



# 1912 Southview Drive

FORT WORTH, TX 76134 · LIGHT INDUSTRIAL



\$145,000 (\$31.52/SF)

4,600 SF   .35 AC   BUILT 1977

INVESTOR HIGHLIGHTS

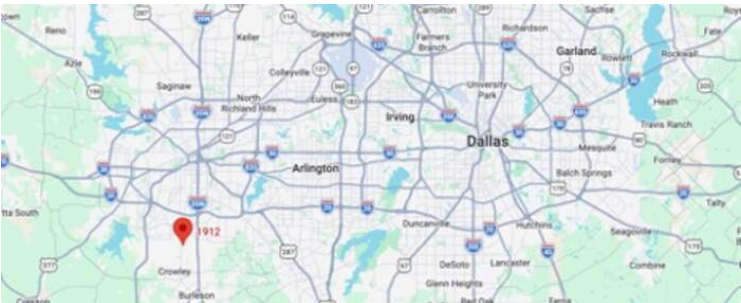
- ✓ Flexible Light Industrial zoning — supports a broad range of future uses

✓ Four drive-through bays accessing a fenced rear yard — functional for auto-related or service/storage use

✓ On-site parking available in front, side, and rear fenced yard
- ✓ Corner lot, two-street frontage — visibility from both Southview Drive and Parkview Drive

✓ Low cash-basis entry point — offered at \$145,000 (\$31.52/SF)

✓ In-place income — leased at \$1,300/month through June 2027



1912 Southview Drive is a 4,600 SF building on a .35-acre corner lot at Southview Drive and Parkview Drive, zoned Light Industrial, in an established commercial corridor in south Fort Worth just off Crowley Road. Built in 1977, it is a one-story concrete building with a history of automotive-related use, four drive-through bays accessing a fenced rear yard, and on-site parking in front and side. The property is currently leased at \$1,300/month through June 2027, offering in-place income for an investment buyer, with flexibility for an owner-user to continue an auto-related use or pursue another use permitted under Light Industrial zoning, subject to City of Fort Worth approval.



**Stephanie Bunn** Sales Agent  
License 721367 · (817) 213-6343  
stephanie.bunn@sperrycga.com

**SPERRY CGA**  
5751 Kroger Drive, Suite 275, Fort Worth, TX 76244