

# GATEWAY PLAZA

SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD



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 10: 4,056 SF [FORMER TOASTED YOLK RESTAURANT]
- 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: 120,899 VPD  
E. Southlake Blvd: 43,856 VPD

GLA: 277,864 SF

LEASE RATES:  
CALL FOR DETAILS

NNN: \$7.23 PSF

### GATEWAY PLAZA RETAILERS:

HOMESENSE

[COMING SOON]

PEARLE VISION

chair king  
BACKYARD STORE



KOHL'S

Bank of America

five BELOW

WORLD MARKET

GYMBOREE

T.J. MAXX

ULTA  
BEAUTY

OLD NAVY



[COMING SOON]



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              |
| <b>4 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              |
| <b>10 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              |
| <b>19 TENANT OPERATING BUT AVAILABLE</b> | <b>3,587 SF</b>       |
| 20 Unique Nail Spa                       | 1,500 SF              |
| <b>21 TENANT OPERATING BUT AVAILABLE</b> | <b>5,052 SF</b>       |
| <b>22 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             |
| <b>27 AVAILABLE</b>                      | <b>4,008 SF</b>       |
| 28 The Tile Shop                         | 18,615 SF             |
| 29 Epicenter for the Arts                | 15,021 SF             |
| <b>30B AVAILABLE</b>                     | <b>2,200 SF</b>       |
| 32 Hareli Fresh Market                   | 23,428 SF             |
| 33 Salons by JC                          | 12,000 SF             |
| <b>37 PAD SITE AVAILABLE</b>             | <b>Up to 8,000 SF</b> |





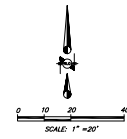
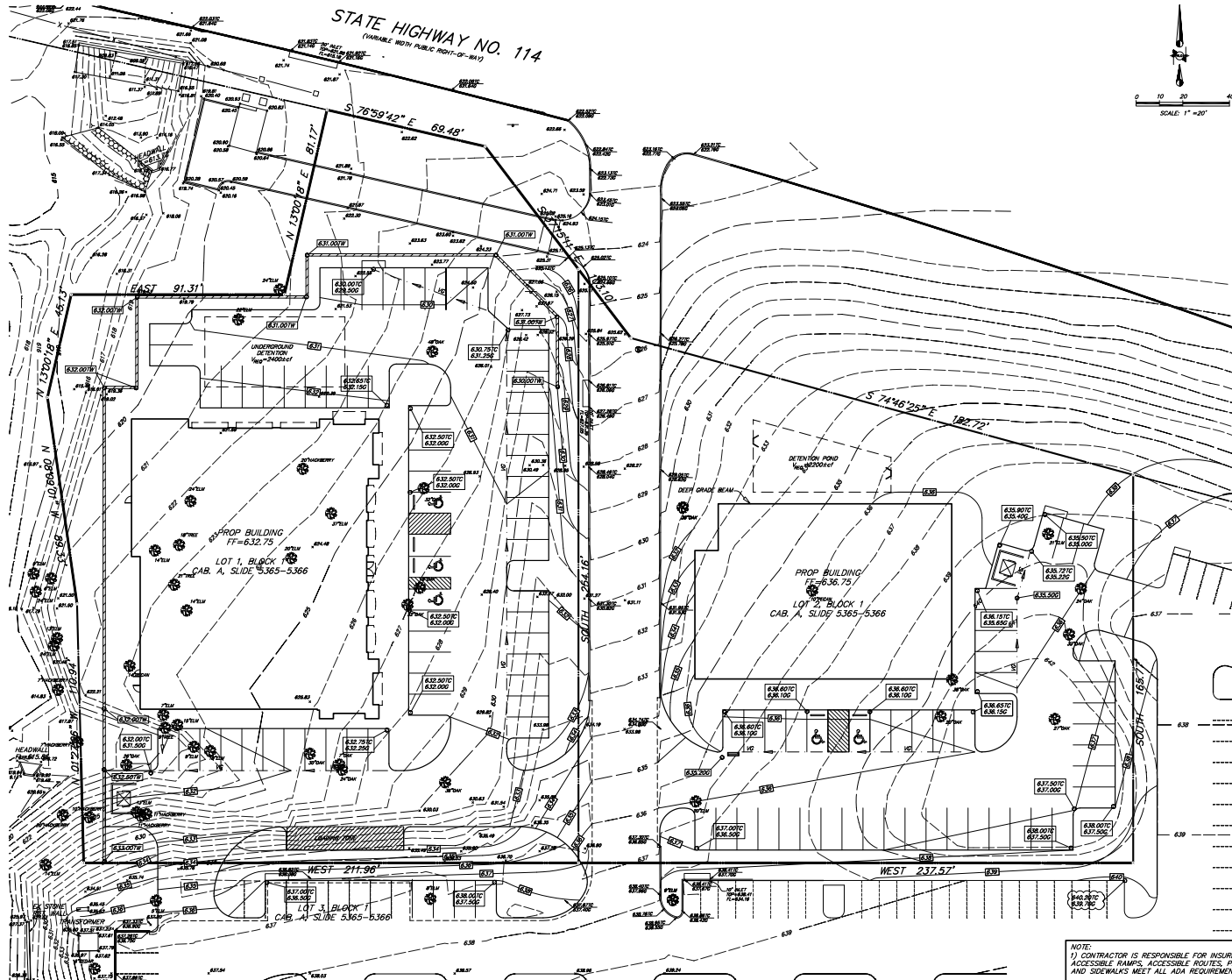






