



2009 FOREST RIDGE DR

BEDFORD, TEXAS 76021

\$1,500,000

OFFERED FOR SALE

1.0

ACRE LOT

PUD

BEDFORD
COMMONS

HARD

CORNER SITE

Hard Corner Development Opportunity

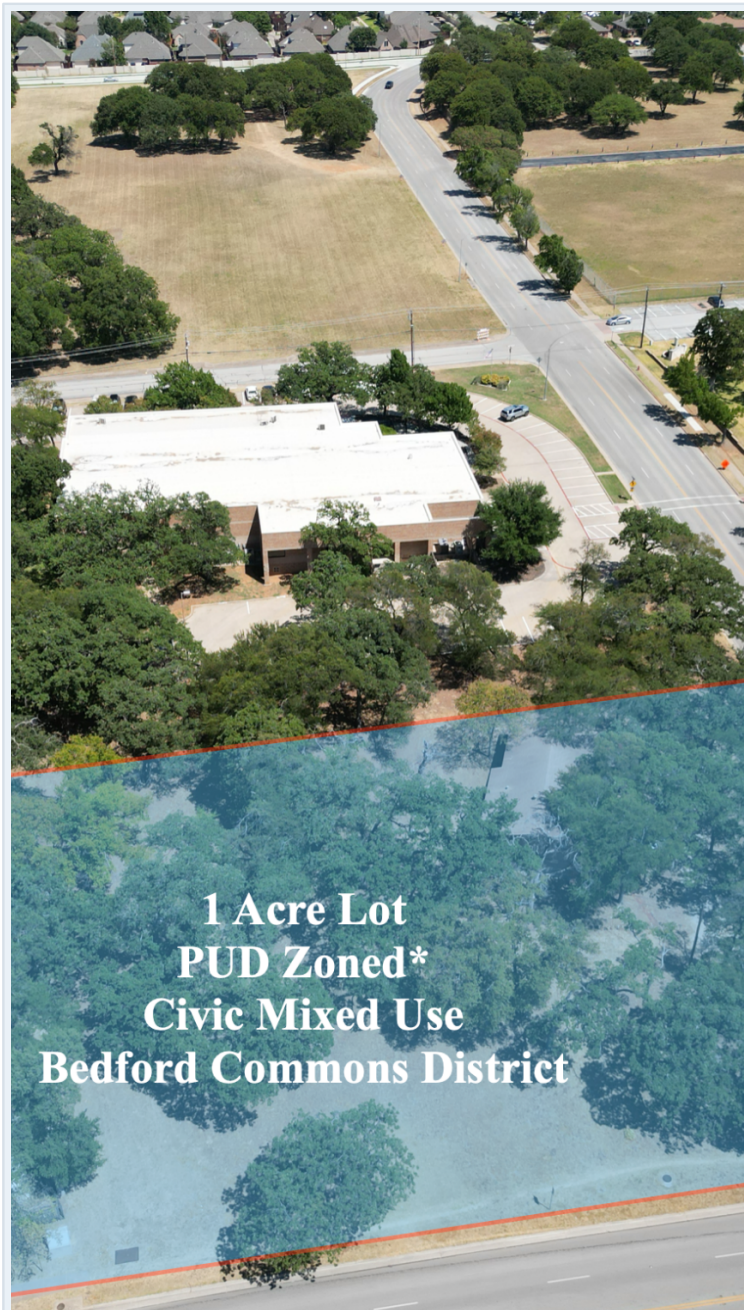
One-acre site at Forest Ridge Drive and L Don Dodson Drive in the Bedford Commons district. The existing house may offer an office conversion path, or the site can be repositioned for a larger new development, subject to City review and approvals.

- Prominent hard-corner visibility at Forest Ridge Dr. & L Don Dodson Dr.
- Located within the Bedford Commons Planned Unit Development.
- Existing residence could be adapted for professional office use.
- Potential redevelopment site for a larger building, subject to approvals.
- Well positioned near City Hall, Municipal Court, Water Department and Hwy 183/121.

