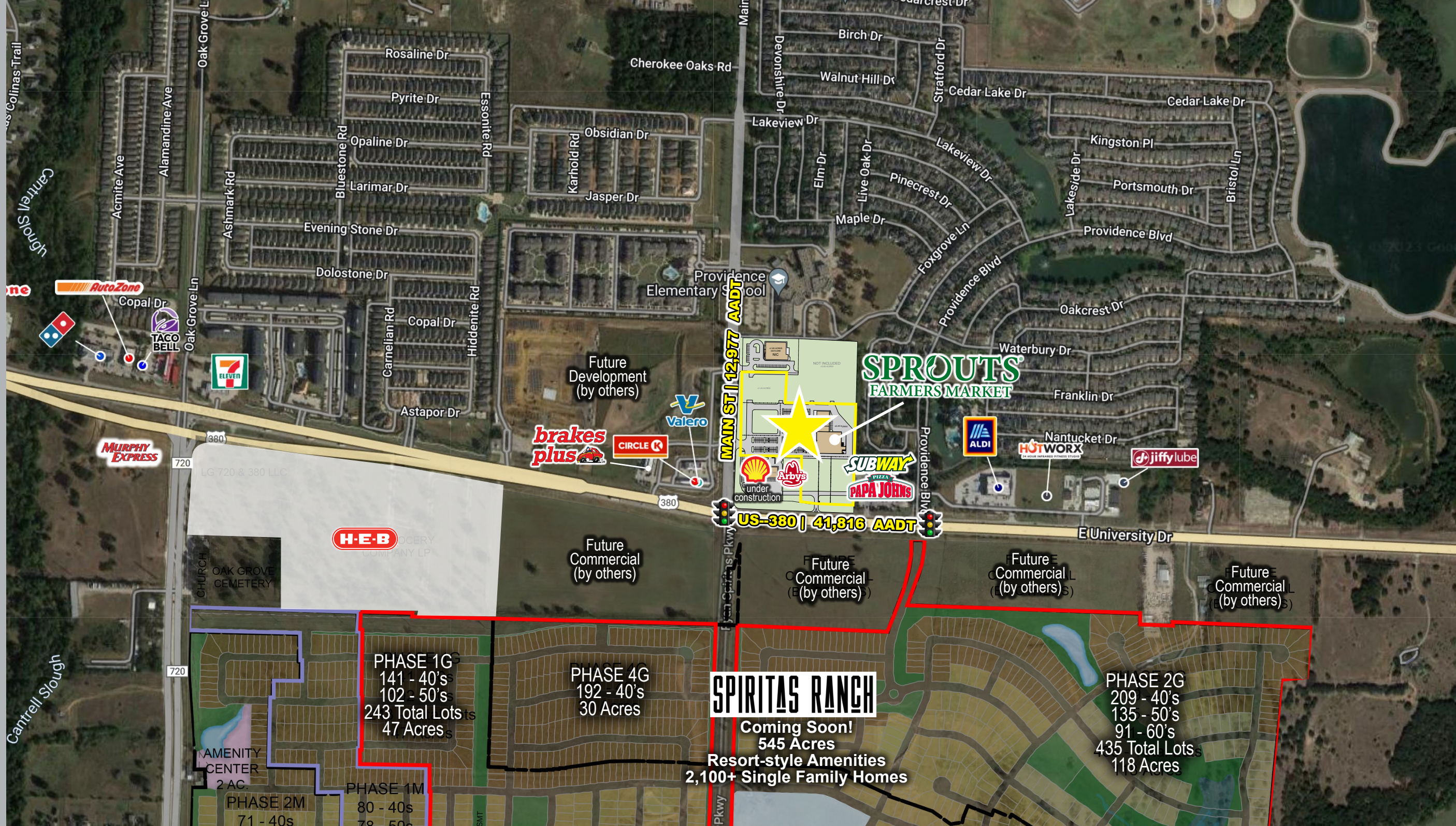


GROCERY-ANCHORED CENTER PROVIDENCE VILLAGE (LITTLE ELM), TX



SITE DESCRIPTION

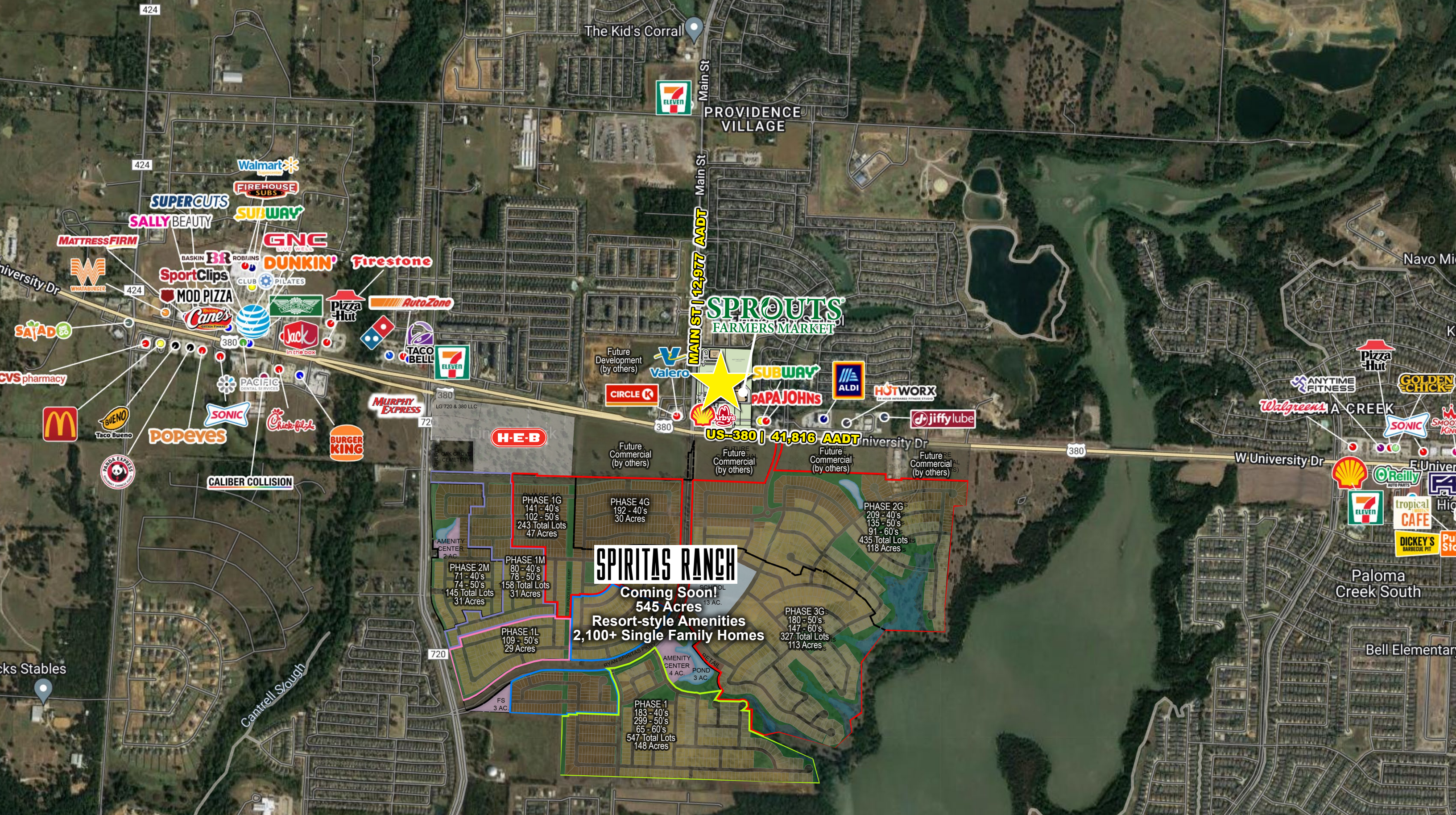
E. UNIVERSITY DR (US-380)
& MAIN ST
± 8.75 ACRES
41,816 AADT ON US-380
12,977 AADT ON MAIN ST

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).



