

GATEWAY CENTRAL



CLASS A OFFICE/MEDICAL • FOR LEASE 4616 US HIGHWAY 75, DENISON, TEXAS 75020



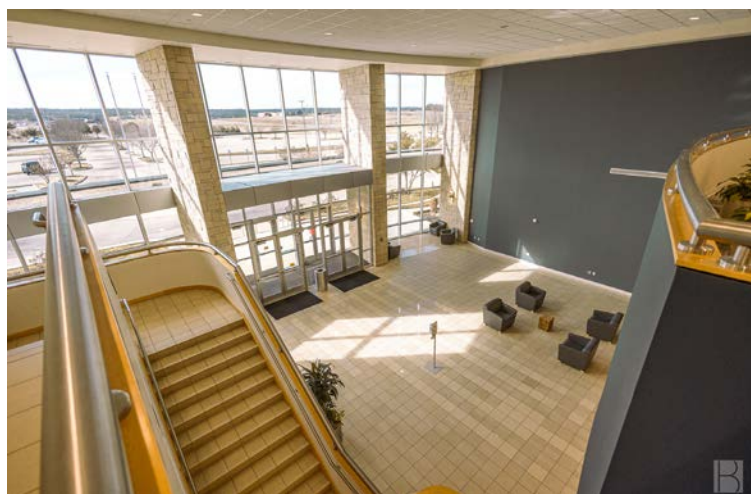
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Located in the master-planned healthy lifestyle community of Gateway Village, Gateway Central is a first-class office building at 4616 US Highway 75 in Grayson County. Designed for medical offices, call centers, and high-density office users, Gateway Central features