

# GATEWAY PLAZA

SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD



GLA: 277,864 SF

LEASE RATES:  
CALL FOR DETAILS

NNN: \$7.23 PSF

GATEWAY PLAZA RETAILERS:

[COMING SOON]

Gateway Plaza is located at the intersection of East Highway 114 and Southlake Boulevard in the affluent DFW suburb of Southlake. Southlake was recently ranked by CNBC as one of the top 5 best cities in the country to relocate to, as well as having one of the state's best public school systems. It has an average household income almost triple that of the rest of the country.

### AVAILABILITY:

- UNIT 4: 6,500 SF [FORMER PREMIER GRILLING]
- UNIT 19: 3,587 SF [CURRENTLY OCCUPIED BY THE CHRISTMAS SHOPPE—AVAILABLE WITH 30-DAY NOTICE]
- UNIT 21: 5,052 SF [CURRENTLY OCCUPIED BY HONEY BAKED HAM—AVAILABLE WITH 30-DAY NOTICE]
- UNIT 22: 1,194 SF [FORMER COOL CUTS 4 KIDS]
- UNIT 27: 4,008 SF [SECOND GEN. RETAIL]
- UNIT 30B: 2,200 SF [SECOND GEN. RETAIL]
- PAD SITE: AVAILABLE [UP TO 8,000 SF BUILDING CAN BE BUILT ON THE SITE]

### DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2023 Population	4,657	52,994	119,238
2023 Daytime Population	16,847	87,734	168,898
2023 Average HH Income	\$141,087	\$168,935	\$185,999
2023 Median HH Income	\$95,318	\$112,575	\$128,981

### TRAFFIC COUNTS:

E. Highway 114: 120,899 VPD  
E. Southlake Blvd: 43,856 VPD



FOR MORE INFORMATION, PLEASE CONTACT:

**THAD BECKNER**  
214.572.8457  
tbeckner@theretailconnection.net

**DAVID LEVINSON**  
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2 Bank of America	5,430 SF
3 Men's Wearhouse	6,000 SF
<b>4 AVAILABLE</b>	<b>6,500 SF</b>
5 Chipotle Mexican Grill	2,432 SF
6 Pearle Vision	3,027 SF
7 The Halal Guys	1,830 SF
8 Anamia's	5,508 SF
9 Shogun Sushi Restaurant	4,253 SF
10 Craftway Kitchen	4,056 SF
12 Fitness HQ	2,500 SF
13 Ulta	11,250 SF
14 Five Below	9,020 SF
15 Rally House	6,699 SF
16 HomeSense	30,000 SF
17 TJ Maxx	30,600 SF
18 Old Navy	18,283 SF
18A Pure Hockey	7,087 SF
<b>19 TENANT OPERATING BUT AVAILABLE</b>	<b>3,587 SF</b>
20 Unique Nail Spa	1,500 SF
<b>21 TENANT OPERATING BUT AVAILABLE</b>	<b>5,052 SF</b>
<b>22 AVAILABLE</b>	<b>1,194 SF</b>
23 Gymboree	2,725 SF
24 KOHL'S	87,423 SF
25 Chair King	15,701 SF
26 Cost Plus World Market	18,383 SF
<b>27 AVAILABLE</b>	<b>4,008 SF</b>
28 The Tile Shop	18,615 SF
29 Epicenter for the Arts	15,021 SF
<b>30B AVAILABLE</b>	<b>2,200 SF</b>
32 Hareli Fresh Market	23,428 SF
33 Salons by JC	12,000 SF
<b>37 PAD SITE AVAILABLE</b>	<b>Up to 8,000 SF</b>



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THE **retail** CONNECTION

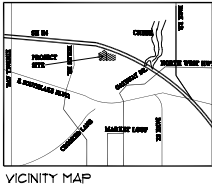
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# GATEWAY PLAZA | POTENTIAL PAD DEVELOPMENT

SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD



**LEGEND**

**LOT 1 AND 2**

- Proposed Building Area
- Proposed Landscaping Area
- Proposed Retaining Wall
- Existing
- Fire Hydrant

**NOTES:**

- ALL PARKING AND LANDSCAPING SHALL BE PERMITTED UNDER THE CITY OF SOUTHLAKE ORDINANCE NO. 999-B.
- ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
- ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SOUTHLAKE ORDINANCE NO. 999-B.
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**SUMMARY CHART - BUFFERYARDS**

Block	Required	Provided	Shortfall	Notes
North 1	120'	120'	0'	
North 2	120'	120'	0'	
South 1	120'	120'	0'	
South 2	120'	120'	0'	
West	120'	120'	0'	
East	120'	120'	0'	

**TABULATIONS**

Lot	Area	Block	Block Coverage	Parking	Parking Coverage	Parking Ratio	Impervious Coverage
1	41,400 SF	0.25	10,350 SF	41	41	1.00	7,644 SF
2	41,400 SF	0.25	10,350 SF	41	41	1.00	7,644 SF

