

# PLATTED LOT FOR SALE / LEASE / BUILD-TO-SUIT

NWC OF LOOP 1604 & IH-35, LIVE OAK, TX







# GATEWAY PLAZA - PLATTED LOTS / OVERVIEW

FOR SALE

NWC of Loop 1604 & IH-35, Live Oak, TX 78233

**Available:** 0.958 ± Acres

**Zoning** B-3 (City of Live Oak) - Commercial

**Area Retailers:** Home Depot, Best Buy, Target, Kohl's, Bed Bath & Beyond, World Market, T.J. Maxx, DSW, Ross Dress for Less, PetSmart, OfficeMax, Old Navy, Michaels and IKEA (now complete!)

**Utilities\*:** Available to site

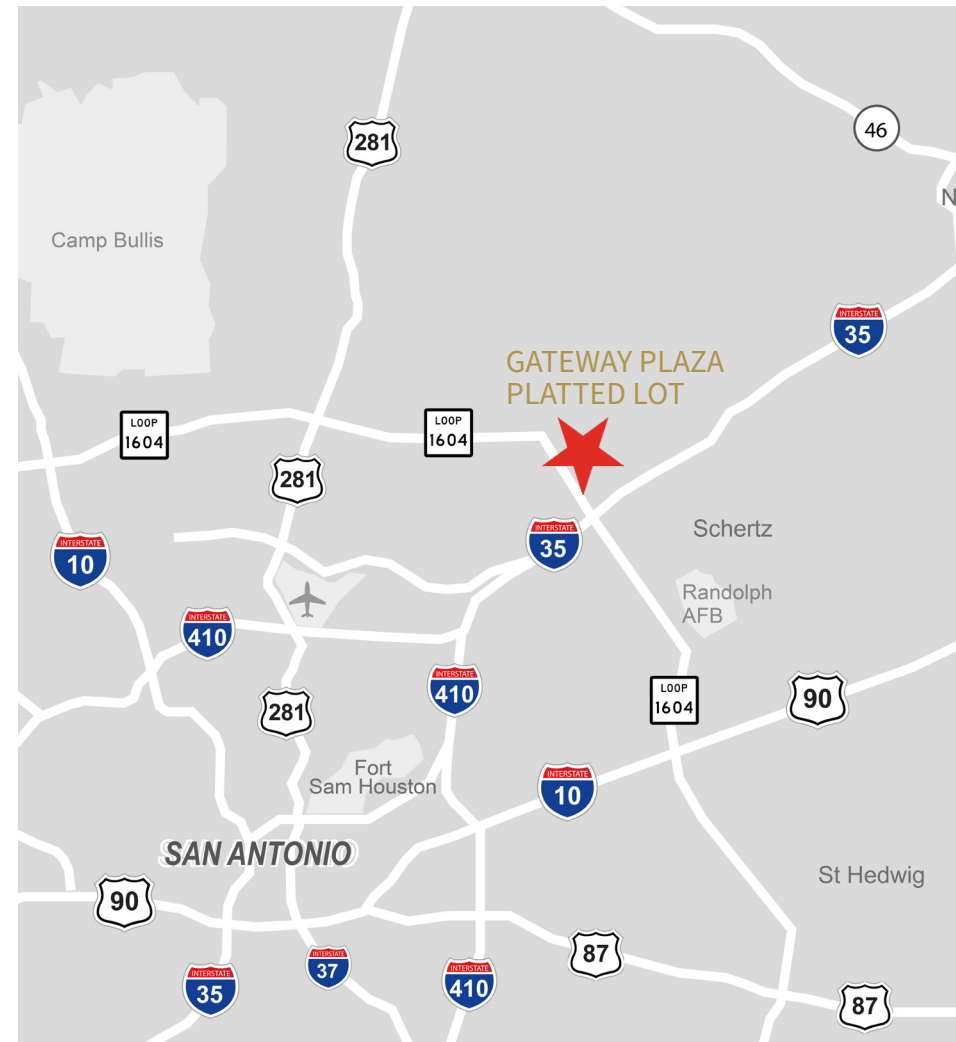
\*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

**Submarket:** Far Northeast

**Price:** Available upon request

## Features:

- Platted Pad Site
- Flat topography.
- High visibility / Great access.
- New Great Hearts K-12 campus behind pad site.
- 20± acres adjacent to Great Hearts just sold for office use.
- Detention in place on the North side of Great Hearts campus.



1.4.22

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.





