

1979 FM 2931, Providence Village, TX



6.9553 Acres for Sale
Development Opportunity
±1 Mile from US-380
Extensive FM 2931 Frontage
North DFW Growth Engine

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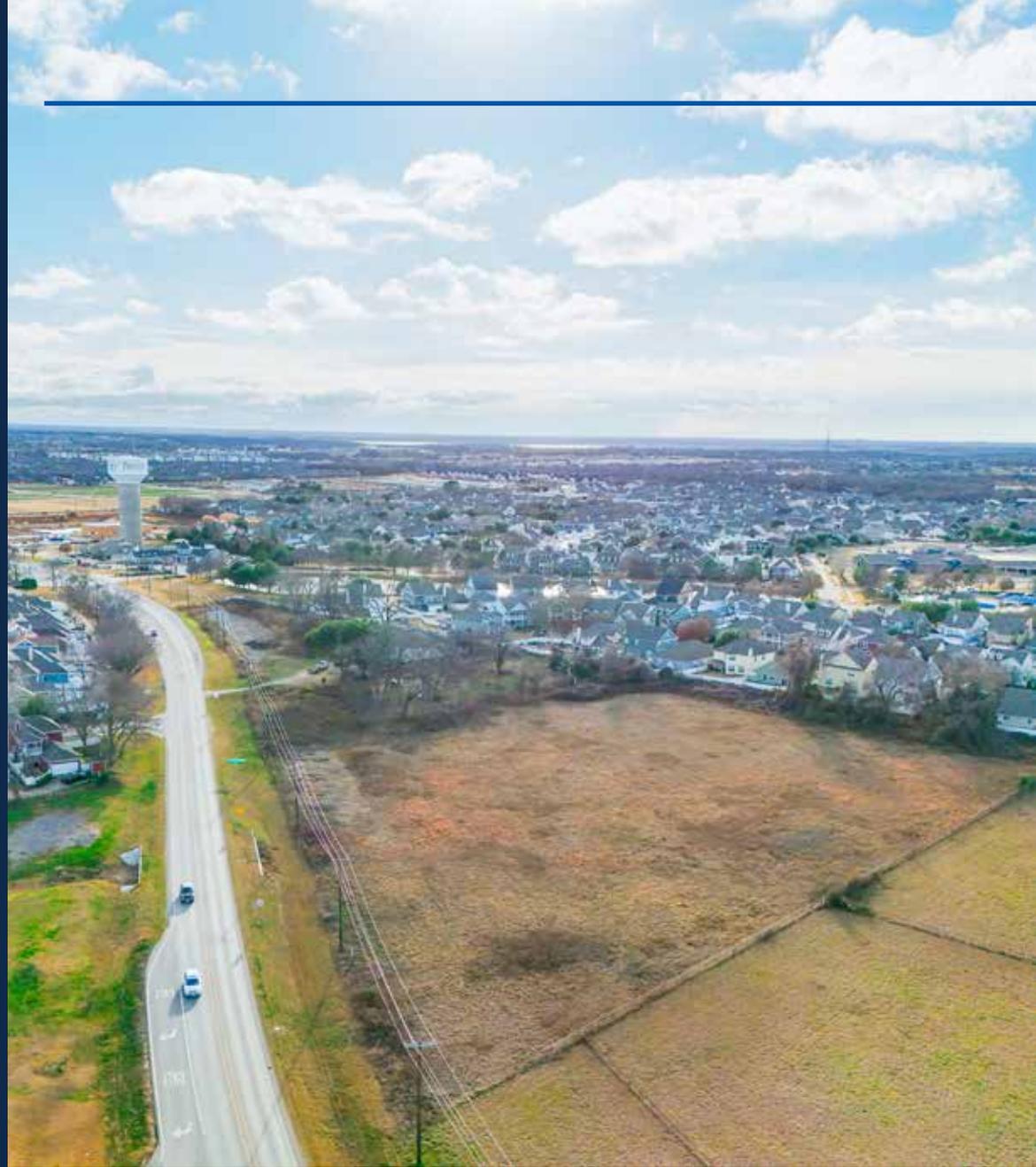


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Property Overview

M&D CRE is pleased to present this 6.9553-acre contiguous commercial tract in one of the fastest-growing sectors of the Dallas–Fort Worth Metroplex. Boasting high-visibility frontage and situated in a proven path-of-progress corridor, the level site offers the scale and flexibility required for a compelling commercial development opportunity.

