

# GATEWAY PLAZA

SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD



**LEASE RATES:**  
CALL FOR DETAILS

**NNN:** \$6.92 PSF

**TI:** NEGOTIABLE

**NOW OPEN:**    


Gateway Plaza is located at the intersection of East Highway 114 and Southlake Boulevard in the affluent DFW suburb of Southlake. Southlake was recently ranked by CNBC as one of the top 5 best cities in the country to relocate to, as well as having one of the state's best public school systems. It has an average household income almost triple that of the rest of the country.

**GATEWAY PLAZA RETAILERS:**

**AVAILABILITY:**

UNIT 4: 6,500 SF [FORMER PREMIER GRILLING]	UNIT 22: 1,194 SF [FORMER COOL CUTS 4 KIDS]
UNIT 10: 4,056 SF [FORMER MELLOW MUSHROOM]	UNIT 27: 4,008 SF [SECOND GENERATION]
UNIT 14: 8,127 SF [FORMER DRESSBARN]	UNIT 30B: 2,200 SF
UNIT 15: 3,998 SF [FORMER JUSTICE]	UNIT 35: 3,998 SF [FORMER CARTER'S]
UNIT 18A: 7,087 SF [FORMER FAMOUS FOOTWEAR]	PAD SITE: AVAILABLE [CALL FOR DETAILS]

**DEMOGRAPHICS:**

	1 MILE	3 MILE	5 MILE
2019 Population	7,253	56,179	120,860
2019 Daytime Population	19,133	128,208	191,494
2019 Average HH Income	\$141,454	\$151,376	\$167,544
2019 Median HH Income	\$89,348	\$99,271	\$119,027

