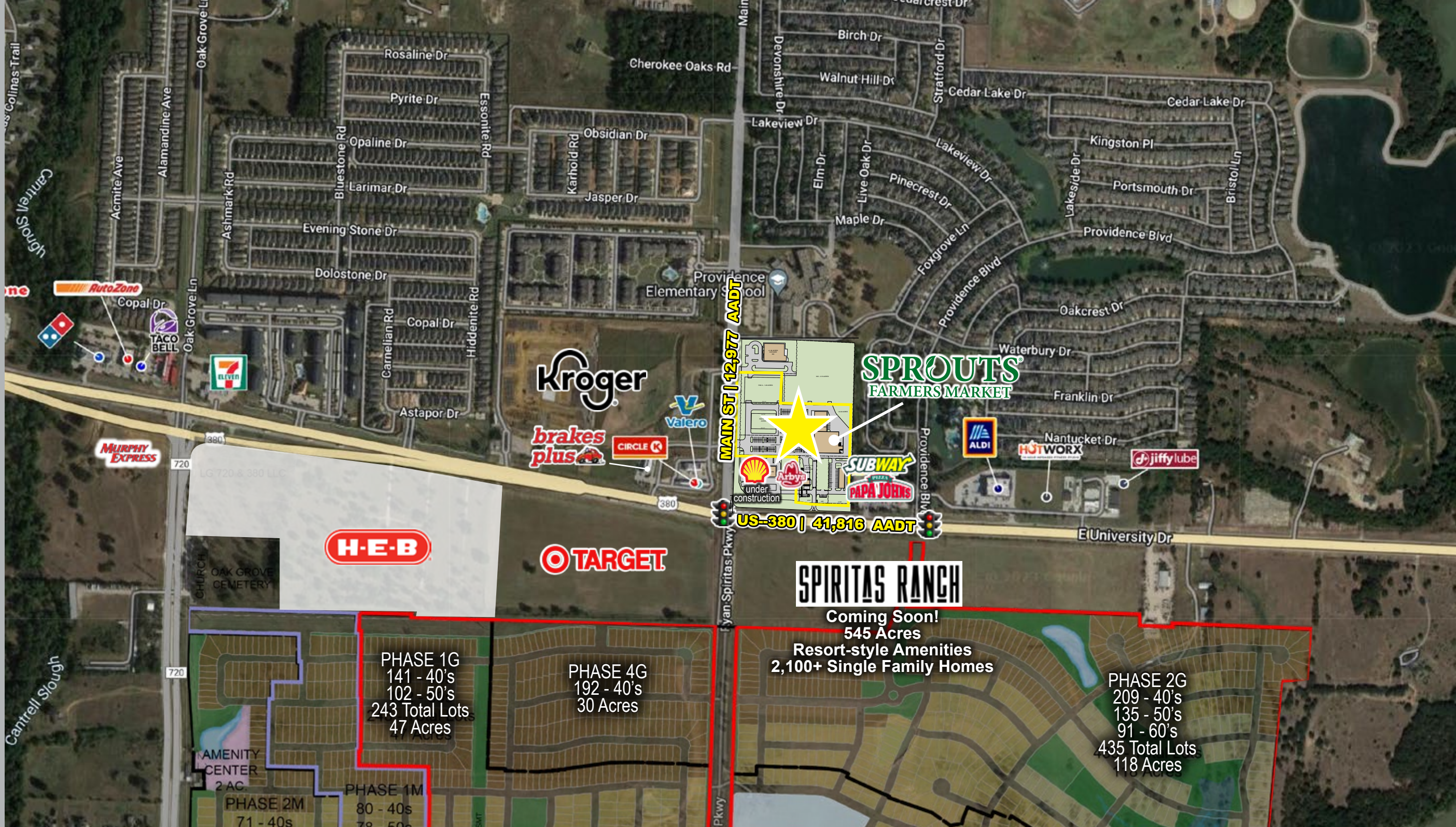


GROCERY-ANCHORED CENTER PROVIDENCE VILLAGE (LITTLE ELM), TX



SITE DESCRIPTION

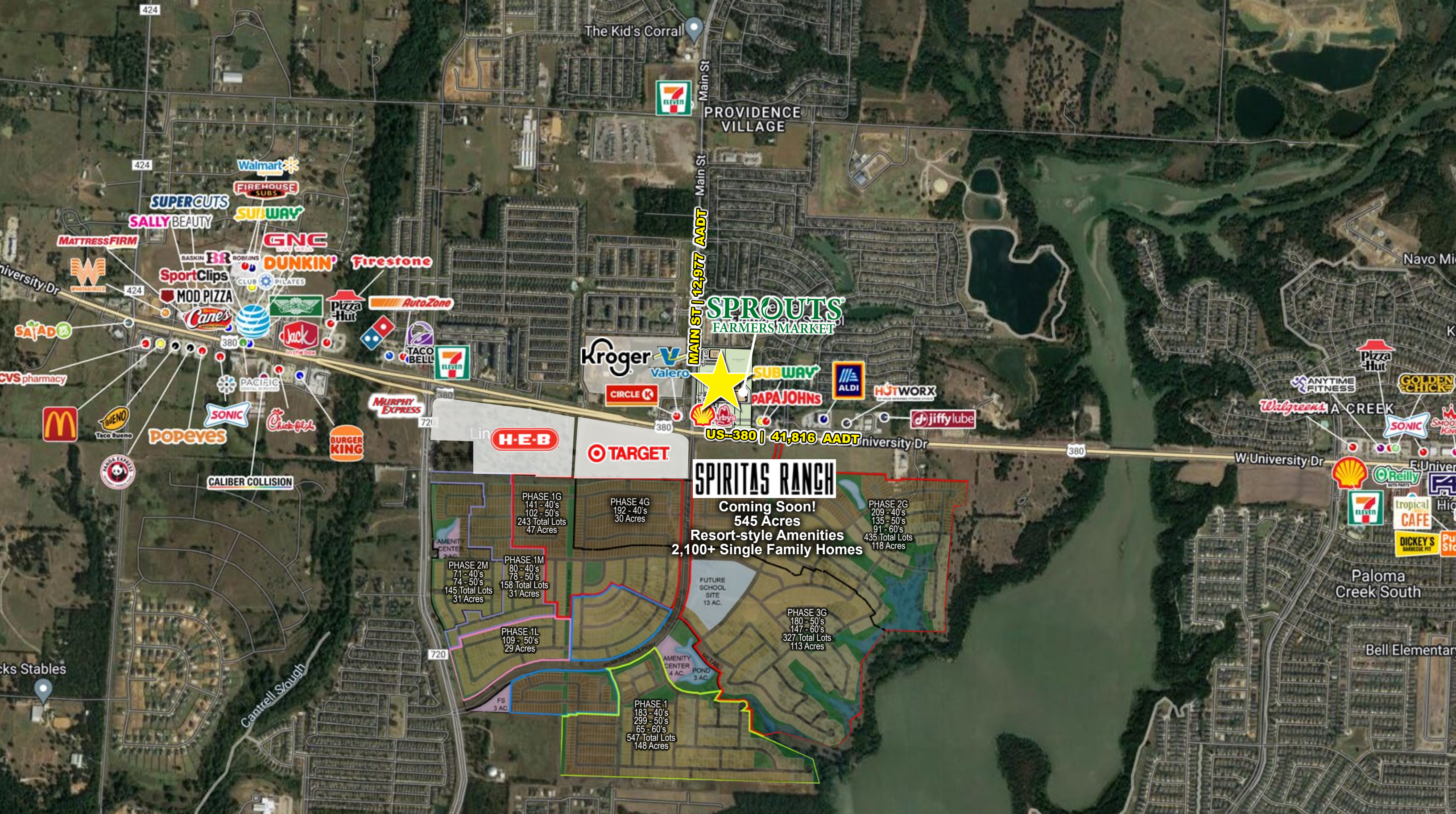
E. UNIVERSITY DR (US-380)
& MAIN ST
± 8.75 ACRES
41,816 AADT ON US-380
12,977 AADT ON MAIN ST

CORRIDOR FILLING UP QUICKLY - LIMITED OUTPARCEL OPPORTUNITIES LEFT!

Site is directly across from up and coming Spiritas Ranch, a 545-acre, new master-planned community of over 2,100 single family homes, resort-style amenities, and a future school.

Providence Village is a new town in Denton County, Texas, located along US-380, near the intersection with FM 2931 in the east central portion of the county. It was developed as a master-planned community in 2000 with homes featuring Cape Cod and Craftsman style architecture.

Denton County is top 10 most populous county in Texas (over 1 million people) and constitutes part of the Dallas-Fort Worth-Arlington metroplex (over 7.6 million people) which is the economic hub for north Texas. Denton County is also home to University of North Texas (44,532 students) and Texas Woman's University (12,835 Students).



