



PROVIDENCE VILLAGE OFFICE CONDOS

NW Corner Main St and Fishtrap Rd, Providence Village, Texas

FOR SALE/LEASE

PROVIDENCE VILLAGE, TEXAS

- Situated at the northwest corner of Main Street and Fishtrap Road, this new office condominium development offers a prime opportunity to lease or own modern office space in the heart of Providence Village, Texas. The highly visible corner location provides excellent accessibility and exposure within a rapidly growing Denton County corridor.
- Designed to accommodate a variety of professional and medical users, the project features contemporary construction, flexible suite configurations, and efficient layouts suited for owner-users and investors alike. The surrounding area is characterized by strong residential growth, creating consistent demand for medical, professional, and service-oriented businesses.
- With convenient access to nearby communities including Aubrey, Little Elm, and Frisco, the property is well positioned to serve the expanding North Texas population. Office condominium ownership offers long-term cost control, equity appreciation, and investment versatility—making this project an attractive option for businesses seeking stability or investors targeting growth in a high-demand suburban market.

Available Space

Building 1

- Suite Size: 1,500 —4,998 SF

Building 2

- Suite Size: 1,500—4,998 SF

Building 3

- Suite Size: 1,500—10,020 SF

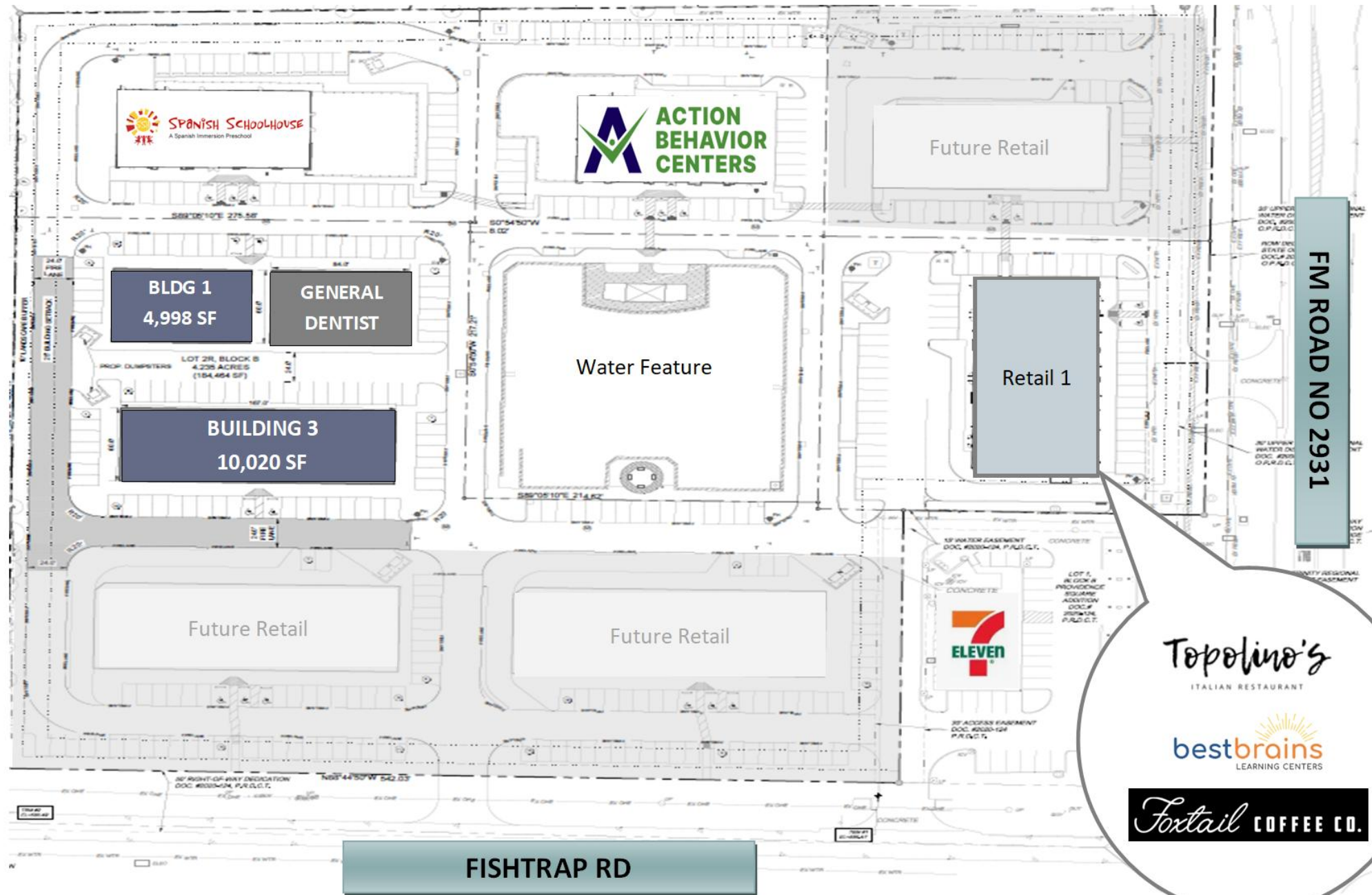
Economics

- **Purchase Price (*cold dark shell*):** \$375.00 PSF
- **Purchase Price (*move-in ready units*):** \$450.00 PSF
- **Condo Fee:** \$3.50 PSF

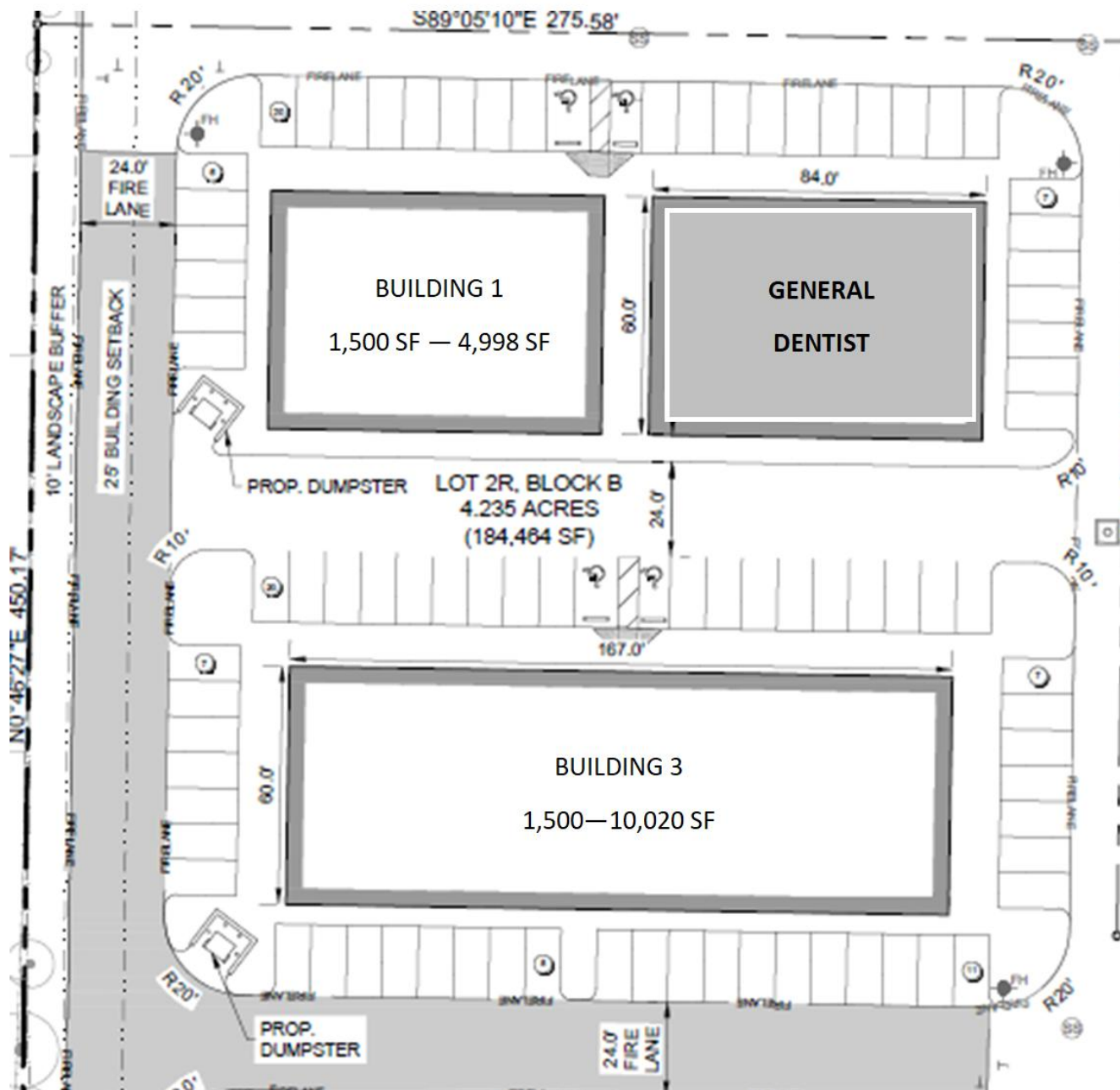
Project Details

- **Allowed Uses:** Medical & Office
- **Parking Ratio:** 4/1,000
- **Construction Start:** May 2026
- **Delivery Date:** March 2027
- **Zoning:** Office/Medical (PO)
- **Retail 1 Groups:** Foxtail Coffee, Topolino's Pizzeria, Best Brains Tutoring (* *Retail I delivering March 2026*)
- **Office Tenants:** General Dentist