**TRAFFIC COUNTS:**

E. Highway 114: 104,378 VPD  
E. Southlake Blvd: 42,988 VPD

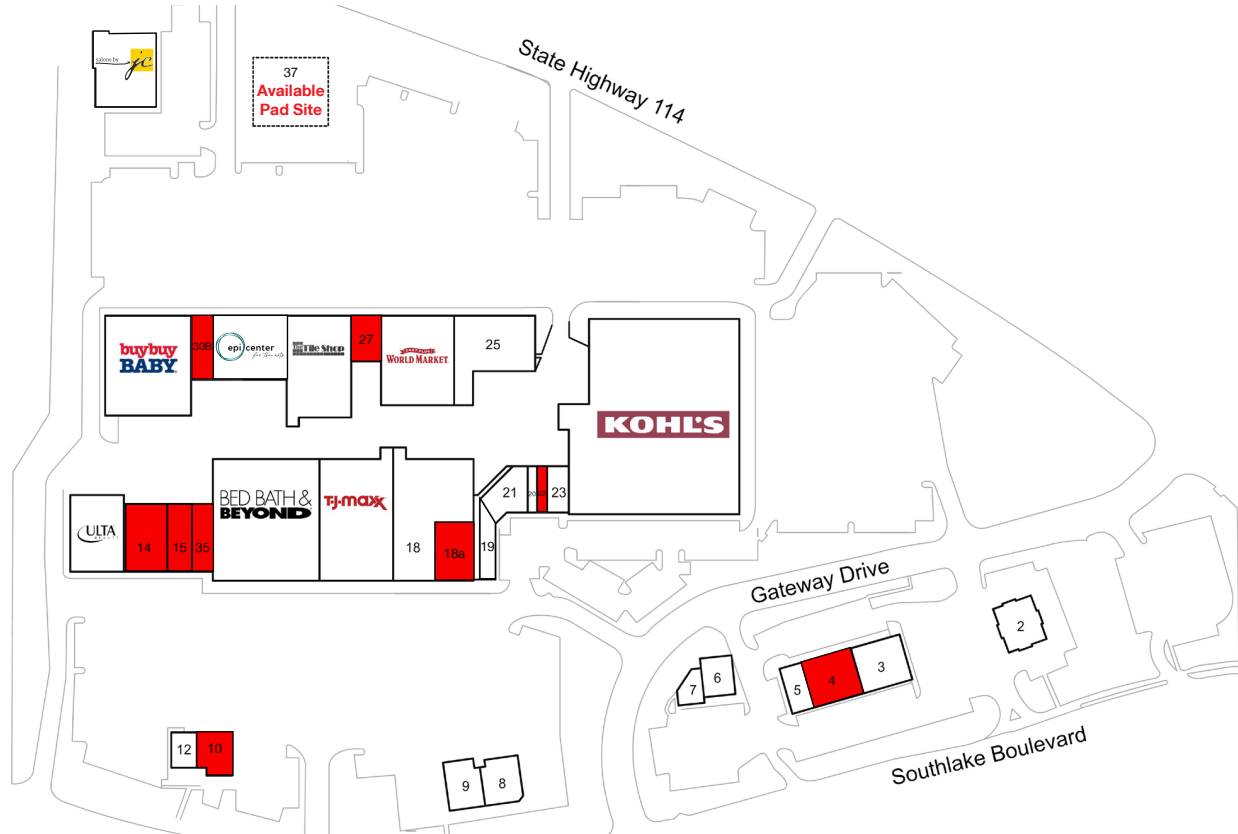


**FOR MORE INFORMATION, PLEASE CONTACT:**

<b>DAVID LEVINSON</b> 214.572.8448 dlevinson@theretailconnection.net	<b>JACK WEIR</b> 214.572.8460 jmweir@theretailconnection.net
--	--

# GATEWAY PLAZA

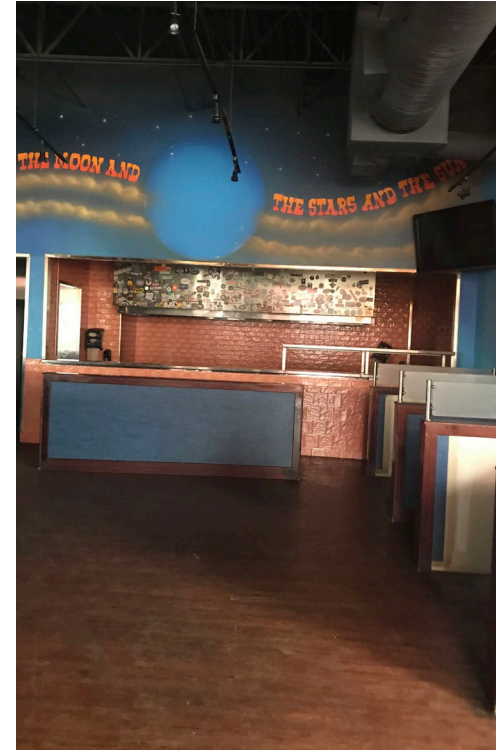
SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD



2 Bank of America	5,430 SF	17 TJ Maxx	30,600 SF
3 Men's Wearhouse	6,000 SF	18 Old Navy	18,283 SF
<b>4 AVAILABLE</b>	6,500 SF	<b>18A AVAILABLE</b>	7,087 SF
5 Chipotle Mexican Grill	2,432 SF	19 The Christmas Store	3,587 SF
6 Pearle Vision	3,027 SF	20 Unique Nail Spa	1,500 SF
7 The Halal Guys	1,830 SF	21 Honey Baked Ham	5,052 SF
8 Anamia's Tex-Mex Restaurant	5,058 SF	<b>22 AVAILABLE</b>	1,194 SF
9 Shogun Sushi Restaurant	4,253 SF	23 Gymboree	2,725 SF
<b>10 AVAILABLE</b>	4,056 SF	24 Kohl's	87,423 SF
12 Fitcorp USA	2,500 SF	25 Obstacle Warrior Kids	15,701 SF
13 Ulta	11,250 SF	26 Cost Plus World Market	18,383 SF
<b>14 AVAILABLE</b>	8,127 SF	<b>27 AVAILABLE</b>	4,008 SF
<b>15 AVAILABLE</b>	3,998 SF	28 The Tile Shop	18,615 SF
16 Bed Bath & Beyond	30,000 SF	29 Epicenter for the Arts	15,021 SF
<b>30B AVAILABLE</b>	2,200 SF	<b>35 AVAILABLE</b>	3,998 SF
32 buybuy Baby	23,428 SF	<b>37 PAD SITE AVAILABLE</b>	8,000 SF
33 Salons by JC	12,000 SF		

# 2<sup>ND</sup> GEN. FORMER MELLOW MUSHROOM RESTAURANT LARGEST PATIO IN SOUTHLAKE

SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD



FOR MORE INFORMATION, PLEASE CONTACT:

