

FOR LEASE

4646 Dubai Way | Frisco, Texas



Shops at the Gate Restaurant Space Available

4646 Dubai Way | Frisco, TX

Tyler Isbell

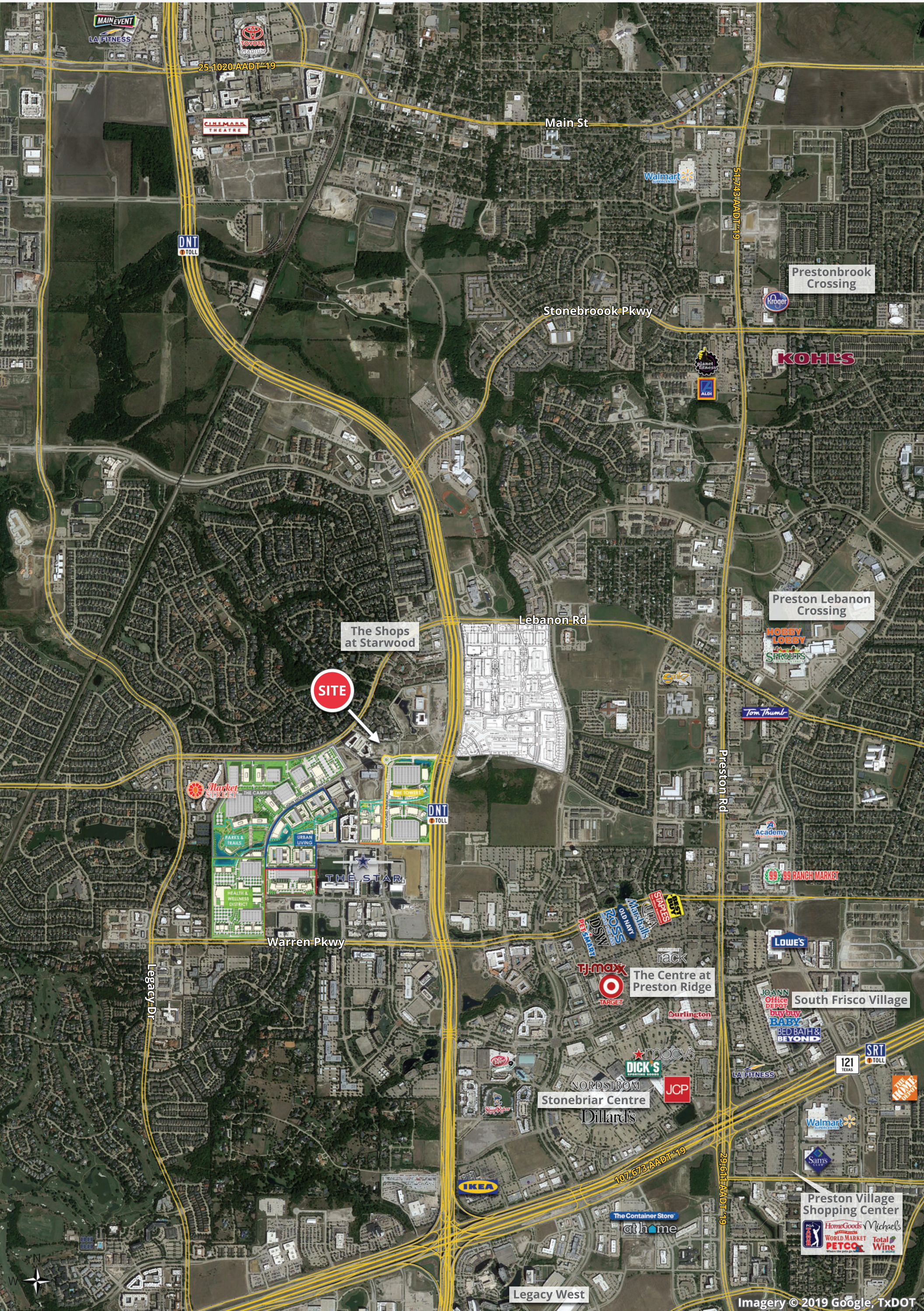
tyler.isbell@srsre.com

Daniel Poku

daniel.poku@srsre.com

Overview

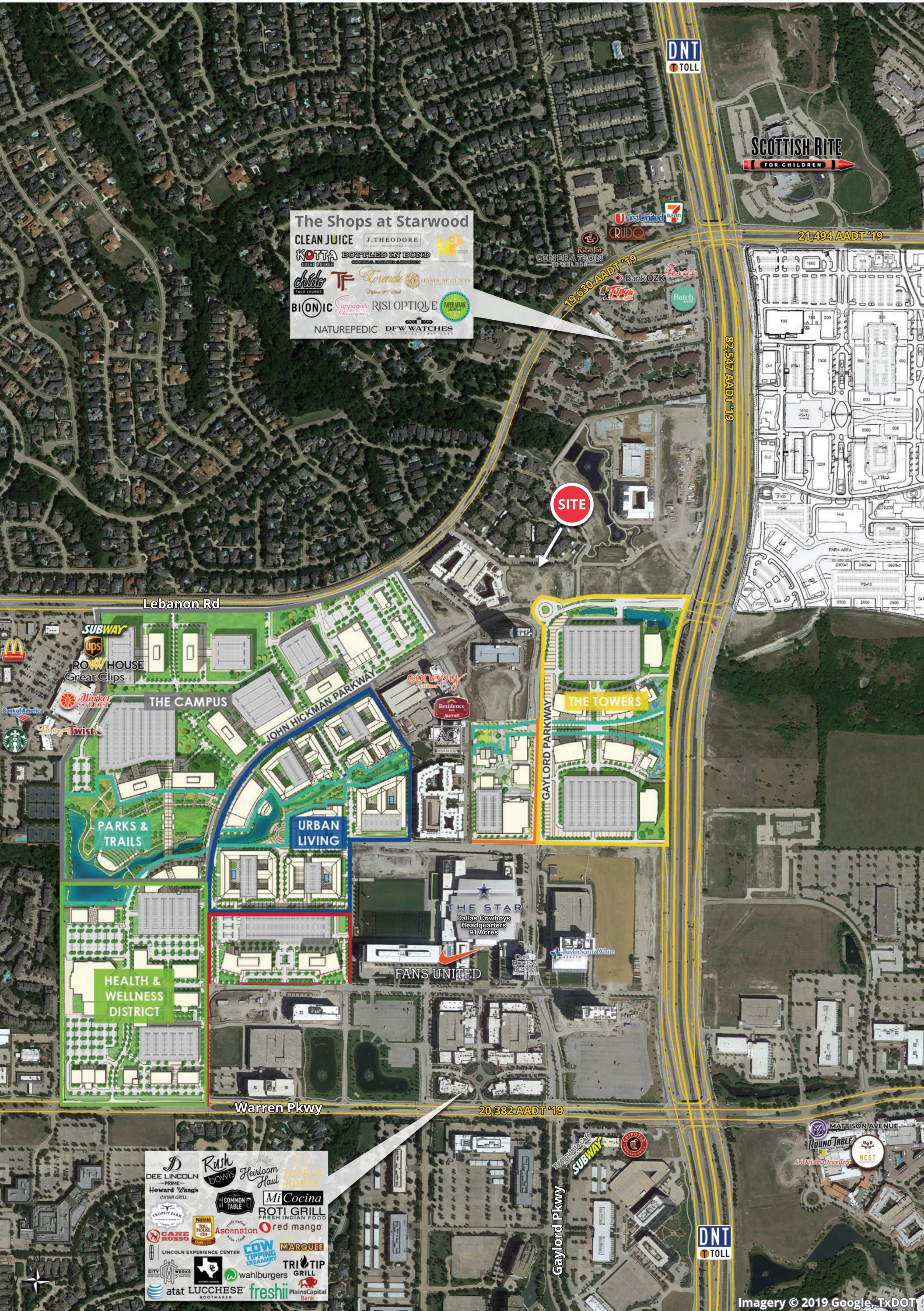
Frisco, TX



Imagery © 2019 Google, TxDOT

Frisco Shops at the Gate

Frisco, TX



Surrounding Trade Area



NEARBY RETAILERS



The 91-acre campus of the Dallas Cowboys World Headquarters and practice facility, Baylor Scott & White Sports Therapy and Research Center, Keurig Dr. Pepper headquarters, and the Ford Center. The Star District includes luxury retail, restaurants, and amenities all at a walking distance.



A 242-acre high-technology, mixed-use development that features 5 million SF of office space, 15,000 employees, the world's first Vertiport, 3,500 new residents, and entertainment.



