



# 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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Providence Village, TX 76227

## Available Spaces

### Phase 1

Shop Space

9,626 SF w/ Drive Thru  
Coming Soon

Shop Space

7,240 SF (Deliverable  
March 2026)

### Phase 2

Lot 3

1.329 AC

Retail: +/- 12,000 SF

BTS

Lot 2

1.384 AC

Retail: +/- 13,000 SF

BTS

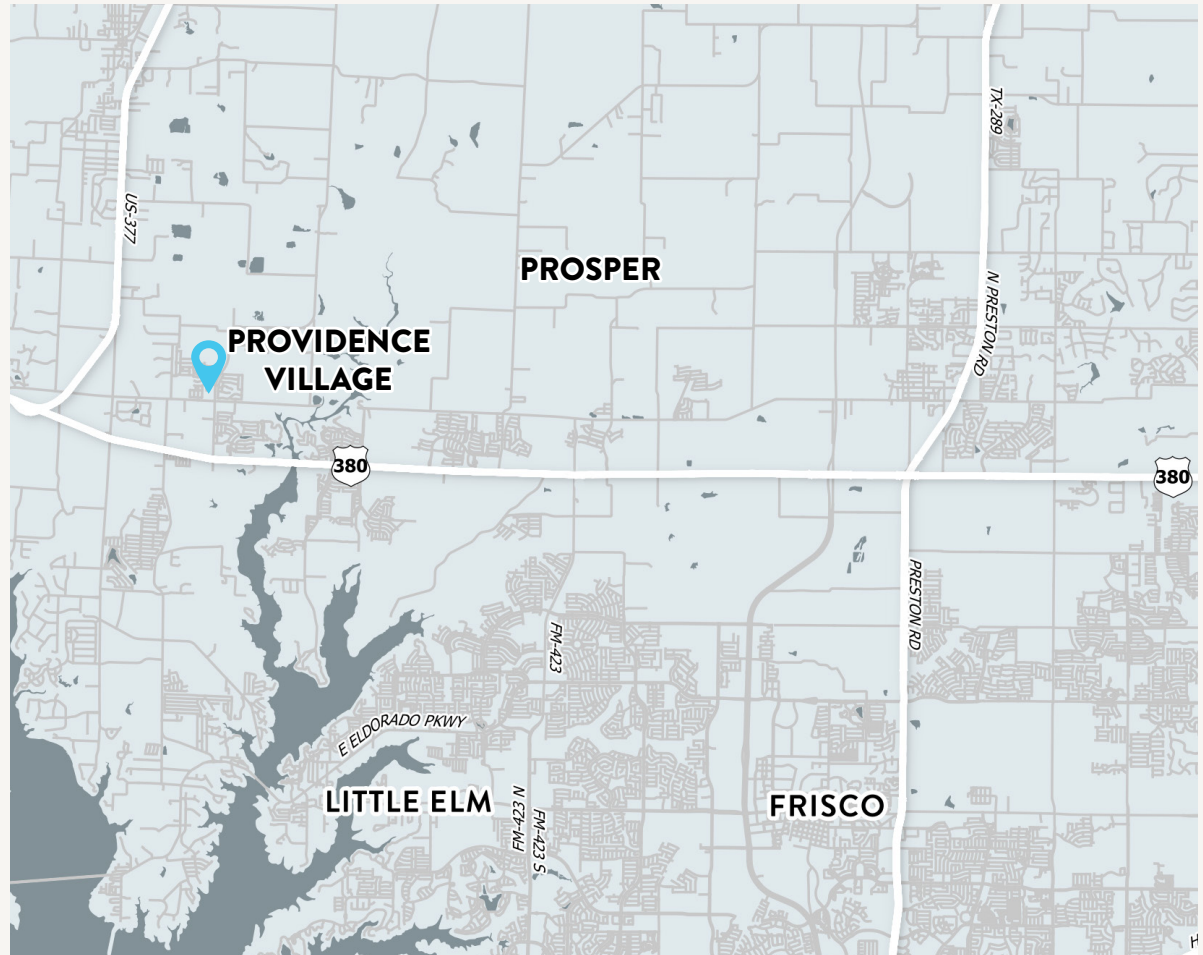
## Traffic Counts

Fishtrap Rd

1,888 VPD

Main St

15,466 VPD



## Area Attractions



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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 0within 3 miles within a 3 miles radius of the site

