

Compact & Renovated Suite with High-Visibility on FM 1778

OFFICE OR SERVICE SPACE | GREAT FOR APPT-BASED USERS



Turnkey & Move-In Ready
Efficient ±464 SF Individual
Office/Retail Footprint

Hard Corner of FM 1778 & Williams
St with No Zoning + Parking

3.3K+ Daily Vehicles on Frontage

5769 Williams St, Nevada, TX 75173

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Non-Endorsement & Disclaimer Notice

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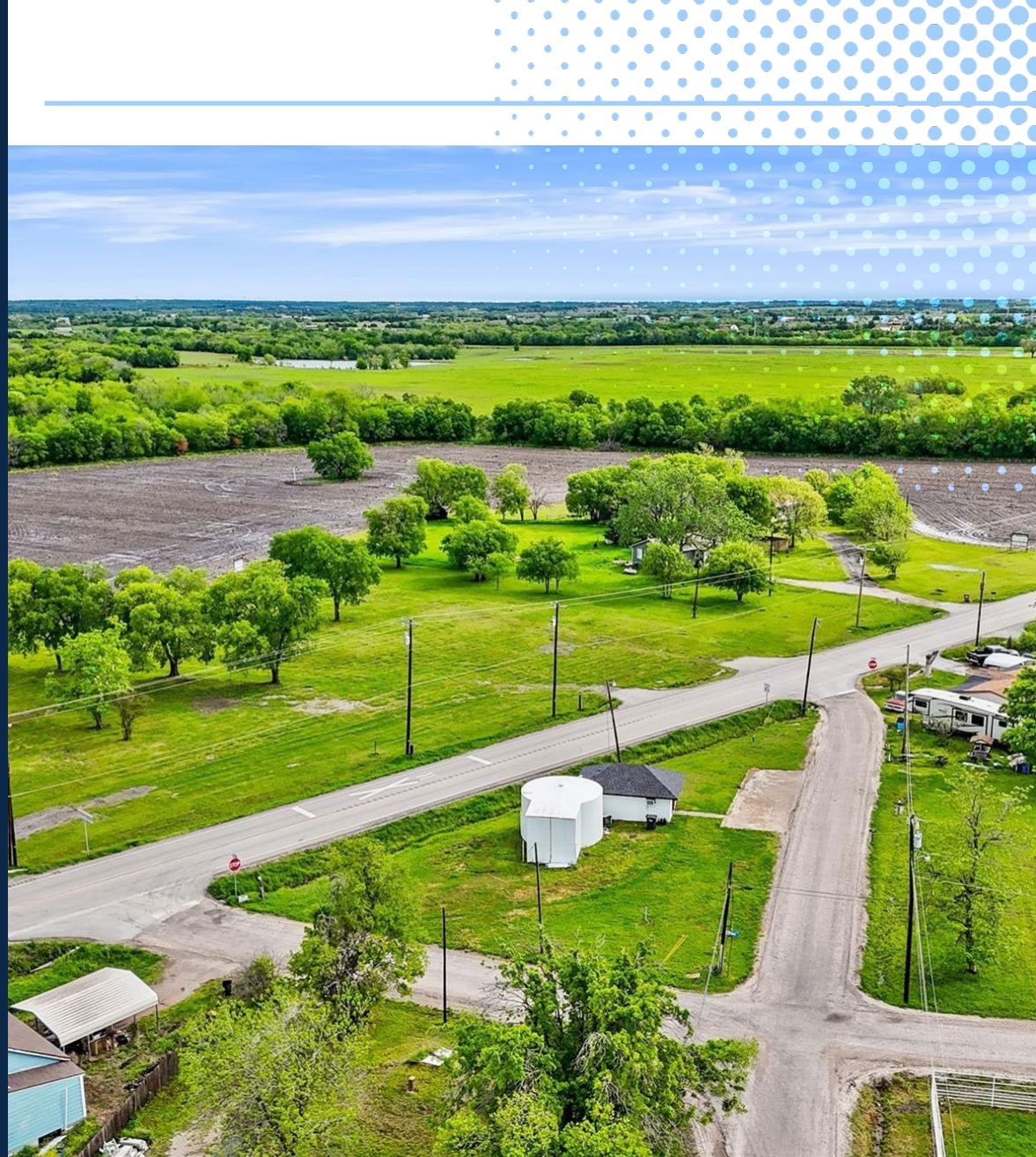


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Property Overview

COMPACT | RENOVATED | SERVICE-READY

M&D CRE is pleased to present a fully renovated 464 SF office/retail suite on a high-visibility corner in fast-growing Nevada, TX, offering small operators a turnkey, move-in-ready space with direct FM 1778 frontage and the flexibility of a no-zoning location.