a backup generator and large, efficient floorplates with spacious, open plans.

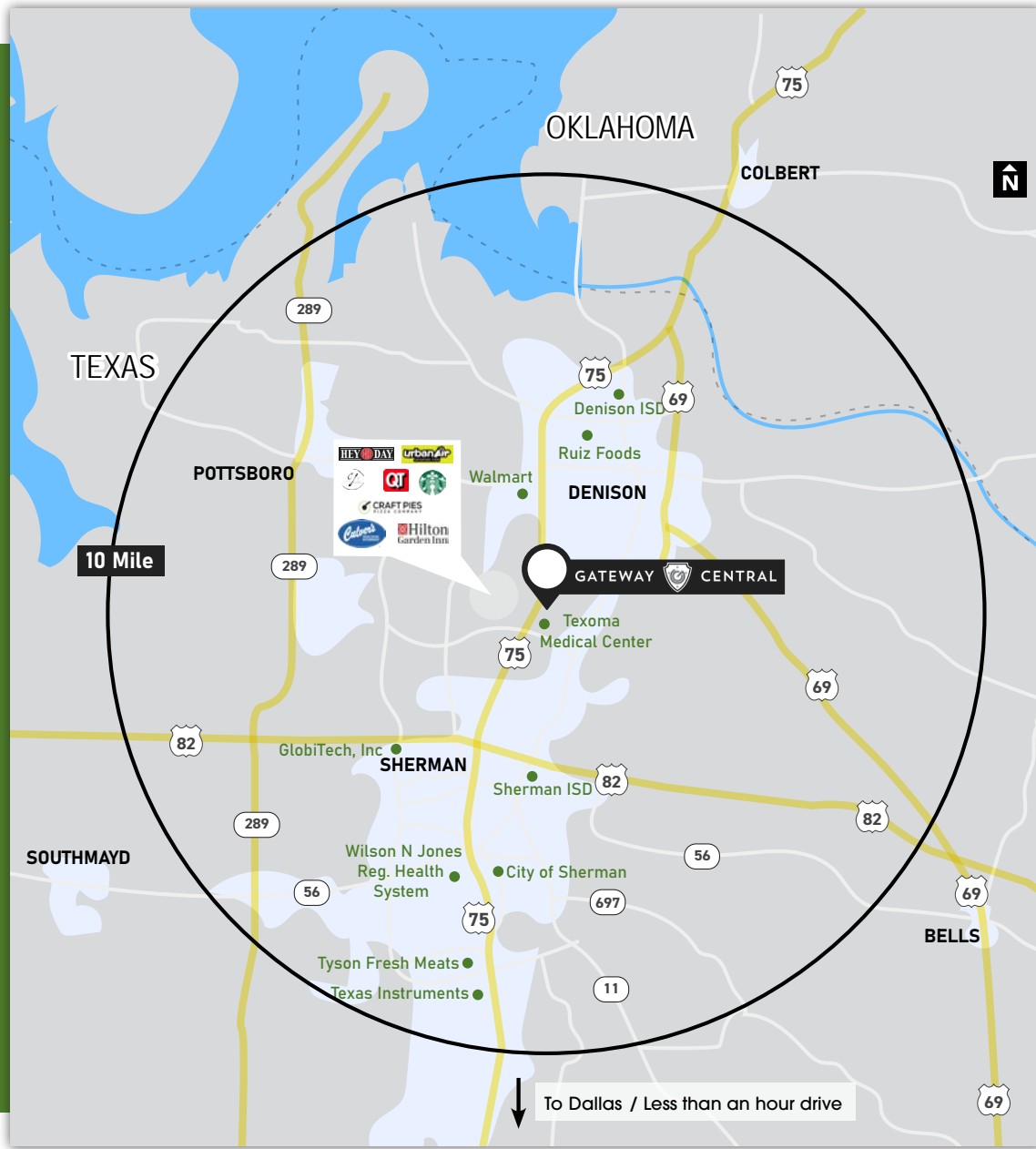
Gateway Central offers numerous on-site amenities, including a conference center, full-service multi-concept cafeteria, landscaped outdoor patio, and a fully-equipped fitness center. Easily accessible from US Highway 75 and Pool Road, the Class-A office building offers plentiful parking for employees and guests with just over 1,000 spaces.

