

Retail ★ LEASE

2525 HANDLEY EDERVILLE RD, RICHLAND HILLS, TX 76118



LANCARTE
COMMERCIAL

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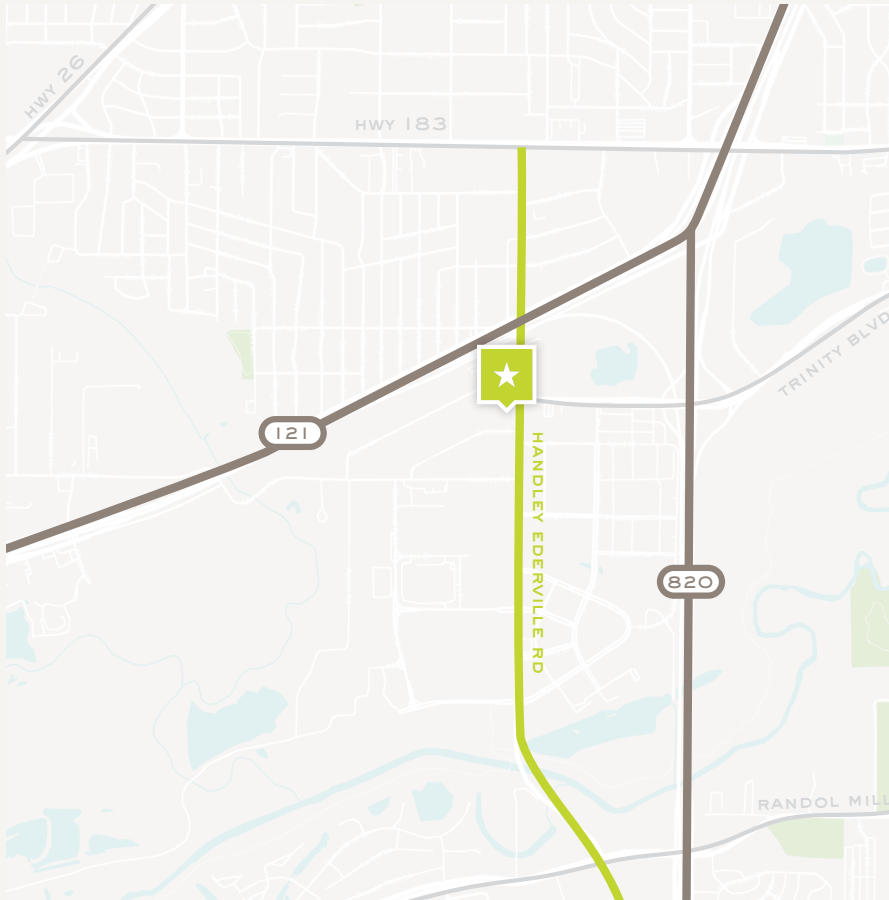
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PROPERTY FEATURES

- New Construction - Summer 2025
- 10,000 SF multi tenant building
- Divisible from 1500 SF-10,000 SF
- +/- 4 Ac
- Zoned BP
- Drive thru end cap
- Easy access to Hwy 121, I-30 and I-820
- Vehicle Counts: 14,519 VPD

LEASE RATE & STRUCTURE

\$20-\$25 SF NNN

LOCATION OVERVIEW

Located in Fort Worth, Texas with this versatile multi-tenant commercial building spanning 10,000 square feet, divisible from 1,500 to 10,000 square feet to accommodate a range of business needs. Situated in a Business Park (BP) zone, the property boasts a coveted drive-thru end cap, perfect for businesses requiring high visibility and convenient customer access. With lease rates averaging \$20-\$25 per square foot NNN (Triple Net Lease). Enjoy easy accessibility to major thoroughfares including Hwy 121, I-30, and I-820, ensuring seamless connectivity across the region. This modern facility features ample parking and professional property management, making it an ideal choice for retail, office, or service-oriented businesses seeking a strategic location in Fort Worth's dynamic commercial landscape.

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601 SOUTH MAIN STREET

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SITE PHOTOS



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*POTENTIAL BUILD STYLES



**The above buildings are not the planned build nor renderings for the site, but purely intended as reference for what is being considered for that location. For exact specs, future plans, and renderings, contact broker/seller.*

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DEMOGRAPHICS



	2 MILES	5 MILE	10 MILES
POPULATION	25.2K	250.9K	1.1M
HOUSEHOLDS	9.7K	96.2K	416.2K
EMPLOYEES	16.1K	88.6K	326.7K
BUSINESSES	1.5K	10.2K	51.9K



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