# GATEWAY PLAZA | POTENTIAL PAD DEVELOPMENT

SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD



- LEGEND**
- 0.50 — EXISTING CONTOUR LINE
  - - - 0.50 - - - 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. |      |     |



FOR MORE INFORMATION, PLEASE CONTACT:

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 214.572.8457  
 tbeckner@theretailconnection.net

**DAVID LEVINSON**  
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# GATEWAY PLAZA

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Space Profile for

Unit: #022  
Area: 1191 sq ft

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

PLANS

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



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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:

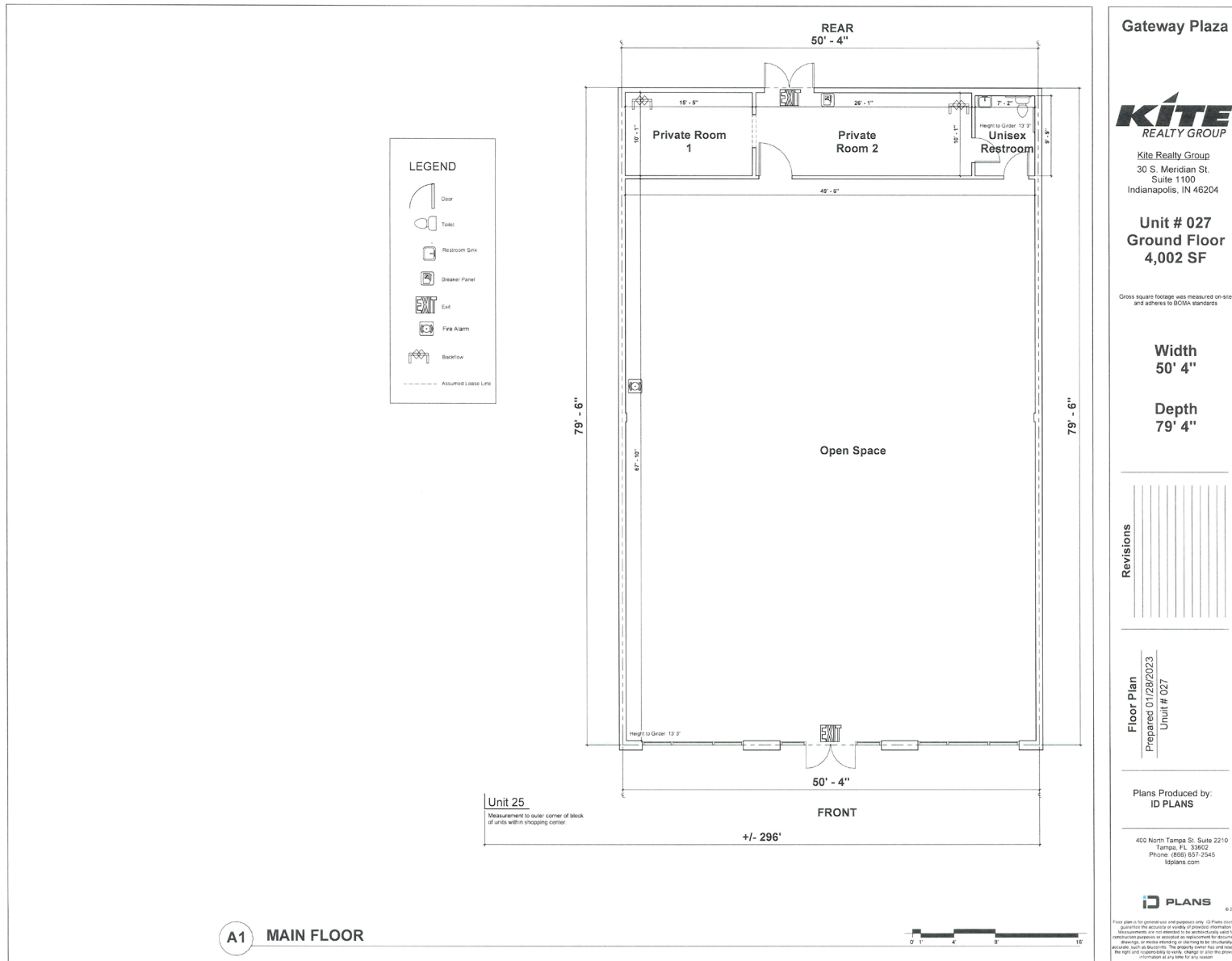
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Gateway Plaza



