



9607 Research Blvd, Austin, TX 78759

Gateway Shopping Centers

260226

GATEWAY SHOPPING CENTER TRADE AREA



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,280	114,366	291,750
Households	3,589	56,346	136,347
Daytime Pop.	28,638	172,197	377,636
Avg. HH Income	\$134,056	\$133,483	\$132,033
Education Attain.	75%	64%	62%



GATEWAY SHOPPING CENTER
SITE PLAN



NO.	RETAILER	SF	NO.	RETAILER	SF	NO.	RETAILER	SF	NO.	RETAILER	SF
1251	Available	3,328	2120	Today's Vision	3,000	3140	Restore Hyper Wellness	3,307	LL02	Verizon	4,582
1300	Z Couture	10,214	2130	In-Fashion Nails & Spa	1,036	3150A	Bark 'N Purr	2,667	XC	Nordstrom Rack	35,058
1310	Paul Mitchell The School	14,946	2140	Relax the Back	2,547	3160	Fleet Feet	3,898	XD	Whole Foods Market	34,078
1500	Haru Sushi	5,017	2430	J. Crew Factory	4,992	3215	T-Mobile	3,478	XEA	Old Navy	15,136
1550A	Semper Laser	1,134	2450	Miniso	4,416	3220	Available	1,404	XF	Best Buy	46,798
1550B	Red Wing Shoes	1,800	2600	Ulta	12,881	3225	Levo Dental	1,828	XG	Crate & Barrel	25,900
1550C	Square Nails	3,030	2650	David's Bridal	12,388	3230	Available	1,081	XH	Recreational Equipment.	(NAP)
1600A	Kohler Signature Store	2,875	2675	Brazilian Fight Factory	3,429	3235	Semper Fi Fitness	667	XI	The Container Store	23,752
1650A	Men's Wearhouse	5,787	3100A	Panera Bread	5,110	3240	Bex + Co Salon	4,606	XJ	Regal Gateway Cinema	66,918
2100	Casavante House of Jewelry	2,515	3120	Instep, Birckenstock	2,547	3250	Available	4,666	XK	Available*	49,662
2110	Skinspirit	2,279	3130	Fastframe / Prickley Pear	1,819	LL01	Available	6,741	XL	The Tile Shop	34,776

GATEWAY SHOPPING CENTER
PHOTOS

CENTER HIGHLIGHTS
Anchored by Whole Foods and The Container Store, Best Buy and Nordstrom Rack



GATEWAY
SHOPPING
CENTER
AERIAL



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.

AMREIT REALTY INVESTMENT CORPORATION

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Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

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Designated Broker of Firm

License No.

Email

Phone

/ / /
Buyer/Tenant/Seller/Landlord Initials

Date