



**± 0.958 to 1.7 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.

<b>Address</b>	NWC of Loop 1604 and IH-35 Live Oak, Texas
<b>Available</b>	0.958 Acres to 1.7 Acres (platted lots)
<b>Zoning</b>	B-3 (City of Live Oak)
<b>Area Retailers</b>	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!)
<b>Utilities</b>	Available to site* <small>*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.</small>
<b>Submarket</b>	Far Northeast
<b>Price</b>	Reduced Price Call for Pricing



11.4.20



**CORBIN BARKER**  
210.477.0827 direct  
210.410.3718 mobile  
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**ERIC LUNDBLAD, CCIM**  
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210.273.2946 mobile  
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9311 San Pedro Ave, Suite 850  
San Antonio, Texas 78216  
210 366-2222  
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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.

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# GATEWAY PLAZA / AERIAL VIEW



**ENDURA**  
**ADVISORY GROUP**  
 commercial real estate solutions

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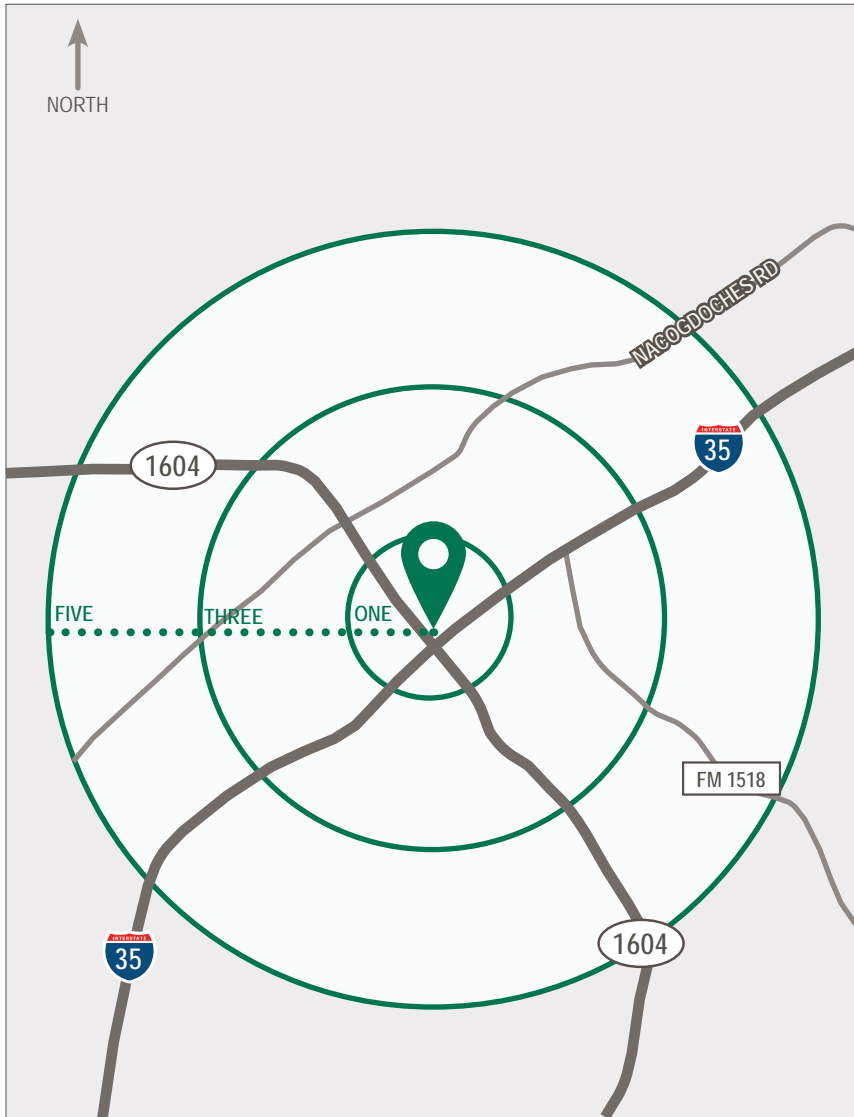
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# GATEWAY PLAZA / DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
<b>Population</b>			
2020 Total Population	10,113	84,719	222,434
2025 Population	11,173	91,278	239,263
Population Growth 2020-2025	10.48%	7.74%	7.57%
Average Age	34.80	36.00	36.90

	1-Mile	3-Mile	5-Mile
<b>Households (HH)</b>			
2020 Total Households	3,871	30,921	79,878
Household Growth 2020-2025	9.82%	7.22%	7.26%
Median HH Income	\$74,524	\$66,668	\$67,685
Average HH Size	2.60	2.70	2.70
2020 Average HH Vehicles	2.00	2.00	2.00

	1-Mile	3-Mile	5-Mile
<b>Housing</b>			
Median Home Value	\$179,985	\$163,786	\$167,615
Median Year Built	2005	1994	1990

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

	1-Mile	3-Mile	5-Mile
<b>Vehicle Traffic</b>			
Loop 1604 & IH-35 Access Rd	111,895 vpd		
IH-35 & Pat Booker	179,140 vpd		
Lookout Rd & Gateway Blvd	3,361 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

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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Sales Agent/Associate’s Name	License No.	Email	Phone

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