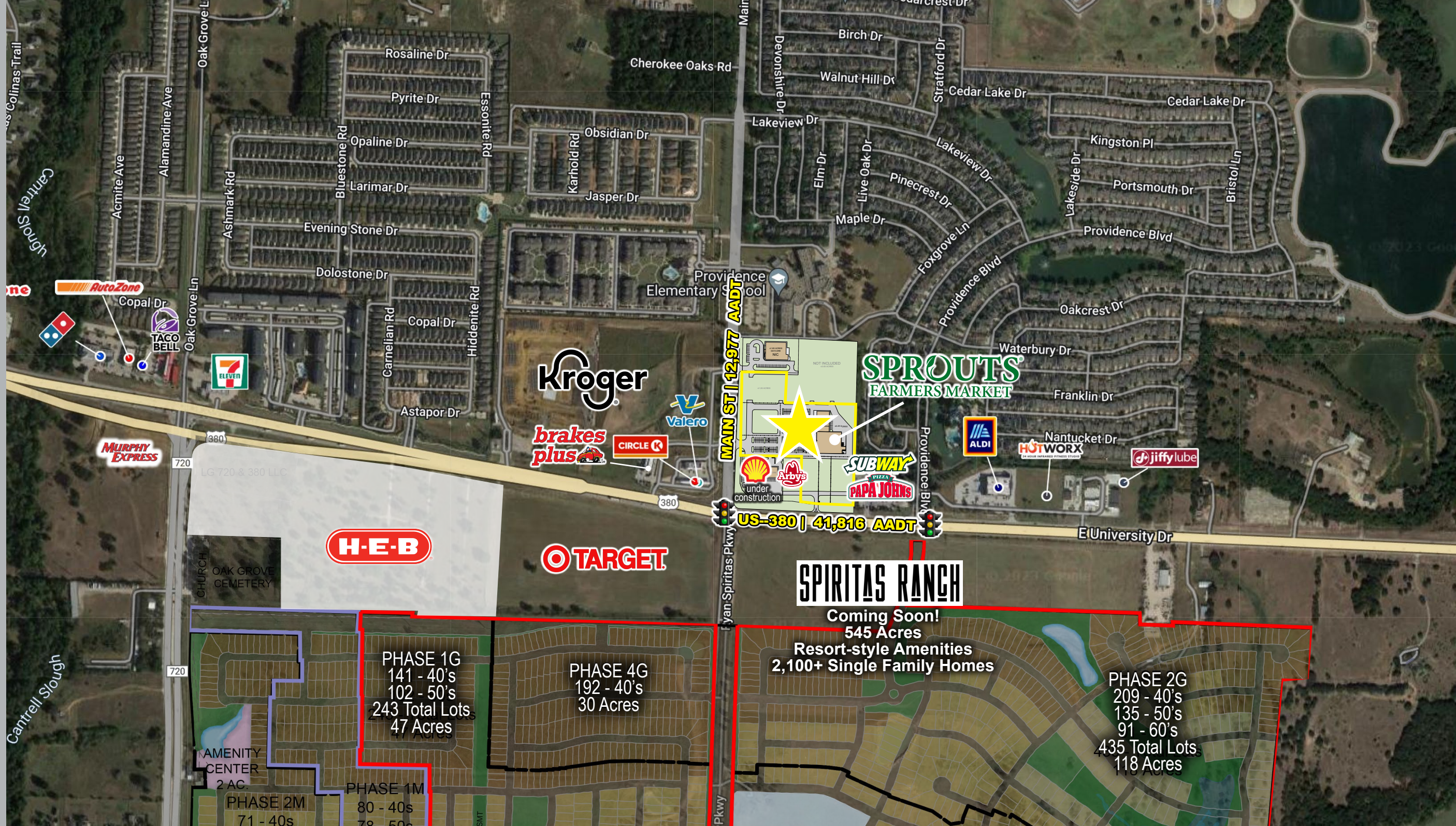


GROCERY-ANCHORED CENTER PROVIDENCE VILLAGE (LITTLE ELM), TX



SITE DESCRIPTION

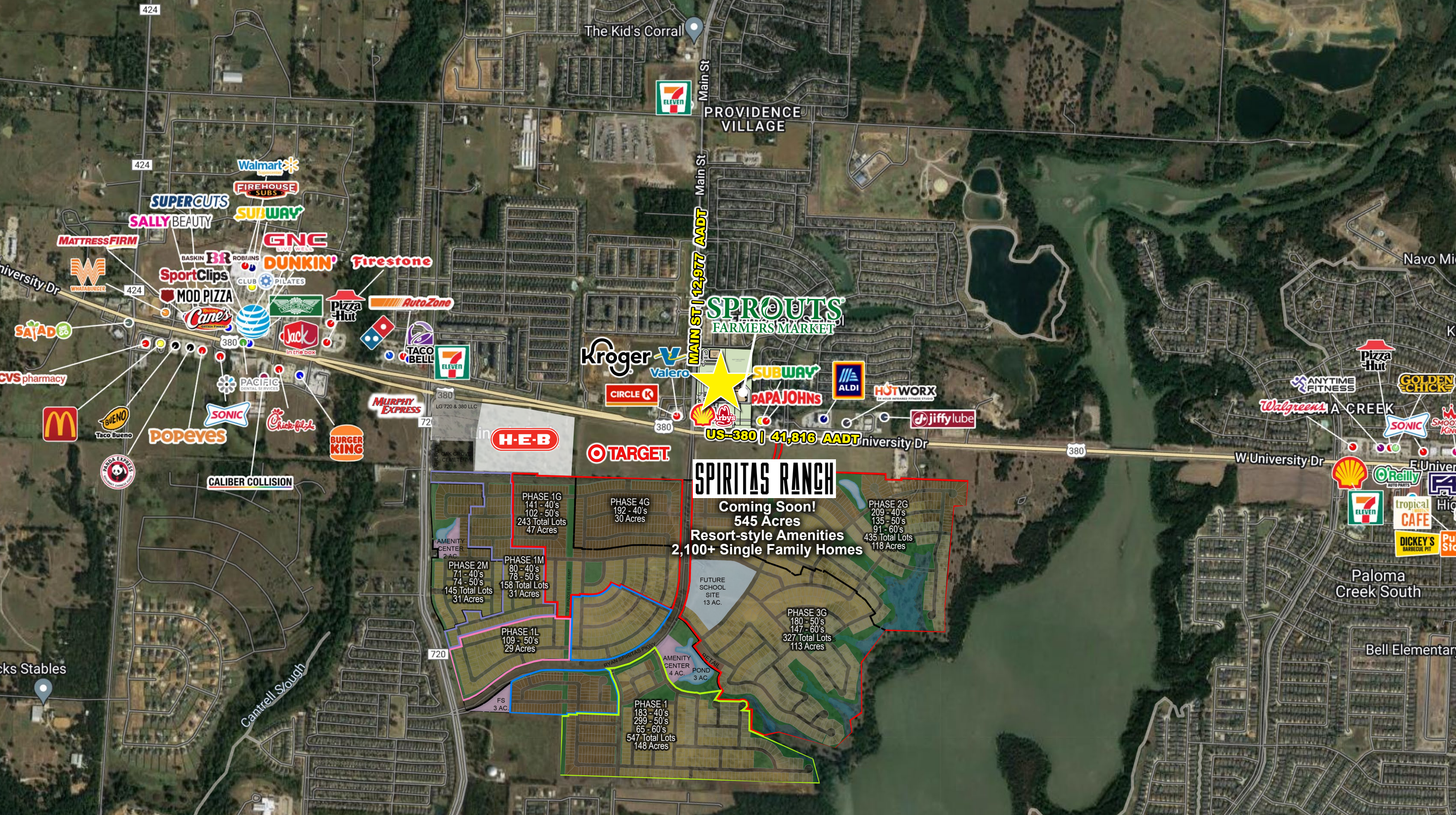
E. UNIVERSITY DR (US-380)
& MAIN ST
± 8.75 ACRES
41,816 AADT ON US-380
12,977 AADT ON MAIN ST

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).