**SUMMARY CHART - PARKING LOT LANDSCAPE**

Sheet	Landscaping Area	Required	Provided	Shortfall
LOT 1	Required: 1,200 SF	1,200 SF	1,200 SF	0 SF
LOT 2	Required: 1,200 SF	1,200 SF	1,200 SF	0 SF

**SITE DATA SUMMARY CHART**

LOT 1	LOT 2
Existing Zoning: GSO	SPC for C-3 Use
Proposed Zoning: GSO	SPC for C-3 Use
Land Use Description: RETAIL	Retail Use
Address: 5310 Harvest Hill Road	47,400 SF
Net Acreage: 1.08	1.08
Number of Proposed Lots: 2	2
Area of Open Space: 12,000 SF	12,000 SF
Area of Impervious Coverage: 35,400 SF	35,400 SF
Proposed Building Area: 8,050 SF	8,050 SF
Number of Floors: 1	1
Proposed Floor Area by Use: 8,050 SF	8,050 SF
Required Parking: 41	41
Provided Parking: 41	41
Required Landscaping: 1,200 SF	1,200 SF
Provided Landscaping: 1,200 SF	1,200 SF
Required Loading Spaces: 41	41
Provided Loading Spaces: 41	41
Area of Outside Storage: 0 SF	0 SF
Start Construction: JANUARY 01	OCT 01 ONLY



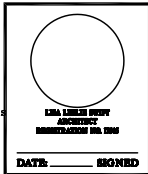
**GOMEZ SWIFT ORBEN**  
**330 HARVEST HILL ROAD**  
**SUITE 146, LB 156**  
**DALLAS, TEXAS 75230**  
**TEL: (214) 353-3662**  
**FAX: (214) 353-3662**  
[www.GSOarchitects.com](http://www.GSOarchitects.com)

**SITE PLAN SUBMITTAL FOR:**  
**LOTS 1 AND 2**  
**GATEWAY PLAZA**  
**SOUTHLAKE, TEXAS**  
**A DEVELOPMENT OF:**  
**INLAND DEVELOPMENT**

**ISSUE LOG**

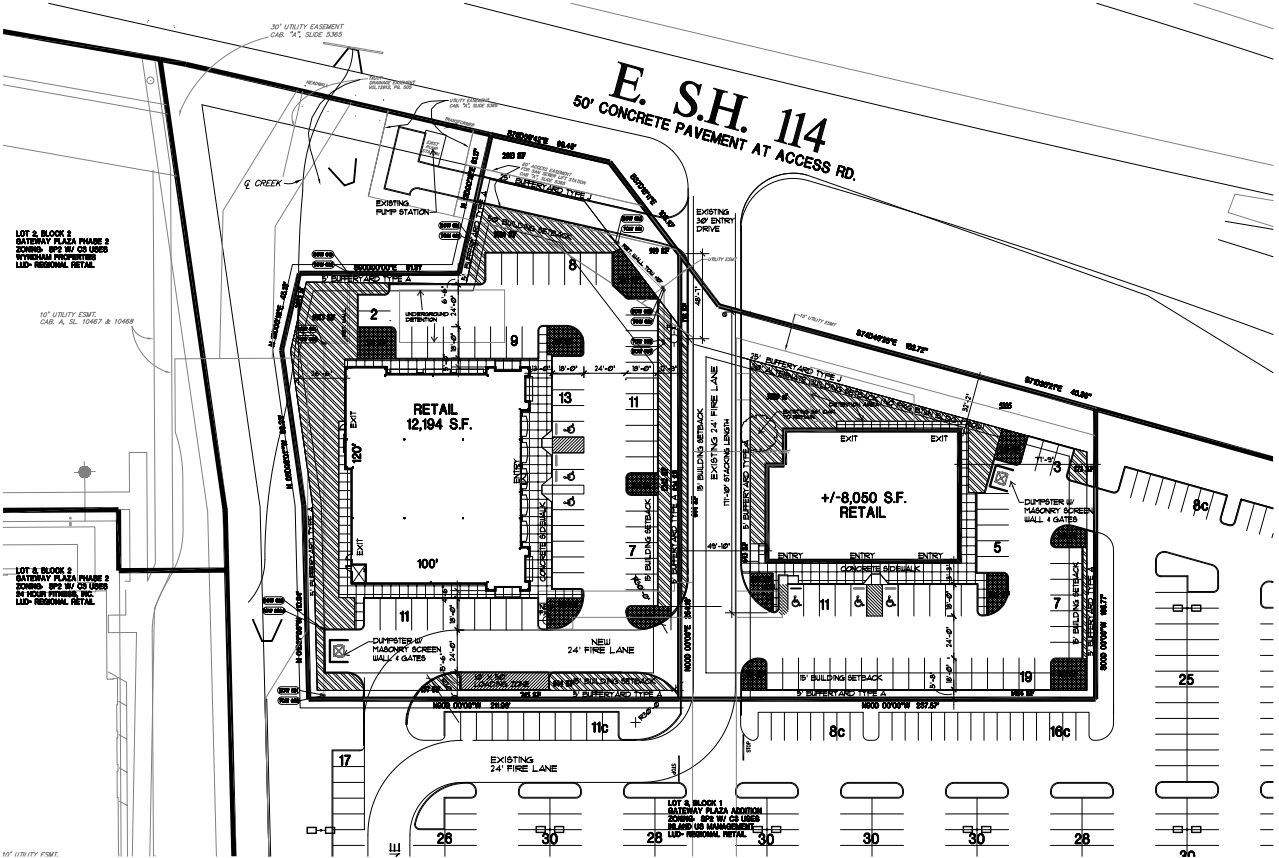
NO.	DESCRIPTION	DATE
1	SITE PLAN SUBMITTAL	5/26/06
2	REVISIONS PER CITY COMMENTS	6/30/06