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MARKET AERIAL

GROCERY-ANCHORED CENTER | PROVIDENCE VILLAGE (LITTLE ELM), TX



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LOW AERIAL
GROCERY-ANCHORED CENTER | PROVIDENCE VILLAGE (LITTLE ELM), TX

NUMBERS

GROCERY-ANCHORED CTR
PROVIDENCE VILLAGE
(LITTLE ELM), TX

POPULATION

1 MILE	8,914
3 MILE	45,530
5 MILE	102,737

HOUSEHOLDS

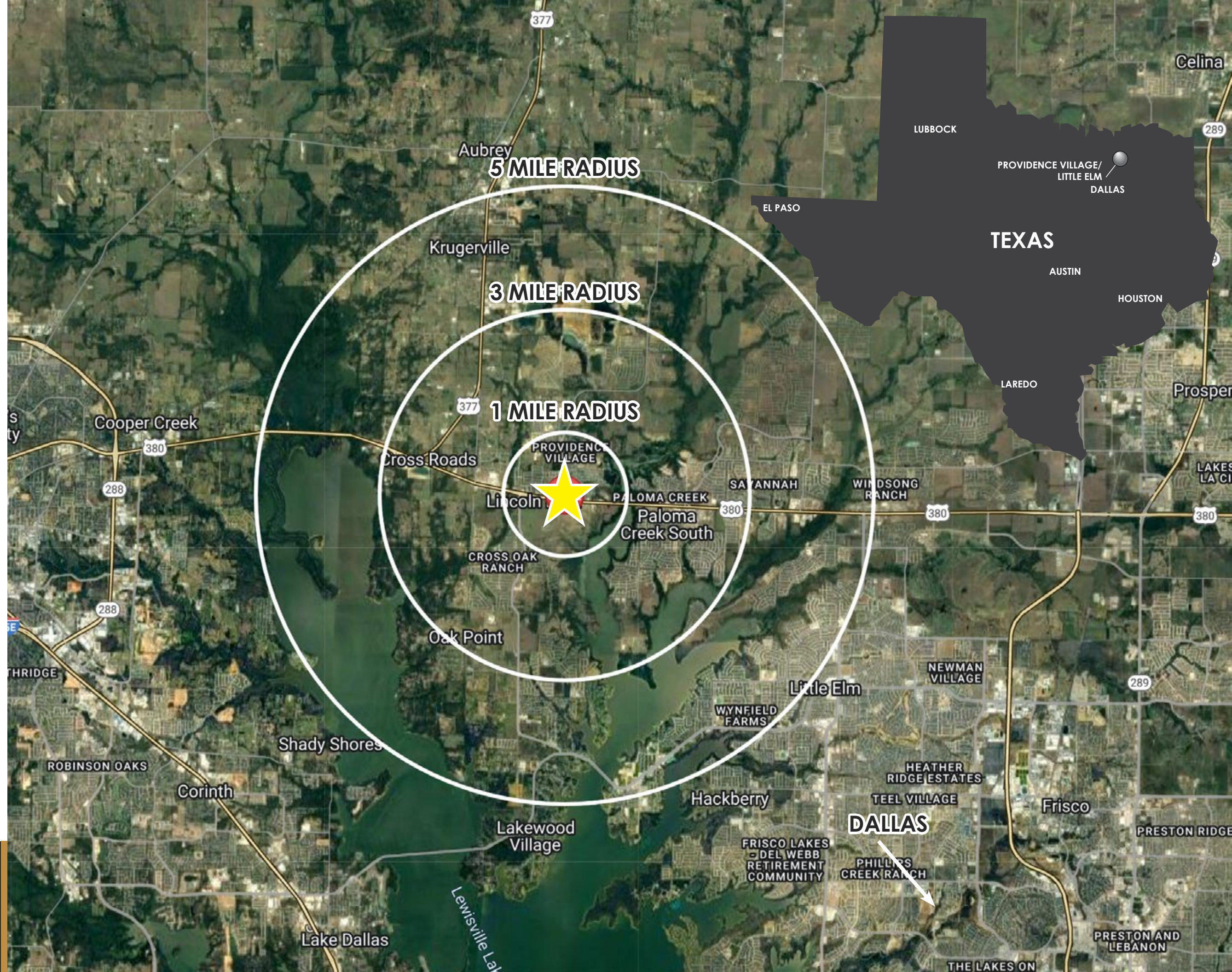
1 MILE	2,819
3 MILE	14,781
5 MILE	34,451