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, check or alter 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

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



FOR MORE INFORMATION, PLEASE CONTACT:

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**DAVID LEVINSON**  
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# GATEWAY PLAZA

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## Space Profile for

Unit: #10  
Area: 4157 sq ft

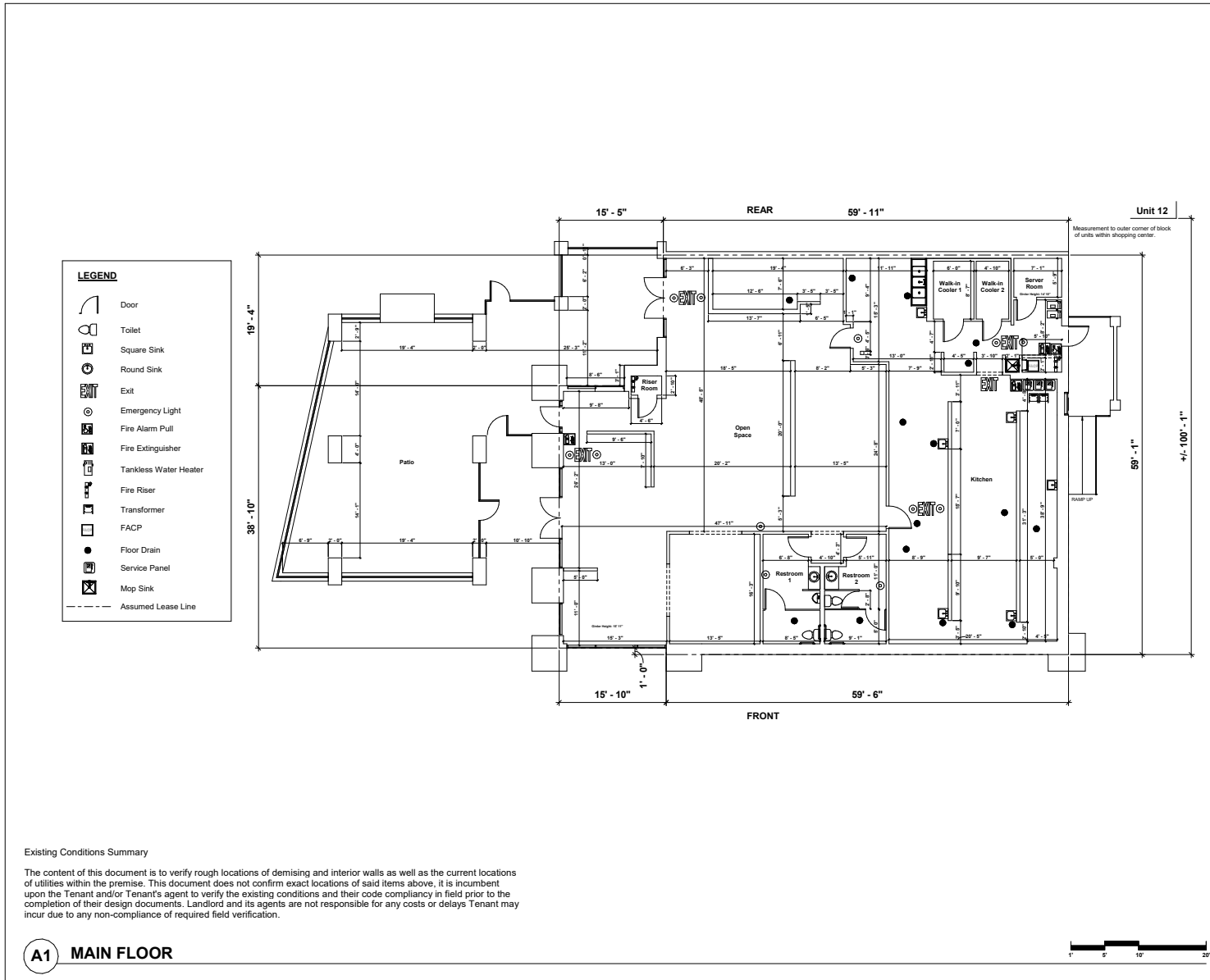
## Address

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



Floor plans for general use and purposes only. ID Plans does not guarantee the accuracy or validity of provided information. Measurements are not intended to be architecturally valid for construction purposes or accepted as replacement for documents. Accuracy of measurements is limited by the measuring tools, such as tape measures. The property owner has and shall retain the right and responsibility to verify, change or alter the provided information at any time for any reason.