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JOB NO.: 05-076  
 DATE: 5/26/06  
 SCALE: 1/8"=1'-0"

SHEET NO.  
**A.11**  
 ZA06-091



**01 SITE PLAN**



LOTS 1 & 2, Block 1  
 GATEWAY PLAZA ADDITION  
 Thomas Easter Survey Abstract No. 458  
 City of Southlake, Tarrant County, Texas

**APPLICANT/PREPARER:**  
 GSO Architects  
 5310 Harvest Hill Suite 146  
 Dallas, Texas 75230  
 Phone: 972-385-9851  
 Fax: 972-385-3662  
 contact: Lisa Swift

**OWNER:**  
 Inland US Management LLC  
 2301 Butterfield Road  
 Oak Brook, IL 60563  
 Phone: 630-368-2330  
 contact: Donna Gibbons



FOR MORE INFORMATION, PLEASE CONTACT:

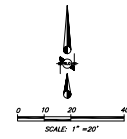
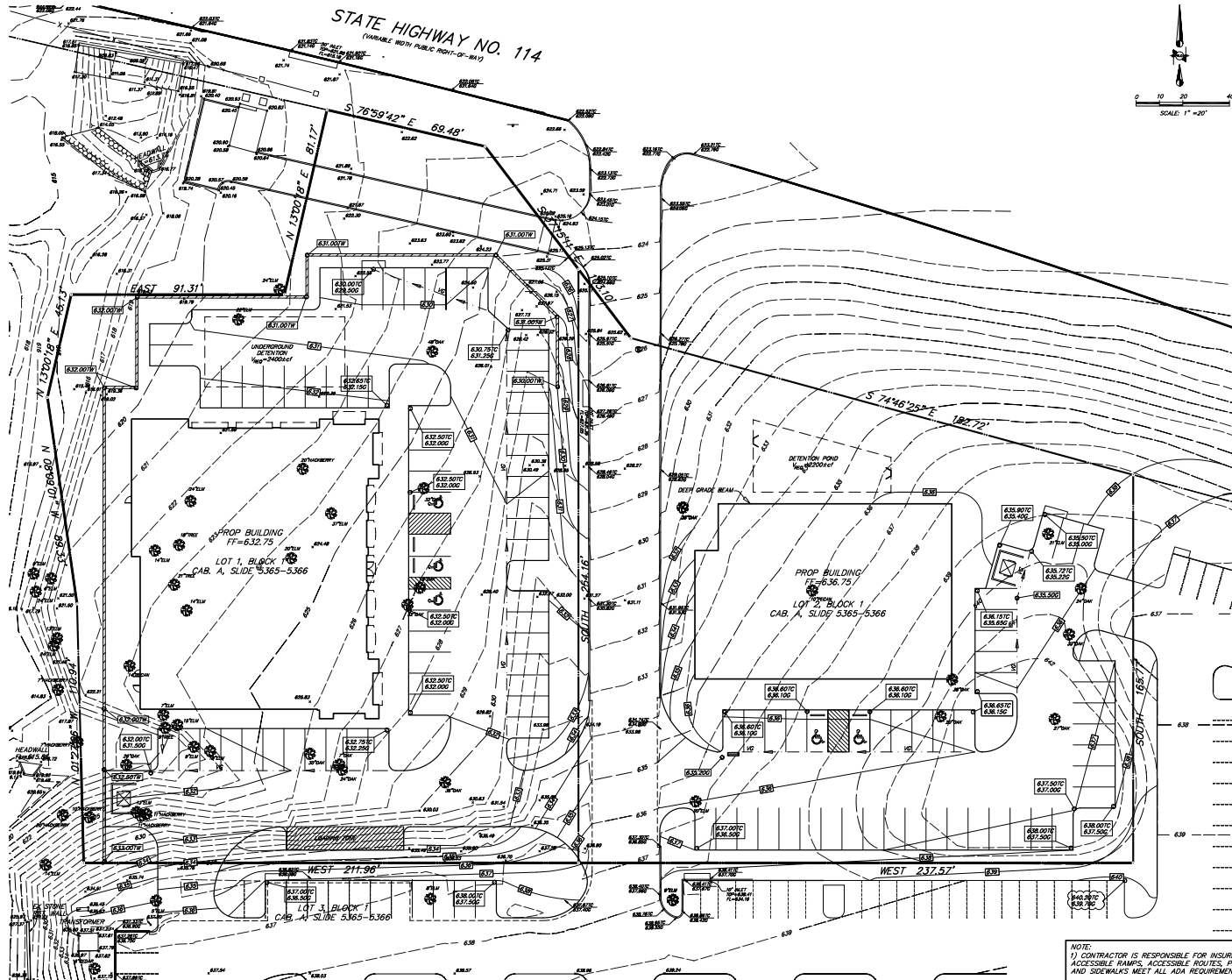
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# GATEWAY PLAZA | POTENTIAL PAD DEVELOPMENT

SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD



**LEGEND**

- 650 — EXISTING CONTOUR LINE
- - - 650 - - - PROPOSED CONTOUR LINE
- 650.00' EXISTING SPOT ELEVATION
- 650.00' EXISTING SPOT ELEVATION
- 650.00' PROPOSED SPOT ELEVATION
- LIMITS OF PAVEMENT SAWCUT
- PTM EX TREE

**BENCHMARKS:**  
 SQUARE SET ON TOP OF CURB,  
 CENTER OF A 10' INLET IN WEST CURB  
 LINE OF DRIVE OFF OF EAST BOUND  
 SERVICE ROAD OF HIGHWAY 114 IN  
 FRONT OF MICHAEL CRAFTS & ARTS  
 AT GATEWAY PHASE 1.  
 ELEVATION=622.01'

**PLG** RAYMOND L. GOODSON, JR., INC.  
 CONSULTING ENGINEERS  
 4405 GLEN HEATH DRIVE, SUITE 100, #117  
 DALLAS, TEXAS 75243-4326 214/759-7000  
 C-ENG-00000000000000000000

PROGRESS SET - FOR REVIEW ONLY  
 Issued 06/30/06

These documents are for Design Review and not  
 intended for Construction, Bidding or Permit  
 purposes. They were prepared by, or under the  
 supervision of:  
 Stuart Mortenson, P.E. #63558  
 Raymond L. Goodson, Jr., Inc.

SHEET NO.  
 1  
 3

**NOTE:**  
 1) CONTRACTOR IS RESPONSIBLE FOR INSURING ALL  
 ACCESSIBLE RAMP, ACCESSIBLE ROUTES, PARKING SPACES  
 AND SIDEWALKS MEET ALL ADA REQUIREMENTS.  
 2) PAVEMENT SLOPE ON ADA ACCESSIBLE ROUTES AND  
 SIDEWALKS MUST NOT EXCEED 5% ALONG THE ROUTE AND  
 2% CROSS SLOPE.  
 3) ALL ADA PARKING SPACES MUST NOT EXCEED 2%  
 SLOPE IN ALL DIRECTIONS.

GRADING PLAN						
INLAND DEVELOPMENT						
GATEWAY PLAZA						
GSO ARCHITECTS						
CITY OF SOUTHLAKE, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RLG	RLG	4/19/06	1"=20'	GRAD	06	325
JOB NO.	06-325	E-FILE	E-FILE	DWG. NO.		



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# GATEWAY PLAZA

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Space Profile for  
Unit: #022  
Area: 1191 sq ft  
  
