

SALE

PARK VISTA COMMONS

5761 Park Vista Circle, Keller, TX 76244



PROPERTY DESCRIPTION

Two adjacent industrial condo units are available for sale, offering a combined 3,000 square feet in a premier professional campus with frontage on Park Vista Circle. Ideally located in the Keller & Fort Worth area, this property is well suited for small businesses, contractors, or light industrial users. Suite 217 is a 1,500 square foot office featuring a reception area, four private offices, a conference room, a kitchen & break area, a private restroom, and a 12 by 12 roll-up door, complemented by central air and heating and a professional finish-out in excellent condition. Suite 221 provides 1,500 square feet of open warehouse space with a private restroom and two roll-up doors measuring 12 by 12 and 8 by 8, offering flexible use for storage, operations, or light industrial activities. The property sits in a professional campus setting with strong visibility, ample on-site parking, and is zoned LI – Light Industrial by the City of Fort Worth. Conveniently located in an established commercial and industrial hub, it offers easy access to major highways.

Mark Wykes
(972) 896-0054
TX #0758527

OFFERING SUMMARY

Sale Price:	\$699,000
Condo 217 & 221 Size:	3,000 SF
NOI:	\$48,000.00
Cap Rate:	6.87%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	114	614	3,928
Total Population	347	1,948	12,622
Average HH Income	\$133,302	\$147,753	\$160,473



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Building Name	Park Vista Commons
Property Type	Industrial
Property Subtype	Manufacturing
Building Size	3,000 SF
Year Built	2014
Number of Floors	1
Parking Spaces	14
Construction Status	Existing
Roof	Metal

Conveniently located in an established commercial and industrial hub, it offers easy access to Highway 121 North Tarrant Express, Highway 114, I35W, and I820, as well as DFW International Airport and the Alliance Corridor. Surrounded by professional businesses, retail, restaurants, and service amenities, the location is ideal for employees and clients. This rare combination of office and warehouse space delivers functionality, accessibility, and professional appeal in one convenient Fort Worth location. Property is perfect owner occupied or investment opportunity. Current tenant has four one-year lease options remaining on original lease. All information provided is deemed reliable, but is not guaranteed and should be independently verified by Buyer and Buyer's agent including, lot size, square footage, office dimensions, taxes, ceiling heights, etc.



- Condo 217 Office Space and Condo 221 Warehouse Space
- Each Unit 1,500 SF for a Total of 3,000 SF - Interior Connecting Door
- 3 Roll-up Overhead Doors - Easy Loading Access
- Professionally Finished Office Space
- Reception Area, Four Offices and Conference Room
- Open Warehouse with 14 to 20 Foot Ceiling Height
- Great Location with Easy Access to Highways

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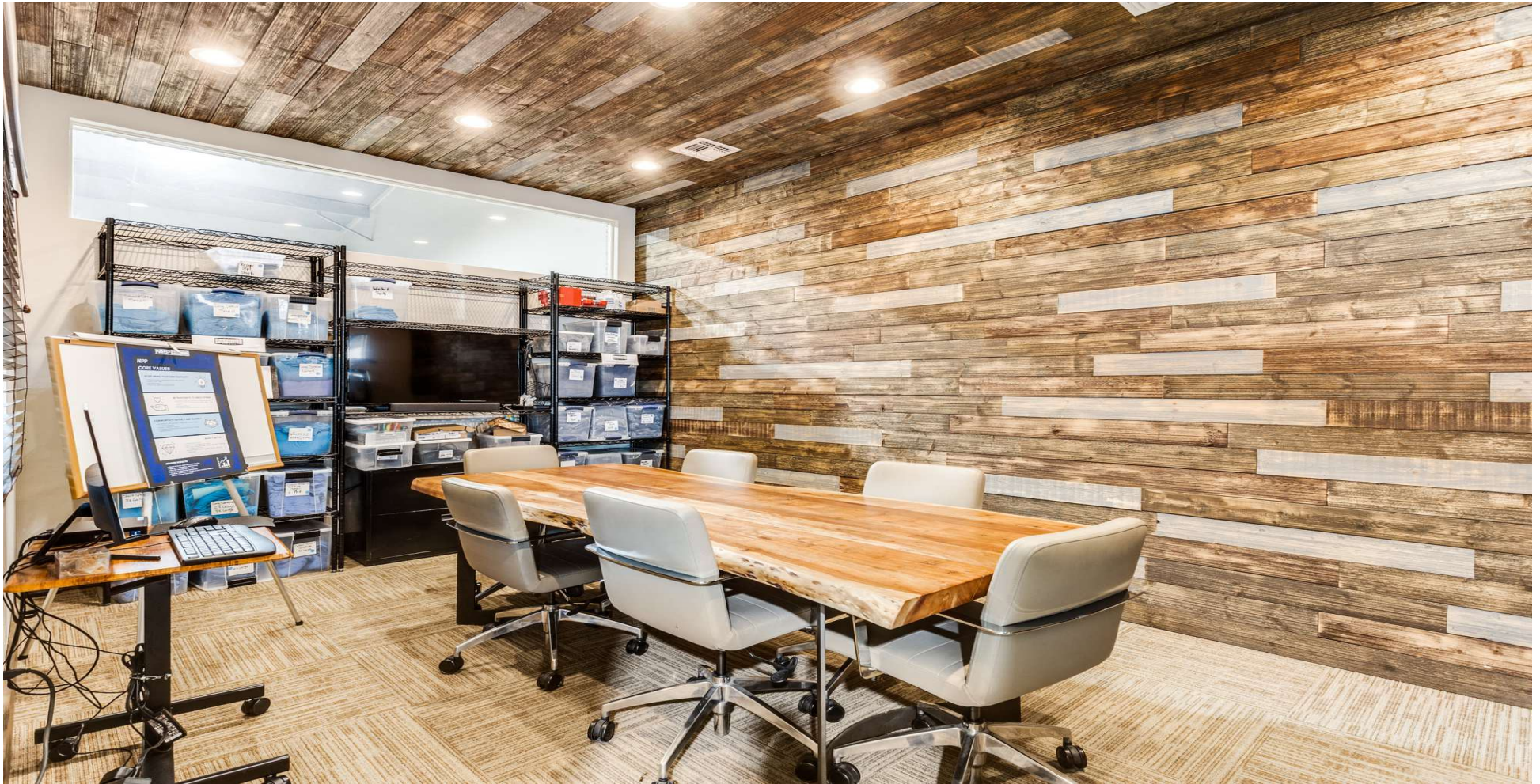