SPRITAS RANCH

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

PHASE 1G 141 - 40's 102 - 50's 243 Total Lots 47 Acres	PHASE 4G 192 - 40's 30 Acres	PHASE 2G 209 - 40's 135 - 50's 91 - 60's 435 Total Lots 118 Acres
PHASE 2M 71 - 40's 74 - 50's 145 Total Lots 31 Acres	PHASE 1M 80 - 40's 78 - 50's 158 Total Lots 31 Acres	PHASE 3G 180 - 50's 147 - 60's 327 Total Lots 113 Acres
PHASE 1L 109 - 50's 29 Acres	PHASE 1 183 - 40's 299 - 50's 65 - 60's 547 Total Lots 148 Acres	

AMENITY CENTER 2 AC
AMENITY CENTER 4 AC
POND 3 AC
FUTURE SCHOOL SITE 13 AC
FS 3 AC

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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

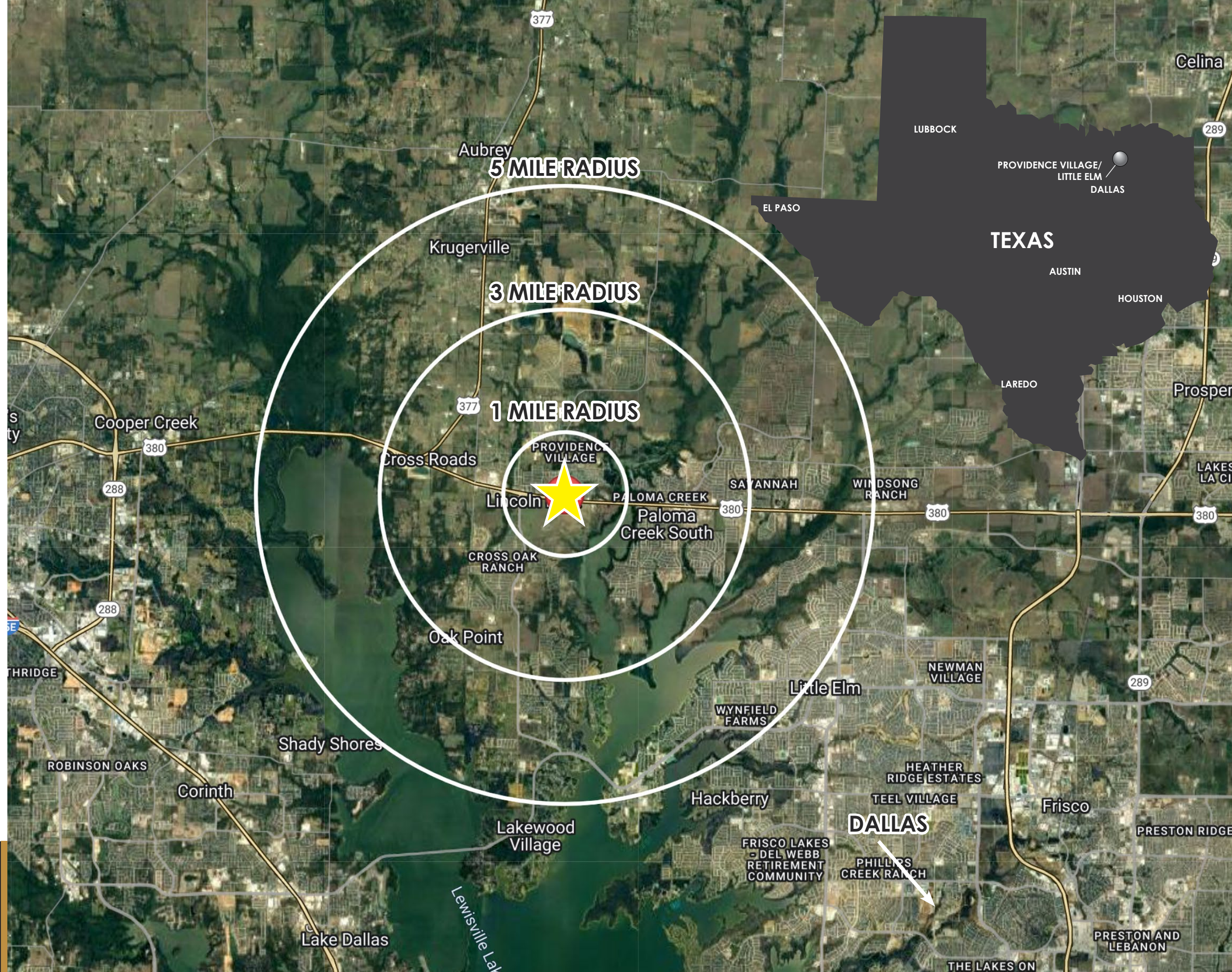
1 MILE	2,819
3 MILE	14,781
5 MILE	34,451