Presented by

CHASE HALL - BROKER

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**1 Acre Lot
PUD Zoned*
Civic Mixed Use
Bedford Commons District**

PROPERTY AT A GLANCE

- 1 acre lot
- PUD zoned - Bedford Commons
- Civic Mixed Use area
- Forest Ridge / L Don Dodson hard corner
- Existing house / office conversion opportunity
- Redevelopment potential

SITE POSITIONING & DEVELOPMENT CONTEXT

Strategic Corner Location



Bedford Commons PUD

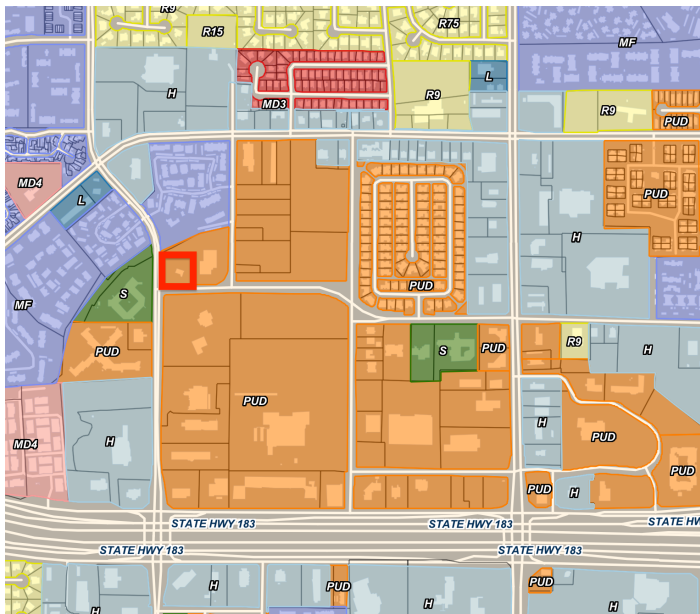
The property is marketed as being within the Bedford Commons Planned Unit Development and in the Civic Mixed Use character area.

City planning intent

The adopted PUD describes the Civic Mixed Use area as a civic-anchored mixed-use environment and states that ground floors along L Don Dodson and Forest Ridge should be built to "Commercial Ready" standards to support future active ground-floor uses.

Any specific use, redevelopment plan, rezoning, site plan, access, parking, tree, utility or building proposal should be independently verified with the City of Bedford.

Current Zoning Context



The red box on the supplied zoning map identifies the subject site.

Potential Positioning

- Professional offices, including law, accounting, consulting or financial services.
- Medical, dental, wellness or other appointment-based professional uses, subject to approval.
- Existing-house office conversion for a buyer seeking near-term occupancy with future expansion potential.
- Larger ground-up commercial or mixed-use concept if the existing structure is removed.
- Potential rezoning or entitlement strategy for other uses within the City of Bedford.

Buyer to verify permitted uses and development standards.



A FLEXIBLE SITE IN THE HEART OF BEDFORD



Forest Ridge Drive frontage



Tree-covered interior / existing site conditions

Why This Site Stands Out

- Rare one-acre tract at a prominent civic corridor corner with frontage on two streets.
- Direct adjacency to Bedford municipal facilities creates a strong professional-office story.
- Near State Hwy 183/121, supporting convenient regional access across the Mid-Cities.
- Existing house provides an interim-use option while a buyer evaluates long-term redevelopment.
- Bedford Commons remains an active long-term city development focus with commercial components contemplated in the district.

Bedford Commons | 2026 Update

The City of Bedford announced in January 2026 that Bedford Commons would move forward under a city-led, phased strategy. The City stated that both residential and commercial components remain planned for the broader Bedford Commons property.

For an owner-user, investor or developer, that ongoing public planning activity can strengthen the long-range story of this corner while also making entitlement due diligence especially important.

ASKING PRICE

\$1,500,000

1.00 acre | Hard corner | Bedford Commons PUD



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DISCLAIMER: Information is believed reliable but is not guaranteed. All dimensions, boundaries, zoning, permitted uses, utilities, access, tree preservation, parking, development standards, redevelopment feasibility and any rezoning or entitlement potential are subject to independent verification and approval by the appropriate governmental authorities. Buyer and buyer's representatives should conduct their own due diligence.