

# GATEWAY PLAZA

SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD



LEASE RATES:  
CALL FOR DETAILS

NNN: \$7.23 PSF

GATEWAY PLAZA RETAILERS:

Bank of America PEARLE VISION

HOMESENSE [COMING SOON] chair king BACKYARD STORE

OLD NAVY FIVE BELOW

WORLD MARKET GYMBOREE

T.J. MAXX KOHL'S [COMING SOON]

M/W ULTA BEAUTY

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.

### AVAILABILITY:

- UNIT 4: 6,500 SF [FORMER PREMIER GRILLING]
- UNIT 19: 3,587 SF [CURRENTLY OCCUPIED BY THE CHRISTMAS SHOPPE—AVAILABLE WITH 30-DAY NOTICE]
- UNIT 21: 5,052 SF [CURRENTLY OCCUPIED BY HONEY BAKED HAM—AVAILABLE WITH 30-DAY NOTICE]
- UNIT 22: 1,194 SF [FORMER COOL CUTS 4 KIDS]
- UNIT 27: 4,008 SF [SECOND GEN. RETAIL]
- UNIT 30B: 2,200 SF [SECOND GEN. RETAIL]
- PAD SITE: AVAILABLE [UP TO 8,000 SF BUILDING CAN BE BUILT ON THE SITE]

### DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2023 Population	4,657	52,994	119,238
2023 Daytime Population	16,847	87,734	168,898
2023 Average HH Income	\$141,087	\$168,935	\$185,999
2023 Median HH Income	\$95,318	\$112,575	\$128,981

### TRAFFIC COUNTS:

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



FOR MORE INFORMATION, PLEASE CONTACT:

THAD BECKNER  
214.572.8457  
tbeckner@theretailconnection.net

DAVID LEVINSON  
214.572.8448  
dlevinson@theretailconnection.net

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2	Bank of America	5,430 SF
3	Men's Wearhouse	6,000 SF
4	<b>AVAILABLE</b>	<b>6,500 SF</b>
5	Chipotle Mexican Grill	2,432 SF
6	Pearle Vision	3,027 SF
7	The Halal Guys	1,830 SF
8	Anamia's	5,508 SF
9	Shogun Sushi Restaurant	4,253 SF
10	<b>AVAILABLE</b>	<b>4,056 SF</b>
12	Fitness HQ	2,500 SF
13	Ulta	11,250 SF
14	Five Below	9,020 SF
15	Rally House	6,699 SF
16	HomeSense	30,000 SF
17	TJ Maxx	30,600 SF
18	Old Navy	18,283 SF
18A	Pure Hockey	7,087 SF
19	<b>TENANT OPERATING BUT AVAILABLE</b>	<b>3,587 SF</b>
20	Unique Nail Spa	1,500 SF
21	<b>TENANT OPERATING BUT AVAILABLE</b>	<b>5,052 SF</b>
22	<b>AVAILABLE</b>	<b>1,194 SF</b>
23	Gymboree	2,725 SF
24	KOHL'S	87,423 SF
25	Chair King	15,701 SF
26	Cost Plus World Market	18,383 SF
27	<b>AVAILABLE</b>	<b>4,008 SF</b>
28	The Tile Shop	18,615 SF
29	Epicenter for the Arts	15,021 SF
30B	<b>AVAILABLE</b>	<b>2,200 SF</b>
32	Hareli Fresh Market	23,428 SF
33	Salons by JC	12,000 SF
37	<b>PAD SITE AVAILABLE</b>	<b>Up to 8,000 SF</b>

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THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

