

# FOR SALE

## ±2.168 ACRES COMMERCIAL LAND



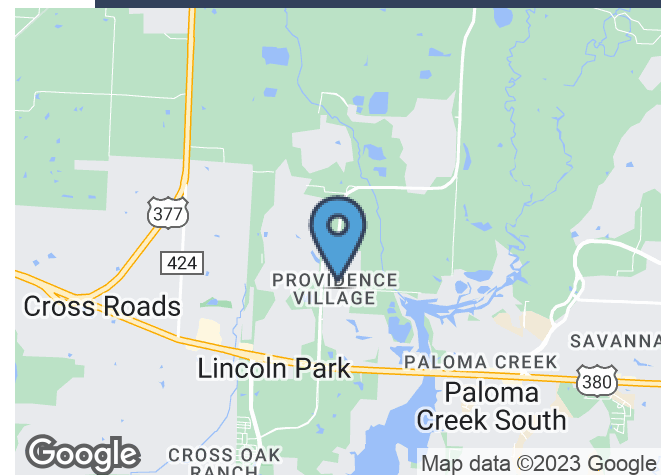
11272 FISHTRAP RD, PROVIDENCE VILLAGE, TX 76227



### PROPERTY HIGHLIGHTS

- ±2.168 Acres (±94,438 SF)
- Land for Sale
- Potential uses include Medical / Office / Townhomes
- Approximately 7,000+ single-family, residential homes exist or are planned within three miles of this location.
- The projected annual population growth rate is 4.39% from 2022-2027
- Located in the Town of Providence Village
- Located off Main Street & Fishtrap Road, north of Hwy 380 between Denton and McKinney

SALE PRICE CALL FOR PRICING



### CONTACT INFORMATION

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**Champions DFW Commercial Realty**

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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### PROPERTY DESCRIPTION



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Champions DFW Commercial Realty presents an opportunity for 2.168 Acres of land primed for development. Located approximately 40 miles north of DFW off Hwy 380. It is located in the center of the Town of Providence Village.

### LOCATION DESCRIPTION

Located in Denton County, just north of the Dallas-Fort Worth metropolitan area. The town is situated along US Highway 380, which provides easy access to the nearby cities of Denton, Frisco, and McKinney

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**AERIAL PHOTOS**



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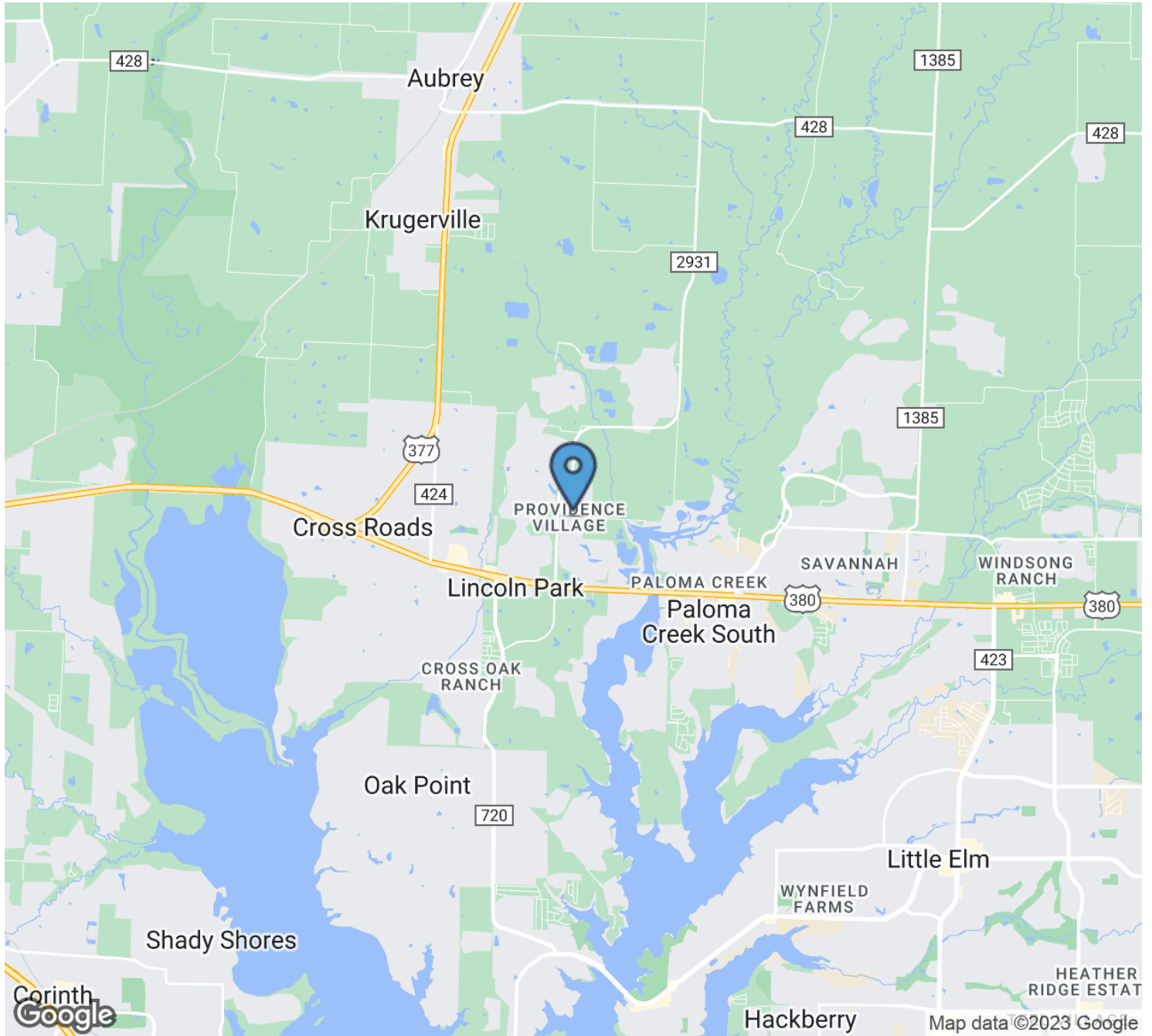
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**LOCATION MAP**



