



SHOP SPACE + BTS

For lease:
NWQ Main St &
Fishtrap Rd
Providence Village, TX 76227

VENTURE

AMY PJETROVIC
APJETROVIC@VENTUREDFW.COM

NATALIA SINGER
NSINGER@VENTUREDFW.COM

MIA UREÑA
MURENA@VENTUREDFW.COM

Metrics

NWQ Main St & Fishtrap Rd
Providence Village, TX 76227

Location

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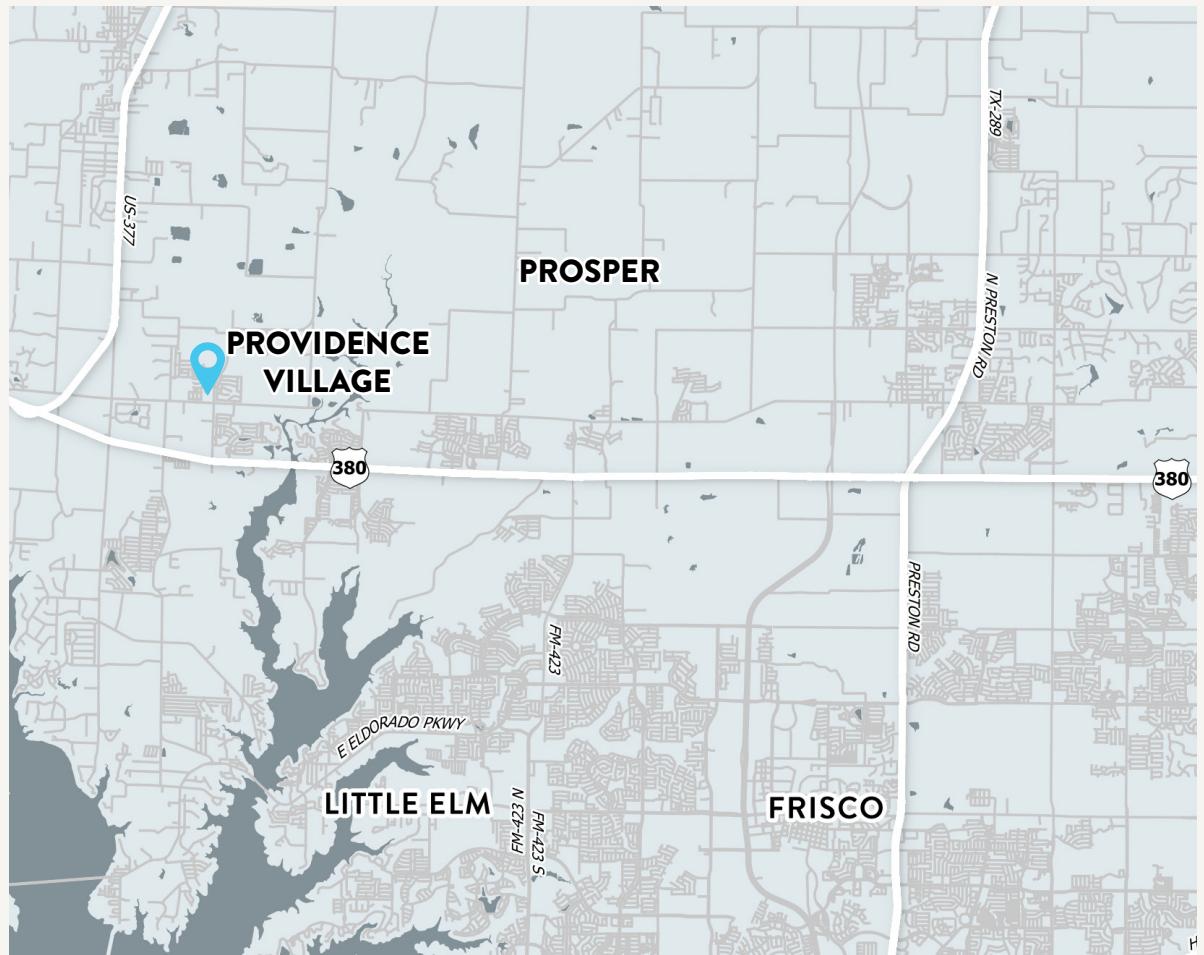
Available Spaces

Phase 1

Shop Space	Shop Space
9,626 SF w/ Drive Thru	7,240 SF (Deliverable
Coming Soon	March 2026)

Phase 2

Lot 3	Lot 2
1.329 AC	1.384 AC
Retail: +/- 12,000 SF	Retail: +/- 13,000 SF
BTS	BTS