PROPERTY HIGHLIGHTS:

- 140,000 SF office building
- Vacancies range from 2,500 to 61,476 sf.
- 7/1,000 parking ratio
- All medical users accepted
- Building signage available
- High-speed fiber
- Two (2) backup generators on-site
- Easy ingress/egress
- 10-minute drive from Texas Instruments Campus
- 5-minutes to the Texoma Health Foundation (THF) Park with miles of walking trails
- Accessible from U.S. Highway 75 Frontage Rd and Pool Rd, which runs along the east side of Texoma Medical Center off FM 691



AREA AMENITIES:



DEMOGRAPHICS (10 MILE):



POPULATION
(2022)
92,994



HEALTHCARE
414 BEDS / 407+ DOCTORS



PROJECTED POPULATION
(2027)
104,395



UNIVERSITIES & COLLEGES
AUSTIN COLLEGE
GRAYSON COLLEGE



AVG. HOUSEHOLD INCOME
\$70,235

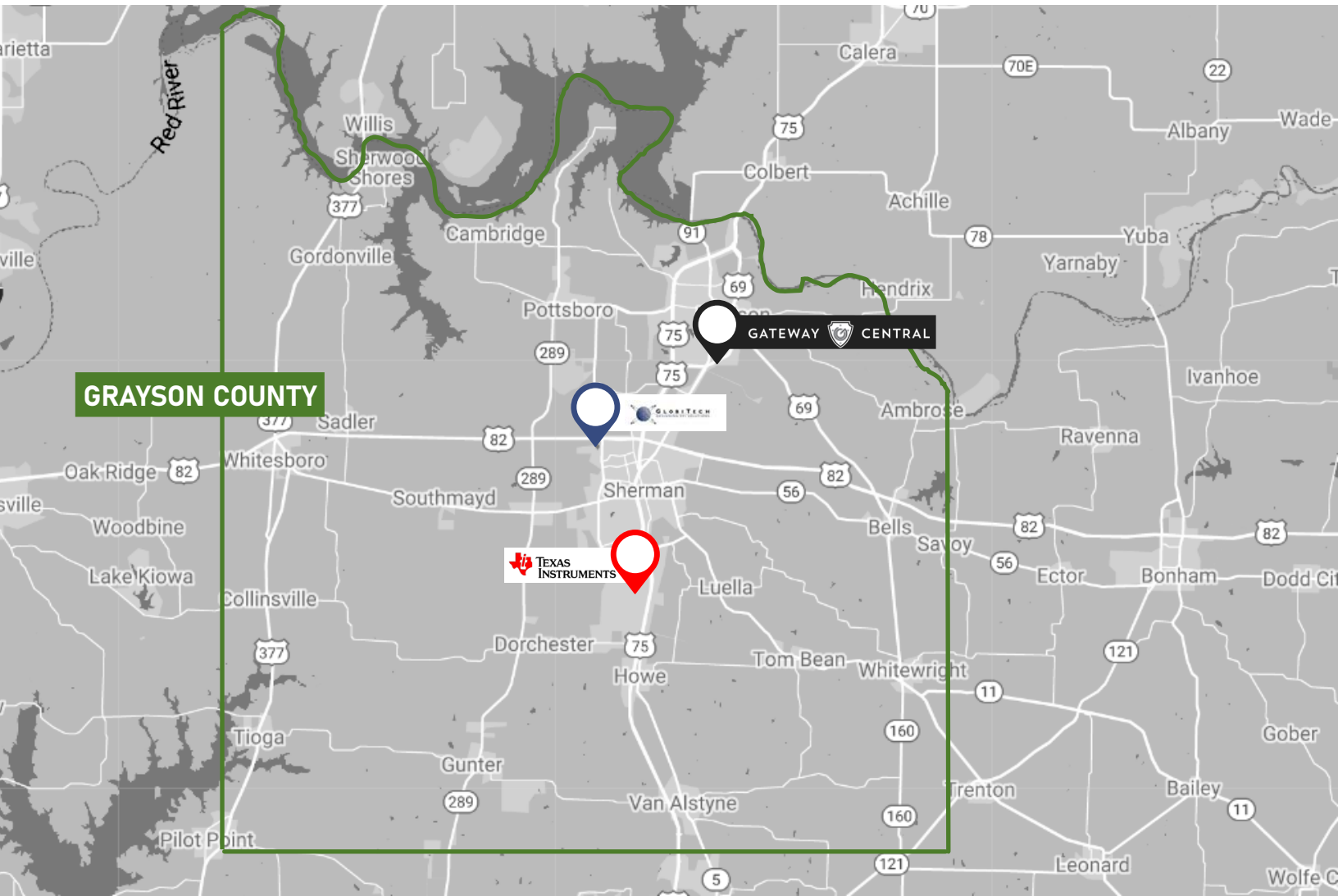


PLANNED DEVELOPMENTS
34+ MIXED USE /
COMMERCIAL FACILITIES

TOP 10 EMPLOYERS:

COMPANY	EMPLOYEES
TEXOMA MEDICAL CENTER	4000
TYSON FRESH MEATS	1700
SHERMAN INDEPENDENT SCHOOL DISTRICT	1137
RUIZ FOODS	1100
WALMART/SAMS	900
CIGNA	800
DENISON INDEPENDENT SCHOOL DISTRICT	722
TEXAS INSTRUMENTS	700
CARRUS SPECIALTY HOSPITAL	650
COHERENT	577

PRIME LOCATION:

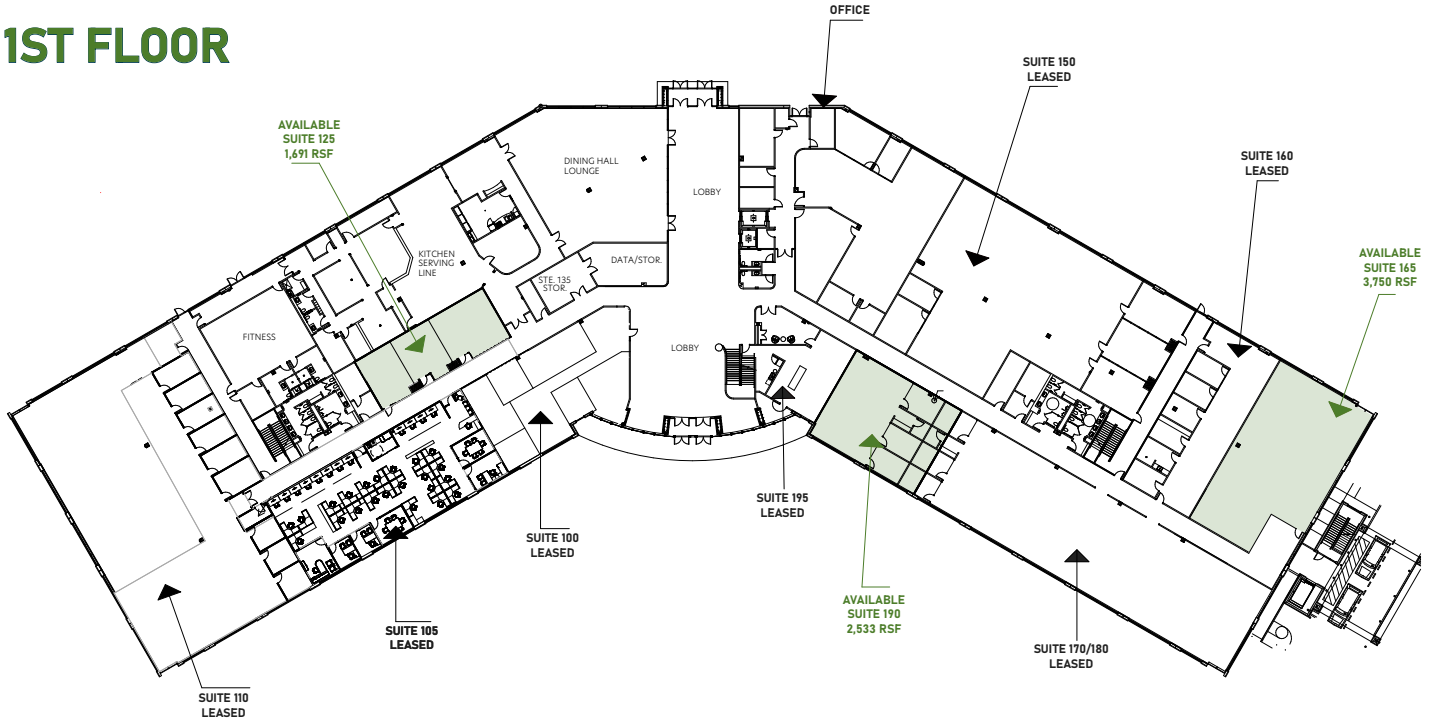


Texas Instruments is building new 300-millimeter semiconductor wafer fabrication plants in Grayson County. The potential \$30 billion investment includes plans for four fabs to support our customers' demand and supporting as many as 3,000 direct jobs.