**DAVID LEVINSON**  
214.572.8448  
dlevinson@theretailconnection.net

**JACK WEIR**  
214.572.8460  
jmweir@theretailconnection.net

# 2<sup>ND</sup> GEN. FORMER MELLOW MUSHROOM RESTAURANT

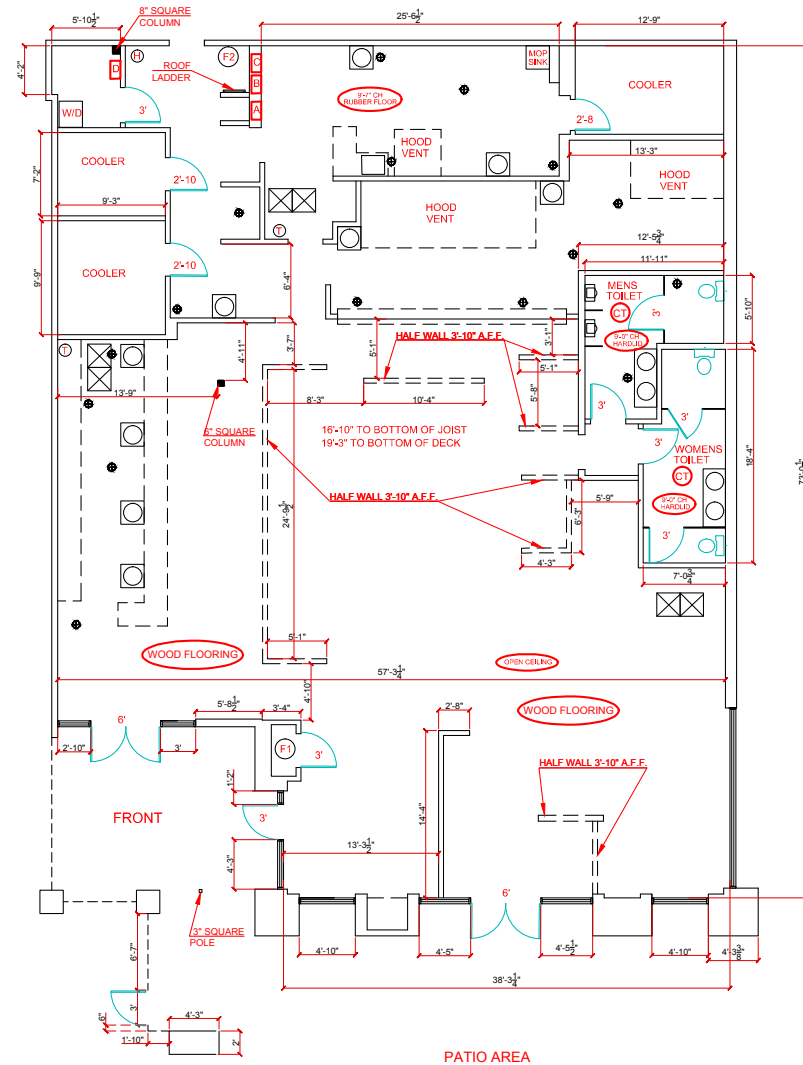
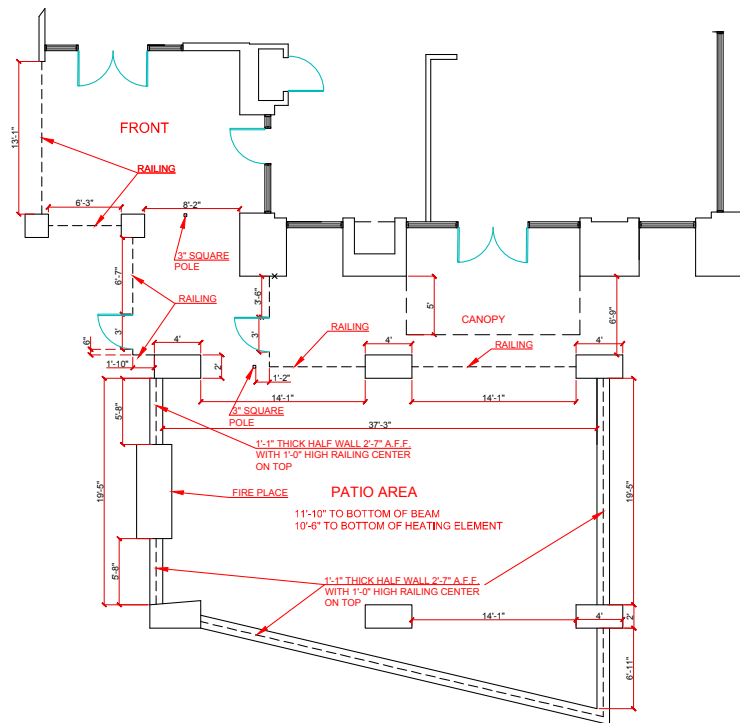
## LARGEST PATIO IN SOUTHLAKE

SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD



**LEGEND**

- A = 100 AMP 120/208V 3P/4W
- B = 175 AMP 120/208V 3P/4W
- C = 250 AMP 480/277V 3P/4W
- D = 200 AMP 120/208V 3P/4W
- W/D = WASHER / DRYER STACKABLE
- T = THERMOSTAT
- H = 100 GALLON HOT WATER HEATER
- X = 2'X4' DIFFUSER
- CT = CERAMIC TILE
- FD = FLOOR DRAIN
- F1 = FIRE SPRINKLER RISER
- F2 = FIRE SPRINKLER RISER



### INTERIOR OF MELLOW MUSHROOM SPACE

LEASABLE S.F. = 4,124  
 PATIO AREA S.F. = 1,804  
 TOTAL LEASABLE S.F. = 5,929



FOR MORE INFORMATION, PLEASE CONTACT:

**DAVID LEVINSON**  
 214.572.8448  
 dlevinson@theretailconnection.net

**JACK WEIR**  
 214.572.8460  
 jmweir@theretailconnection.net

# GATEWAY PLAZA

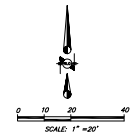
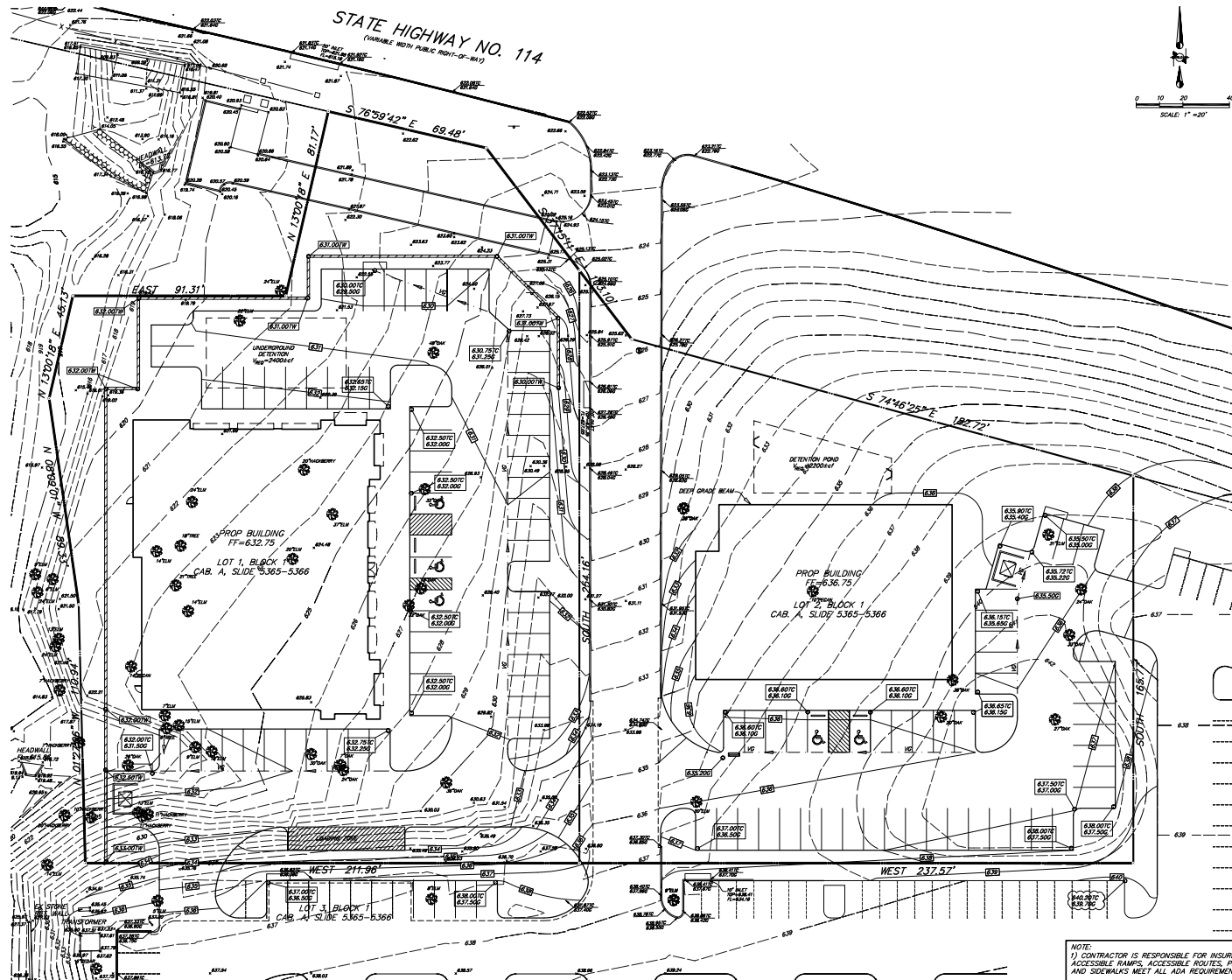
SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD





# GATEWAY PLAZA

SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD



**LEGEND**

- 650 — EXISTING CONTOUR LINE
- 650 — PROPOSED CONTOUR LINE
- 650.00' EXISTING SPOT ELEVATION
- 645.00' EXISTING SPOT ELEVATION
- 650.00' PROPOSED SPOT ELEVATION
- — — — — LIMITS OF PAVEMENT SAWCUT
- PTM EX TREE

**BENCHMARKS:**  
 SQUARE SET ON TOP OF CURB,  
 CENTER OF A 10' INLET IN WEST CURB  
 LINE OF DRIVE OFF OF EAST BOUND  
 SERVICE ROAD OF HIGHWAY 114 IN  
 FRONT OF MICHAEL'S CRAFTS & ARTS  
 AT GATEWAY PHASE 1.  
 ELEVATION=622.01'

**PLG** RAYMOND L. GOODSON, JR., INC.  
 CONSULTING ENGINEERS  
 4005 GLEN HEATH DRIVE, SUITE 100, # 17  
 DALLAS, TEXAS 75243-4326 214/759-8100  
 C-ENG-000000000000000000

PROGRESS SET - FOR REVIEW ONLY  
 Issued 06/30/06

These documents are for Design Review and not  
 intended for Construction, Bidding or Permit  
 purposes. They were prepared by, or under the  
 supervision of:  
 Stuart Mortenson, P.E. #63558  
 Raymond L. Goodson, Jr., Inc.

SHEET NO.  
 1  
 3

**NOTE:**  
 1) CONTRACTOR IS RESPONSIBLE FOR INSURING ALL  
 ACCESSIBLE RAMP, ACCESSIBLE ROUTES, PARKING SPACES  
 AND SIDEWALKS MEET ALL ADA REQUIREMENTS.  
 2) PAVEMENT SLOPE ON ADA ACCESSIBLE ROUTES AND  
 SIDEWALKS MUST NOT EXCEED 5% ALONG THE ROUTE AND  
 2% CROSS SLOPE.  
 3) ALL ADA PARKING SPACES MUST NOT EXCEED 2%  
 SLOPE IN ALL DIRECTIONS.

GRADING PLAN						
INLAND DEVELOPMENT						
GATEWAY PLAZA						
GSO ARCHITECTS						
CITY OF SOUTHLAKE, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RLG	RLG	4/19/06	1"=20'	GRAD	06	325
JOB NO.	06-325	E-FILE	E-FILE	DWG. NO.		