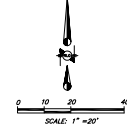
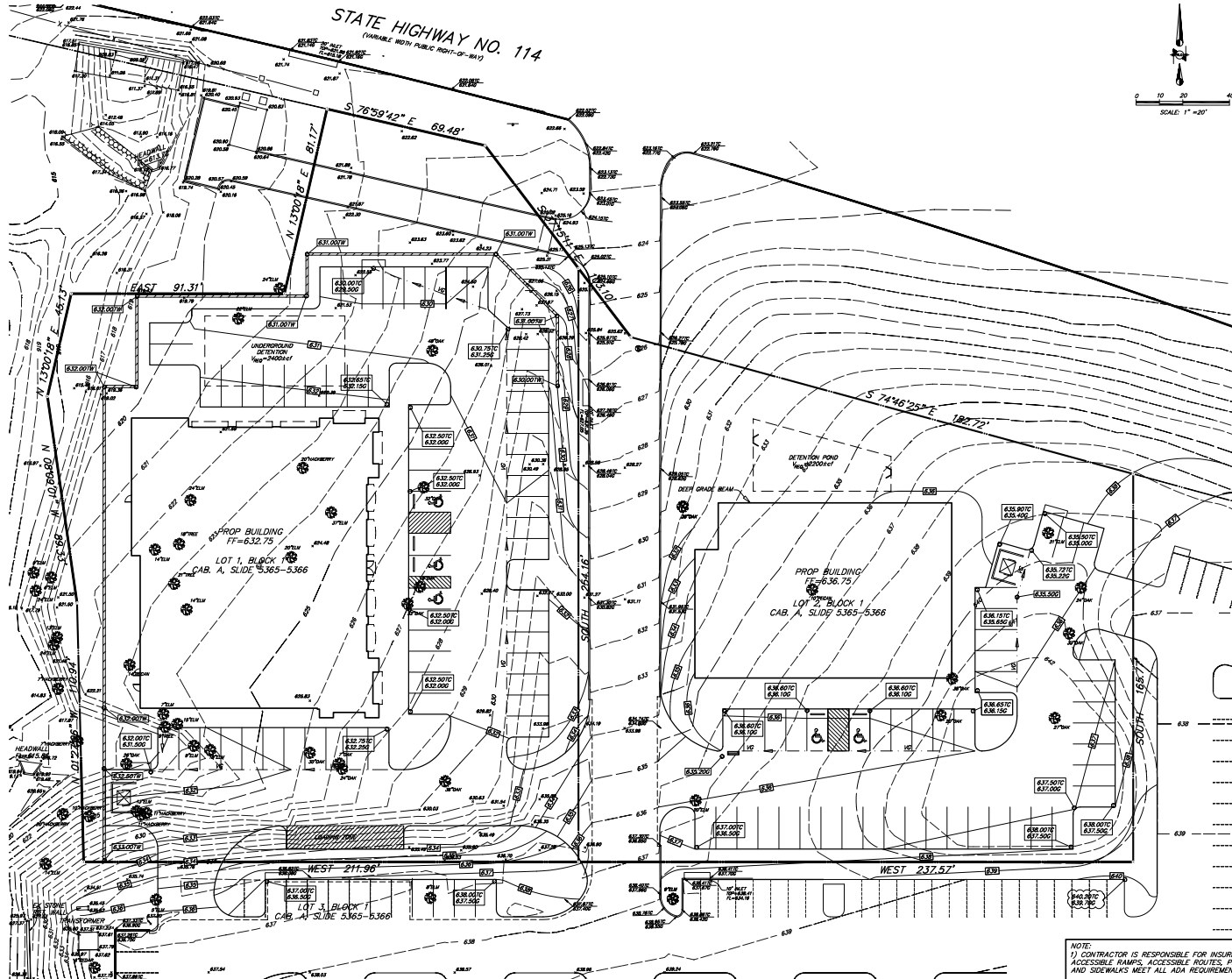
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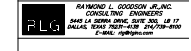
# GATEWAY PLAZA | POTENTIAL PAD DEVELOPMENT

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 CRAFTS & ARTS  
 AT GATEWAY PHASE 1.  
 ELEVATION=622.01'



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 RAMPS, 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.		