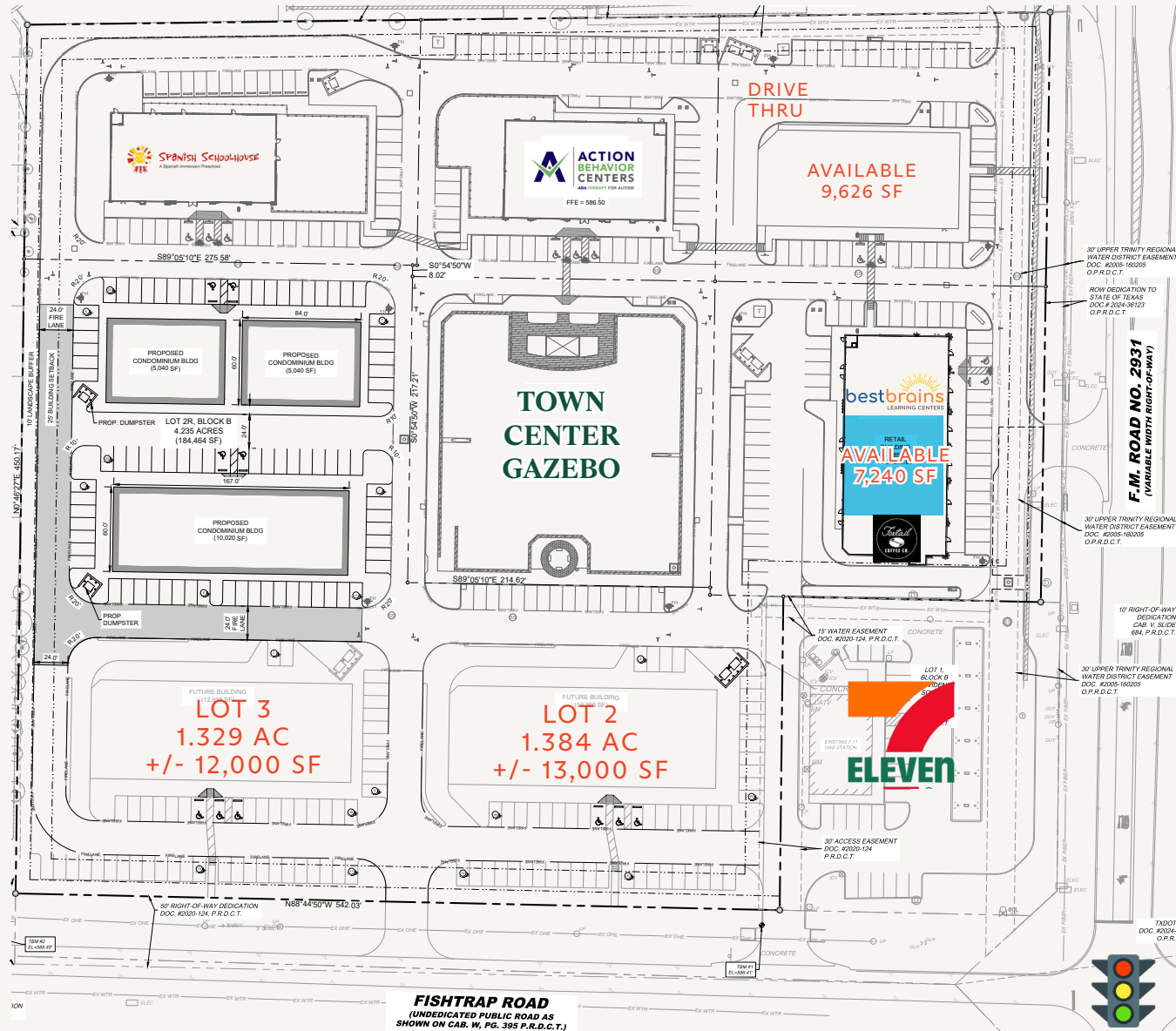


## 2025 Demographic Summary

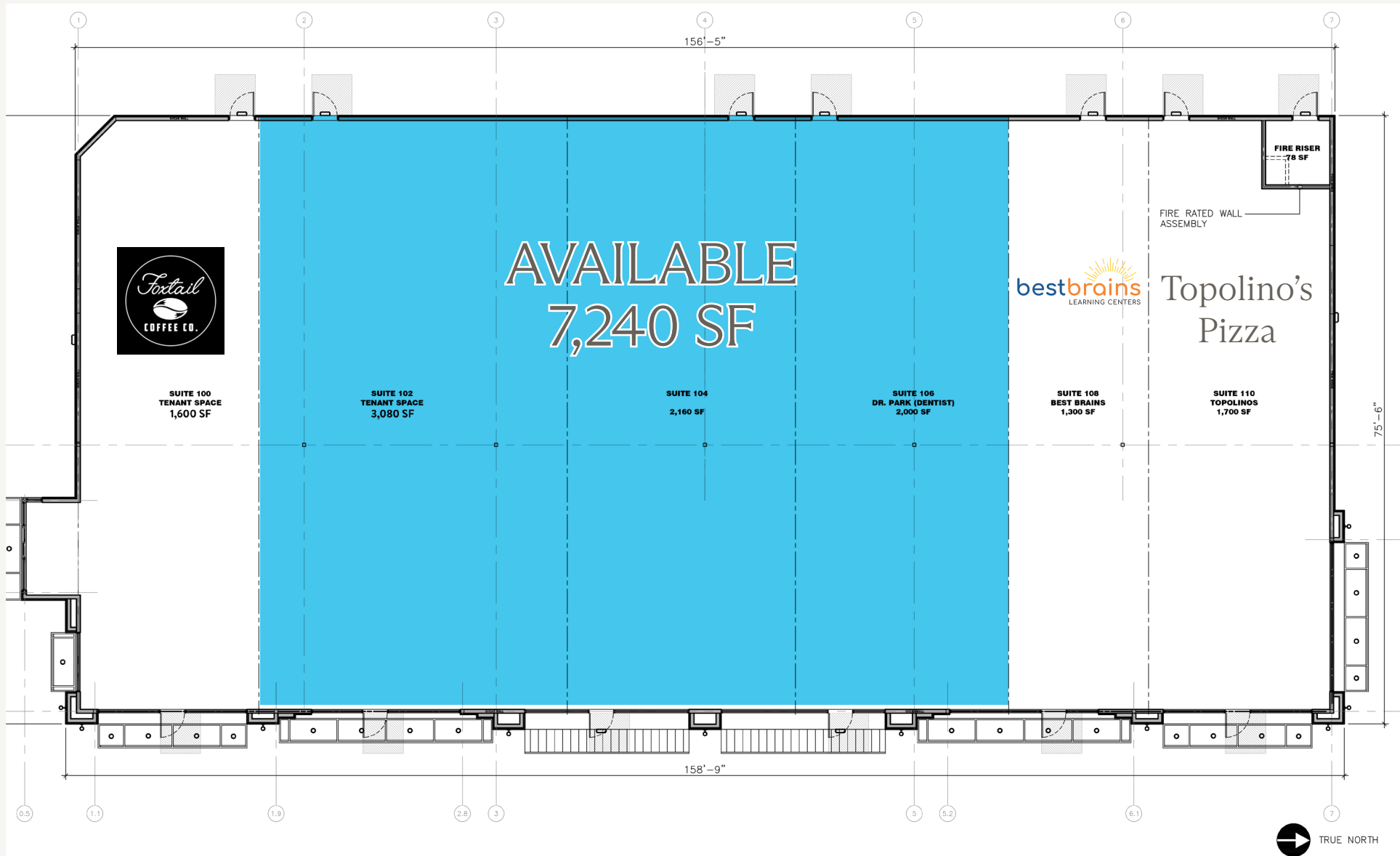
	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,233	51,182	125,075
EST. DAYTIME POPULATION	726	3,887	9,309
EST. AVG. HH INCOME	\$125,573	\$148,853	\$154,245

# Site Plan

NWQ Main St & Fishtrap Rd  
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# Close Aerial

NWQ Main St & Fishtrap Rd  
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Updated: Spring 2024



# Far Aerial

NWQ Main St & Fishtrap Rd  
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# Drone Images

NWQ Main St & Fishtrap Rd  
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Fishtrap Rd  
Providence  
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

\*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.

MIA UREÑA  
@MIAUREÑA



# 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.

2-10-2025



## 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.**

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  - that the owner will accept a price less than the written asking price;
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**AS SUBAGENT:** A license holder 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 must place the interests of the owner first.

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Venture Commercial Real Estate, LLC.  
Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

476641  
License No.

[info@venturedfw.com](mailto:info@venturedfw.com)  
Email

214-378-1212  
Phone

Michael E. Geisler  
Designated Broker of Firm

350982  
License No.

[mgeisler@venturedfw.com](mailto:mgeisler@venturedfw.com)  
Email

214-378-1212  
Phone

Licensed Supervisor of Sales Agent/  
Associate

License No.

Email

Phone

Amy Pietrovic  
Sales Agent/Associate's Name

550374  
License No.

[apietrovic@venturedfw.com](mailto:apietrovic@venturedfw.com)  
Email

214-378-1212  
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Email

214-378-1212  
Phone

Licensed Supervisor of Sales Agent/  
Associate

License No.

Email

Phone

Natalia Singer  
Sales Agent/Associate's Name

617025  
License No.

[nsinger@venturedfw.com](mailto:nsinger@venturedfw.com)  
Email

214-378-1212  
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Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Mia Urena	748118	<a href="mailto:murena@venturedfw.com">murena@venturedfw.com</a>	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
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