

6786 SF ANCHOR SPACE | AVAILABLE FOR LEASE
DYNAMIC DFW METROPLEX LOCATION



RIVERBEND PLAZA
2101 HANDLEY EDERVILLE RD STE. 100
FT. WORTH, TX 76118

ALX
COMMERCIAL REALTY



**Space
For Lease**

**\$13.00 sf/
Year**



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RIVERBEND PLAZA

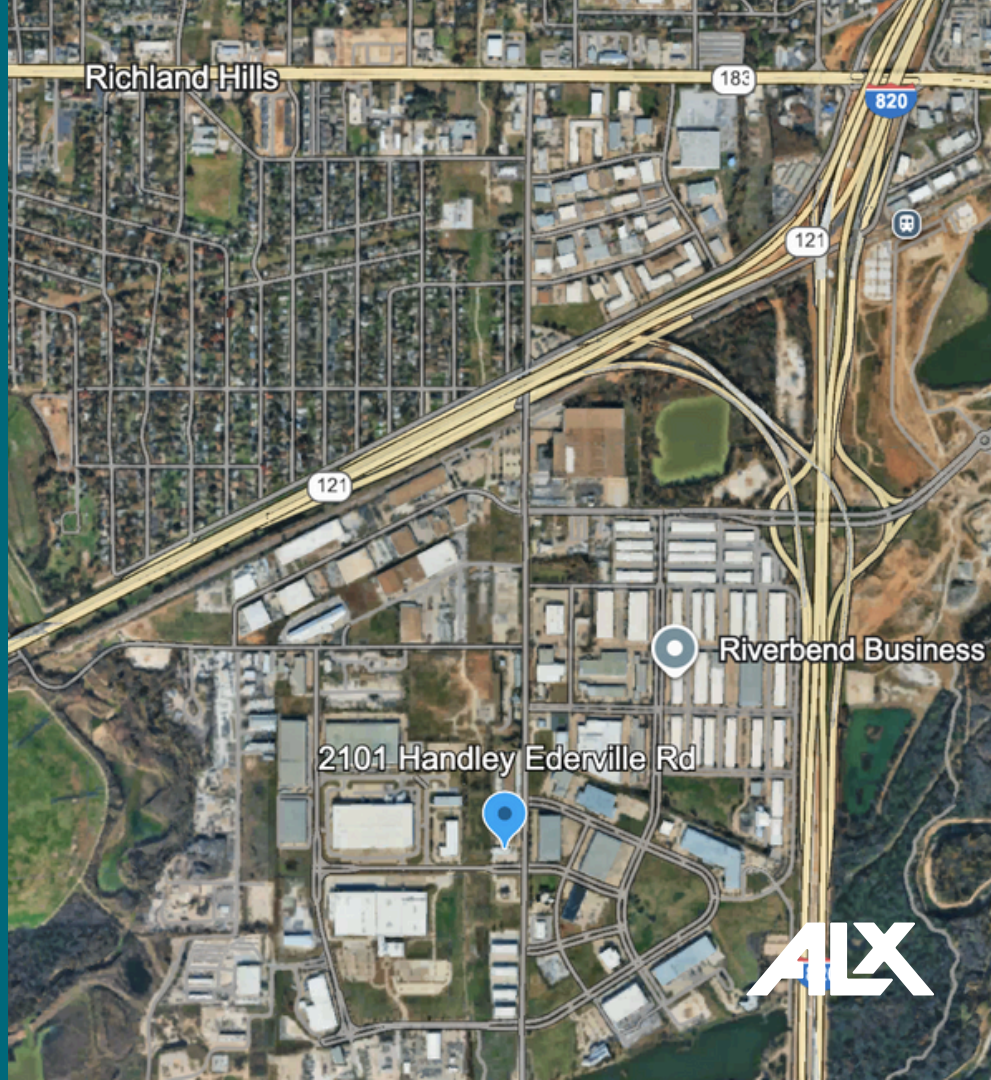
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ALX Realty is pleased to offer this incredible anchor space leasing opportunity. Riverbend Plaza is located in the dynamic Dallas/Fort Worth metroplex.

Riverbend Plaza features an 11,310 square foot building constructed in 2015. This property has been meticulously maintained and features a restaurant and a coffee shop as tenants, serving the substantial workforce population in the area.

The available space is a total of 6,786 sf, and is currently operating as a daycare center.