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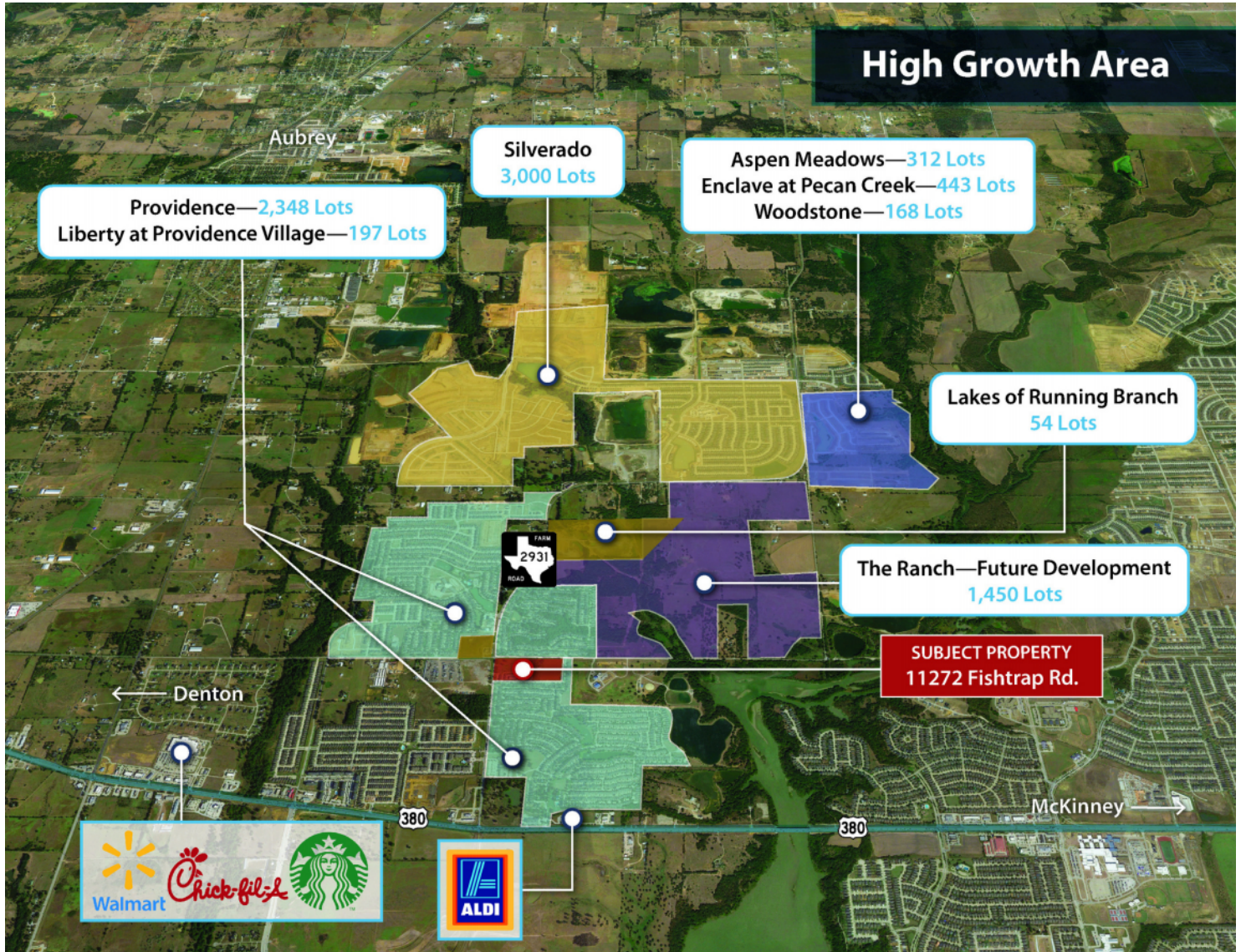
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**AREA LOCATION HIGHLIGHTS**