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

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

TOTALS

SPROUTS: ± 4.49 AC

SMALL SHOPS: 10,400 SF

AVAILABLE: 6,900 SF

PAD A: (SOLD) ± 1.26 AC

PAD B: (AT LEASE) ± 1.19 AC

PAD C: (AT LEASE) ± 0.76 AC

PAD C1: (SALE/LEASE) ± 0.63 AC

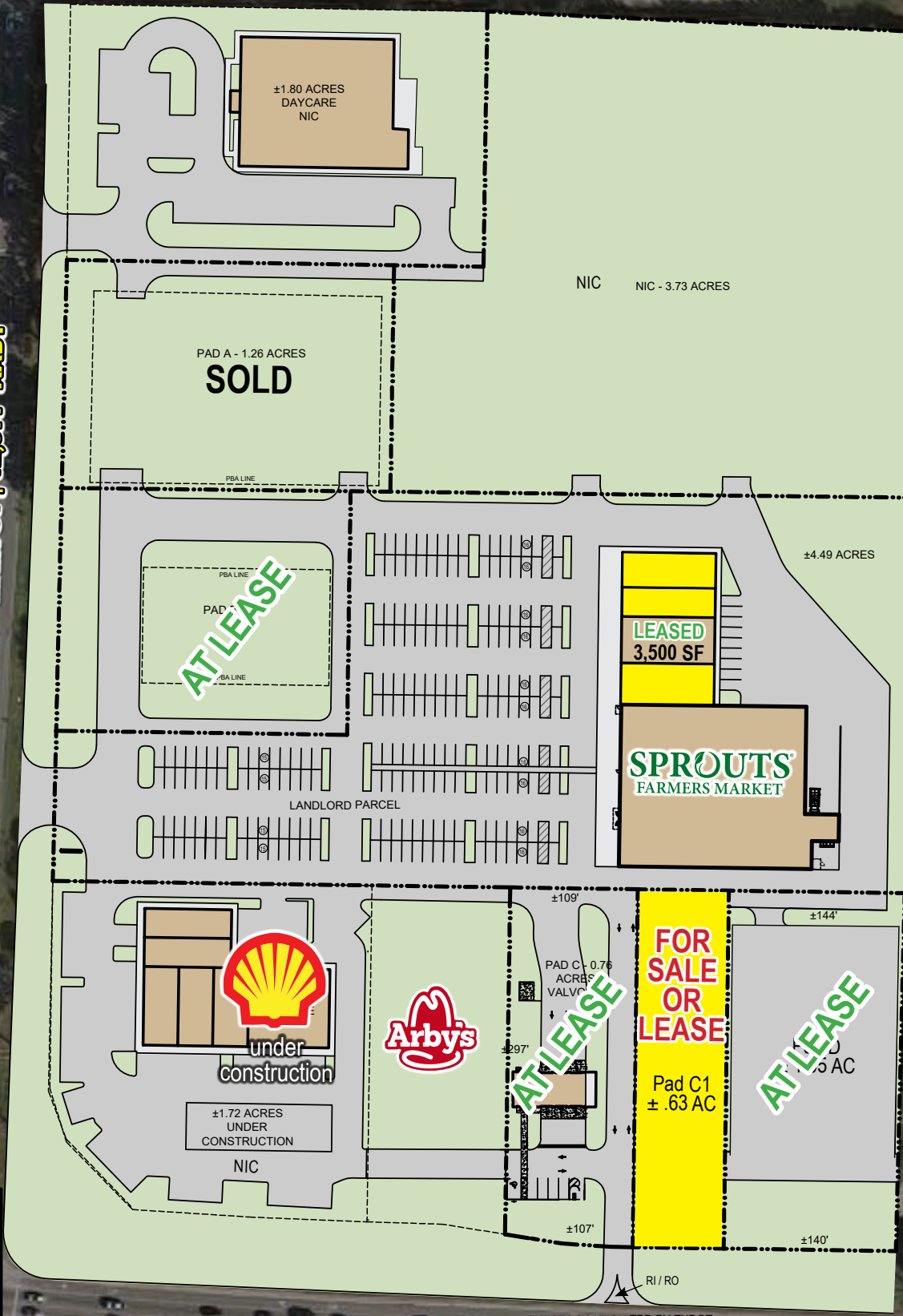
AT LEASE: ± 1.05 AC



MAIN ST | 12,977 AADT

US-380 | 41,816 AADT

CORRIDOR QUICKLY FILLING UP - LIMITED OUTPARCEL OPPORTUNITIES LEFT!



