

8235 Douglas Ave
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 Dallas, Texas 75225
 T 214.378.1212
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± 17 ACRES FOR SALE

NEC US 380 & FM 2931
 PROVIDENCE VILLAGE, TEXAS



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LOCATION

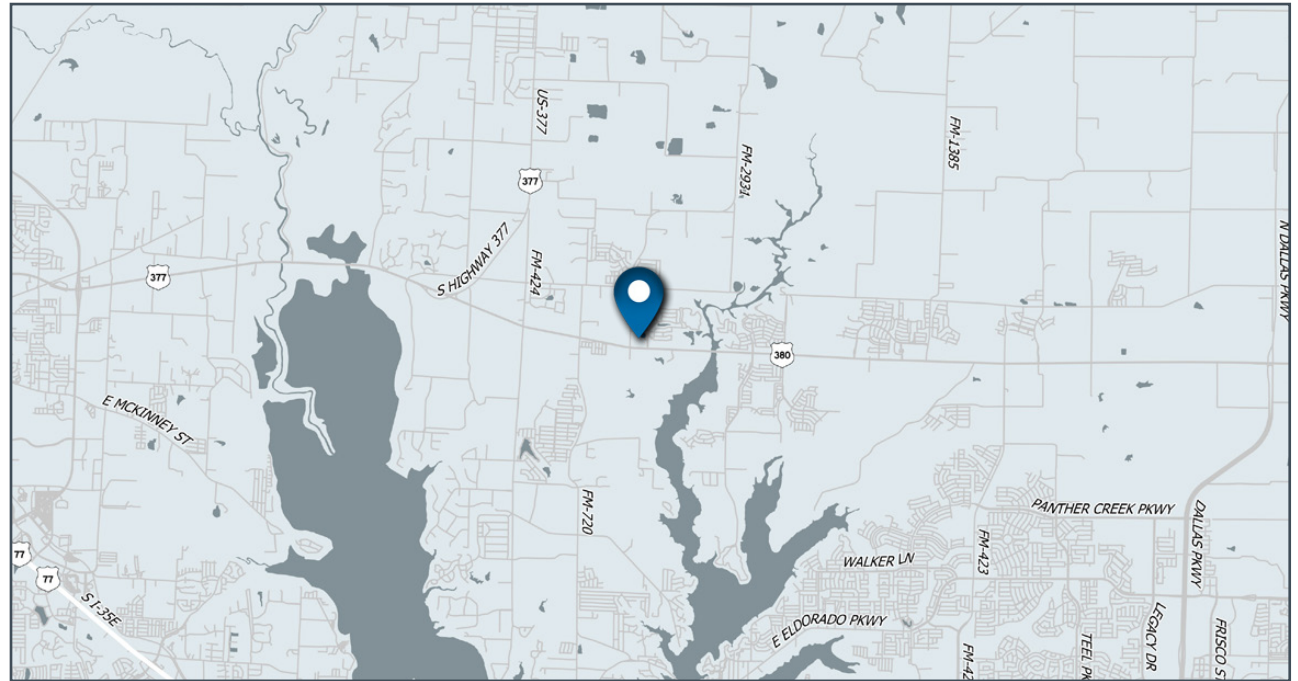
NEC US 380 & FM 2931
PROVIDENCE VILLAGE, TEXAS

SIZE

LAND
± 17 ACRES

TRAFFIC COUNTS

US 380	FM 2931
37,362 VPD	6,499 VPD
FM 720	
12,505 VPD	



PROPERTY HIGHLIGHTS

- ★ **ZONING:**
PD ALLOWING GROCERY, FAST FOOD, AUTOMOTIVE, CAR WASH, OFFICE, MEDICAL
- ★ **UTILITIES:**
MUSTANG SPECIAL UTILITY DISTRICT
- WATER & SEWER IN PLACE
- ★ **TABC:**
WET SALE OF BEER & WINE. OFF PREMISES CONSUMPTION PERMITTED

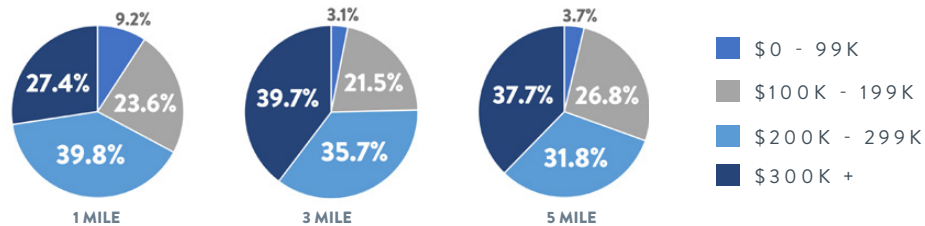
2019 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,909	30,653	84,313
EST. AVG. HH INCOME	\$96,943	\$88,579	\$90,432

