

CENTURY 21

Judge Fite Company



5500 BRENTWOOD STAIR ROAD

FORT WORTH, TX 76112



\$625,000



4,466 sqft

DESCRIPTION

Exceptional owner-user or investment opportunity on Brentwood Stair Road in East Fort Worth. This 4,466 SF freestanding commercial building sits on 0.549 acres with excellent visibility, easy access, and strong traffic exposure along one of the area's established commercial corridors. The property is configured into five individual units, all approximately the same size, each featuring its own storefront entrance, offering flexibility for single or multi-tenant occupancy. The interior is delivered in vanilla shell condition, providing a blank canvas suitable for retail, office, service-oriented uses, or redevelopment. Ownership is in the process of replacing the electrical system, ceiling tiles, and HVAC unit, significantly reducing near-term capital expenditure requirements for an end user or investor. The site offers ample surface parking and a functional layout that supports a wide range of commercial uses. A billboard located on the property currently generates approximately \$6,000 in annual income, providing an additional revenue stream to ownership. Located just minutes from I-30, Loop 820, and downtown Fort Worth, the property provides strong regional connectivity and convenience for both customers and employees. This is an ideal opportunity for an investor seeking value-add upside through lease-up or an owner-occupant looking for an affordable commercial footprint in a proven East Fort Worth location.

PROPERTY TYPE: Commercial - Retail
MLS STATUS: Active
MLS: 21132097
YEAR BUILT: 1982
COUNTY: Tarrant
TRACT OR SUBDIVIION: Brentwood Plaza
LIST DATE: 12/13/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 4,466
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.55
LOT SIZE (SQFT): 23,958

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete
- Other

EXTERIOR FEATURES

PARKING:

- Assigned
- Asphalt
- OnSite

ROOF TYPE:

- BuiltUp
- Flat

SIDING:

- Brick
- Other
- Concrete

FOUNDATION:

- Other
- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- SewerAvailable
- WaterAvailable

LISTED BY: Karan Aulakh 

ADDITIONAL PROPERTY DETAILS

BROKERED BY: KARE Investment Sales & Leasing

century21judgefite.com

each office is independently owned and operated