

# 6,043 SF OFFICE ON .6 AC

5857 PARK VISTA CIRCLE, FORT WORTH, TX 76244  
OFFICE SPACE FOR SALE



ZACH NAPIER

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AVONDALE  
DEVELOPMENT GROUP





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## PROPERTY FEATURES

**Price Guidance :** CONTACT FOR DETAILS

**Lot Size :** +/- .6 Acres

**Parcel APN# :** 41563603

**Overall Property Dimension :** +/- 118' x 190'

**Lot SqFt :** +/- 26,136 Sf

**Utilities :** City Water, Septic, HVAC, Power

**Road Frontage :** 118' ( Park Vista Cir )

**Zoning :** ( I ) Light Industrial

\* See Approved Use Table In Downloads \*

**Overall Building SqFt :** +/- 6,043 Sf

**Overall Building Dimension :** +/- 50' x 121' x 16H

**Total Office(s) :** 14

**Total Bath(s) :** 4

**Total Break room(s) :** 2

**Total Conference room(s) :** 2

**Total Storage Area(s) :** 9

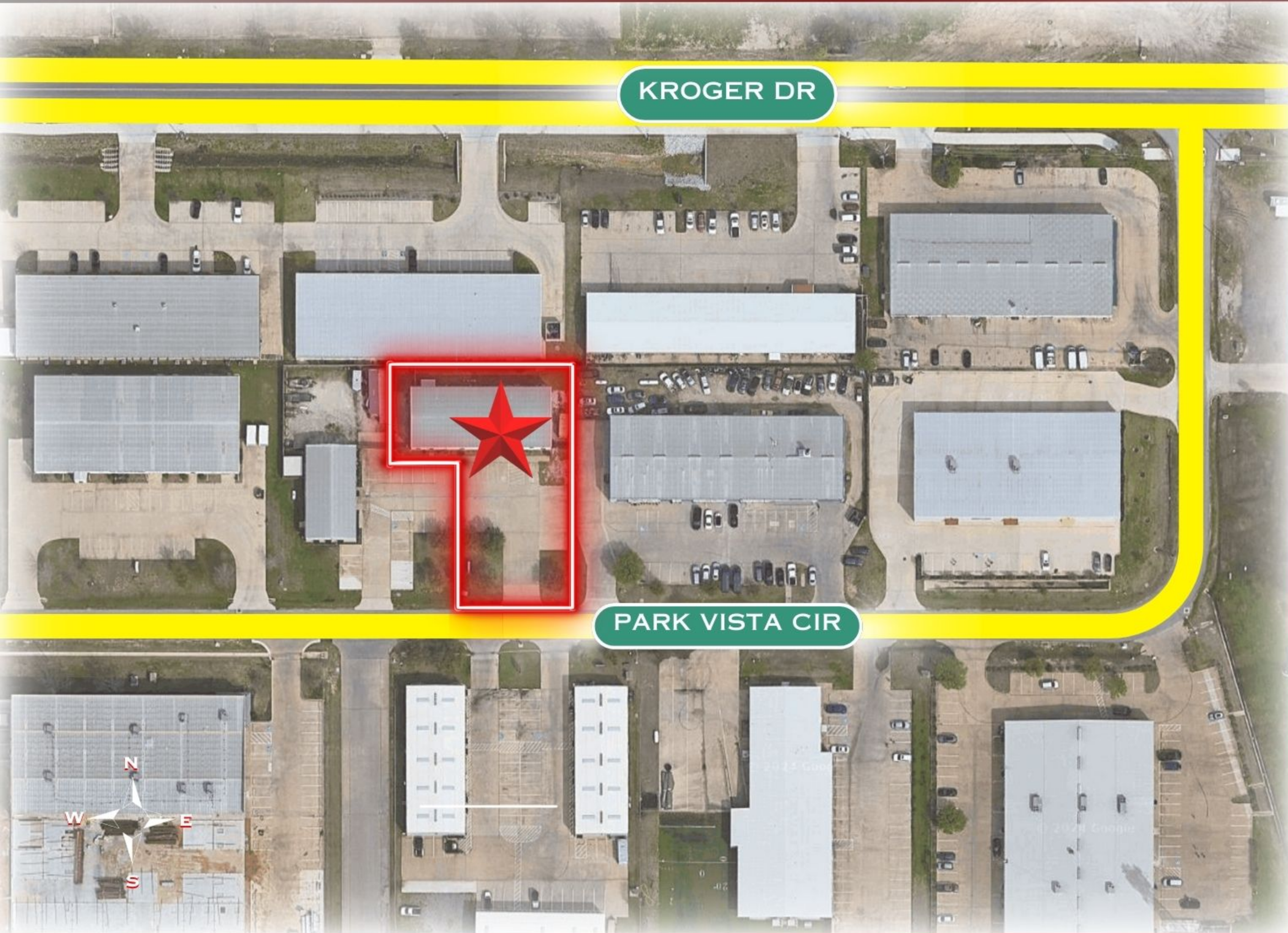
**Other Details :**

- Able to be split into Two Suites
- Remodel in October 2024



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KROGER DR

PARK VISTA CIR

## LOCATION HIGHLIGHTS

- **HWY 377** - 1,600 FT
- **I-35W** - 3 MILES
- **US-81** - 4.6 MILES
- **I-820** - 5 MILES
- **HWY 170** - 6 MILES
- **HWY 114** - 6 MILES
- **DFW** - 16 MILES

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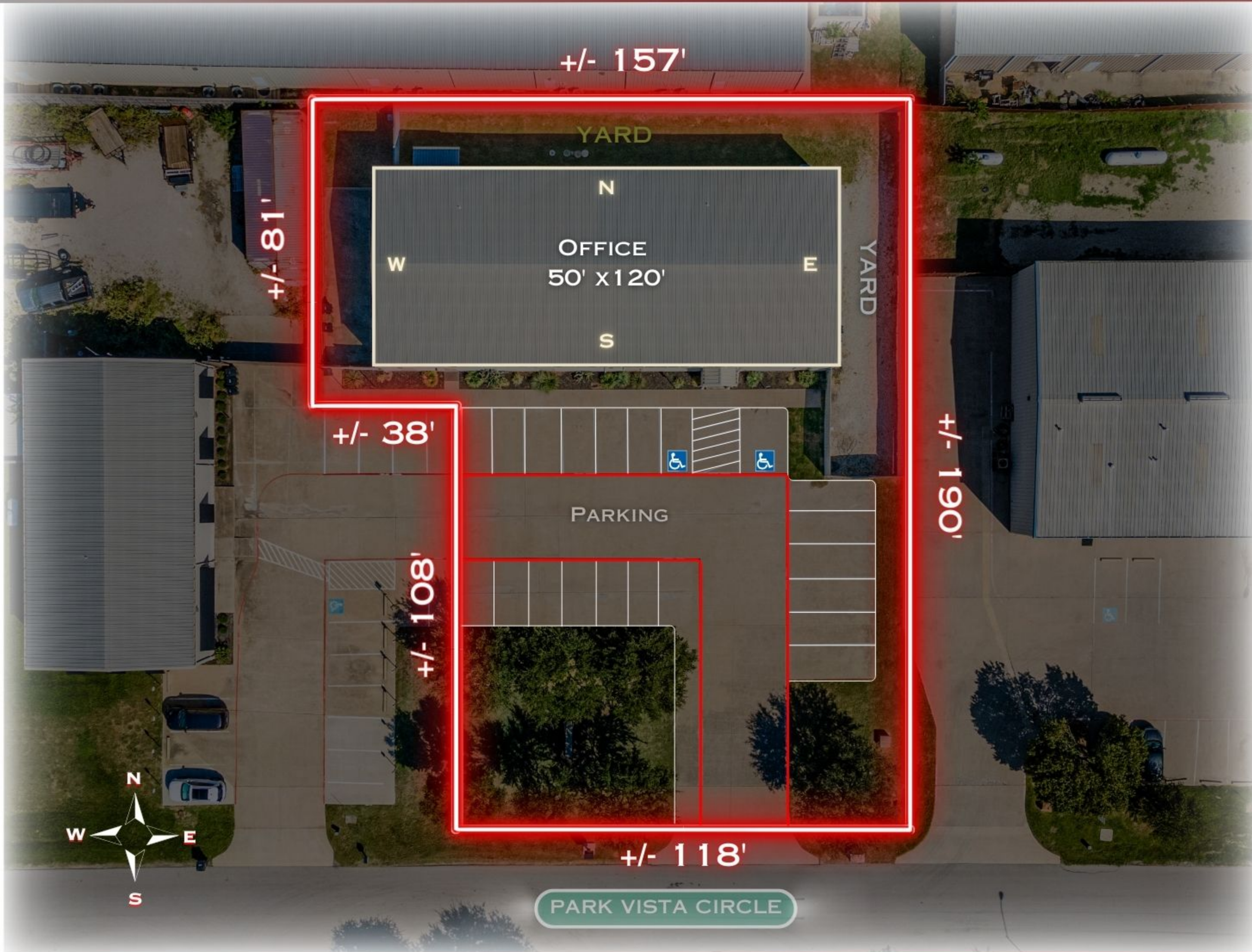
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## SITEPLAN 6,043 SF ON .6 AC

