

± 0.958 to 16.617 ACRES | PLATTED LOTS FOR SALE
 NWC Loop 1604 & IH-35 | Live Oak, Texas



GATEWAY PLAZA / OVERVIEW

Highly visible pad sites located on the NWC of Loop 1604 and IH-35 with ±172,000 vehicles passing each day, and in close proximity to the highly anticipated IKEA, which opened in February 2019. This development is ideally suited for many commercial uses including retail, office, hotel, event center and/or medical office.

Address	NWC of Loop 1604 and IH-35 Live Oak, Texas
Available	0.958 Acres to 16.617 Acres (platted lots)
Zoning	B-3 (City of Live Oak)
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* <small>*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.</small>
Submarket	Far Northeast
Price	Call for Pricing



9.16.19



CORBIN BARKER
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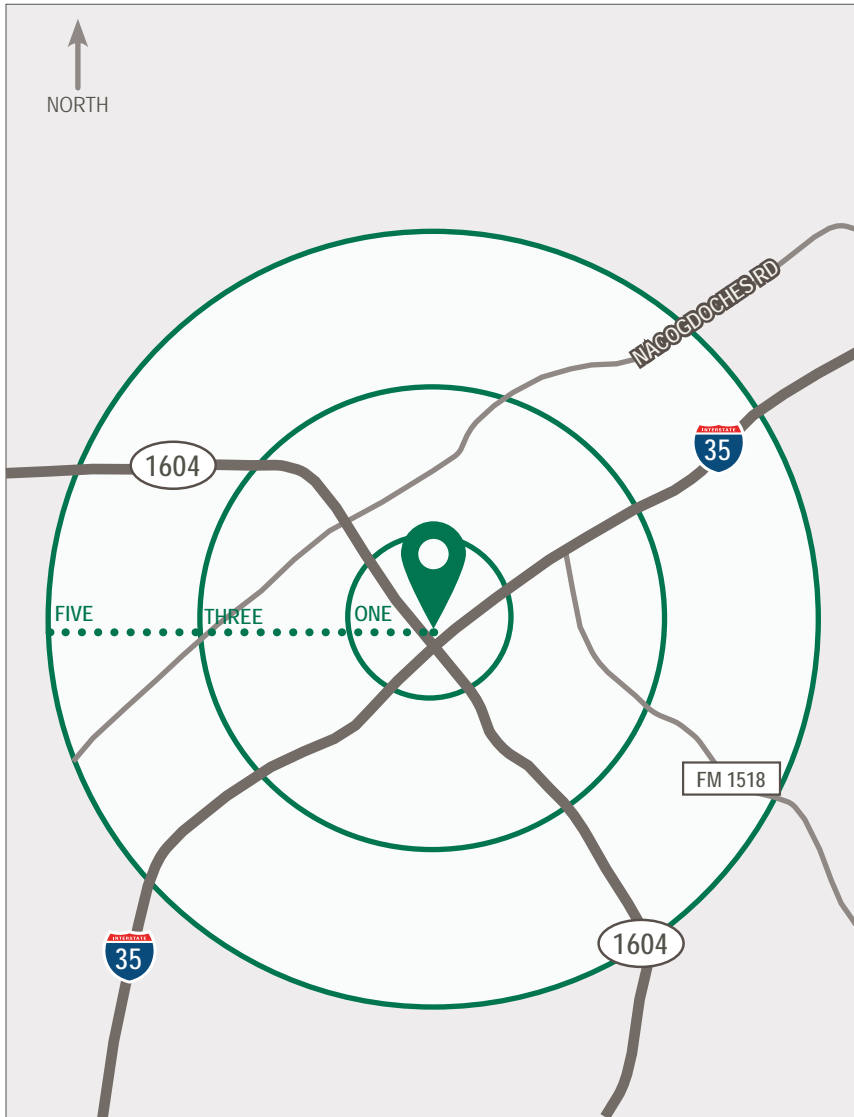
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FOR SALE

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 / DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
Population			
2019 Estimated Population	13,872	85,231	225,467
2024 Estimated Population	15,601	92,365	245,202
Estimated Pop Growth 2019-2024	12.46%	8.37%	8.75%
Average Age	34.3	36.2	36.4

	1-Mile	3-Mile	5-Mile
Households (HH)			
2018 Total Households	5,195	31,224	80,153
Household Growth 2019-2024	11.65%	7.85%	8.25%
Median HH Income	\$71,244	\$66,739	\$68,369
Average HH Size	2.6	2.7	2.8
2018 Average HH Vehicles	2.0	2.0	2.0

	1-Mile	3-Mile	5-Mile
Housing			
Median Home Value	\$157,977	\$153,479	\$155,730
Median Year Built	2006	1992	1991

	1-Mile	3-Mile	5-Mile
Daytime Employment			
Total Businesses	353	2,493	5,601
Total Employees	4,614	28,208	60,626

	1-Mile	3-Mile	5-Mile
Vehicle Traffic			
Loop 1604 & IH-35 Access Rd	89,992 vpd		
IH-35 & Pat Booker	145,802 vpd		
Lookout Rd & Gateway Blvd	7,856 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	581037	jlundblad@endurasa.com	(210) 366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Corbin Barker	491799	cbarker@endurasa.com	(210) 366-2222
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eric Lundblad	584796	elundblad@endurasa.com	(210) 366-2222
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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