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# GATEWAY PLAZA

SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD



Space Profile for

Unit: #022  
Area: 1191 sq ft

Address  
2960 E. Southlake Blvd., Suite 160  
Southlake, TX 76092



400 N. Tampa St., Suite 2210  
Tampa, FL, 33602



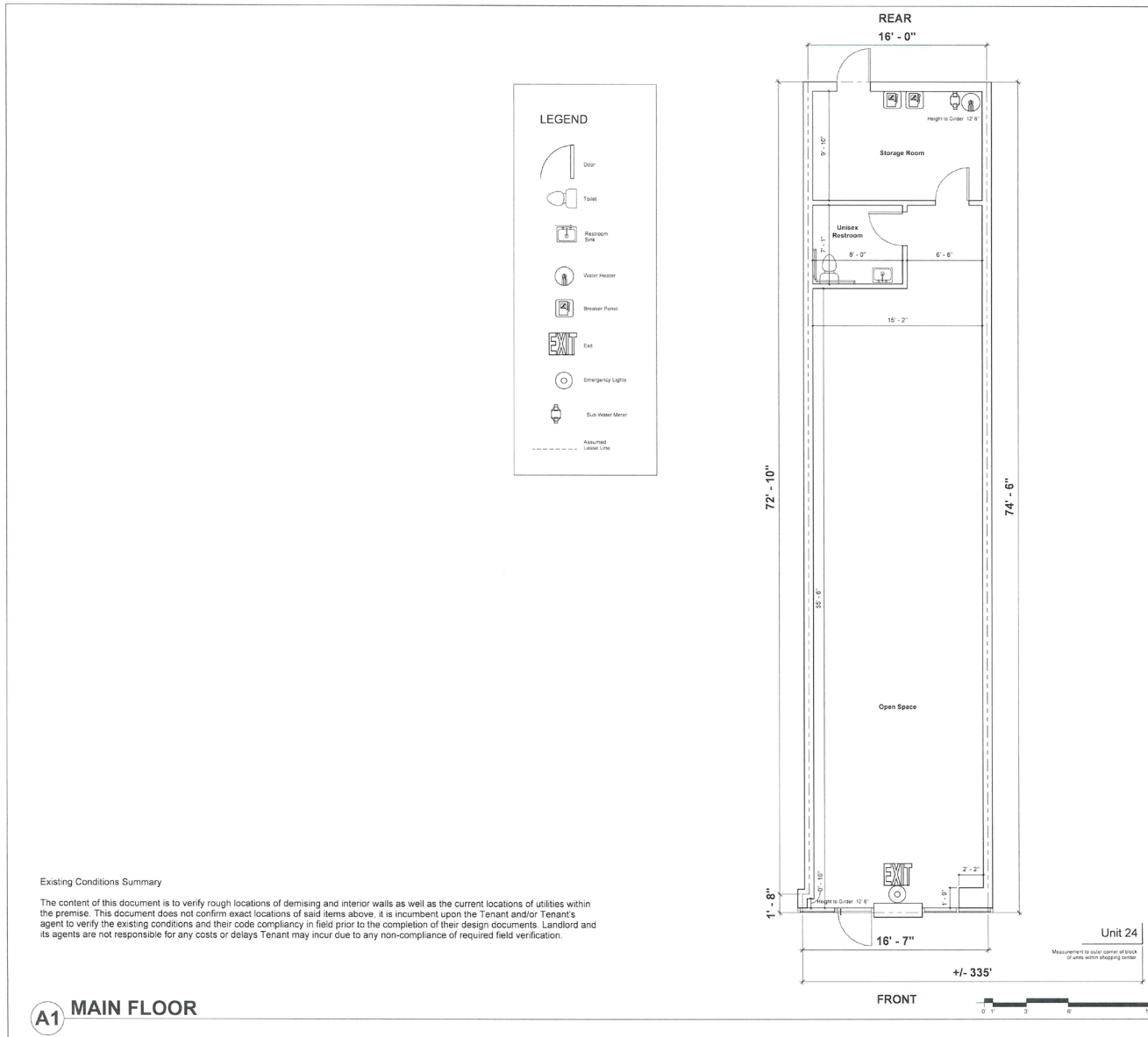
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## Gateway Plaza

**KITE REALTY GROUP**  
 Kite Realty Group  
 30 S. Meridian St.  
 Suite 1100  
 Indianapolis, IN 46204

**Unit # 022  
 Ground Floor  
 1,191 SF**

Square footage shown was measured on-site and adheres to BOMA standards

**Width  
 16' 7"**

**Depth  
 74' 6"**

Revisions

Ground Floor  
 Prepared 01/28/2023

Unit # 022

### Space Conditions Report

Plans Produced by  
**ID PLANS**

400 North Tampa St., Suite 2210  
 Tampa, FL 33602  
 Phone: (888) 657-2545  
 idplans.com



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 Floor plan for general use and purposes only. ID Plans does not guarantee the accuracy or quality of construction requirements. Measurements are provided for informational purposes only and are not intended to be used for construction. The report cannot be relied upon for legal and regulatory compliance. The report cannot be used for any other purpose without the prior written consent of ID Plans.