Address  
2960 E. Southlake Blvd., Suite 160  
Southlake, TX 76092



400 N. Tampa St., Suite 2210  
Tampa, FL, 33602



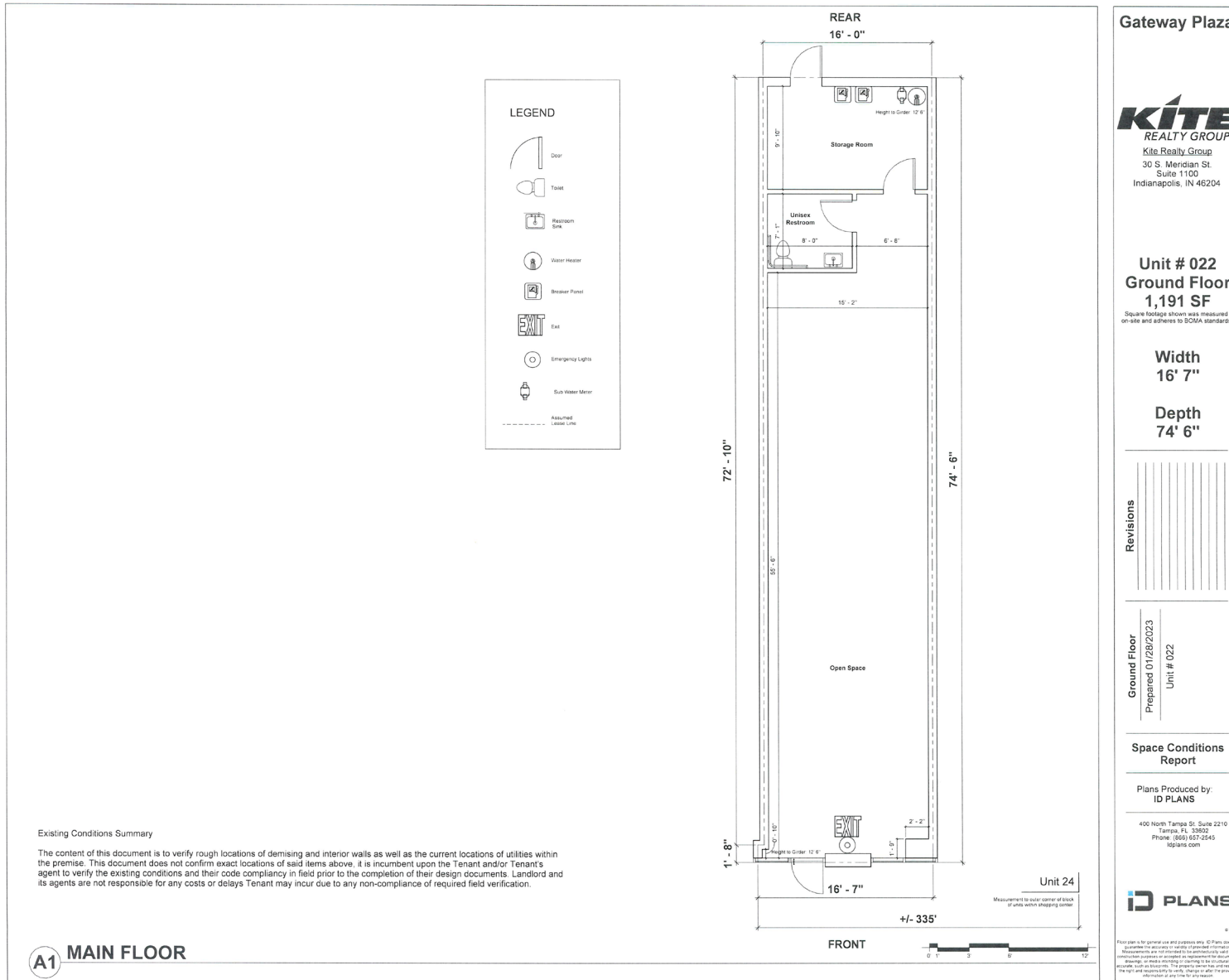
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# GATEWAY PLAZA

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**A1 MAIN FLOOR**



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# GATEWAY PLAZA

SOUTHLAKE, TX | EAST HIGHWAY 114 & EAST SOUTHLAKE BOULEVARD



Space Profile for  
Unit: #027  
Area: 4002 sq ft

Address  
2931 E State Hwy 114  
Southlake, TX 76092



400 N. Tampa St., Suite 2210  
Tampa, FL, 33602



FOR MORE INFORMATION, PLEASE CONTACT:

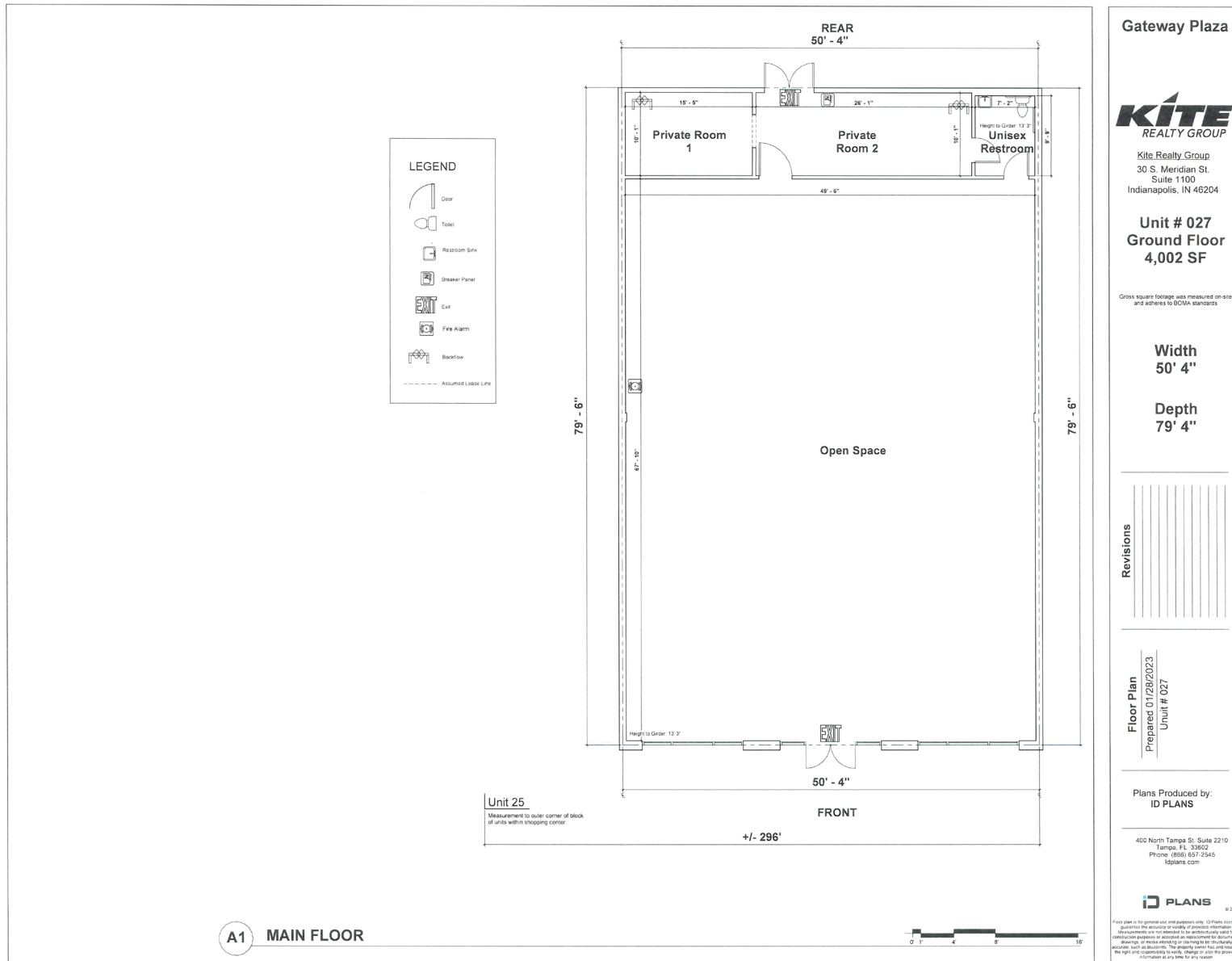
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Gateway Plaza



Kite Realty Group  
30 S. Meridian St.  
Suite 1100  
Indianapolis, IN 46204

**Unit # 027**  
**Ground Floor**  
**4,002 SF**

Gross square footage was measured on-site and adheres to BOMA standards

**Width**  
**50' 4"**

**Depth**  
**79' 4"**

Revisions

Floor Plan  
Prepared 01/28/2023  
Unit # 027

Plans Produced by:  
ID PLANS

400 North Tampa St, Suite 2210  
Tampa, FL 33602  
Phone: (888) 657-2545  
idplans.com



Plans given to the general user and prepared only. ID Plans does not guarantee the accuracy or quality of prepared information. Measurements are not intended to be architecturally used for construction purposes or detailed site preparation for structures. Plans are for informational purposes only and are not intended to be used for any other purpose. The property owner has and retains the right and responsibility to verify, change or stop the provided information at any time for any reason.

A1 MAIN FLOOR



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# GATEWAY PLAZA

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Space Profile for  
Unit: #004  
Area: 6572 sq ft