A 162-acre, 15-building office park consisting of 2.2 million SF of office space.



A master-planned development consisting two multi-family projects, 50,000 SF of restaurant and retail space, a 200 key, boutique-style hotel, a high-end condominium tower and up to 1 million SF of class AA office space.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2020 Population	9,487	108,414	293,246
Median Household Income	\$91,060	\$104,552	\$113,035
Daytime Population	13,723	143,256	320,175

Year: 2020 | Source: Esri



NORTH SIDE VIEW



SOUTH SIDE VIEW

This is a new, twin jewel box development joining Frisco's Shops at the Gate. The Gate is a \$1 billion, mixed-use development that delivers residential, hotel, specialty office and retail spaces.

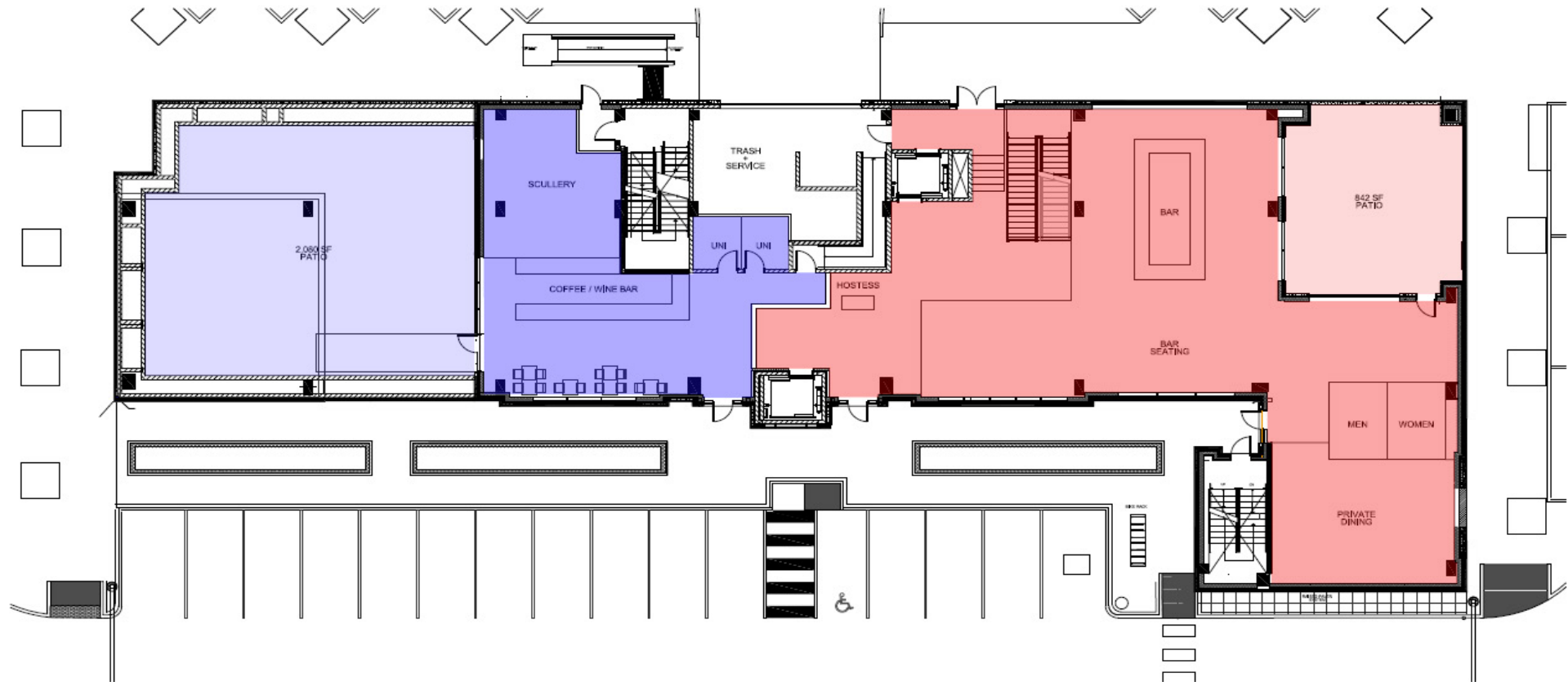
One building will showcase Govindji's, a world-class jeweler operating out of more than 12,000 SF. The second jewel box will deliver a fine-dining restaurant experience to compliment the luxury retailer.