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# GATEWAY PLAZA

SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD



Space Profile for  
Unit: #027  
Area: 4002 sq ft  
  
Address  
2931 E State Hwy 114  
Southlake, TX 76092

 **PLANS**  
400 N. Tampa St., Suite 2210  
Tampa, FL, 33602



FOR MORE INFORMATION, PLEASE CONTACT:

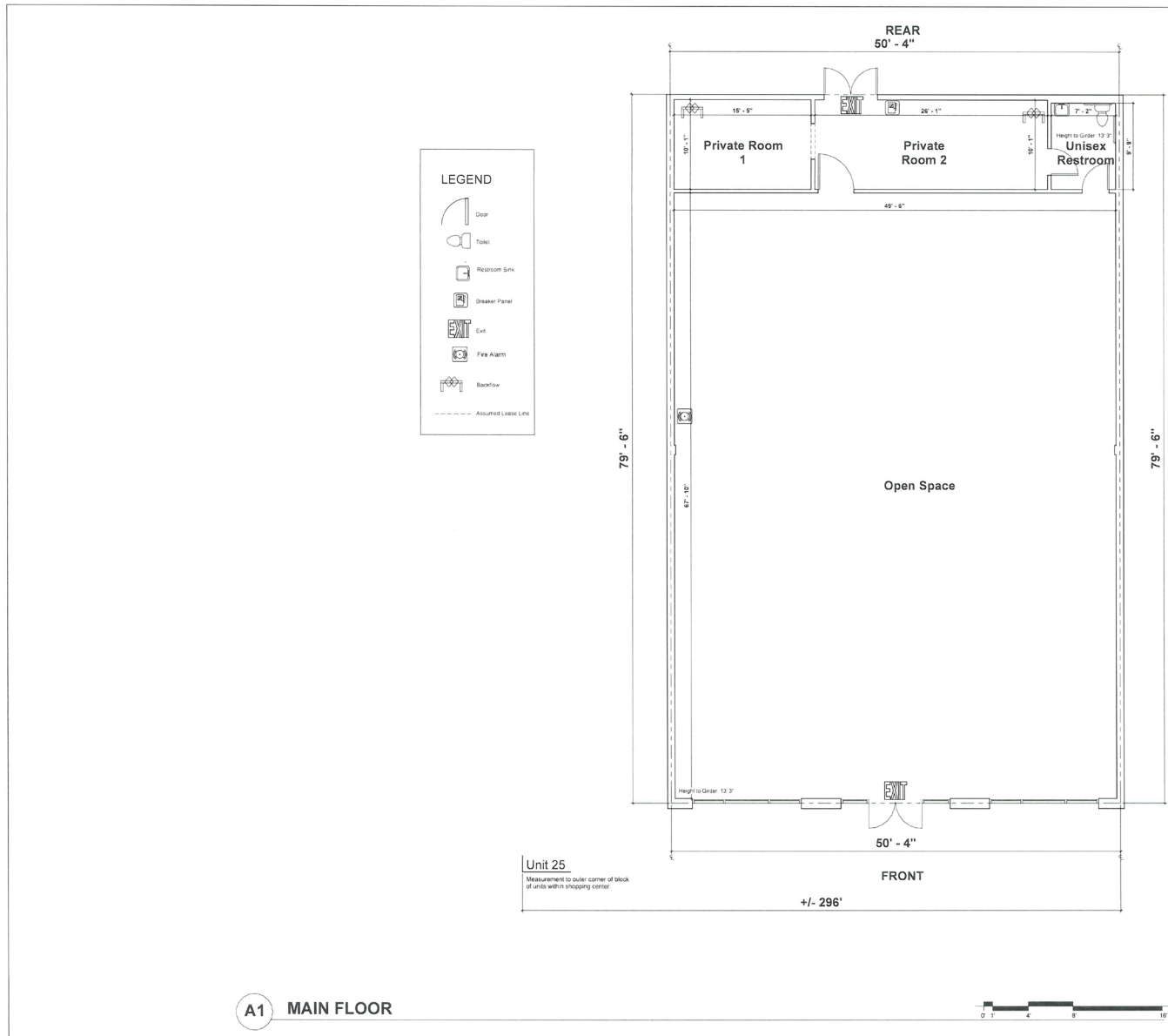
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SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD



Gateway Plaza



Kite Realty Group  
30 S. Meridian St.  
Suite 1100  
Indianapolis, IN 46204

**Unit # 027**  
**Ground Floor**  
**4,002 SF**

Gross square footage was measured on-site and adheres to BOMA standards

**Width**  
**50' 4"**

**Depth**  
**79' 4"**

Revisions

Floor Plan  
Prepared 01/28/2023  
Unit # 027

Plans Produced by:  
ID PLANS

400 North Tampa St, Suite 2210  
Tampa, FL 33602  
Phone: (888) 657-2545  
idplans.com



Plans given to the general contractor and prepared by ID Plans does not guarantee the accuracy or quality of proposed information. Measurements are not intended to be architecturally used for construction purposes or associated with requirements for structural, electrical, mechanical, plumbing, or other trades. The property owner has and retains the right and responsibility to verify, change or stop the provided information at any time for any reason.