FOR MORE INFORMATION, PLEASE CONTACT:

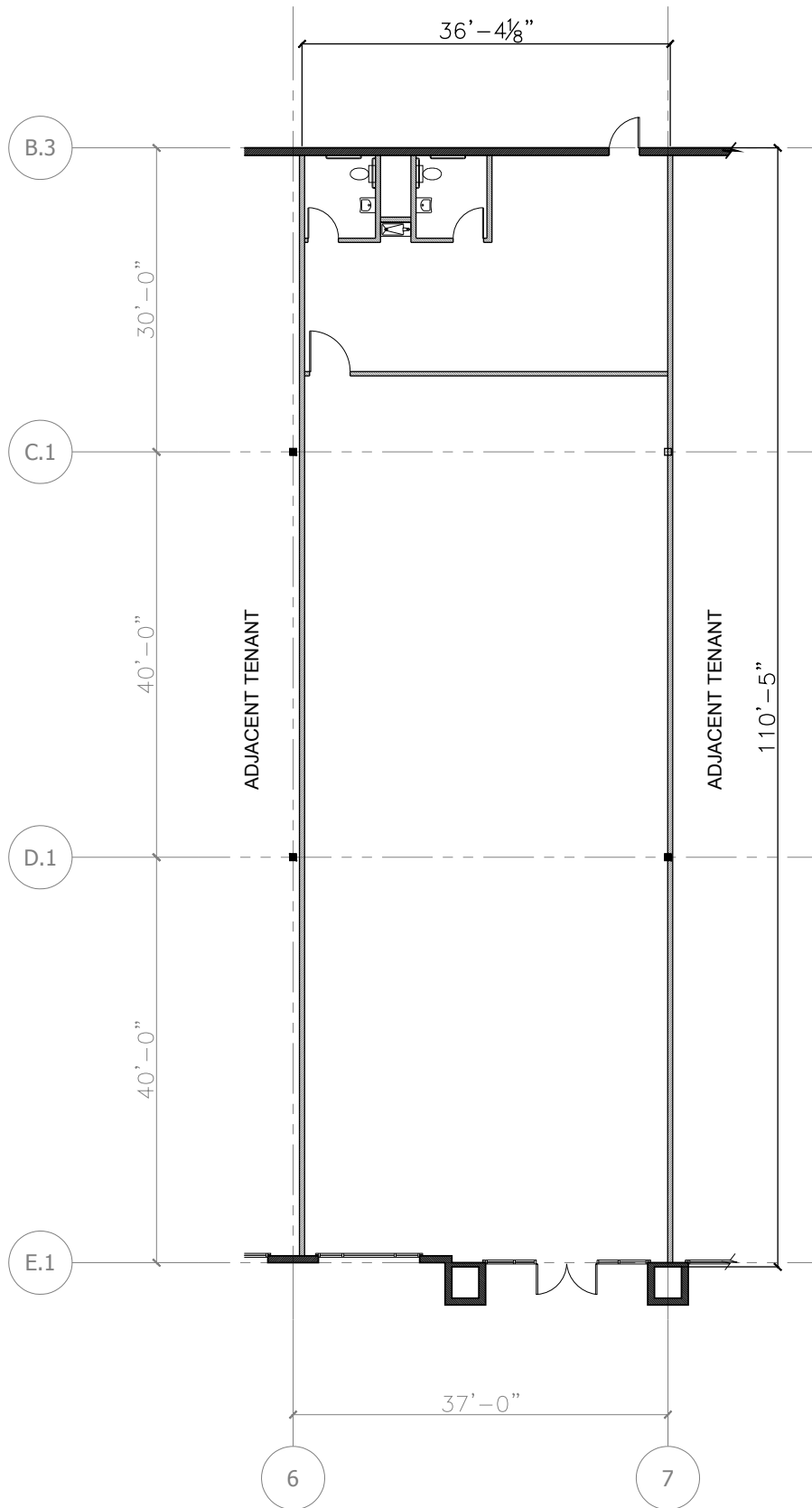
**DAVID LEVINSON**  
 214.572.8448  
 dlevinson@theretailconnection.net