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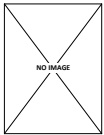
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**EXISTING CONDITIONS SUMMARY:**  
 THE CONTENT OF THIS DOCUMENT IS TO VERIFY ROUGH LOCATIONS OF DEMISING AND INTERIOR WALLS AS WELL AS THE CURRENT LOCATIONS OF UTILITIES WITHIN THE PREMISE. THIS DOCUMENT DOES NOT CONFIRM EXACT LOCATIONS OF SAID ITEMS 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.



MEP 1

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



PANEL A

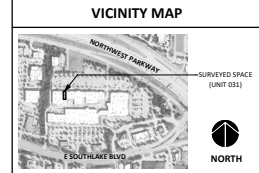
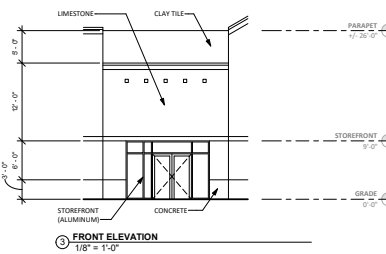
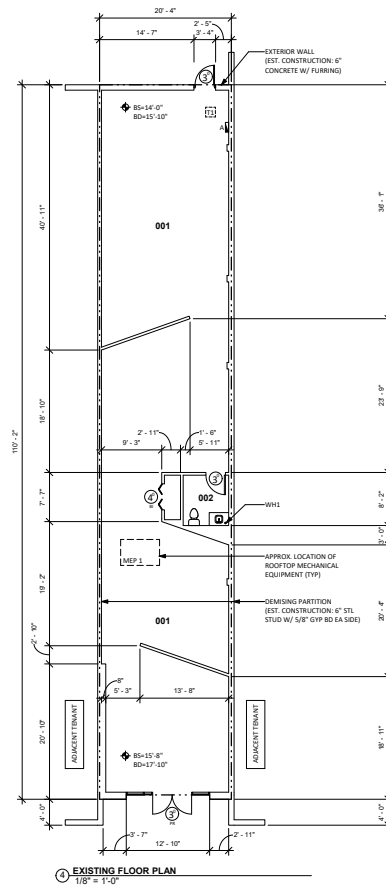
PANEL B

| 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 COND. | ADD'L COMMENTS     |
| 001                                      | CARPET         | GOOD      | 4" RUBBER | GYP BD (PTD) | GOOD       | OPEN TO STRUCTURE (PTD) | -         | -                  |
| 002                                      | CONC (EXPOSED) | GOOD      | 4" RUBBER | GYP BD (PTD) | GOOD       | ACT                     | 9'-6"     | 6'-0" FRP 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.



**GENERAL INFORMATION:**

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

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

**STRUCTURAL - FLOOR ELEVATIONS**  
 FL = BOTTOM OF STRUCT.  
 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  
 NFE SP-3022 (SA: 243303)  
 Z: SERVICE



**LEGEND**

WALL HEAD HT = SIL/HEAD HEIGHT  
 DOOR WIDTH/TYPE  
 SPOT ELEVATION  
 FIRE EXTINGUISHER  
 STUB FOR PLUMBING

FA = FIRE ALARM (PULL STATION)  
 FS = FIRE STROBE  
 CF = CEILING FAN  
 RD = ROOF DRAIN (INTERNAL)



RESTROOM (002)  
 NOT TO SCALE



ELEVATION (PHOTO)  
 NOT TO SCALE

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

**KITE REALTY GROUP**  
 Kite Realty Group  
 30 South Meridian Street  
 Suite 1100  
 Indianapolis, IN | 46204  
 317.577.5600

**Gateway Plaza**  
 3000 E. Southway, 114  
 Southlake, TX | 76092

GLA: 2,230 sf  
 NORTH  
 02.16.22

CLICK LINK  
**VIRTUAL TOUR**  
 360

Space Condition  
**Report**  
 Unit 031  
**AB1**



# 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        |
| Designated Broker of Firm   | License No. | Email                             | Phone        |
| Licensed Supervisor of Sales Agent/Associate                      | License No. | Email                             | Phone        |
| Licensed Supervisor of Sales Agent/Associate                      | License No. | Email                             | Phone        |
| Sales Agent/Associate's Name                                      | License No. | Email                             | Phone        |
| Sales Agent/Associate's Name                                      | License No. | Email                             | Phone        |

|                                       |      |
|---------------------------------------|------|
|                                       |      |
| Buyer/Tenant/Seller/Landlord Initials | Date |