A1 MAIN FLOOR



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# GATEWAY PLAZA

SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD



Space Profile for  
Unit: #004  
Area: 6572 sq ft

Address  
3020 E Southlake Blvd  
Southlake, TX 76092



400 N. Tampa St., Suite 2210  
Tampa, FL, 33602



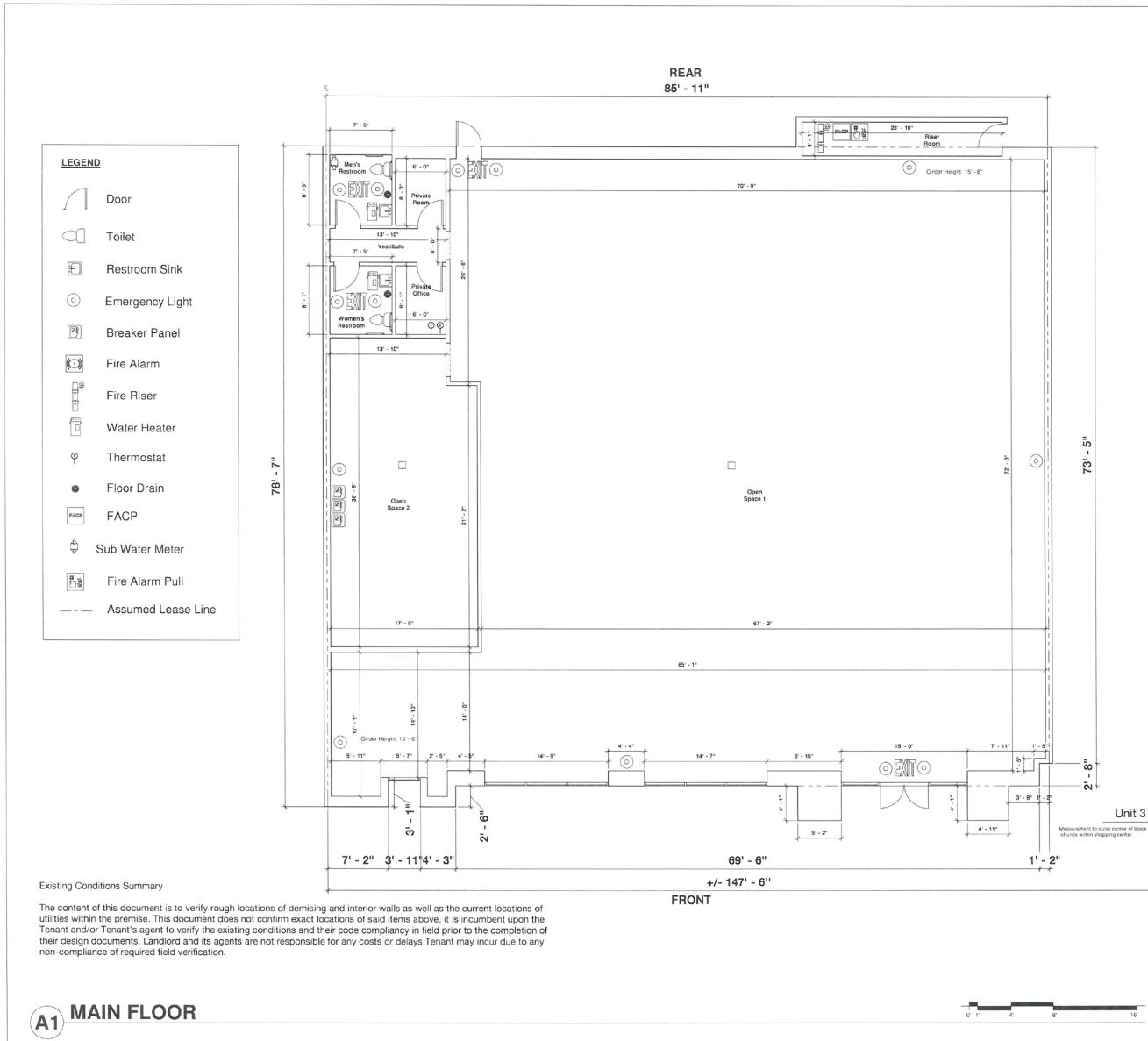
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- LEGEND**
- Door
  - Toilet
  - Restroom Sink
  - Emergency Light
  - Breaker Panel
  - Fire Alarm
  - Fire Riser
  - Water Heater
  - Thermostat
  - Floor Drain
  - FACP
  - Sub Water Meter
  - Fire Alarm Pull
  - Assumed Lease Line