- THIS 6,043 SQUARE-FOOT OFFICE BUILDING, SITUATED ON A 0.6-ACRE LOT, OFFERS VERSATILE OPPORTUNITIES FOR BUSINESSES.
- WITH AMPLE PARKING AVAILABLE FOR BOTH EMPLOYEES AND CUSTOMERS, CONVENIENCE IS A TOP PRIORITY.
- THE PROPERTY ALSO FEATURES A YARD AREA, PERFECT FOR STORAGE OR OUTDOOR OPERATIONS.
- THE BUILDING'S LAYOUT ALLOWS FOR FLEXIBLE USE, AS IT CAN BE DIVIDED INTO TWO SEPARATE UNITS.

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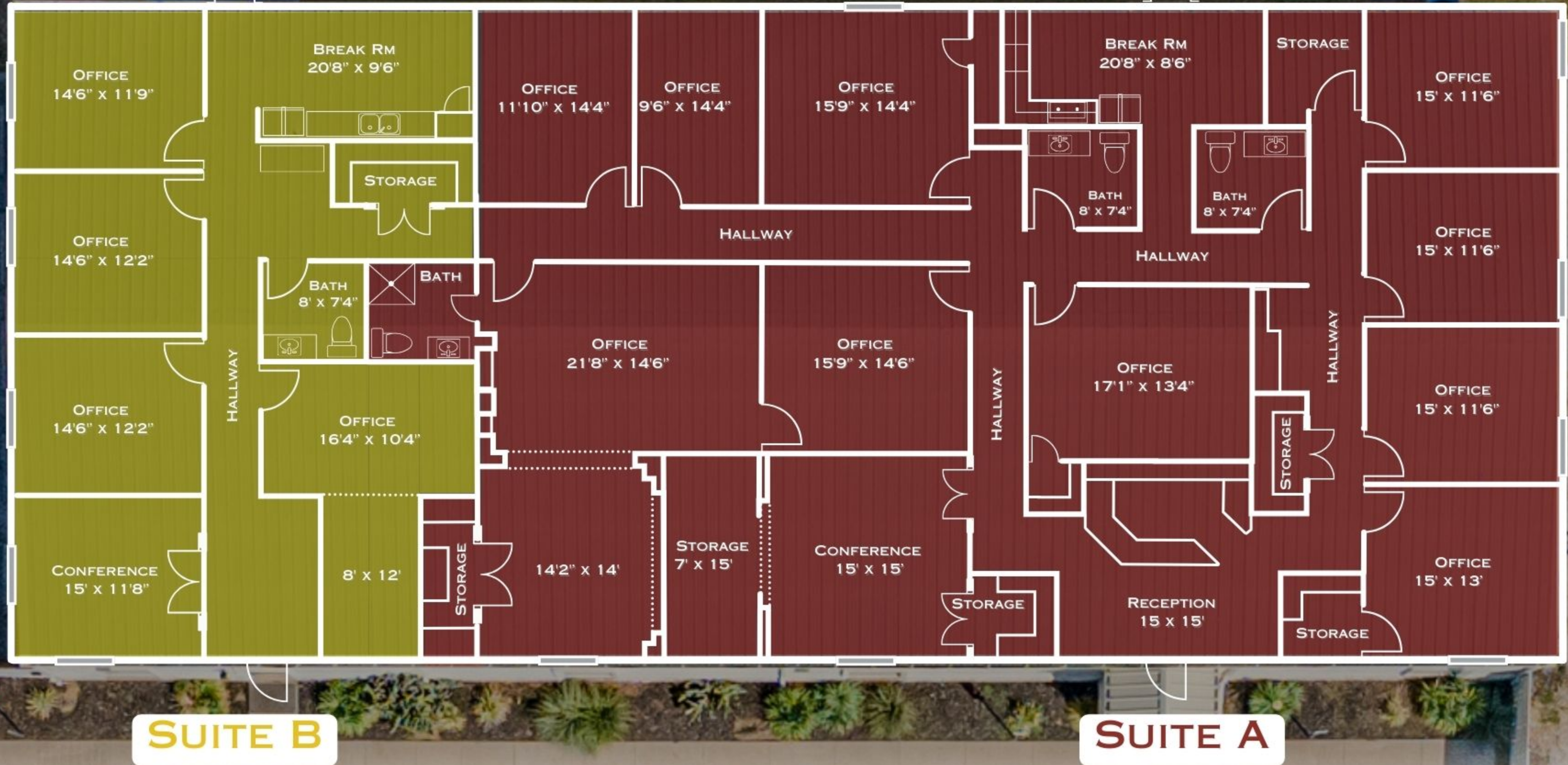
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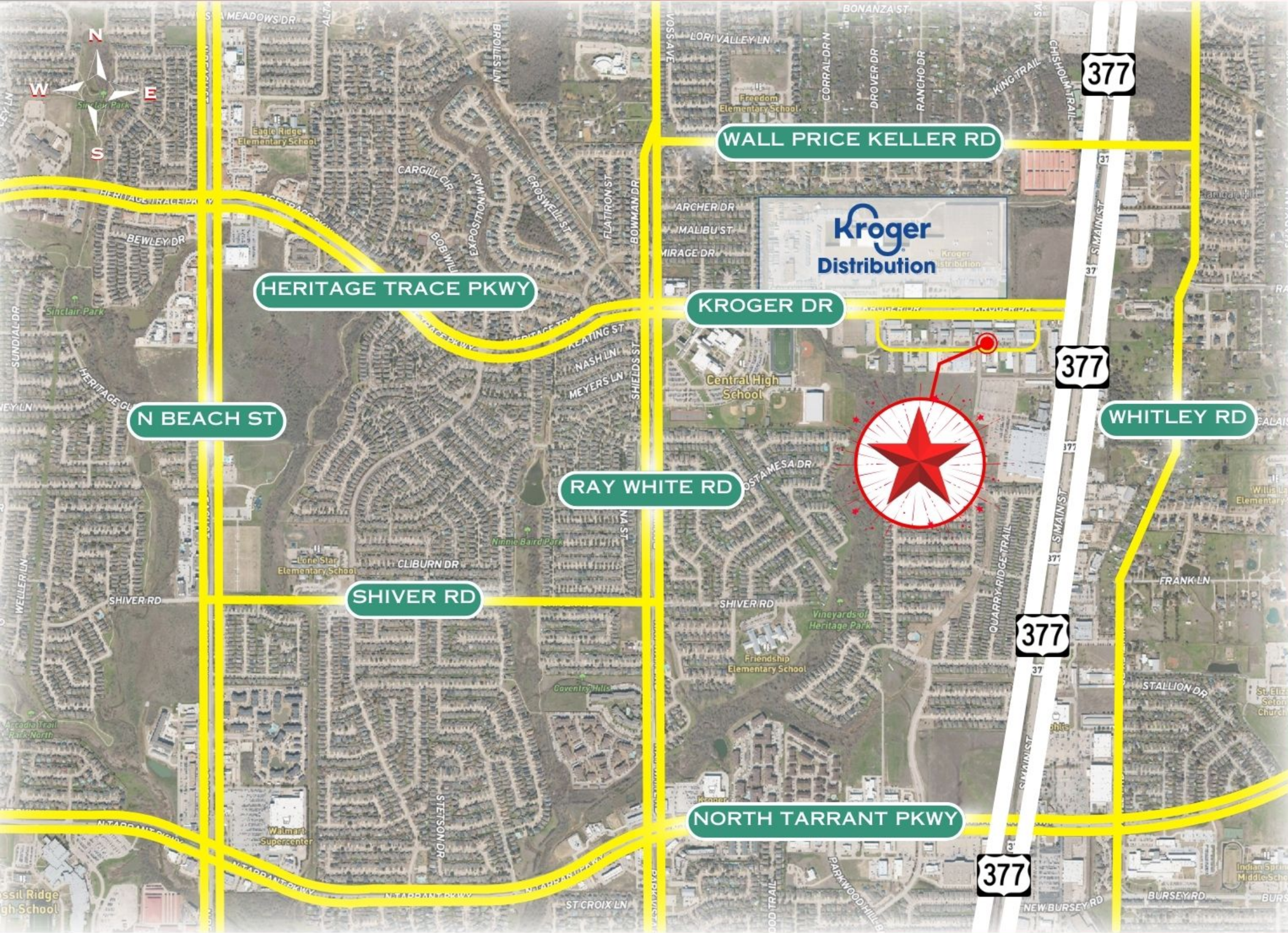
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