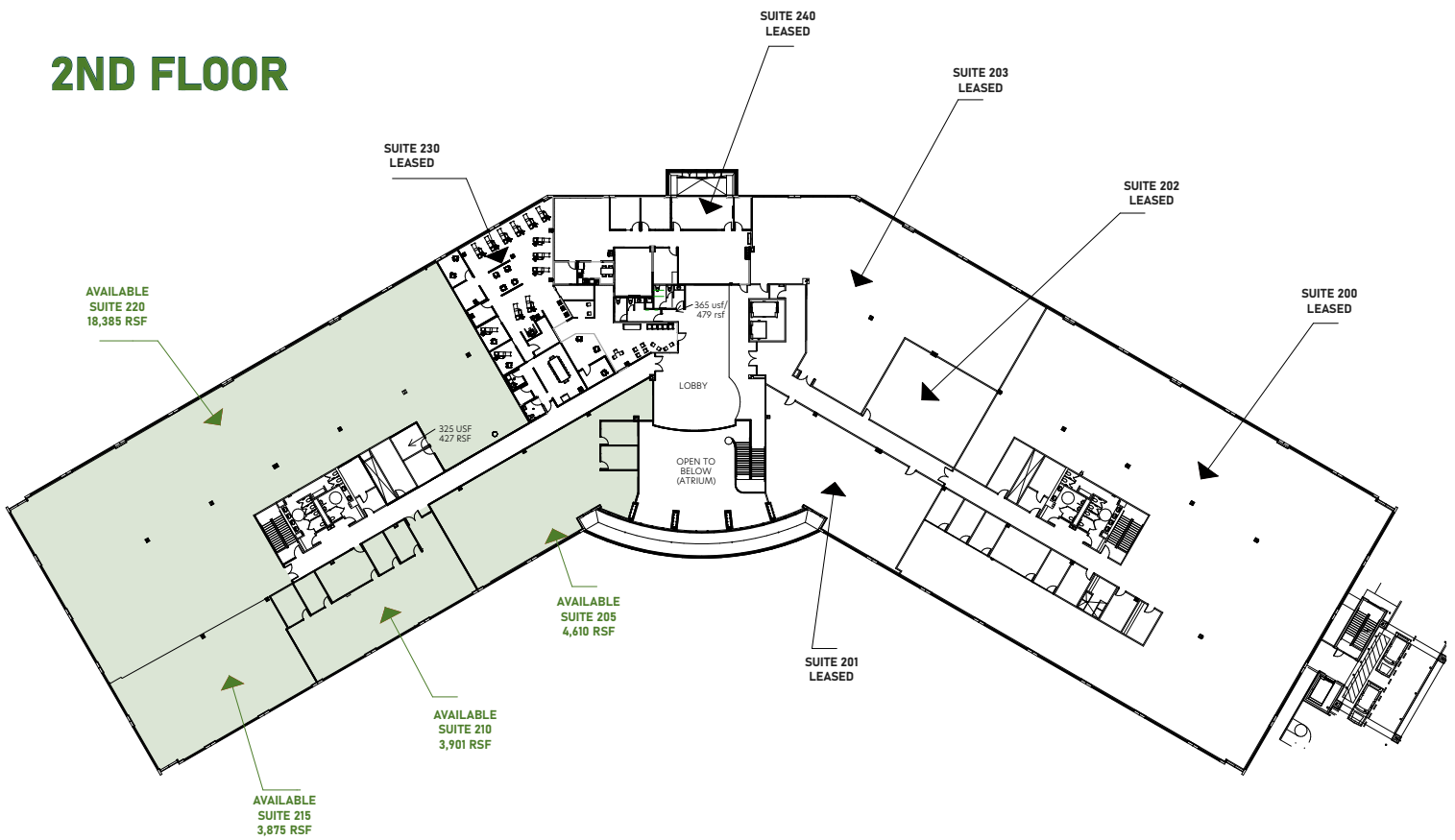
GlobiTech is a global leader in semiconductor technology, providing innovative, advanced technology solutions to leading chip manufacturers to transform lives around the world. GlobiTech operations is located in Grayson County.



1ST FLOOR



2ND FLOOR



CLASS A OFFICE/MEDICAL



CLASS A OFFICE/MEDICAL



GATEWAY CENTRAL

FOR LEASING INFORMATION:

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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.

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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