Traffic Counts

Fishtrap Rd
1,888 VPD

Main St
15,466 VPD

Area Attractions



SPROUTS
FARMERS MARKET

Kroger

Chick-fil-A

CVS

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Property Highlights

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1. Site is directly North of the booming Highway 380 corridor
2. Substantial residential growth directly north of the site which has created a need for more neighborhood services
3. Highly visible retail on Main Street
4. Average Incomes are over \$148,000 within 3 miles within a 3 miles radius of the site

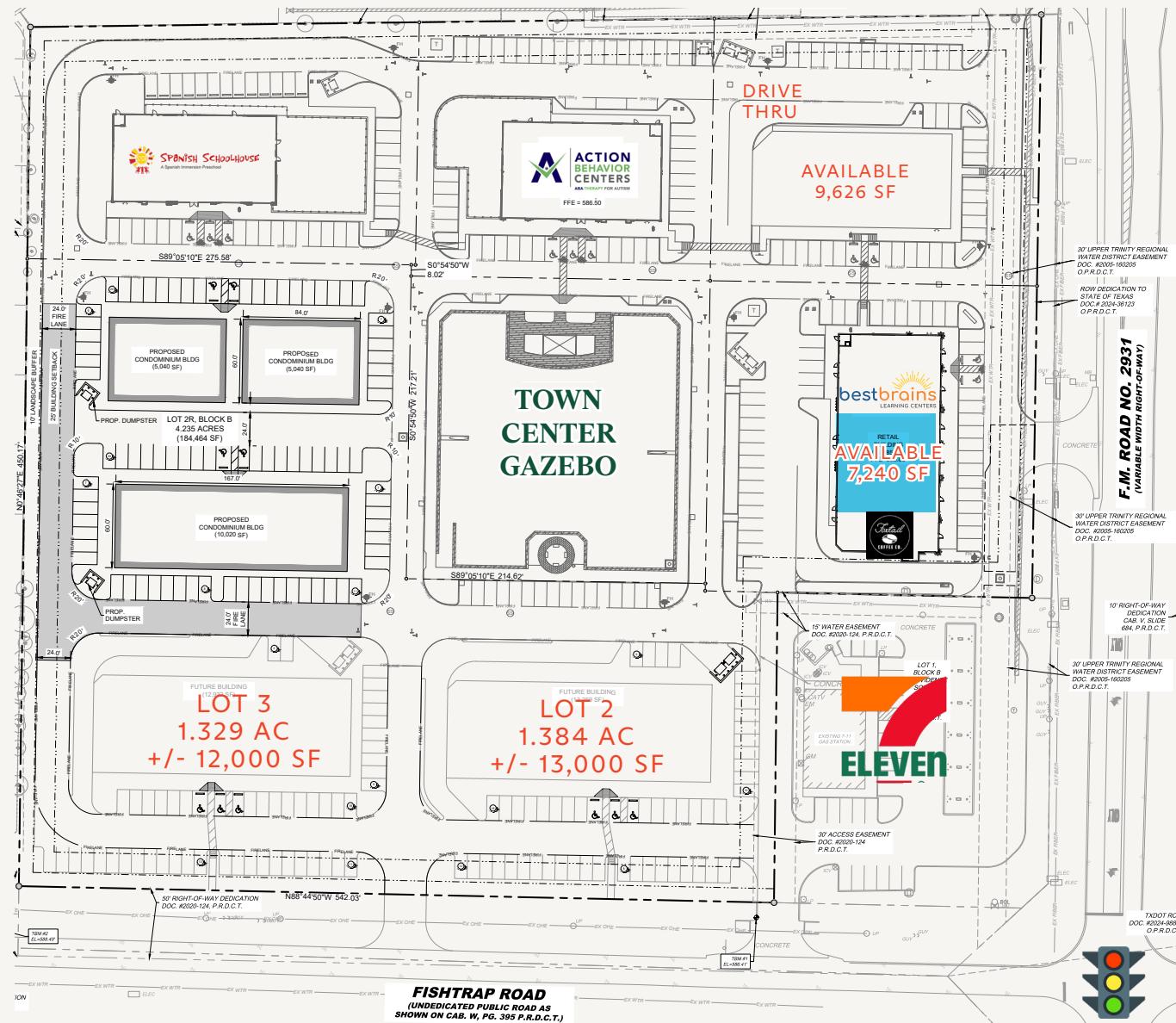


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,233	51,182	125,075
EST. DAYTIME POPULATION	726	3,887	9,309
EST. AVG. HH INCOME	\$125,573	\$148,853	\$154,245

