

# CENTURY 21

Judge Fite Company



## 9381 LIVE OAK LANE

FORT WORTH, TX 76179



\$795,000



5,000 sqft

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## DESCRIPTION

Investment opportunity at 9365 & 9381 Live Oak Lane! Rare mixed-use property situated on approximately 1 acre just minutes from Eagle Mountain Lake on the desirable Boat Club Road side. This unique offering includes a fully leased duplex at 9365 Live Oak Lane providing stable residential income, along with a multi-tenant industrial building at 9381 Live Oak Lane featuring multiple bays leased to small businesses and service users. The property is currently operating at approximately 95% occupancy with diversified income streams already in place. Several units are leased below market rates, presenting a strong value-add opportunity for increased cash flow. The industrial component also offers flexibility for additional income through lease-up or reconfiguration of space. Located in unincorporated Tarrant County (buyer to verify), this property benefits from fewer restrictions and strong demand for small-bay industrial and workforce housing in the rapidly growing North Fort Worth area. Two separate legal parcels provide added flexibility for future resale, redevelopment, or long-term hold strategies. Being sold with the duplex located on the same property. MLS#21224626

**PROPERTY TYPE:** Commercial - Warehouse  
**MLS STATUS:** Active  
**MLS:** 21232512  
**YEAR BUILT:** 1945  
**COUNTY:** Tarrant  
**TRACT OR SUBDIVIION:** Bailey Thomas T Survey  
**LIST DATE:** 04/09/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 5,000  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.14  
**LOT SIZE (SQFT):** 6,098

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete
- Dirt

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Boat
- Common
- Driveway
- NoGarage

### ROOF TYPE:

- Metal

### SIDING:

- AluminumSiding

### FOUNDATION:

- Slab

## UTILITIES


### HEATING/COOLING:

- Other

### UTILITIES:

- ElectricityConnected

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Jennifer Franke 

**BROKERED BY:** BHHS Premier Properties

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