

Retail Land ★ SALE

2805 HANDLEY EDERVILLE RD RICHLAND HILLS, TX 76118

1.331 ACRES



Sarah LanCarter CCIM, SIOR
817-228-4247
sarah@lancartecre.com

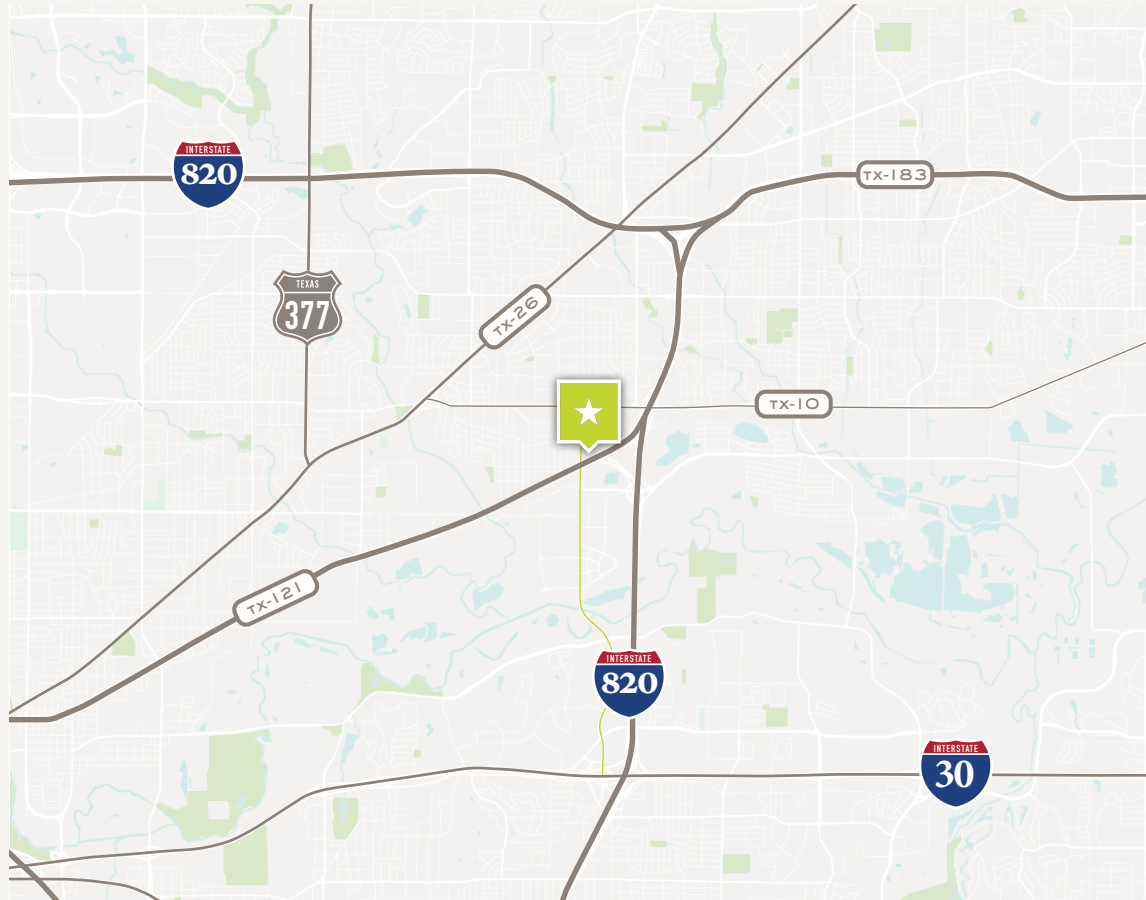
Finn Wilson
817-713-8771
fwilson@lancarte.com

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PROPERTY FEATURES

- Zoned: "R" Retail, City of Richland Hills
- Strong visibility from Handley Ederville Road
- Close proximity to SH 121/Airport Freeway
- 158 feet of frontage
- Utilities available to site
- 30-foot pipeline easement along the northern property line
- 24-foot ingress/egress easement to the adjoining eastern property
- Flat Topography

LOCATION OVERVIEW

This highly visible development site offers excellent exposure and convenient access to SH 121/Airport Freeway, connecting users to Downtown Fort Worth, Arlington, and the greater DFW Metroplex. The property is surrounded by established national retailers and restaurants, driving consistent traffic and supporting a wide range of commercial uses. Strong frontage, easy ingress/egress, and a strategic infill location make this an exceptional opportunity in East Fort Worth.