Address  
3020 E Southlake Blvd  
Southlake, TX 76092



400 N. Tampa St., Suite 2210  
Tampa, FL, 33602



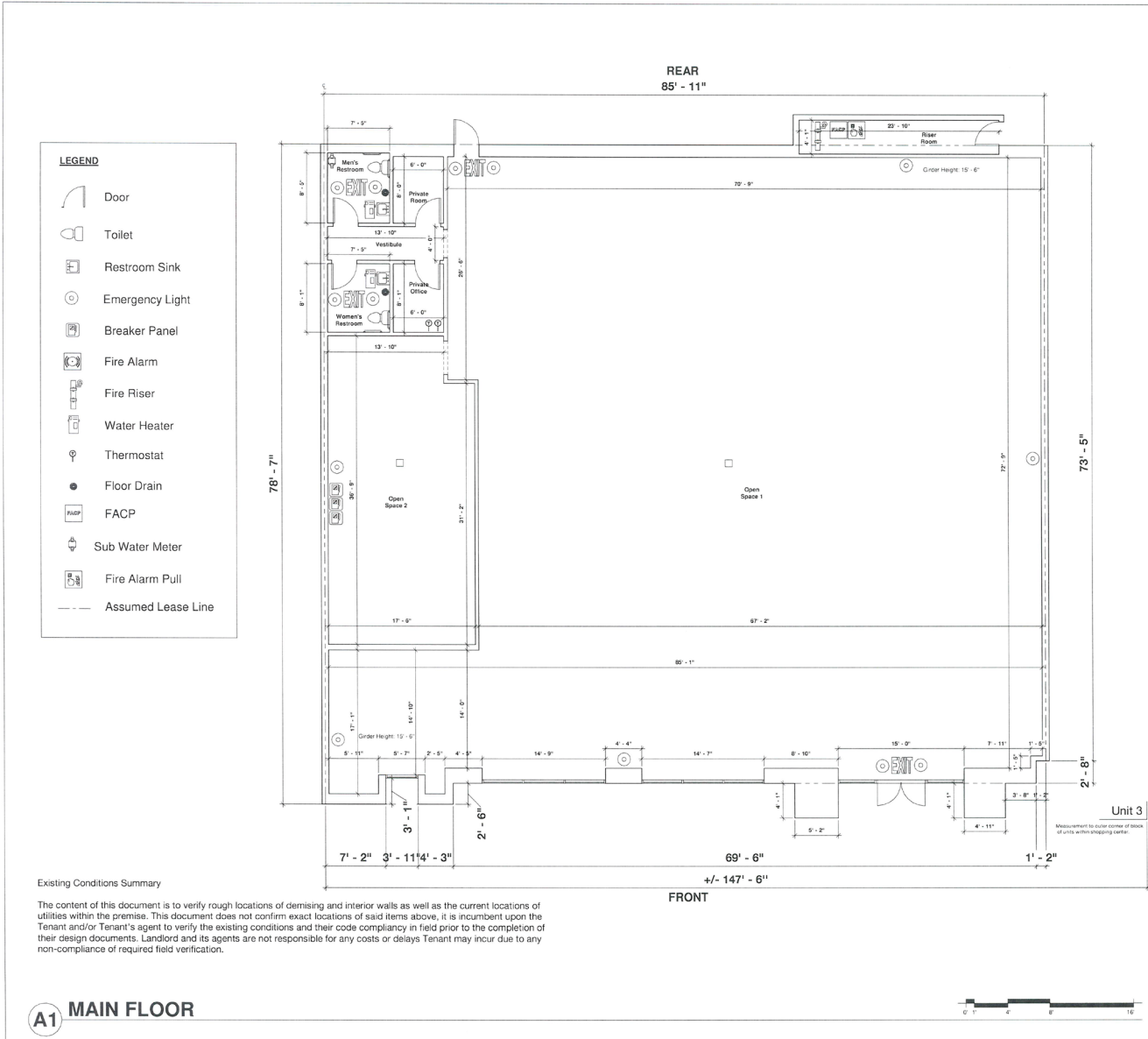
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**Gateway Plaza**

**KITE REALTY GROUP**  
 Kite Realty Group  
 30 S. Meridian St.  
 Suite 1100  
 Indianapolis, IN 46204

**Unit # 004**  
**Ground Floor**  
**+/- 6,572 SF**

Square footage shown was measured on-site and adheres to BOMA standards

**Width**  
**+/- 85' - 11"**

**Depth**  
**+/- 73' - 5"**

**Revisions**

**Ground Floor**  
 Prepared 01/30/2023  
 Unit # 004

**Space Conditions Report**

Plans Produced by:  
**ID PLANS**

400 North Tampa St., Suite 2210  
 Tampa, FL 33603  
 Phone: (866) 657-2545  
 idplans.com

**ID PLANS**

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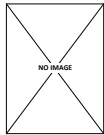
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**EXISTING CONDITIONS SUMMARY:**  
 THE CONTENT OF THIS DOCUMENT IS TO VERIFY ROUGH LOCATIONS OF DEMISING AND INTERIOR WALLS AS WELL AS THE CURRENT LOCATIONS OF UTILITIES WITHIN THE PREMISE. THIS DOCUMENT DOES NOT CONFIRM EXACT LOCATIONS OF SAID ITEMS ABOVE. IT IS INCUMBENT UPON THE TENANT AND/OR TENANT'S AGENT TO VERIFY THE EXISTING CONDITIONS AND THEIR CODE COMPLIANCY IN THE FIELD PRIOR TO THE COMPLETION OF THEIR DESIGN DOCUMENTS. THE LANDLORD AND ITS AGENTS ARE NOT RESPONSIBLE FOR ANY COSTS OR DELAYS THE TENANT MAY INCUR DUE TO ANY NON-COMPLIANCE OF REQUIRED FIELD VERIFICATION.