Listed By:
Shane Hendrix | 214.460.8926



Property Overview

COMPACT, MOVE-IN-READY CORNER SUITE IN NEVADA

M&D CRE is pleased to present 5769 Williams St a fully renovated ± 464 SF standalone office/retail lease opportunity positioned on a visible corner in Nevada, TX. Finished, flexible and designed for efficient daily use, the suite features an open main area complemented by a kitchenette, bath, and in-unit laundry/closet, all served by central heat and air, within a compact location with high visibility.

Situated on a dedicated triangular corner where FM 1778 meets Williams & Third St, the property offers dedicated client parking and $\pm 286'$ of total frontage. Its compact footprint and recognizable corner makes the site easy to locate for appointment-based users, daily service operators, or small professional businesses. For small service providers, including barbers, salon professionals, or beauty providers, the suite offers turnkey functionality, an open layout, and lower overhead compared to a strip-center suite. For a contractor, field-service provider or satellite office user, it provides a professional address, client-facing space and corner visibility near Business 78 and the broader corridor. For a boutique or specialty retailer, the distinctive corner location may help convert the $\pm 3.3K$ VPD of passing traffic into built-in awareness.

Located in unincorporated Collin County, the property may offer broader use flexibility for the right tenant. Well suited to a beauty or barber studio, professional office, service business, or boutique retail, 5769 Williams St pairs compact functionality with visibility, parking, and a manageable footprint in a growing Collin County trade area.

For more information, contact **Shane Hendrix** at **214.460.8926** or shane.hendrix@mdcregroup.com

Property	± 464 SF For Lease
Frontage	± 286 Total Feet
Parcel ID	R10310140050
Zoning	None—Outside City Limits
Utilities On-Site	Water, Electric & Sewer
Use Potential	Small Service Suite, Satellite Office, or Boutique/Specialty Retailer



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5769 WILLIAMS ST



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Highlights

Available for Lease

±464 SF Efficient Office/
Retail Suite

Fully Renovated, Turnkey,
Move-In Ready

Hard Corner at FM 1778
±3,300 Vehicles Per Day,
Direct Frontage

No Zoning — Flexible Use

Central Heat and Air
Throughout

In-Unit Laundry, Bath, and
Kitchenette

Barber/Stylist, Service &
Beauty/Care: Layout Suits
Salon or Studio Use

Satellite/Field Office:
Storefront Address Minutes to
Highway and Business 78

Micro-Retail/Specialty: Easy
to Find Drive-by Awareness

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Location Overview

Nevada, Texas offers strong growth potential and prime proximity to Dallas, making it an ideal investment for commercial real estate.

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Nevada, TX— Semi-Rural Charm Meets DFW Momentum

Nevada, TX Overview

Nevada, TX is an up-and-coming community just 30 minutes northeast of Dallas, making it an increasingly attractive home for small businesses. Its location near Highway 78 offers easy access to major and business highways and the wider Dallas–Fort Worth network — keeping customers, suppliers, and staff within easy reach. The community continues to grow across both residential and commercial sectors, blending rural charm with closer proximity to in-demand urban amenities.

That growth is building a larger customer base right in Nevada’s backyard — nearby households are rising 2.5% to 4% a year, well ahead of state and national rates, with median incomes above \$100,000 and above-average consumer spending across nearly every category. For retail, office, and service users alike, Nevada’s expanding rooftops, rising daily traffic, and strong ties to the DFW economy make it a great place to put down roots and grow.