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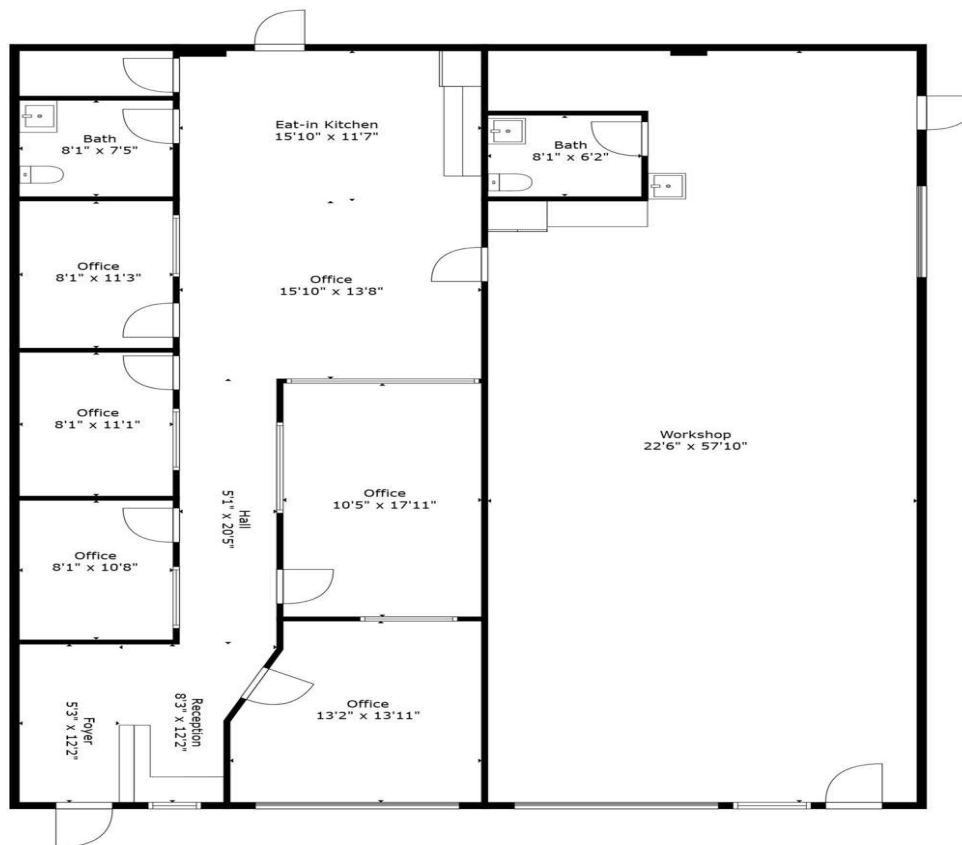
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Measurements Calculated By Technology. They Aren't Guaranteed But Are Mostly Reliable

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LOCATION DESCRIPTION

Nestled in Keller, TX, Park Vista Commons enjoys proximity to an array of amenities suitable for office and office warehouse investors. The area is known for its dynamic business landscape, offering a skilled workforce and convenient access to major corporations. With a bustling commercial district, diverse dining options, and retail establishments, the location offers a conducive environment for business growth. Situated in an area renowned for its strong community spirit and robust economic activity, Park Vista Commons presents a compelling opportunity for investors seeking a thriving business hub.

LOCATION DETAILS

County

Tarrant



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