MEP 1

EXISTING MECHANICAL SUMMARY				
COMPONENT	MANUFACTURE	MODEL NO.	SERIAL NO.	COMMENTS
MEP 1	-	-	-	ROOF ACCESS THRU ADJACENT SPACE - DENIED ACCESS



PANEL A

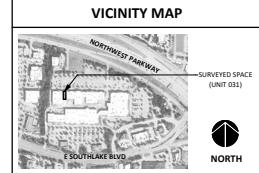
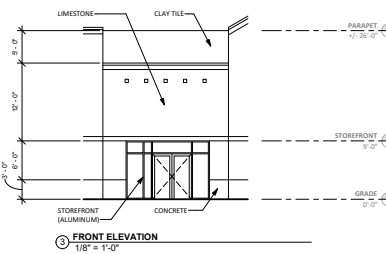
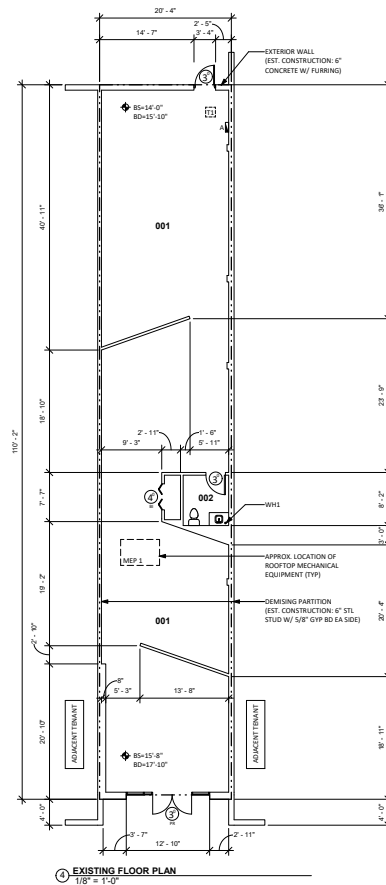
PANEL B

EXISTING ELECTRICAL SUMMARY							
COMPONENT	MANUFACTURE	CATALOG NO.	VOLTAGE	AMPS	PHASING	CIRCUITS	COMMENTS
PANEL A	GE	TM42420C	208Y/120	200	3PH/4W	30 USED	W/ MAIN SWITCH (200A)
TRANSFORMER (T1)	-	-	-	-	-	-	MOUNTED (ABOVE)

EXISTING FINISH/CONDITIONS SUMMARY (031)								
ROOM	FUR. MAT'L	FUR. COND.	BASE	WALL MAT'L	WALL COND.	CLG. MAT'L	CLG. COND.	ADD'L COMMENTS
001	CARPET	GOOD	4" RUBBER	GYP BD (PTD)	GOOD	OPEN TO STRUCTURE (PTD)	-	-
002	CONC. (EXPOSED)	GOOD	4" RUBBER	GYP BD (PTD)	GOOD	ACT	9'-6"	6'-0" FRP WAINSCOT

NOTE  
 001 STOREFRONT: ALUMINUM/GLASS (GOOD CONDITION)

CONDITION EVALUATION DEFINITION:  
 (GOOD) - AVERAGE/ABOVE AVERAGE CONDITION. NO REMEDIAL WORK IS RECOMMENDED OR REQUIRED.  
 (FAIR) - AVERAGE CONDITION. SOME WORK IS RECOMMENDED TO RETURN TO GOOD CONDITION.  
 (POOR) - BELOW AVERAGE CONDITION. SIGNIFICANT WORK SHOULD BE ANTICIPATED TO RESTORE.



**GENERAL INFORMATION:**  
 NO. OF LEVELS: 1  
 BUILDING HEIGHT: +/- 26'-0" (TOP OF PARAPET)  
 RESTROOM (ADA) COMPLIANCE: NON-COMPLIANT \*REFER TO LOD SUPPLEMENT  
**STRUCTURAL - FLOOR ELEVATIONS**  
 FL = BOTTOM OF STRUCT.  
 BD = BOTTOM OF DECKING  
 FIRE PROTECTION (SPRINKLER): YES  
 FIRE ALARM: YES  
 WATER METER: N/A  
 WATER HEATER (WH1): EEMAX (INSTANT HOT) MFG. SP. 8522 | S/N: 242303  
 GAS METER: Z-SERVICE



**LEGEND**  
 1/4" = 0" = SILL/HEAD HEIGHT  
 1/4" = 0" = DOOR WIDTH/TYPE  
 1/4" = 0" = SPOT ELEVATION  
 1/4" = 0" = FIRE EXTINGUISHER  
 1/4" = 0" = STUB FOR PLUMBING  
 FA = FIRE ALARM (PULL STATION)  
 FS = FIRE STROBE  
 CF = CEILING FAN  
 RD = ROOF DRAIN (INTERNAL)



RESTROOM (002)  
 1 RESTROOM COMPLIANCE (PHOTOS)  
 NOT TO SCALE



ELEVATION (PHOTO)  
 NOT TO SCALE

US BUILDING SURVEY

US Building Survey  
 15954 Mur-Len, Suite 122  
 Olathe, KS | 66062  
 913.568.4488



Kite Realty Group  
 30 South Meridian Street  
 Suite 1100  
 Indianapolis, IN | 46204  
 317.577.5600

Gateway Plaza  
 3001 E. Southway, 114  
 Southlake, TX | 76092

GLA: 2,230 sf  
 NORTH  
 02.16.22  
 CLICK LINK  
 VIRTUAL TOUR  
 360  
 22019  
 Space Condition Report  
 Unit 031  
 AB1



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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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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