Strategically located in the most office-dense quadrant within Frisco, The Gate offers best-in-class retail and hospitality experiences, luxury residential space, and AAA offices for the fast-growing number of corporations entering the market.

Site Plan | Level One

TENANT ONE:
 Level 1 Net Interior SF : 1,440
 Level 1 Net Exterior SF: 2,080
 Total Net SF : 3,520

TENANT TWO:
 Level 1 Net Interior SF : 4,280
 Level 1 Net Exterior SF: 840
 Level 2 Net Interior SF : 6,760
 Level 2 Net Exterior SF: 840
 Total Net SF : 12,720



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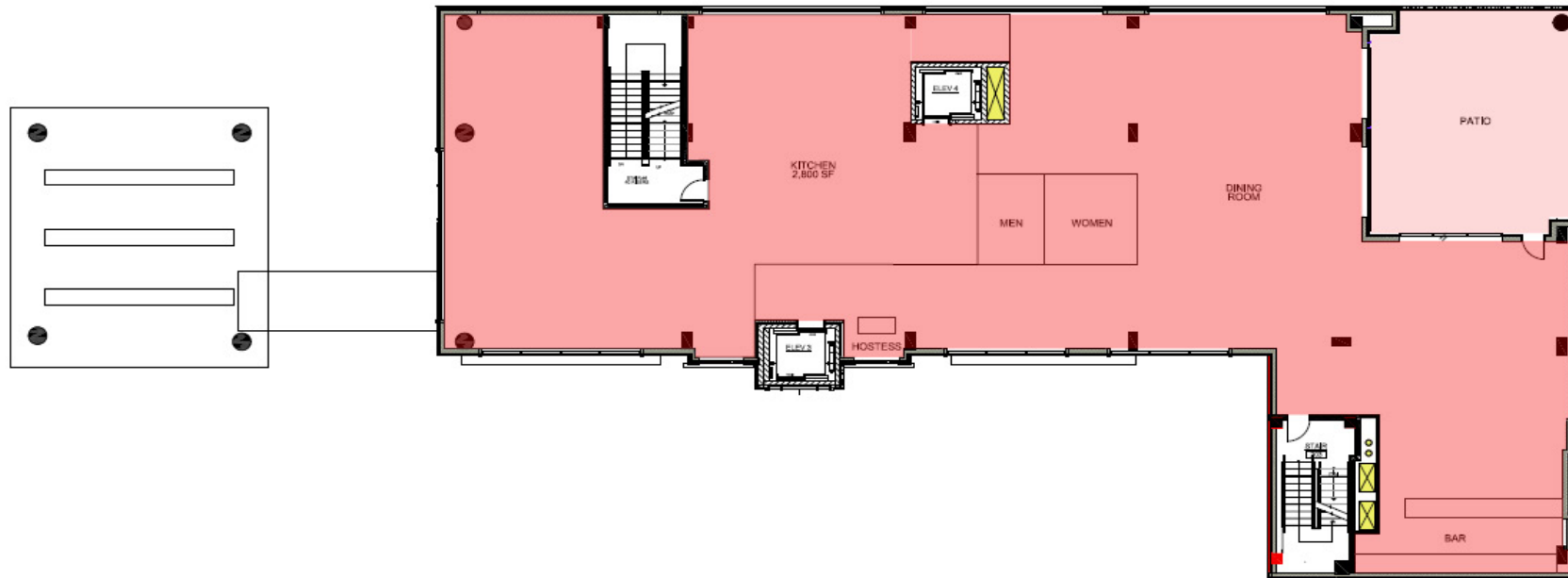
5 CONCEPT PLAN - LEVEL 1
 5Gstudio_Collabrtive, llc. 1217 Main Street #500. Dallas, TX 75202
 YOGESH GOVINDJI

Frisco Shops at The Gate | Frisco, TX

| | | | NTS | 4.1,21 | **A1**

TENANT ONE:
 Level 1 Net Interior SF : 1,440
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TENANT TWO:
 Level 1 Net Interior SF : 4,280
 Level 1 Net Exterior SF: 840
 Level 2 Net Interior SF : 6,760
 Level 2 Net Exterior SF: 840
 Total Net SF : 12,720



