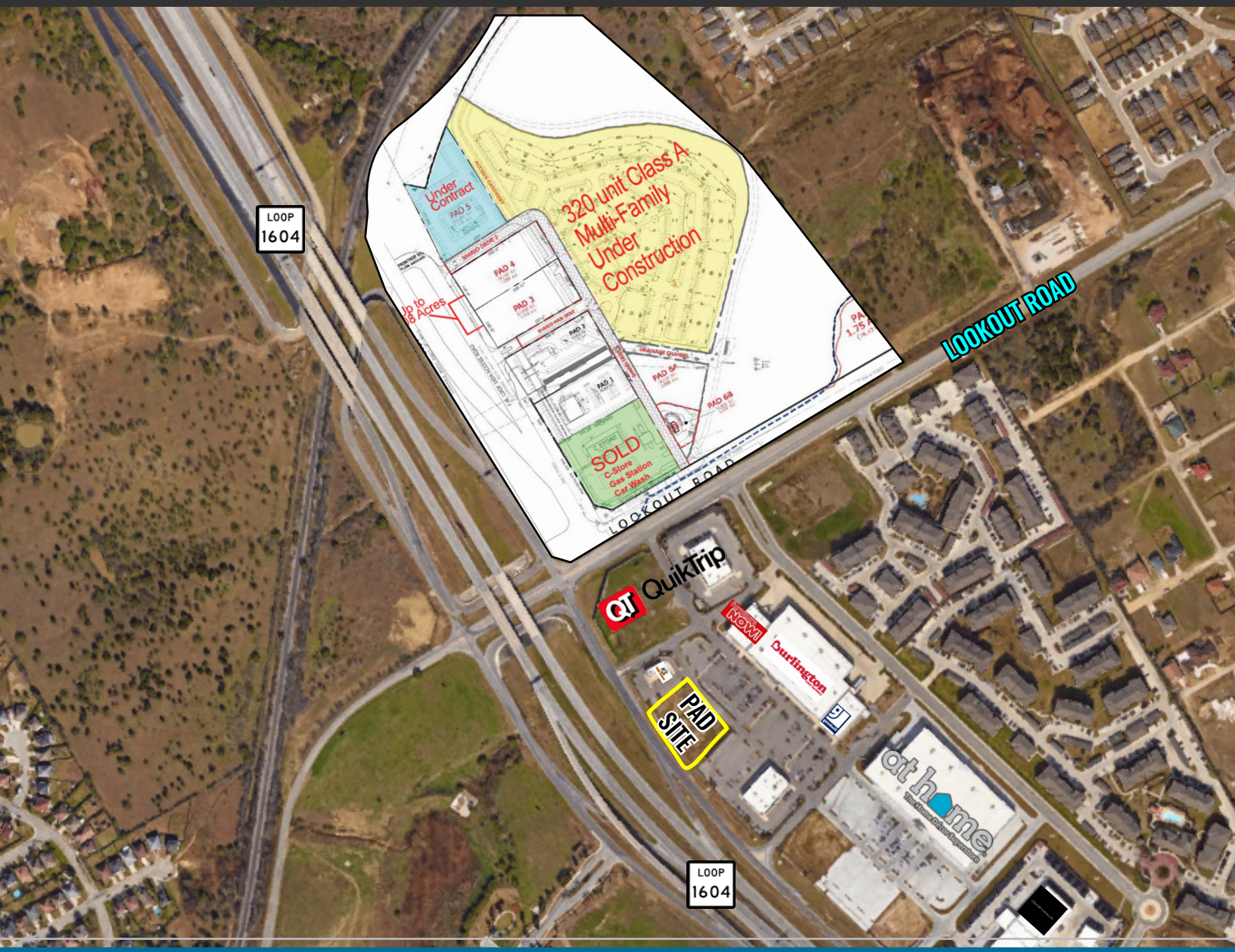
7505-7529 NORTH LOOP1604

FOR LEASE



LOCATED AT THE NORTHWEST CORNER OF LOOP 1604 AND INTERSTATE 35

GATEWAY PLAZA PAD SITE

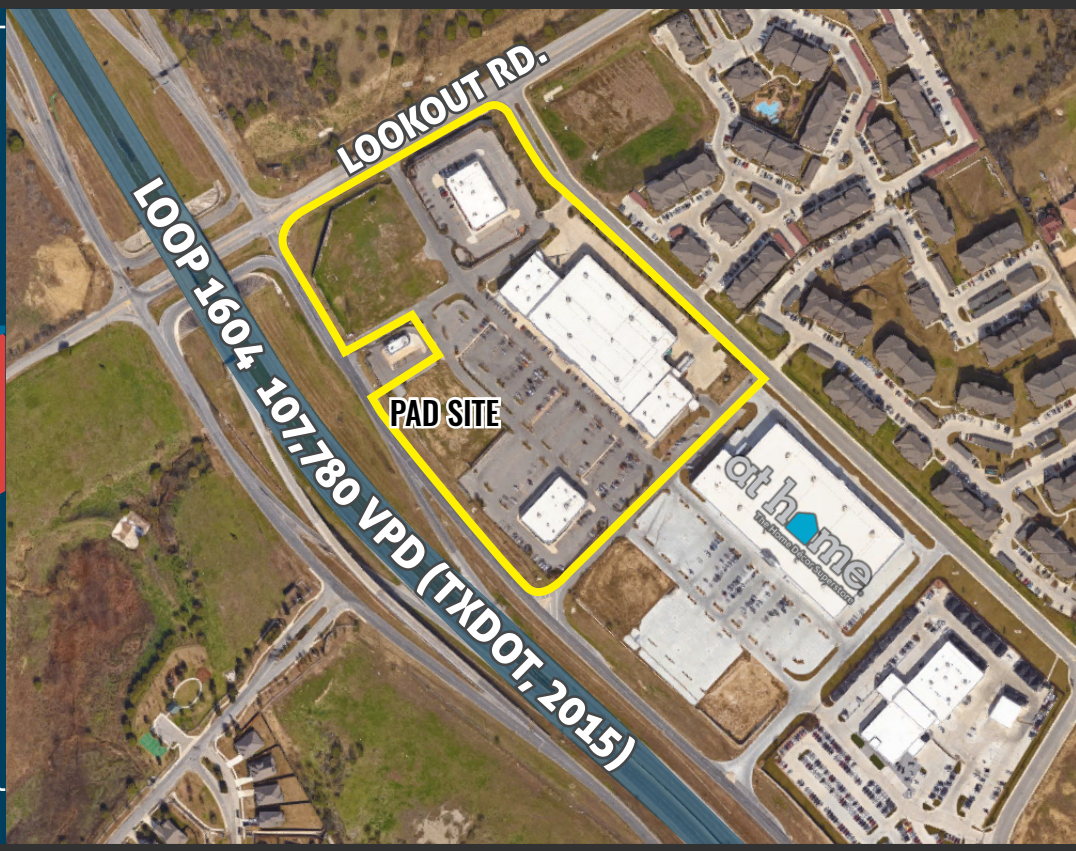
PRICING

Pad Site: $18.00 PSF

VALCOR

7505-7529 NORTH LOOP1604

FOR SALE



PROPERTY OVERVIEW

Gateway Plaza is a 138,510 square foot shopping center located at the northwest corner of Interstate 35 and Loop 1604 in Live Oak. Sitting on 13 acres, the center consists of three retail buildings and **an available pad site**. The property offers ample frontage along Loop 1604 with 7 access points from both highways. Major tenants include Burlington Coat Factory, Goodwill, Great Clips, James Avery and more.

ADDRESS

7505-7529 N. Loop 1604,
Live Oak, Texas 78233

AMENITIES

- Ample frontage along Loop 1604 and Lookout Road.
- Two pylon sign opportunities along Loop 1604 and at the corner of IH-35 and Loop 1604.
- Multiple access points.
- Neighboring tenants include At Home and Cavender Cadillac.
- Proposed IKEA development across Loop 1604.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population:	8,587	73,169	193,785
Avg HH Income:	$78,812	$70,747	$74,445
Households:	3,058	27,072	70,829
Employees:	2,446	28,662	61,707

AVAILABLE

Pad Site: 1.2 Acres

PARKING

5.5 / 1,000 SF

ZONING

B-3

FRONTAGE

+1,000 linear ft. along Loop 1604

FOR MORE INFORMATION CONTACT:

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FOR SALE

PADS	ACREAGE
PAD	1.2 ACRES

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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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Designated Broker of Firm	License No.	Email	Phone
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Gary Stephens	613303	gary@valcorcre.com	210.824.4242
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____