**Existing Conditions Summary**

The content of this document is to verify rough locations of demising and interior walls as well as the current locations of utilities within the premise. This document does not confirm exact locations of said items above, it is incumbent upon the Tenant and/or Tenant's agent to verify the existing conditions and their code compliancy in field prior to the completion of their design documents. Landlord and its agents are not responsible for any costs or delays Tenant may incur due to any non-compliance of required field verification.

**A1 MAIN FLOOR**

**Gateway Plaza**

**KITE REALTY GROUP**  
 Kite Realty Group  
 30 S. Meridian St.  
 Suite 1100  
 Indianapolis, IN 46204

**Unit # 004**  
**Ground Floor**  
**+/- 6,572 SF**

Square footage shown was measured on-site and adheres to BOMA standards

**Width**  
**+/- 85' - 11"**

**Depth**  
**+/- 73' - 5"**

**Revisions**

**Ground Floor**  
 Prepared 01/30/2023  
 Unit # 004

**Space Conditions Report**

Plans Produced by:  
**ID PLANS**

400 North Tampa St., Suite 2210  
 Tampa, FL 33603  
 Phone: (866) 657-2545  
 idplans.com

**ID PLANS**

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 Floor plans for general use or all purposes only. ID Plans does not warrant the accuracy or reliability of these plans. Measurements are not intended to be used for construction purposes or included as a reference for quantities, elevations, or areas. ID Plans is not responsible for the accuracy of these plans. The property owner has and should have the right to inspect and verify the accuracy of these plans. ID Plans is not responsible for any errors or omissions.