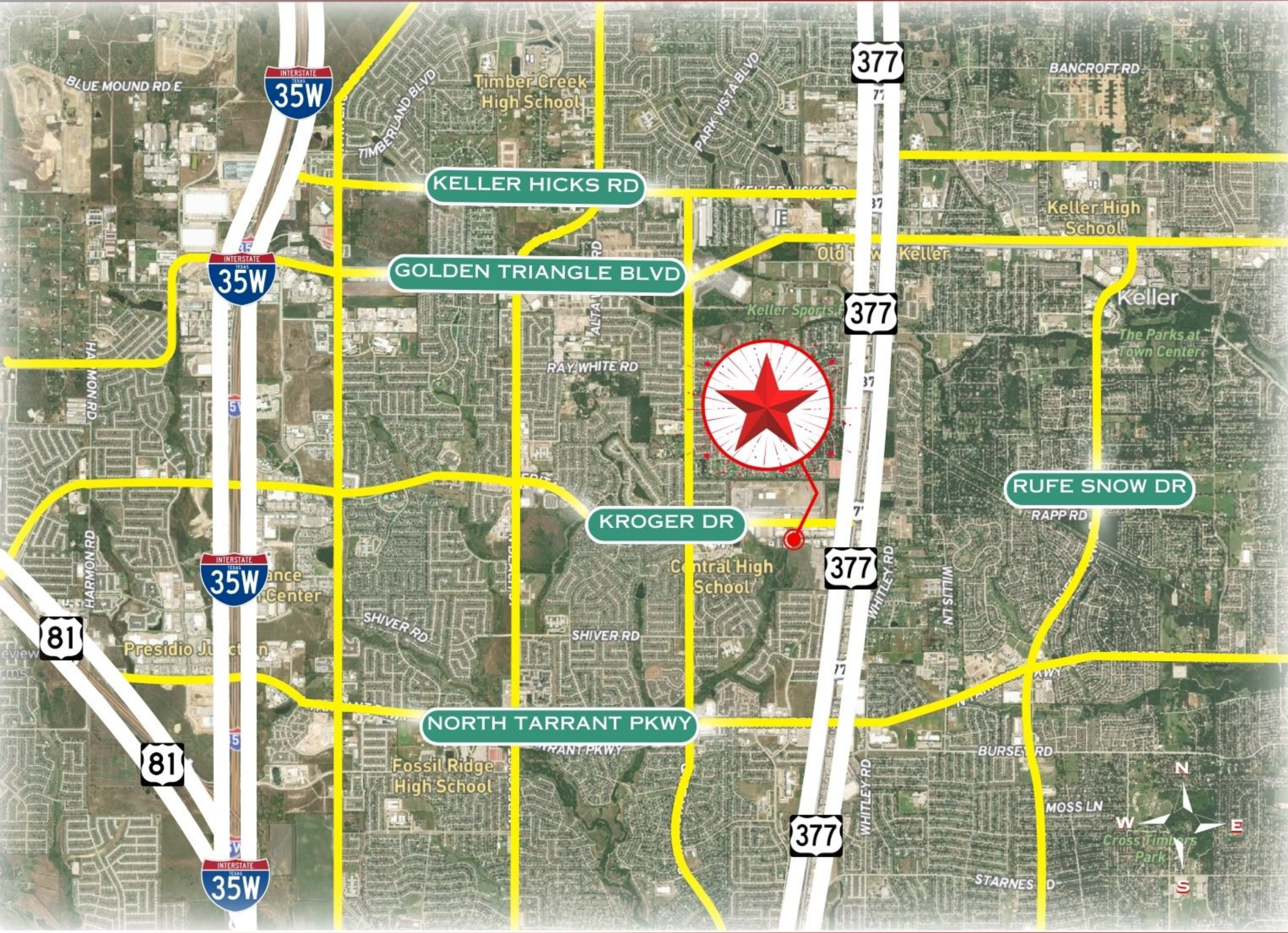
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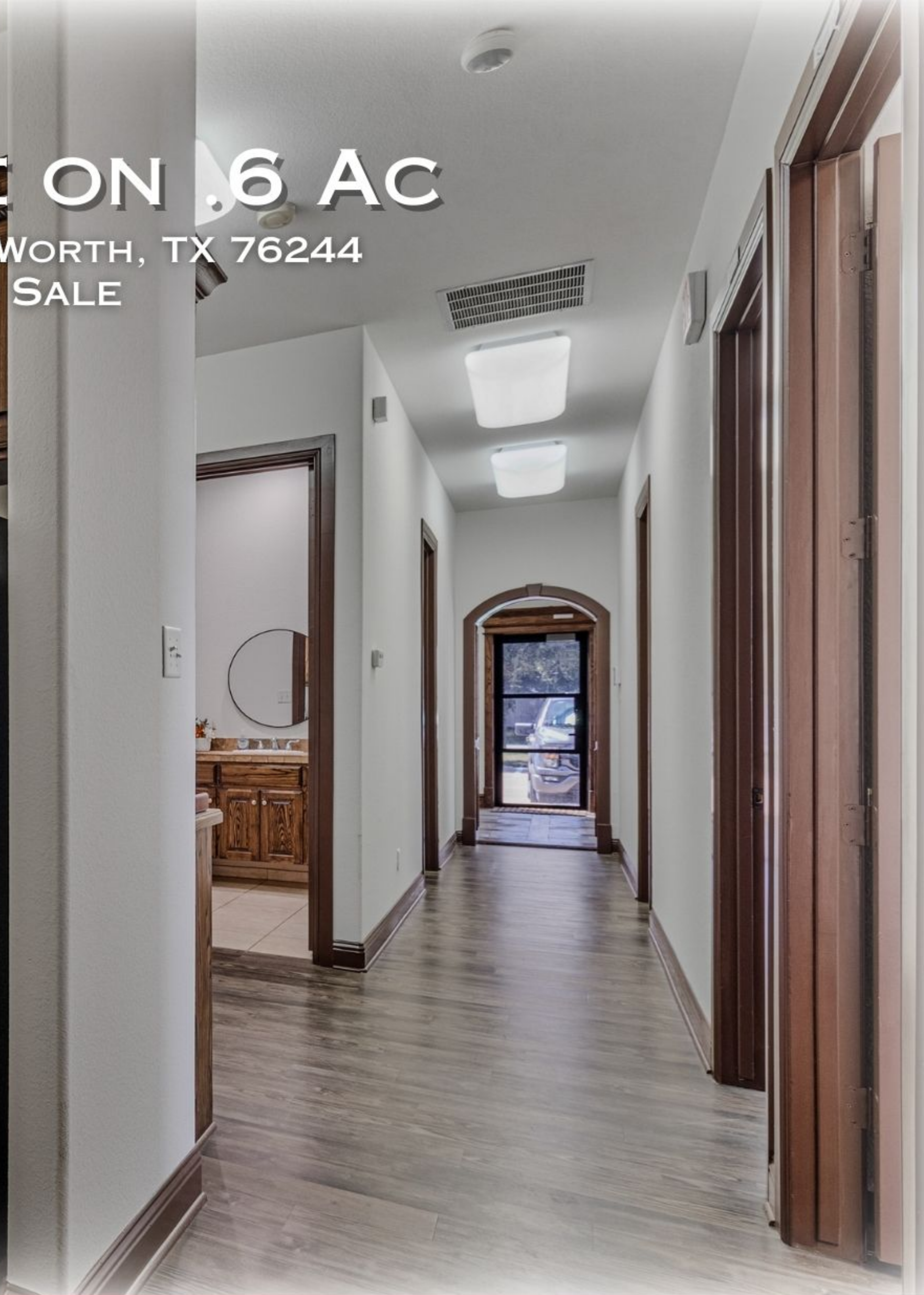
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