LEASING:
 Alan Lloyd
 alloyd@gbtrealty.com

615.515.4069
 615.370.0670
 gbtrealty.com

MARKET 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

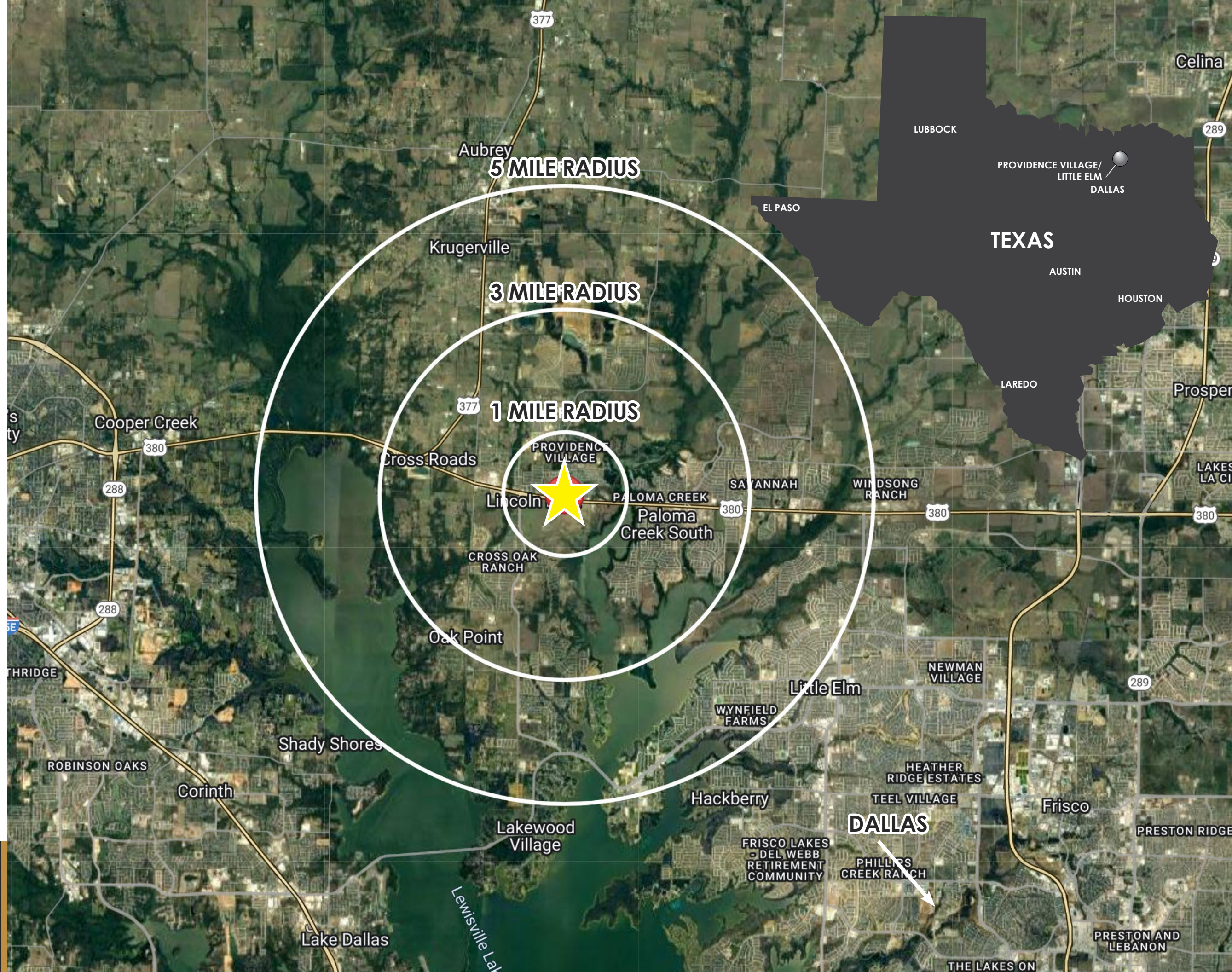
MED. HH INCOME

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

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SITE PLAN (CONCEPTUAL)

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

TOTALS

SPROUTS:	± 4.49 AC
SMALL SHOPS:	10,400 SF
PAD A:	± 1.26 AC
AVAILABLE PAD B:	± 1.19 AC
AVAILABLE PAD C:	± 0.76 AC
AVAILABLE PAD D:	± 1.05 AC

**CORRIDOR QUICKLY FILLING
UP - LIMITED OUTPARCEL
OPPORTUNITIES LEFT!**



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