AVG. HH INCOME

1 MILE	\$ 97,452
3 MILE	\$121,000
5 MILE	\$135,672

MED. HH INCOME

1 MILE	\$ 95,909
3 MILE	\$114,137
5 MILE	\$115,633



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SPIRITAS RANCH

Coming Soon!
545 Acres
Resort-style Amenities
2,100+ Single Family Homes

E. UNIVERSITY DR | 41,816 AADT

TARGET

H-E-B

Kroger



MAIN ST | 12,977 AADT

SPROUTS
FARMERS MARKET

AVAILABLE
SHOP
SPACE

AT LEASE

AT LEASE

CONSTRUCTION AERIAL - FEB 2025

GROCERY-ANCHORED CENTER | PROVIDENCE VILLAGE (LITTLE ELM), TX

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SITE PLAN

GROCERY-ANCHORED CTR
PROVIDENCE VILLAGE
(LITTLE ELM), TX

TOTALS

SPROUTS: ± 4.49 AC
SMALL SHOPS: 10,400 SF
AVAILABLE: 3,300 SF

PAD B: (AT LEASE) ± 1.19 AC
PAD C: (AT LEASE) ± 0.76 AC
PAD C1:(AT LEASE) ± 0.63 AC
PAD D: (AT LEASE) ± 1.05 AC

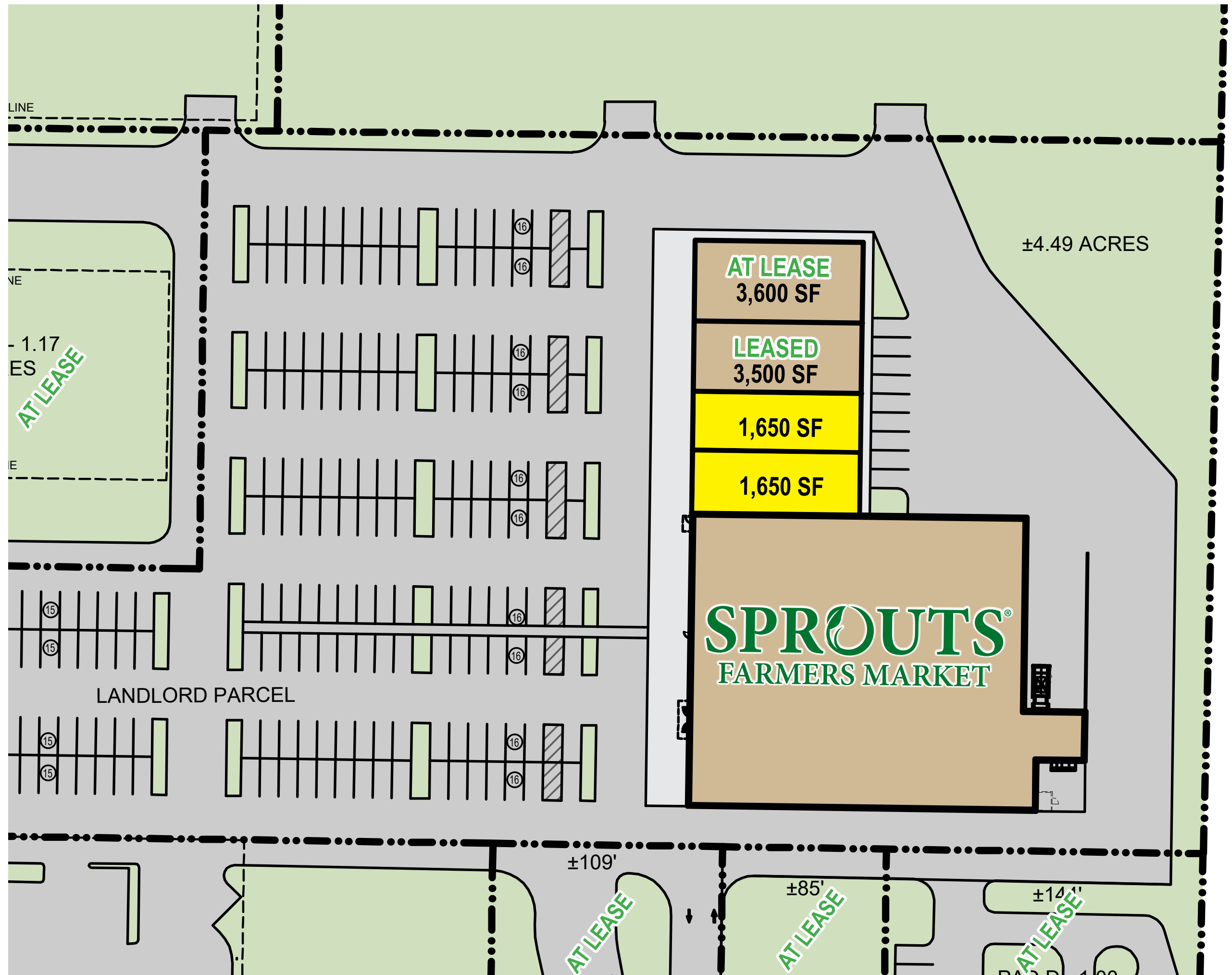


SHOPS

GROCERY-ANCHORED CTR
PROVIDENCE VILLAGE
(LITTLE ELM), TX

TOTALS

AVAILABLE:	3,300 SF
AT LEASE	3,600 SF
LEASED	3,500 SF



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