**JACK WEIR**  
 214.572.8460  
 jmweir@theretailconnection.net



# GATEWAY PLAZA

SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD



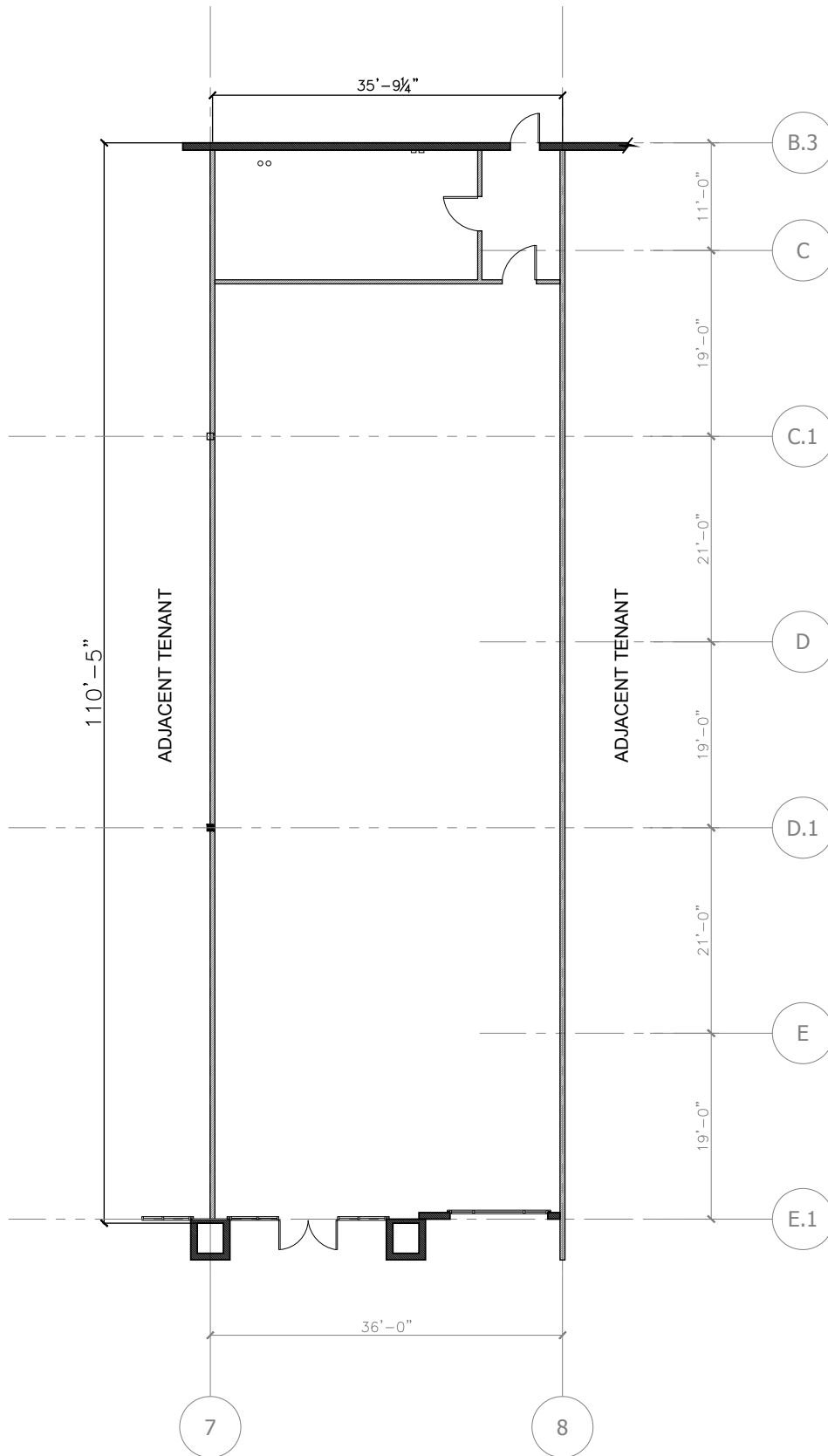
**UNIT 15**  
**3,998 SF**



FOR MORE INFO,  
PLEASE CONTACT:

**DAVID LEVINSON**  
214.572.8448  
dlevinson@theretailconnection.net

**JACK WEIR**  
214.572.8460  
jmweir@theretailconnection.net



**UNIT 35**  
**3,998 SF**

# GATEWAY PLAZA

SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD



FOR MORE INFORMATION, PLEASE CONTACT:

**DAVID LEVINSON**  
214.572.8448  
dlevinson@theretailconnection.net

**JACK WEIR**  
214.572.8460  
jmweir@theretailconnection.net

# 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.

**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.

**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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date