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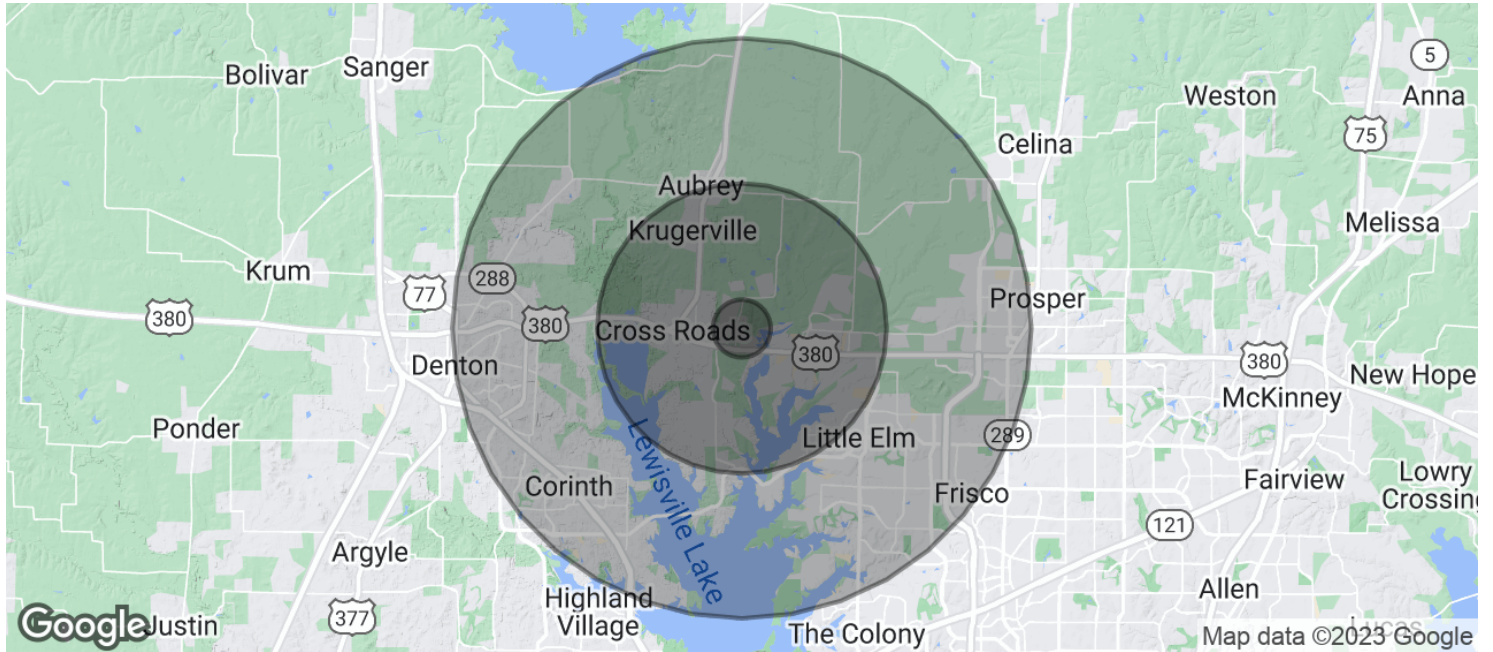
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**DEMOGRAPHICS MAP & REPORT**



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	6,082	76,964	337,369
Average Age	33.3	34.9	35.9
Average Age (Male)	33.4	33.6	34.6
Average Age (Female)	31.9	35.2	36.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,820	25,252	115,667
# of Persons per HH	3.3	3.0	2.9
Average HH Income	\$97,757	\$115,048	\$117,920
Average House Value	\$220,519	\$275,716	\$297,489

\* Demographic data derived from 2020 ACS - US Census

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**BROKER CONTACT**



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