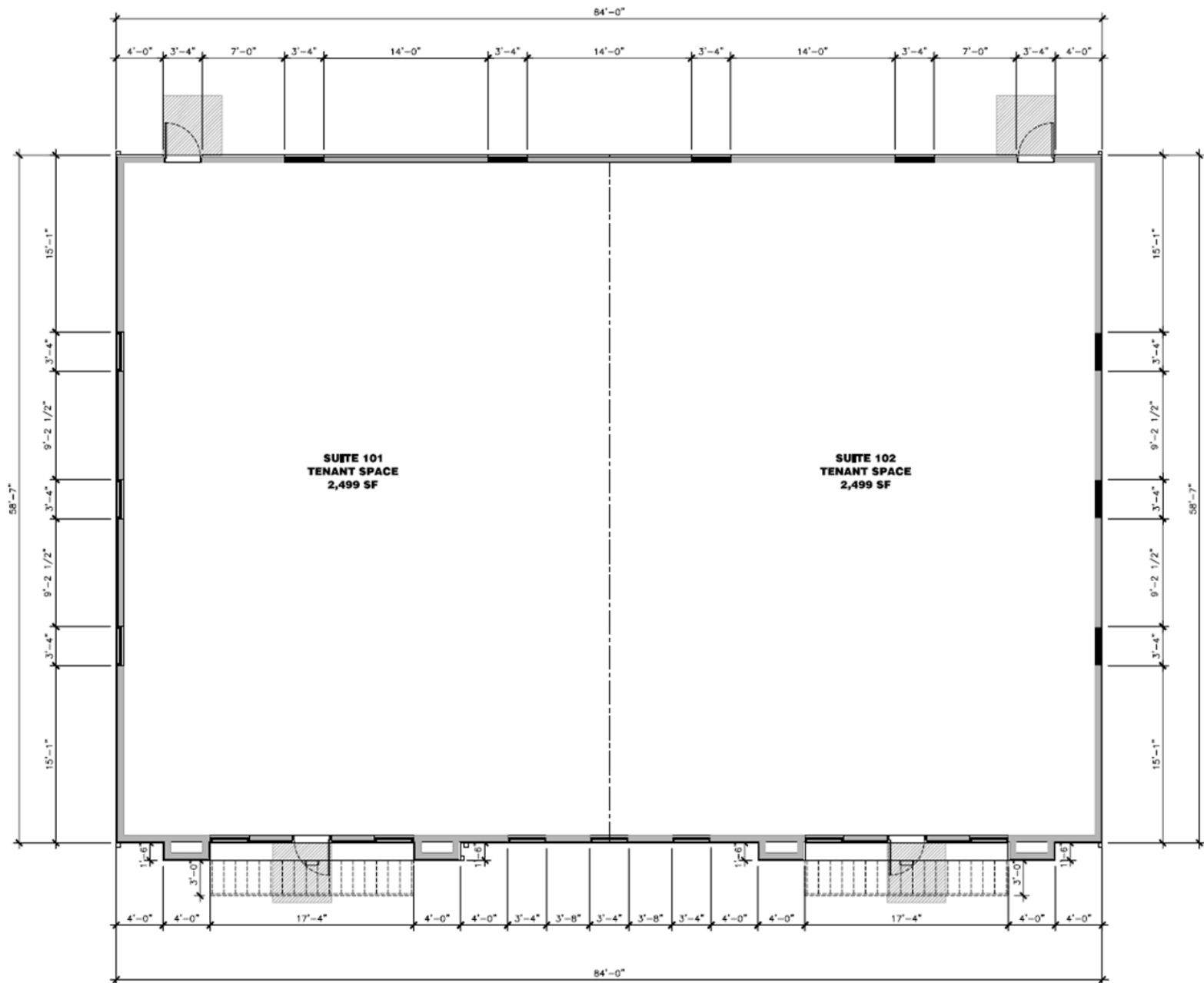
OVERALL SITE PLAN



SITE PLAN



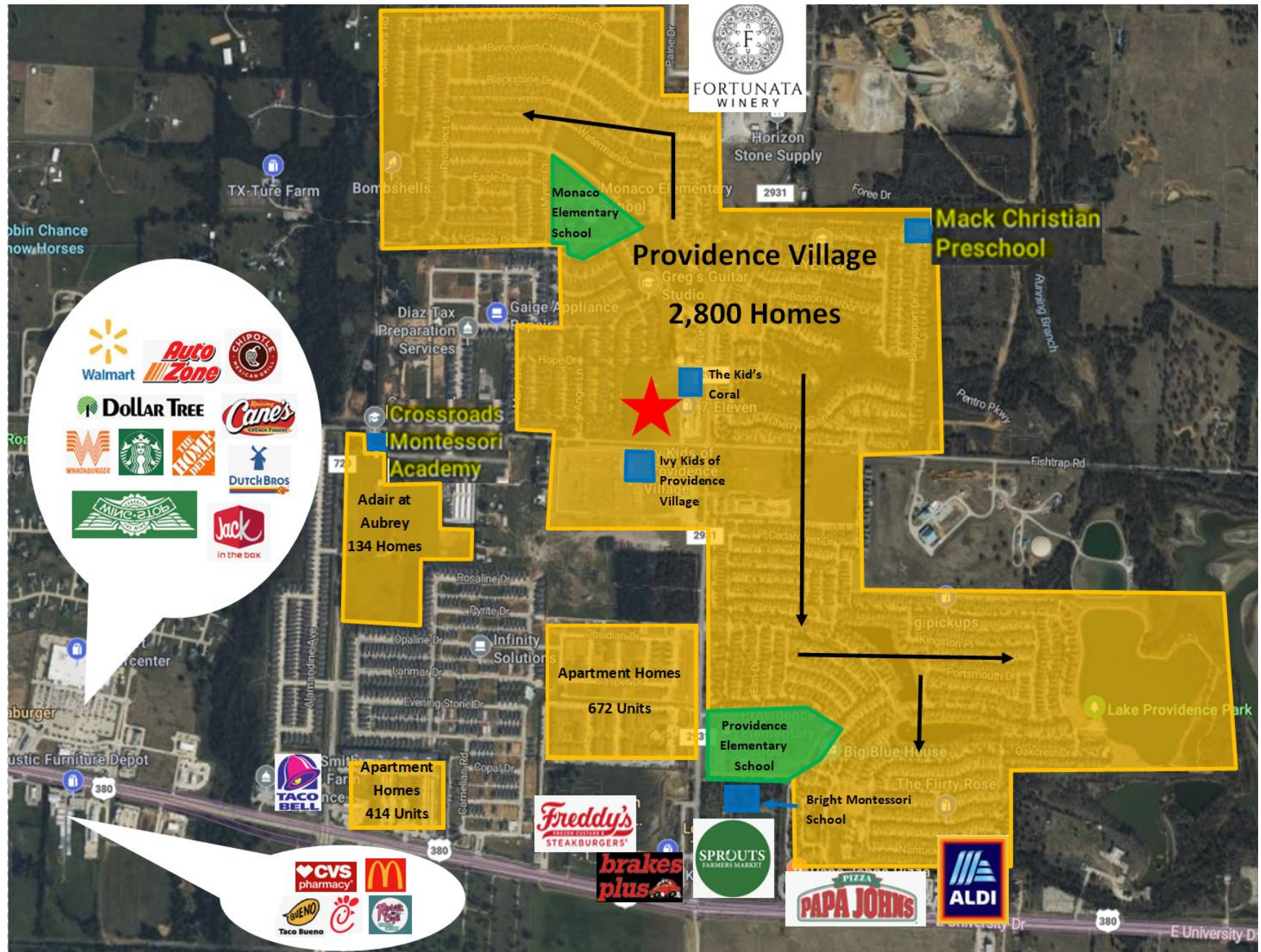
FLOOR PLAN – BUILDINGS 1 AND 2



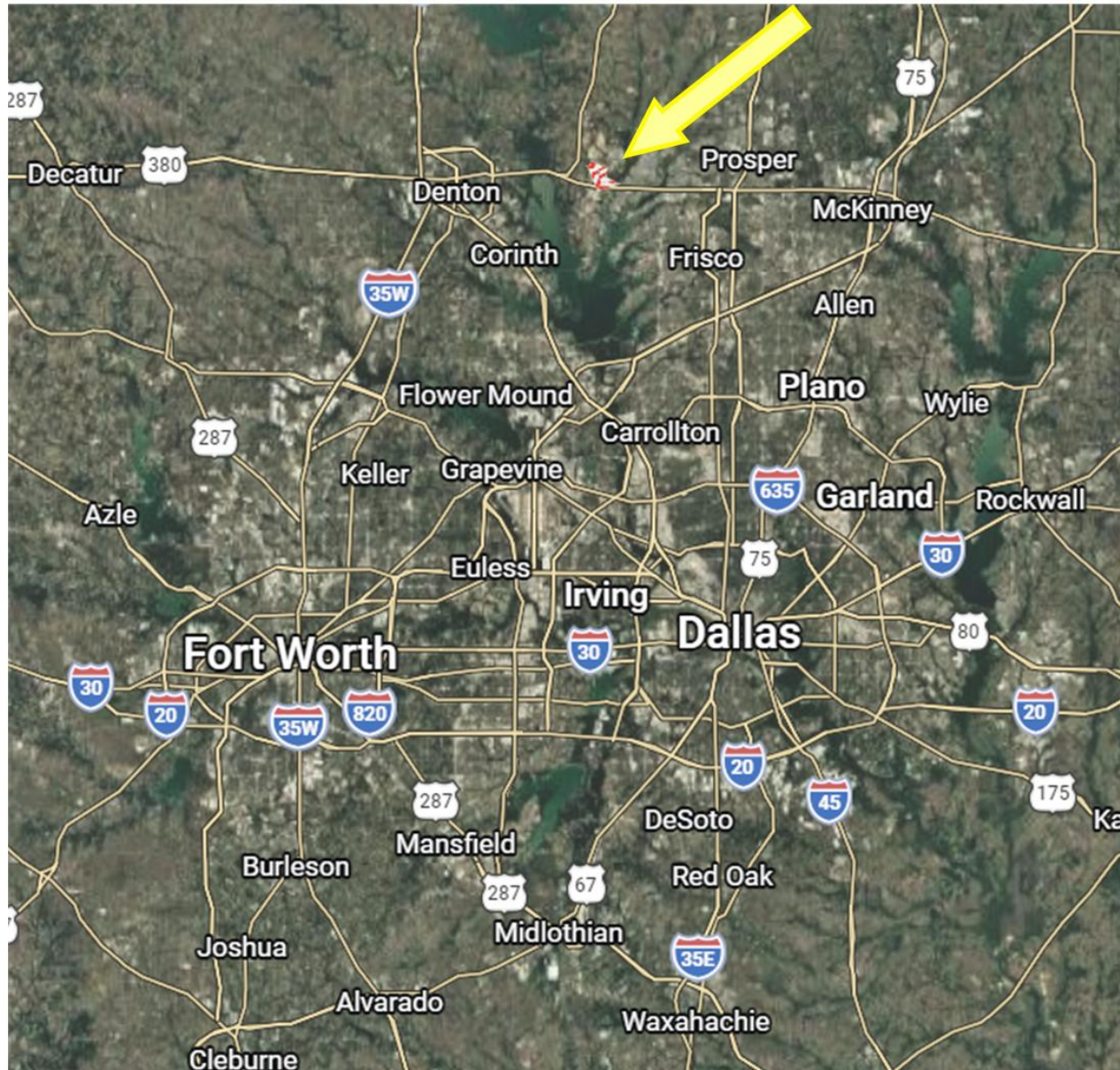
BUILDING RENDERINGS



LOCATION



PROVIDENCE VILLAGE OFFICE PARK



DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	18,845	80,116	359,895
2024 Population	25,292	110,781	464,627
2029 Population Projecti...	34,101	149,839	624,321
Annual Growth 2020-20...	8.6%	9.6%	7.3%
Annual Growth 2024-20...	7.0%	7.1%	6.9%
Median Age	35.3	36.7	37.5
Bachelor's Degree or Hi...	37%	42%	45%
U.S. Armed Forces	13	189	304

Households

	2 miles	5 miles	10 miles
2020 Households	6,312	26,357	123,461
2024 Households	8,603	36,767	160,041
2029 Household Projecti...	11,657	49,940	215,944
Annual Growth 2020-20...	9.2%	9.7%	7.0%
Annual Growth 2024-20...	7.1%	7.2%	7.0%
Owner Occupied House...	8,018	39,363	149,464
Renter Occupied House...	3,640	10,578	66,480
Avg Household Size	2.9	3	2.8
Avg Household Vehicles	2	2	2
Total Specified Consum...	\$311.7M	\$1.5B	\$6.3B



Information About Brokerage Services

Texas law requires all real estate licensees 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 sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- 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:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Associate			
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0

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