

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 318 S INDUSTRIAL BOULEVARD

EULESS, TX 76040



\$1,375,000



5,000 sqft

## DESCRIPTION

Prime Corner Lot - 5,028 SF Automotive Service Center with High Visibility! Building, Land & Improvements Only. Seller is open to 1031 exchange schedule alignment, providing flexibility for investment buyers. Building consists of concrete exterior trim, concrete slab foundation, central HVAC in the finished office space, pitched metal roof with metal gutters over the warehouse portion and a flat membrane mansard roof over the office portion, fixed storefront windows and 5 service bays. The finished office interior portion of the building consists of 618 SF (or 12.3 % finished area) and features vinyl plank tile flooring and linoleum flooring, LED lighting, textured & painted sheetrock partitions and suspended T-Grid acoustic tile ceilings. It includes a reception area, 3 offices and a break room. The 4,410 SF insulated warehouse portion features concrete flooring, florescent lighting, four 12'x10' overhead doors, one 8'x 8' overhead door and 3 pedestrian doors. The warehouse interior includes a warehouse space, storage room and 2 restrooms. Buyer to purchase new survey if existing survey is not acceptable. Buyer to confirm all details. Do not access the property without approval from the listing agent, and do not disturb the existing tenant.

**CENTURY 21**

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**800.451.8055**

**PROPERTY TYPE:** Commercial - Business

**MLS STATUS:** Active

**MLS:** 21267001

**YEAR BUILT:** 1974

**COUNTY:** Tarrant

**TRACT OR SUBDIVIION:** Bell Ranch Terrace Add

**LIST DATE:** 05/12/2026

**AREA:**

**SQUARE FEET:** 5,000

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.39

**LOT SIZE (SQFT):** 16,814

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete
- Linoleum
- Vinyl

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- ParkingLot

### LOT DESCRIPTION:

- CornerLot

### ROOF TYPE:

- Metal

### SIDING:

- Concrete

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Rob Hibbard 

**PHONE:** 817.481.5882

**BROKERED BY:** Ebby Halliday, REALTORS

century21judgefite.com

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