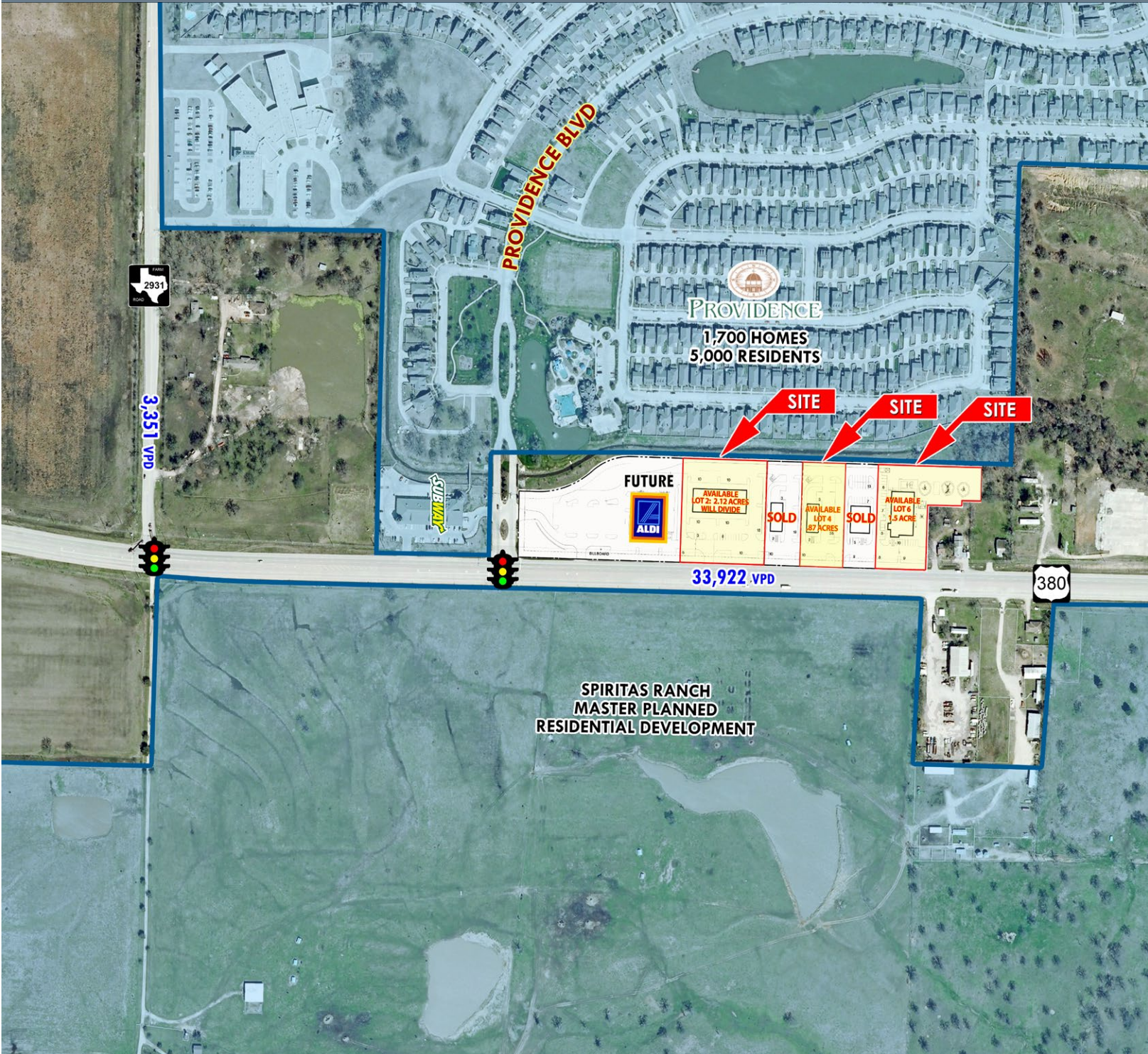


NEC HWY 380 & PROVIDENCE BLVD

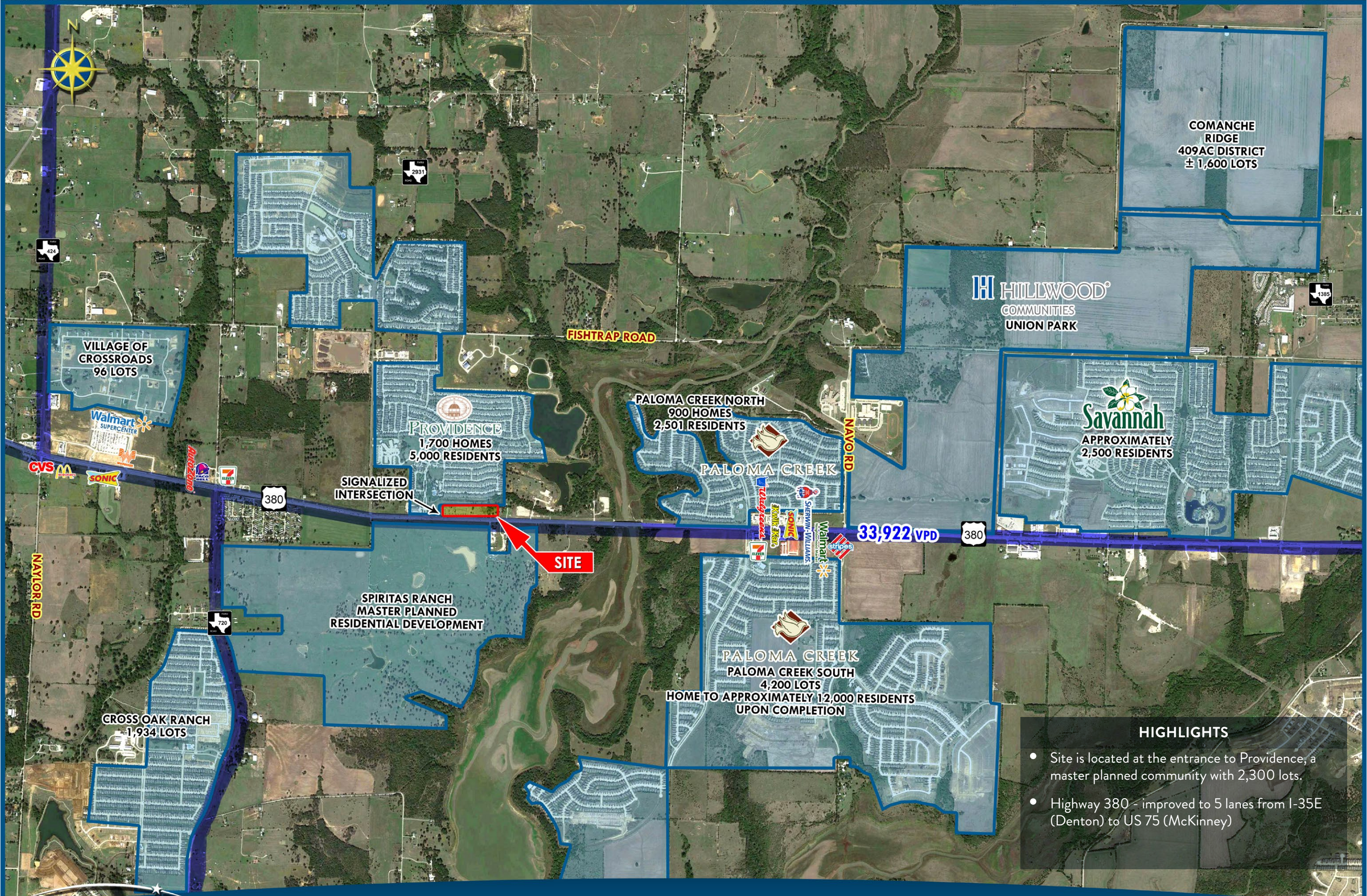
PAD SITES FOR SALE

LITTLE ELM, TEXAS

CLAY MOTE



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



COMANCHE
RIDGE
409AC DISTRICT
± 1,600 LOTS

HILLWOOD[®]
COMMUNITIES
UNION PARK

VILLAGE OF
CROSSROADS
96 LOTS

PROVIDENCE
1,700 HOMES
5,000 RESIDENTS

PALOMA CREEK NORTH
900 HOMES
2,501 RESIDENTS

Savannah
APPROXIMATELY
2,500 RESIDENTS

PALOMA CREEK

SPIRITAS RANCH
MASTER PLANNED
RESIDENTIAL DEVELOPMENT

PALOMA CREEK
PALOMA CREEK SOUTH
4,200 LOTS
HOME TO APPROXIMATELY 12,000 RESIDENTS
UPON COMPLETION

CROSSOAK RANCH
1,934 LOTS

SIGNALIZED
INTERSECTION

SITE

33,922 VPD

HIGHLIGHTS

- Site is located at the entrance to Providence, a master planned community with 2,300 lots.
- Highway 380 - improved to 5 lanes from I-35E (Denton) to US 75 (McKinney)

NEC HWY 380 & PROVIDENCE BLVD



HIGHLIGHTS

- Sewer, water and cross access to all sites

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2015 EST POPULATION	4,430	19,454	59,147
2015 EST AVG HH INCOME	\$87,491	\$94,790	\$91,343

TRAFFIC COUNTS
US HWY 380
46,987 VPD (LITTLE ELM 2013) 1 MILE EAST OF THE SITE