46,707

Total
Population

15 MIN—ESRI

\$135,878

Avg Household
Income

10 MIN—ESRI

\$441,738

Median Home
Value

10 MIN—ESRI

32,870

Daytime
Population

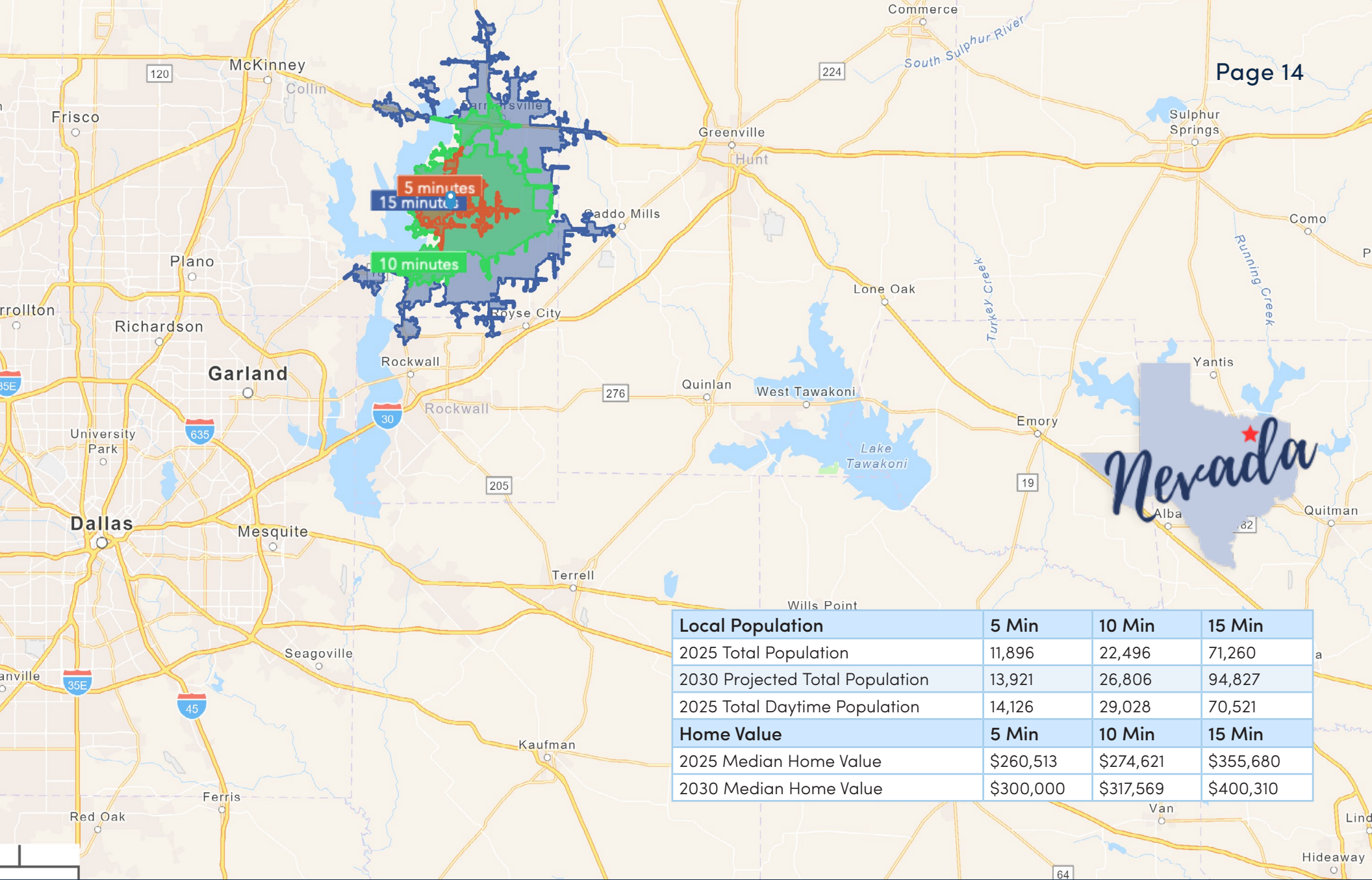
15 MIN—ESRI





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Local Population	5 Min	10 Min	15 Min
2025 Total Population	11,896	22,496	71,260
2030 Projected Total Population	13,921	26,806	94,827
2025 Total Daytime Population	14,126	29,028	70,521
Home Value	5 Min	10 Min	15 Min
2025 Median Home Value	\$260,513	\$274,621	\$355,680
2030 Median Home Value	\$300,000	\$317,569	\$400,310

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5769 Williams St, Nevada, TX 75173



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.**

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 a 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 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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities 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.

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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date		