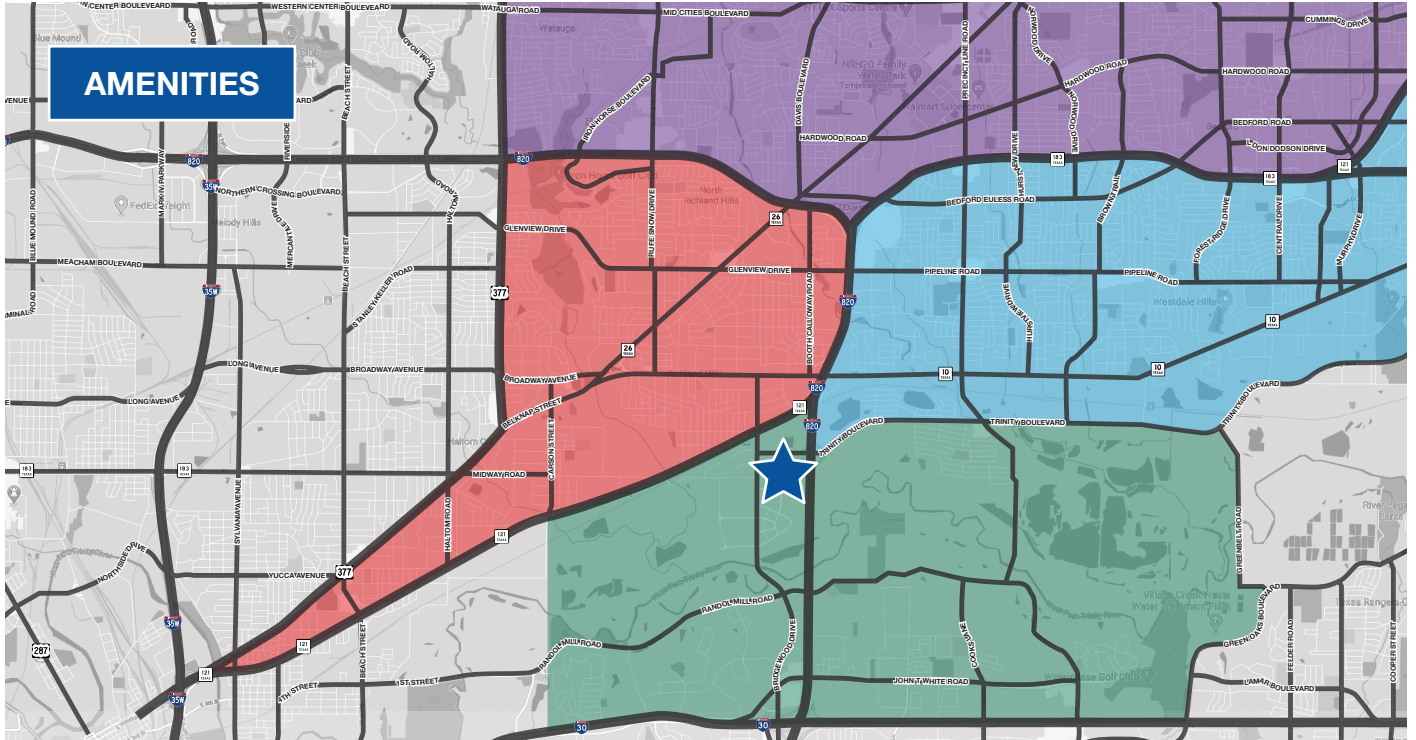
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Academy Sports & Outdoors  
NRH20 Family Water Park  
Walmart Supercenter  
NYTEX Sports Centre  
Tarrant County College – Northeast  
The Home Depot  
Lifetime Fitness  
U-Haul Moving and Storage  
In-N-Out Burger  
At Home  
Dollar Tree  
WinCo Foods  
Sam's Club  
Lowe's Home Improvement  
Tom Thumb

Alley Cats Entertainment  
LA Fitness  
Iron Horse Golf Club  
Diamond Oaks Country Club  
ALDI  
Big Lots  
Kroger  
Walmart Neighborhood Market  
Medical City NRH  
Walgreens  
Autozone Auto Parts  
O'Reilly Auto Parts  
McDonald's  
NRH Municipal Court  
Planet Fitness  
Dollar General  
Enterprise Rent-A-Car  
The Link Event & Recreation Center

The Shops at NorthEast Mall  
Texas Department of Public Safety  
Best Buy  
DICK's Sporting Goods  
Pipeline Village  
Melbourne Plaza  
Office Depot  
Bed Bath & Beyond  
Michaels  
CVS  
Target  
Starbucks  
Chipotle Mexican Grill  
Chick-fil-A  
Whataburger  
Five Guys  
Jersey Mike's Subs  
Witten's Grill & Sports Cafe

BJ's Restaurant & Brewhouse  
FedEx Office Print & Ship Center  
Hurst Community Park  
O'Reilly Auto Parts  
Tuesday Morning  
Ulta Beauty  
Cavender's Boot City  
JOANN Fabrics & Crafts  
Conn's HomePlus  
Walmart Neighborhood Market

The Home Depot  
U-Haul Moving & Storage  
Albertsons  
Restaurant Depot  
Woodhaven Country Club – Golf Course  
Family Dollar  
Sam's Club  
Lowe's Home Improvement  
Discount Tire  
Taco Casa  
Wendy's  
Jack in the Box  
Taco Casa  
Chicken Express  
Subway



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