CONCEPT PLAN - LEVEL 2

5Gstudio_Collabrative, llc. 1217 Maln Street #500, Dallas, TX 75202

YOGESH GOVINDJI

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A2

DEMOGRAPHICS

ESRI

EST.2020

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TRAFFIC COUNTS

TX DOT

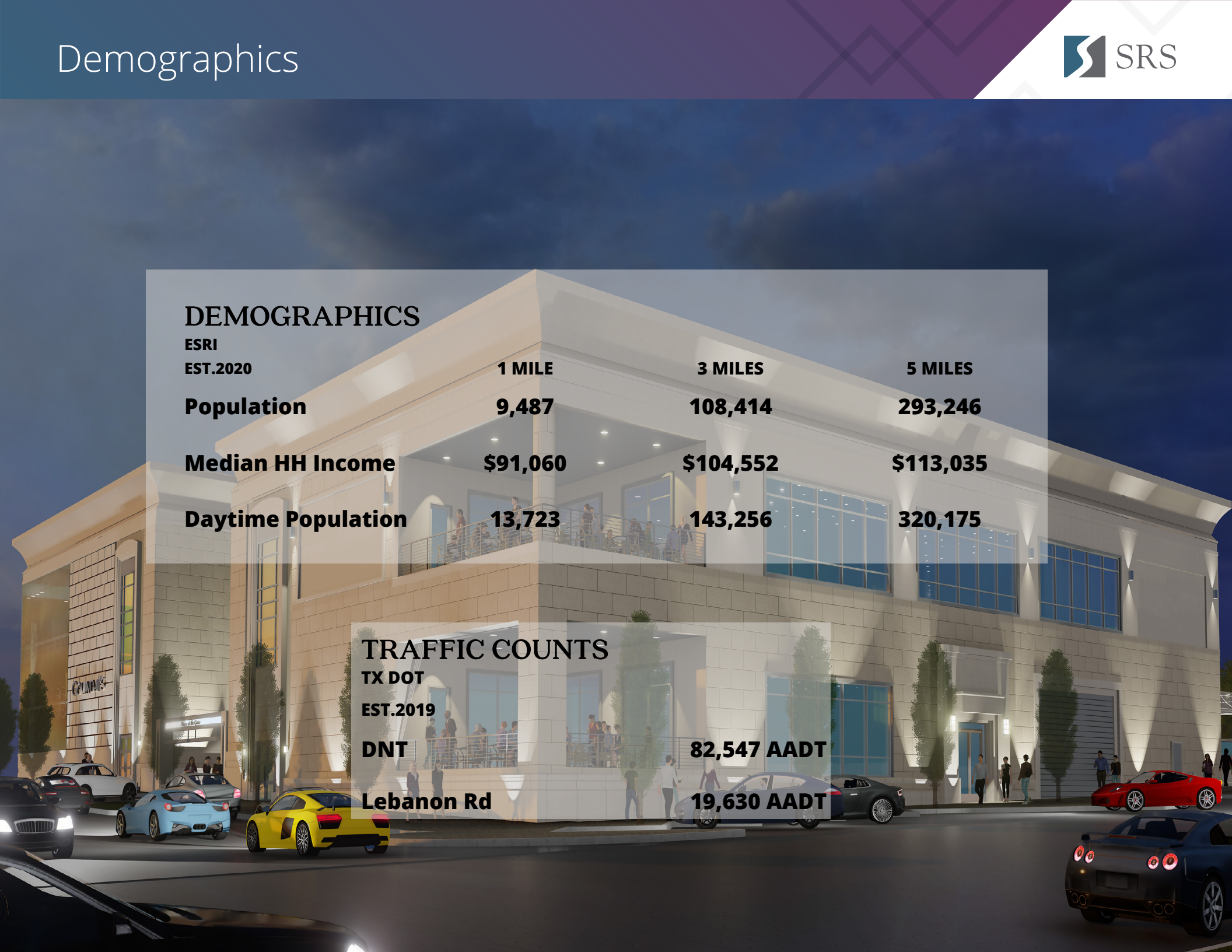
EST.2019

DNT

Lebanon Rd

82,547 AADT

19,630 AADT



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

SRS Real Estate Partners, LLC	600324	mark.reeder@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214.560.3251
Designated Broker of Firm	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214.560.3251
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
John Tyler Isbell	537583	tyler.isbell@srsre.com	214.560.3145
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials

Tenant Initials

Seller Initials

Landlord Initials

Date