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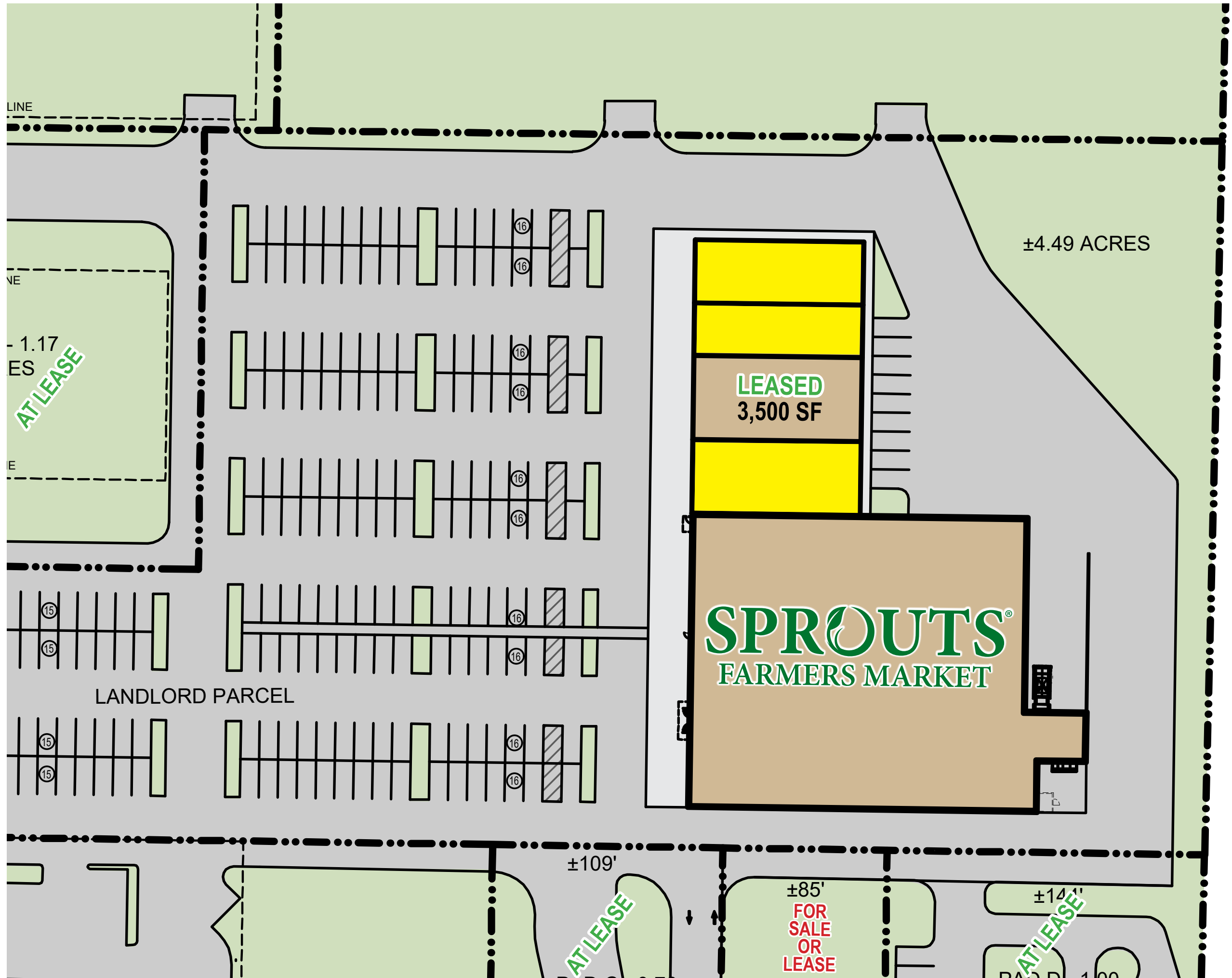
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SHOPS

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

TOTALS

SHOPS: 10,400 SF



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