AREA ATTRACTIONS

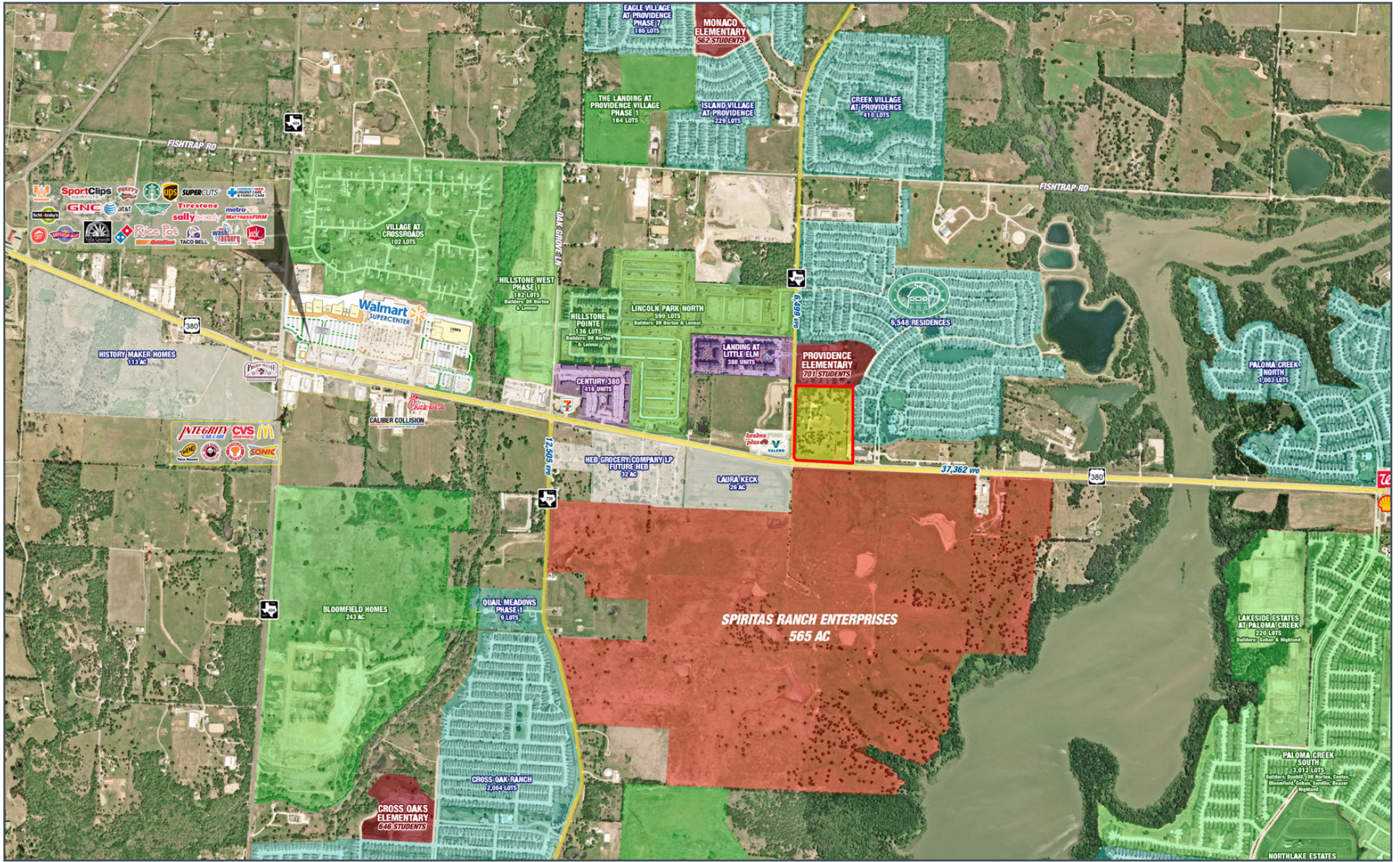


HOME VALUES (2015)*





SUBJECT TO CHANGE





Homes in Providence Village feature Cape Cod and Craftsman-style architecture. Over 1,700 homes with 6,200 residence currently occupy Providence Village a Huffines Signature Community. Homes ranging from \$162,000 to \$1M and home sizes between 1,089 and 12,000 square feet.

“Providence Commons boasts barbecues, playgrounds, park benches and green spaces for picnics or neighborhood get-togethers. There are seven incredible lakes; including two 3-acre lakes and beautiful Lake Providence, a 25-acre lake, perfect for a small fishing craft and stocked with trophy bass. Miles of scenic trails surround the lakes for jogging, biking or quiet walks. These are simply wonderful places to share your life with family and friends.”





“Our move to Frisco will be transcendent for the PGA of America,” said Seth Waugh, CEO, PGA of America. “Everything great starts with a dream. This is the beginning of a bold, new journey as we bring together world-class partners in a world-class location – to deliver innovative and differentiated experiences for our nearly 29,000 PGA Golf Professionals, golfers of all abilities and our staff.”



December 4 2018 by Jennifer Lindgren

PGA of America relocating headquarters to Frisco as part of innovative public-private partnership

“The golf courses are expected to open in summer 2022. The hotel, convention center, and other facilities are expected to open within six months of that date. The development will host the KitchenAid Senior PGA Championship in 2023.”

“Texas 380, the primary east-west route between McKinney and Denton, runs right through Prosper. The road is viewed as an **“economic corridor”** by city leaders, who say long-term investments to fund and install water, sewer and utility lines along Texas 380 are beginning to pay off.”



August 9 2016 by Ben Russell

COMPARING

According to a market study, the *US 380* corridor is projected to have more square feet of planned projects than other major commercial centers in the Dallas-Fort Worth area.

US 380
27 million
square feet

UPTOWN DALLAS *21.7 million*
square feet



SHOPS AT LEGACY* *6.4 million*
square feet

*INCLUDING LEGACY WEST



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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.

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 supervised by a broker to perform any services and works with clients on behalf of the broker.

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- 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:

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Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Kenneth Reimer	428933	kreimer@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Anne Bryan	713115	abryan@venturedfw.com	214-378-1212
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