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# GATEWAY PLAZA

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## Space Profile for

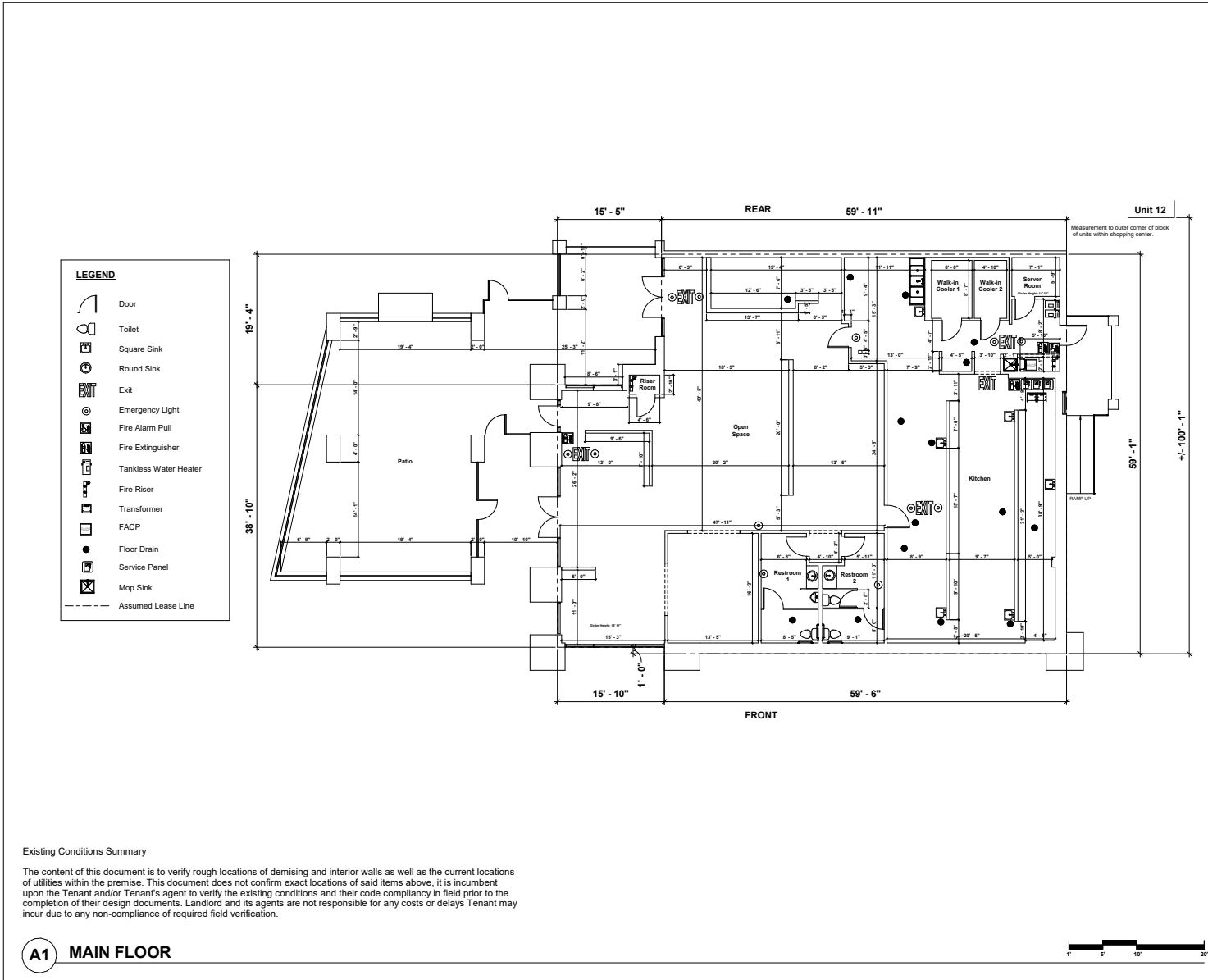
Unit: #10  
Area: 4157 sq ft

## Address

*2800 E Southlake Blvd  
Southlake, TX 76092*

# GATEWAY PLAZA

SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD



Gateway Plaza



30 S. Meridian St.  
Suite 1100  
Indianapolis, IN 46204

**Unit # 010**  
**Ground Floor**  
**4,157 SF**

Square footage was measured on site and adheres to BOMA standards

**Width**  
**75' - 4"**

**Depth**  
**59' - 1"**

Revisions


**Floor Plan**  
Prepared 01/19/2024  
Unit # 010

**Space Conditions Report**

Plans Produced by:  
**ID PLANS**

400 North Tampa St. Suite 2210  
Tampa, FL 33602  
Phone: (866) 657-2545  
idplans.com



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# GATEWAY PLAZA

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**EXISTING CONDITIONS SUMMARY:**  
 THE CONTENT OF THIS DOCUMENT IS TO VERIFY ROUGH LOCATIONS OF DEMISING AND INTERIOR WALLS AS WELL AS THE CURRENT LOCATIONS OF UTILITIES WITHIN THE PREMISE. THIS DOCUMENT DOES NOT CONFIRM EXACT LOCATIONS OF SAID ITEMS ABOVE. IT IS INCUMBENT UPON THE TENANT AND/OR TENANT'S AGENT TO VERIFY THE EXISTING CONDITIONS AND THEIR CODE COMPLIANCY IN THE FIELD PRIOR TO THE COMPLETION OF THEIR DESIGN DOCUMENTS. THE LANDLORD AND ITS AGENTS ARE NOT RESPONSIBLE FOR ANY COSTS OR DELAYS THE TENANT MAY INCUR DUE TO ANY NON-COMPLIANCE OF REQUIRED FIELD VERIFICATION.



**GENERAL INFORMATION:**

NO. OF LEVELS: 1  
 BUILDING HEIGHT: +/- 26'-0" (TOP OF PARAPET)