BRYAN CHAMBERS
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817-767-9137





RIVERBEND PLAZA

2101 HANDLEY EDERVILLE RD STE. 100
FT. WORTH, TX 76118

SF

6786

BASE
RENT

\$13.00 sf

NNN

\$5.14/sf

AVAILABLE

Negotiable





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SPACE FEATURES

- Fully furnished Daycare
- 6786 sf available
- Commercial Kitchen
- Individual classroom/office spaces
- Restrooms in each room
- **VIEWING BY APPOINTMENT ONLY**





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INTERIOR PHOTOS



RIVERBEND PLAZA

2101 HANDLEY EDERVILLE RD. STE. 400
FT. WORTH, TX 76118

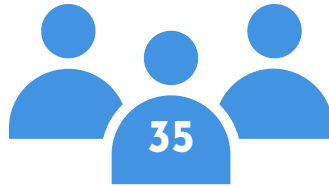
DEMOGRAPHICS

EDUCATION



SOME COLLEGE

AVERAGE AGE



HH INCOME

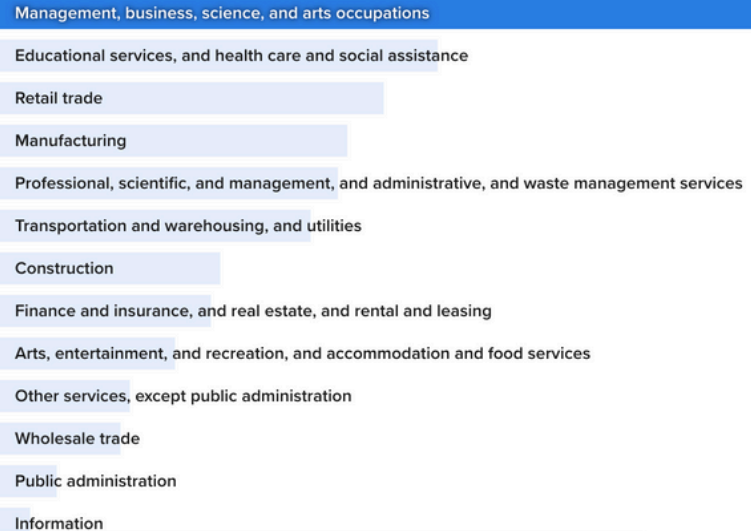


\$68,000

Number of Employees

14.2k