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Property Summary

M&D CRE is pleased to present a 6.9553-acre commercial infill opportunity at 1979 FM 2931 in Providence Village, Texas, strategically located within the high-demand Denton County submarket and situated inside the Providence Village ETJ. With no known zoning or use restrictions, the site offers a business-friendly development environment well suited for retail, medical, office, or mixed-use commercial projects.

Positioned along FM 2931/Main Street, a major North DFW arterial, the property boasts high-visibility frontage and direct access to the US-380 corridor, placing it in a strategic gateway between Frisco, Prosper, Denton, and the broader Dallas-Fort Worth Metroplex. The property consists of a contiguous 6.9553-acre footprint with the option to divide into a 4.37-acre tract and a 2.53-acre tract, allowing buyers to execute either a single flagship development or a phased multi-tenant commercial strategy. This flexibility makes the site attractive to both institutional developers and owner-users seeking scalable entry into the North DFW commercial market.

The level topography and predominantly cleared and grassed terrain simplify site planning and reduce development complexity, creating a true development-ready canvas. With its arterial frontage, regional connectivity, flexible parcel configuration, and strategic position within the Dallas-Fort Worth Metroplex, the property represents a compelling commercial development opportunity in one of North Texas' most dynamic growth corridors.

For more information, please contact Zach Strickland at 682.229.9100 or Will Greenstein at 214.707.3793.

Total Acres	6.9553 Acres
Subdivide Option	4.37 AC / 2.53 AC
Traffic	15,466 VPD
Zoning/Use Restrictions	None Known
Topography	Level
Land Condition	Cleared & Grassed
Utilities	Co-op Electric, Water, Septic
Parcel ID	234838, 52697



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Highlights

6.9553 Total Acres

Subdividable Land Options

Utilities On-Site

High-Visibility Frontage

Level Cleared Topography

No Known Restrictions

Business-Friendly ETJ

Scalable Site

Rapid Growth Area

Free of Flood Zones

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Location Overview

Strategically positioned in the high-growth North DFW corridor, this property serves as a premier gateway to the Dallas–Fort Worth Metroplex’s northern expansion. The site offers exceptional visibility along FM 2931 and immediate proximity to the booming US-380 commercial artery and major national retail hubs.

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Providence Village, TX: A High-Growth Commercial Frontier

Providence Village, TX

Providence Village, Texas, is a rapidly ascending community in the heart of the thriving Dallas-Fort Worth Metroplex, characterized by its high-quality lifestyle and explosive residential development. Positioned along the strategic “path of progress” in North Texas, the area is experiencing a significant influx of families and young professionals attracted by its top-tier school districts and expanding economic base. This sustained population surge has created a favorable environment for commercial real estate, offering investors a singular opportunity to capitalize on a market with high barriers to entry, upward momentum, and long-term economic strength.

86,576

2025 15-Min
Population
(STDB)