**RESTROOM (ADA) COMPLIANCE:** NON-COMPLIANT  
 \*REFER TO LOD SUPPLEMENT

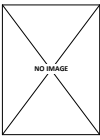
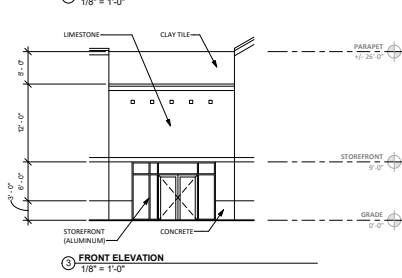
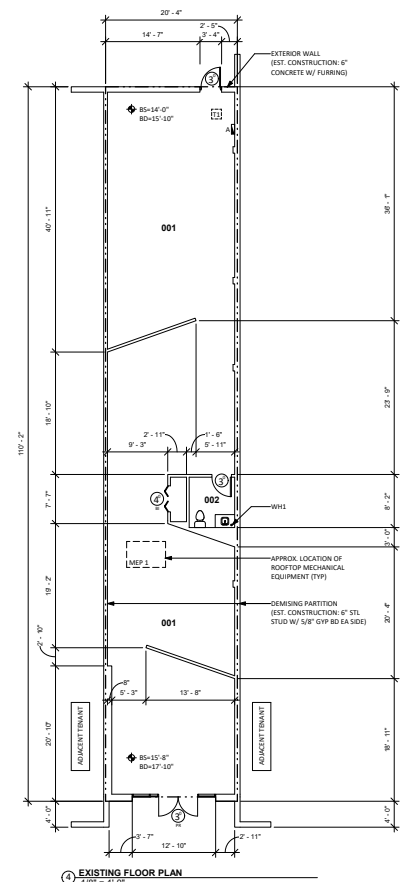
**STRUCTURAL SPOT ELEVATIONS**  
 BS = BOTTOM OF STRUCTURE  
 BD = BOTTOM OF DECKING

**FIRE PROTECTION (SPRINKLER):** YES  
**FIRE ALARM:** YES  
**WATER METER:** N/A  
**WATER HEATER (WH1):** EEMAX (INSTANT HOT)  
**GAS METER:** N/A SP-3522 | SA: 243303  
 Z: SERVICE



**LEGEND**

- ◊ = SIL/HEAD HEIGHT
- ⊕ = DOOR WIDTH/TYPE
- ⊕ = SPOT ELEVATION
- ⊕ = FIRE EXTINGUISHER
- PS = STUB FOR PLUMBING
- FA = FIRE ALARM (PULL STATION)
- FS = FIRE STROBE
- CF = CEILING FAN
- RD = ROOF DRAIN (INTERNAL)



**EXISTING MECHANICAL SUMMARY**

COMPONENT	MANUFACTURE	MODEL NO.	SERIAL NO.	COMMENTS
MEP 1	-	-	-	ROOF ACCESS THRU ADJACENT SPACE - DENIED ACCESS



**EXISTING ELECTRICAL SUMMARY**

COMPONENT	MANUFACTURE	CATALOG NO.	VOLTAGE	AMPS	PHASING	CIRCUITS	COMMENTS
PANEL A	GE	TM42420C	208Y/120	200	3PH/4W	30 USED	W/ MAIN SWITCH (200A)
TRANSFORMER (T1)	-	-	-	-	-	-	MOUNTED (ABOVE)

**EXISTING FINISH/CONDITIONS SUMMARY (031)**

ROOM	FLR MAT'L	FLR COND.	BASE	WALL MAT'L	WALL COND.	CLG MAT'L	CLG HGT	CLG COND.	ADD'L COMMENTS
001	CARPET	GOOD	4" RUBBER	GYP BD (PTD)	GOOD	OPEN TO STRUCTURE (PTS)	-	-	-
002	CONC (EXPOSED)	GOOD	4" RUBBER	GYP BD (PTD)	GOOD	ACT	9'-6"	GOOD	4'-0" FRIP WAINSCOT

**NOTE:**  
 001 STOREFRONT: ALUMINUM/GLASS (GOOD CONDITION)

**CONDITION EVALUATION DEFINITION:**  
 (GOOD) - AVERAGE/ABOVE AVERAGE CONDITION. NO REMEDIAL WORK IS RECOMMENDED OR REQUIRED.  
 (FAIR) - AVERAGE CONDITION. SOME WORK IS RECOMMENDED TO RETURN TO GOOD CONDITION.  
 (POOR) - BELOW AVERAGE CONDITION. SIGNIFICANT WORK SHOULD BE ANTICIPATED TO RESTORE.

**US BUILDING SURVEY**

US Building Survey  
 15954 Mur-Len, Suite 122  
 Olathe, KS | 66062  
 913.568.4488



Kite Realty Group  
 30 South Meridian Street  
 Suite 1100  
 Indianapolis, IN | 46204  
 317.577.5600

Gateway Plaza  
 3001 E. Southway, 114  
 Southlake, TX | 76092

**GLA: 2,230 sf**

**NORTH**

02.16.22

**CLICK LINK VIRTUAL TOUR**

22019

**Space Condition Report**

**Unit 031**

**AB1**



RESTROOM (002)  
 1/8" = 1'-0"  
 NOT TO SCALE



RESTROOM COMPLIANCE (PHOTOS)  
 1/8" = 1'-0"  
 NOT TO SCALE



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