Top Employment Categories



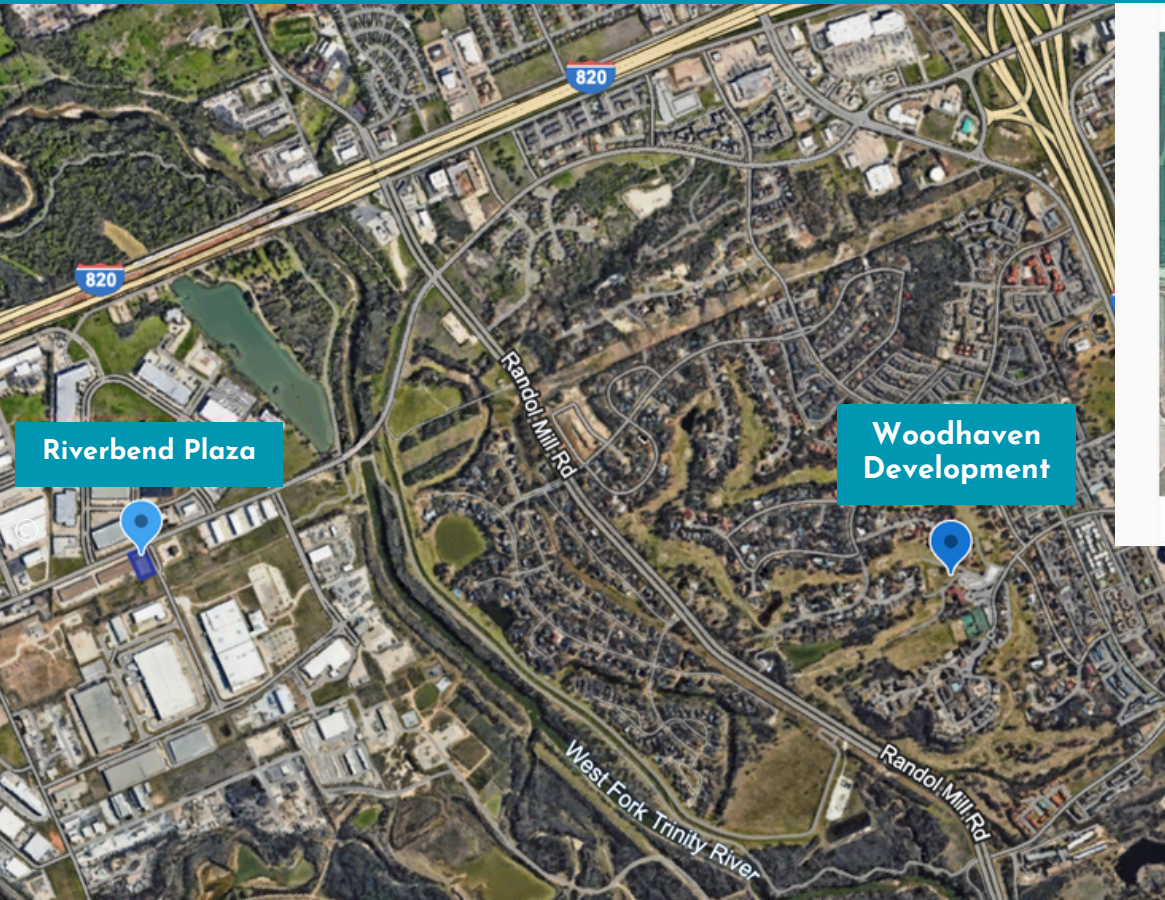


RIVERBEND PLAZA TRAFFIC COUNTS





RIVERBEND PLAZA AREA REDEVELOPMENT



Conceptual Plan: Full Redevelopment



Riverbend Plaza is located just 3.5 miles from proposed 160 acre redevelopment of Woodhaven Golf Course featuring new single family homes, mixed-use, urban residential, and agricultural space.

source: www.crescendo.com/concept-plans



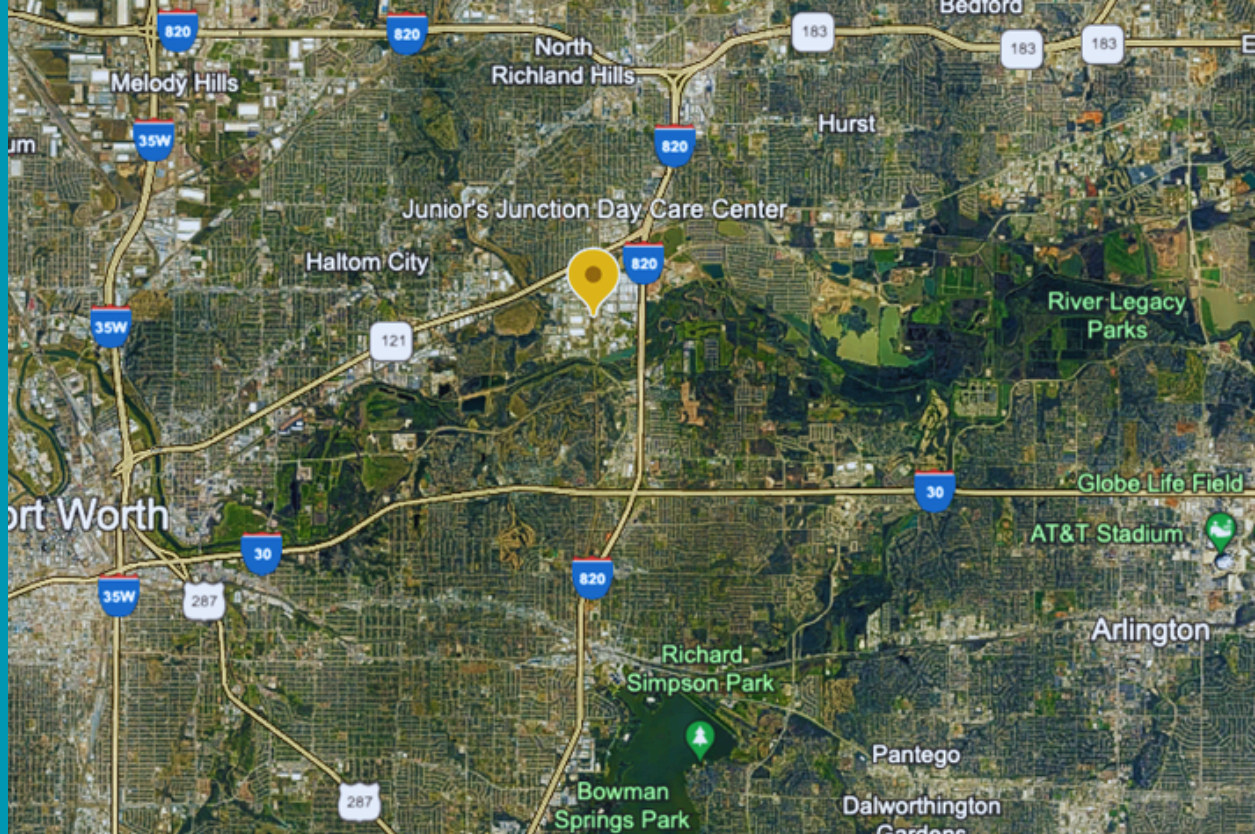
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

ALX Realty	9006942	josh.alexander@alxland.com	(817)917-1545
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Bryan Chambers	731603	bchambers.alxrealty@gmail.com	(817)767-9137
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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