# GATEWAY PLAZA - PLATTED LOTS / AERIAL VIEW

FOR SALE



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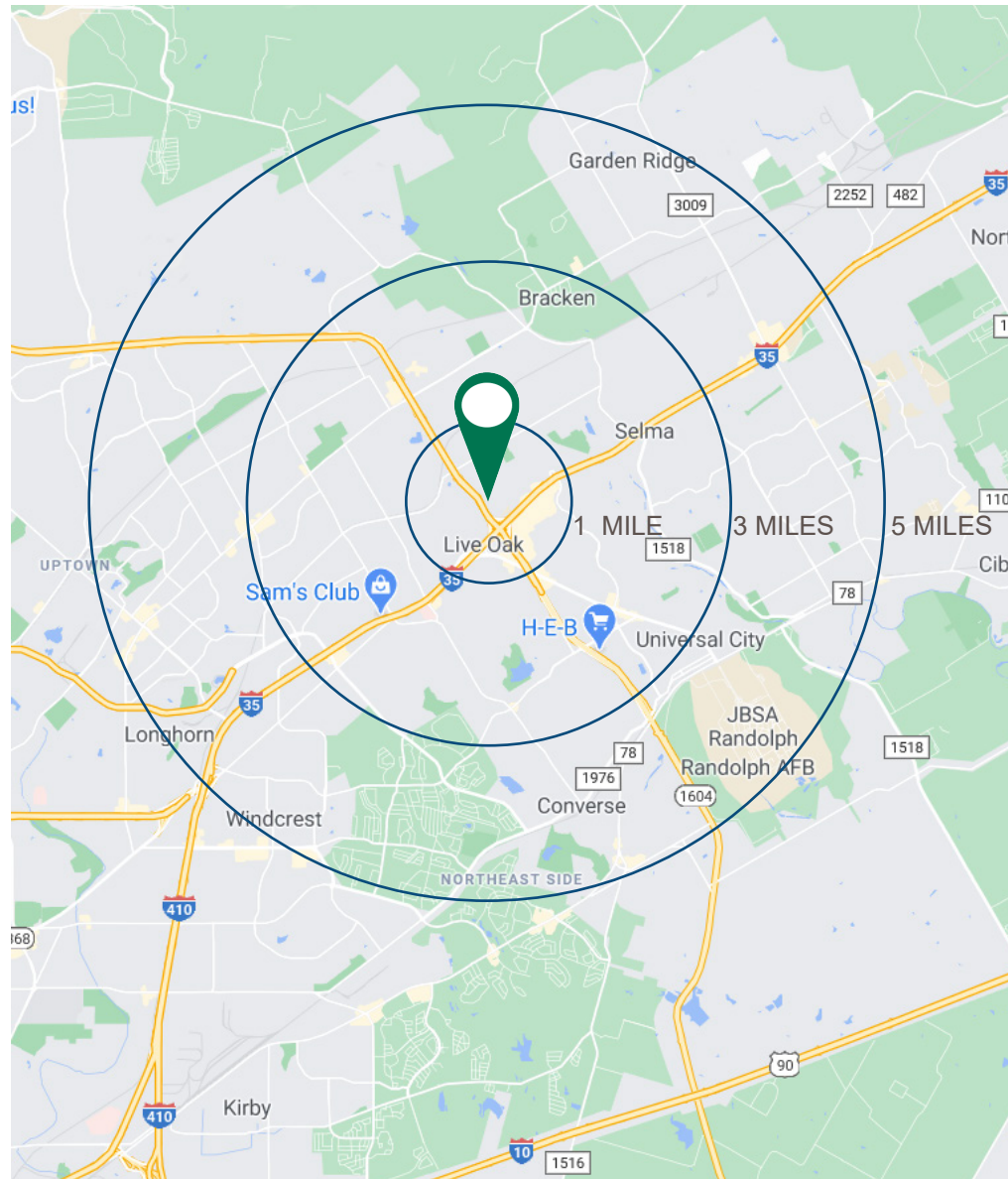




# GATEWAY PLAZA - PLATTED LOTS / DEMOGRAPHICS

NWC of Loop 1604 & IH-35, Live Oak, TX 78233

FOR SALE



	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2022 Total Population:	11,030	92,267	224,217
2027 Population Projection:	12,439	101,137	245,360
Annual Growth 2022-2027:	2.6%	1.9%	1.9%
Average Age:	35.6	36.3	37
<b>Households</b>			
2022 Total Households:	4,052	33,425	80,200
Annual Growth 2022-2027:	2.4%	1.8%	1.8%
Median Household Income:	\$70,564	\$67,302	\$69,245
Average Household Size:	2.6	2.7	2.7
Average Household Vehicles:	2	2	2
<b>Housing</b>			
Median Home Value:	\$185,594	\$174,269	\$177,164
Median Year Built:	2007	1996	1990
<b>Daytime Employment</b>			
Total Businesses:	347	2,772	6,333
Total Employees:	3,653	28,045	60,777
<b>Vehicle Traffic</b>			
IH-35 @ Loop 1604:	180,141 vpd		
IH-35 @ IH-35 Access Rd:	106,201 vpd		
Lookout Rd @ Gateway Blvd:	6,285 vpd		

Source: CoStar

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## 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:
  - 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.

Endura Advisory Group, GP, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	581037 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Designated Broker of Firm	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Licensed Supervisor of Sales Agent/ Associate	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
Corbin Barker Sales Agent/Associate's Name	491799 License No.	cbarker@endurasa.com Email	(210) 366-2222 Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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