100,159

2030 Projected
15-Min Pop.
(STDB)

\$147,253

2025 Average
HH Income
(STDB)

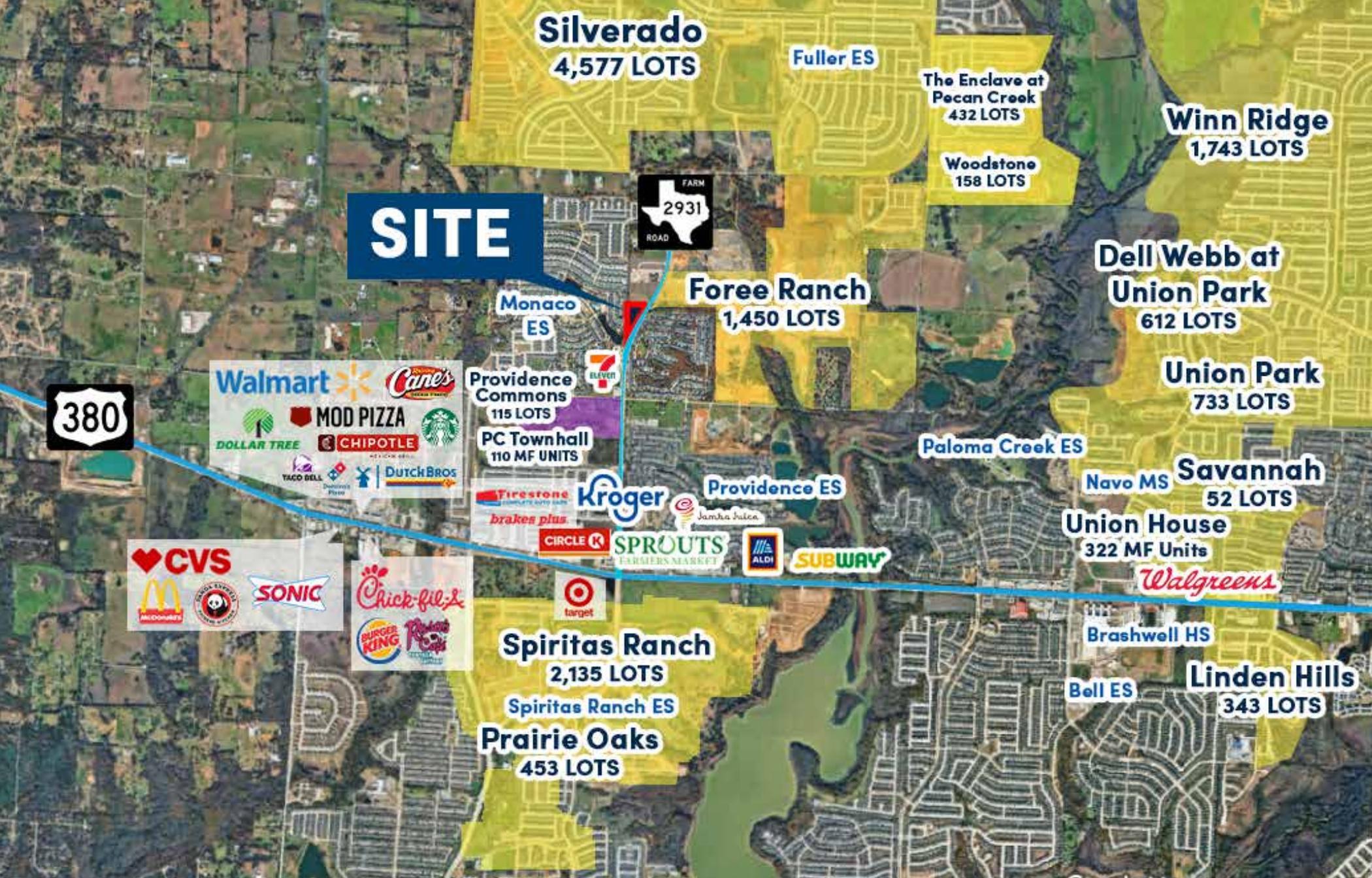
47,871

2025 Employed
Population
(STDB)



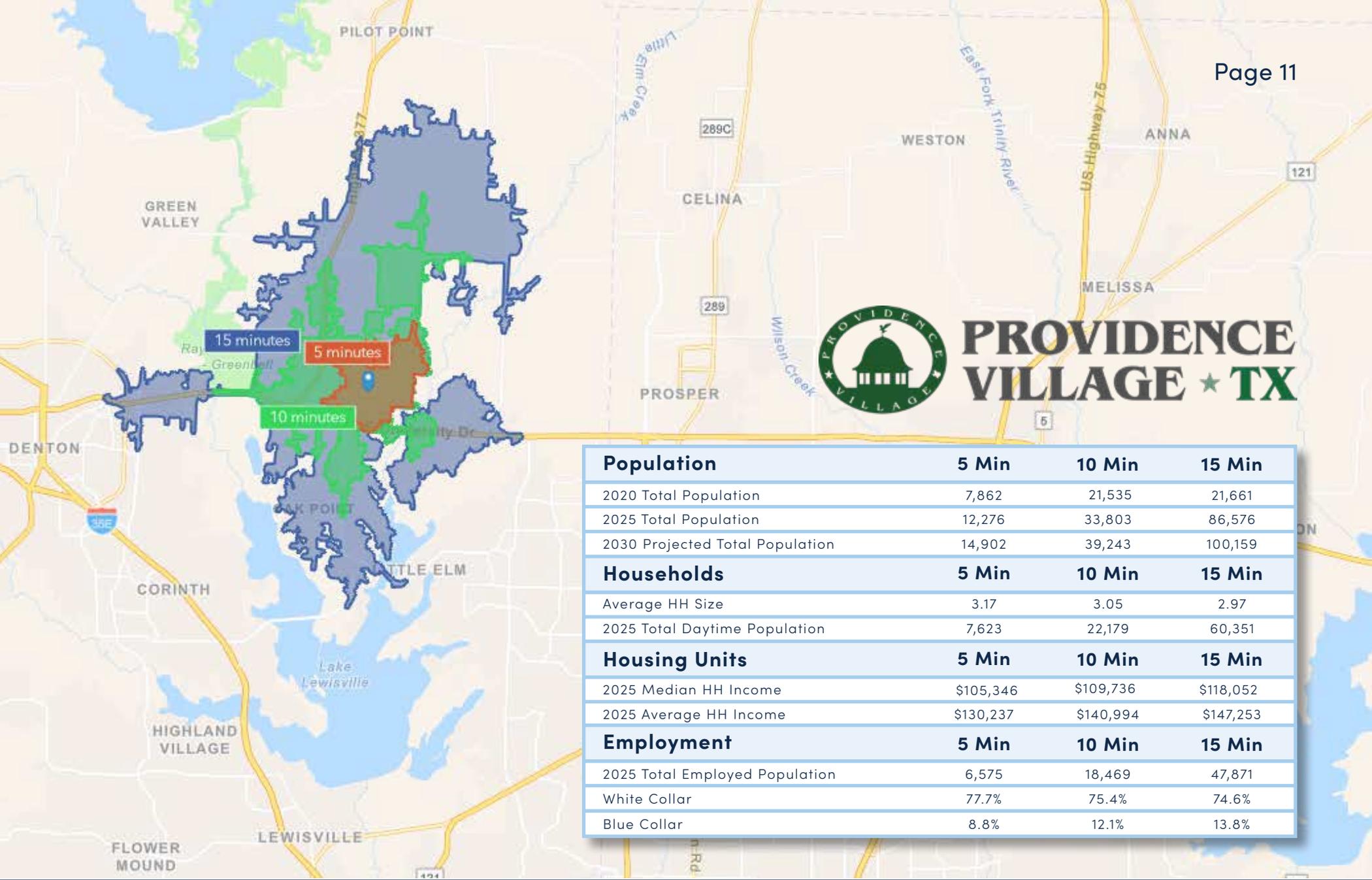
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Population	5 Min	10 Min	15 Min
2020 Total Population	7,862	21,535	21,661
2025 Total Population	12,276	33,803	86,576
2030 Projected Total Population	14,902	39,243	100,159
Households	5 Min	10 Min	15 Min
Average HH Size	3.17	3.05	2.97
2025 Total Daytime Population	7,623	22,179	60,351
Housing Units	5 Min	10 Min	15 Min
2025 Median HH Income	\$105,346	\$109,736	\$118,052
2025 Average HH Income	\$130,237	\$140,994	\$147,253
Employment	5 Min	10 Min	15 Min
2025 Total Employed Population	6,575	18,469	47,871
White Collar	77.7%	75.4%	74.6%
Blue Collar	8.8%	12.1%	13.8%

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