Site Plan

NWQ Main St & Fishtrap Rd
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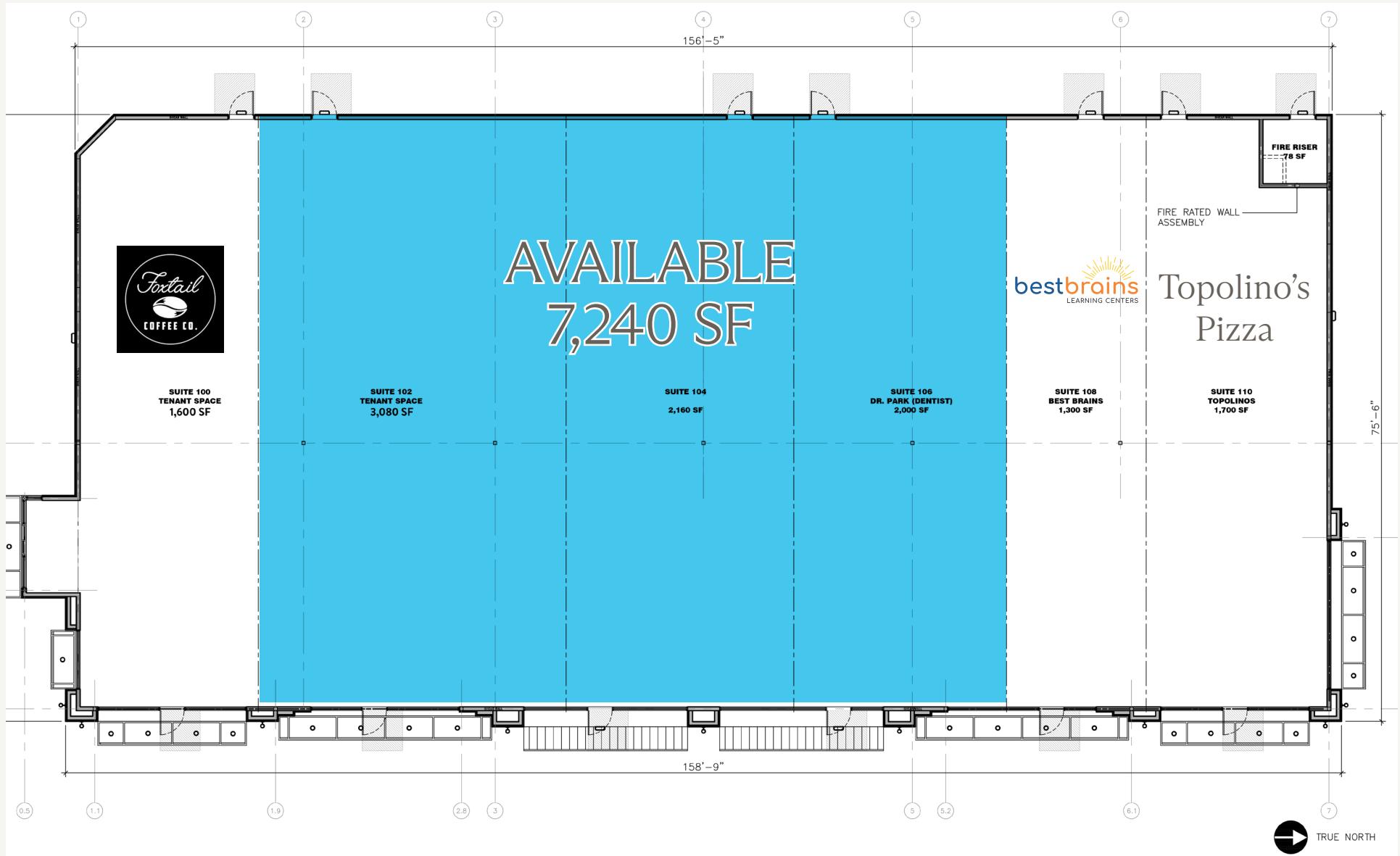
AMY PJETROVIC

NATALIA SINGER
NSINGER@VENTUREDFW.COM

MIA UREÑA
MURENA@VENTUREDWF.COM

LOD

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VENTURE

AMY PJETROVIC
APJETROVIC@VENTUREDFW.COM

NATALIA SINGER
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Close Aerial

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NATALIA SINGER
NSINGER@VENTUREDFW.COM

MIA UREÑA
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Drone Images

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Village, TX 76227

Amy Pjetrovic
Principal
apjetrovic@venturedfw.com

Natalia Singer
Senior Vice President
nsinger@venturedfw.com

Mia Ureña
Transaction Manager
murena@venturedfw.com

(214) 378-1212
www.VentureDFW.com

8235 Douglas Ave
Suite 720
Dallas, Texas 75225

VENTURE

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MIA UREÑA
MIAURENA.COM
VENTUREDFW.COM

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 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:

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- 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;
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 - 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.

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Venture Commercial Real Estate, LLC.	476641	info@venturedfw.com	214-378-1212
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Natalia Singer	617025	nsinger@venturedfw.com	214-378-1212
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Mia Urena	748118	murena@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
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