

FOR LEASE

Located at the NEQ of US Highway 380 and Main Street

812 Main St, Providence Village, TX



KC Cheah, CCIM | Principal/Broker

817-946-3888 | kccheahtx@gmail.com

KCC REALTY
COMMERCIAL

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PROPERTY DESCRIPTION:

- Located at NEQ of US Highway 380 and Main Street
- ±10,800 SF building
- ±1.264 acres of land
- Community Grease Trap
- Strong visibility and access with direct turning lanes
- Drive-thru is available
- Ideal for restaurant, -medical, and retails services
- 60 private parking spaces
- Monument signage available
- High-growth area surrounded by master-planned communities
- Over 5,000 rooftops within immediate trade area
- Adjacent to Spiritas Ranch (1,200+ future lots) and across from Kroger and Providence Elementary
- Area retailers include ALDI, Starbucks, AutoZone, Whataburger, Chick-fil-A, and Walmart
- University Drive (US 380): 36,572 VPD | Main St: 14,343 VPD
- High household income: \$105K+ within 3 miles
- Ground-up construction planned begin Q1 2026

PROPERTY DESCRIPTION:

	1 Mile	3 Mile	5 Mile
Total Population	9,957	37,815	81,717
Daytime Population	4,923	26,726	49,968
Avg HH Income	\$98,675	\$105,374	\$104,035

TRAFFIC COUNT:

Main St: 14,343 VPD
US 380: 36,572 VPD

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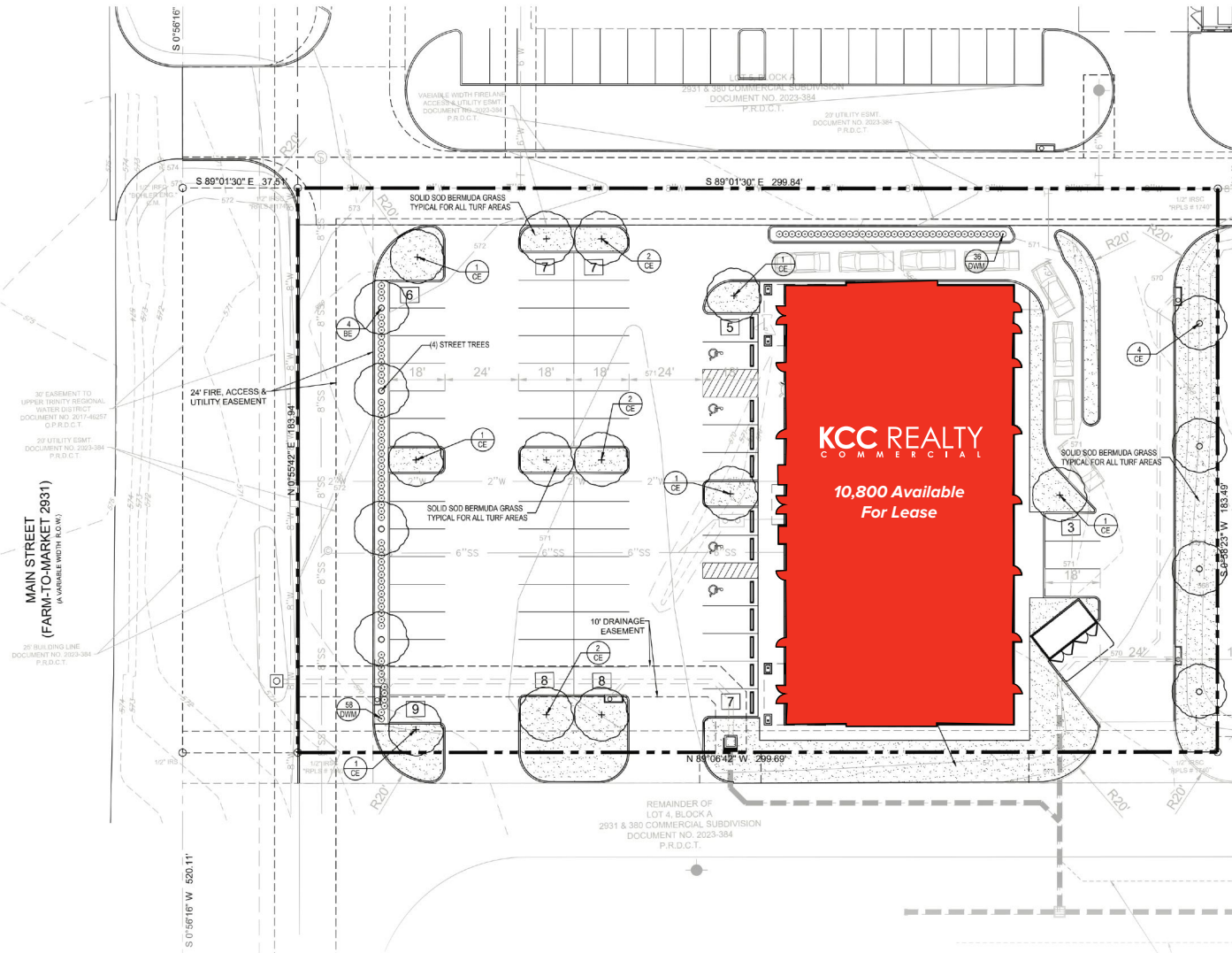
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INFORMATION ABOUT BROKERAGE SERVICES

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 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 broke represents)

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on about the property or transaction received by the broker;
- Answer the client's question 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 listening 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 seler 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 the price greater than the price submitted in a written offer; and
 - any confidential 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 hoder 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 ust 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 responsibilites 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.

KCC Realty, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

KC Cheah

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associate's Name

9001134

Licensed No.

0593786

Licensed No.

Licensed No.

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Buyer/Tenant/Seller/Landlord Initials

Date

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