SALE PRICE

\$850,000



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DEMOGRAPHICS

2025 POPULATION

1 MILE	3 MILES	5 MILES
19K	140K	369K

2025 HOUSEHOLDS

1 MILE	3 MILES	5 MILES
2K	33K	101K

MEDIAN HOME VALUE

1 MILE	3 MILES	5 MILES
\$250K	\$290K	\$280K

AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$81K	\$86K	\$88K

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INGRESS & EGRESS

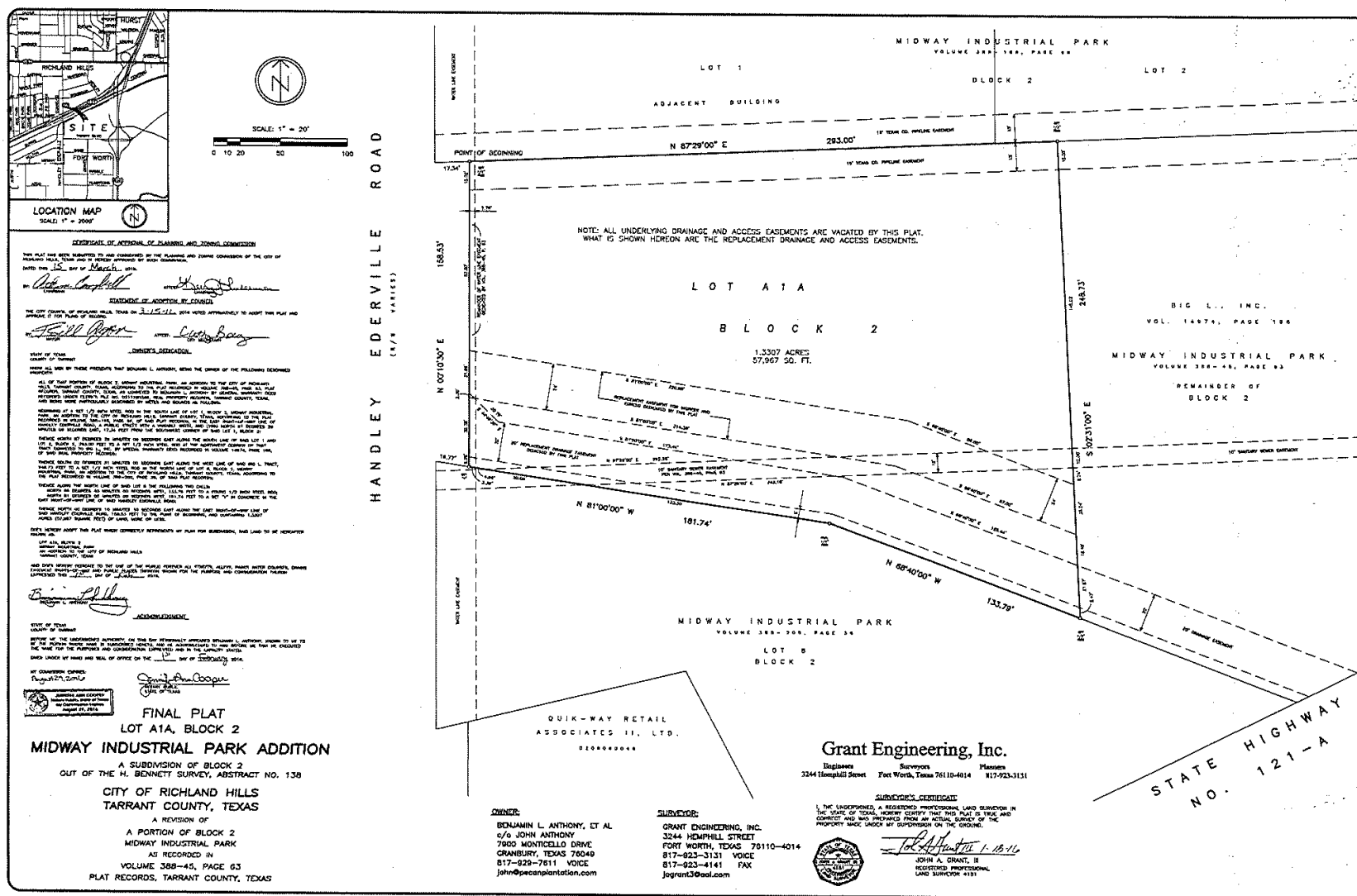


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SURVEY



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COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

Sarah LanCarte CCIM, SIOR
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Finn Wilson
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