



THE WOODMONT COMPANY

FOR LEASE



## GATEWAY STATION

1103 - 1195 North Burleson Boulevard & 12858 - 12930 South Freeway | Burleson, Texas 76028

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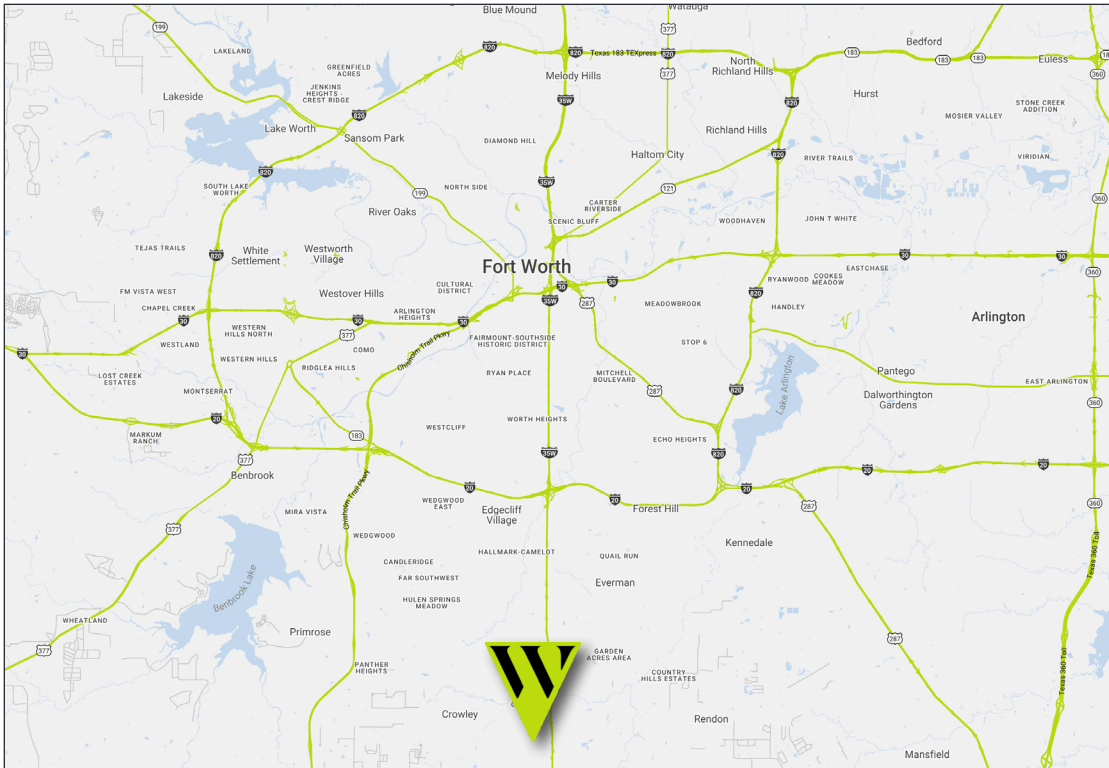
WOODMONT.COM

# PROPERTY INFORMATION



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## LOCATION

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## HIGHLIGHTS

- High visibility frontage on I-35W
- Approximately 450,000 SF of Class A retail
- GLA: 367,552 SF

Traffic counts:

I-35: 108,662

Alsbury Blvd: 10,295 VPD

## PROPERTY RETAILERS



## DEMOGRAPHICS

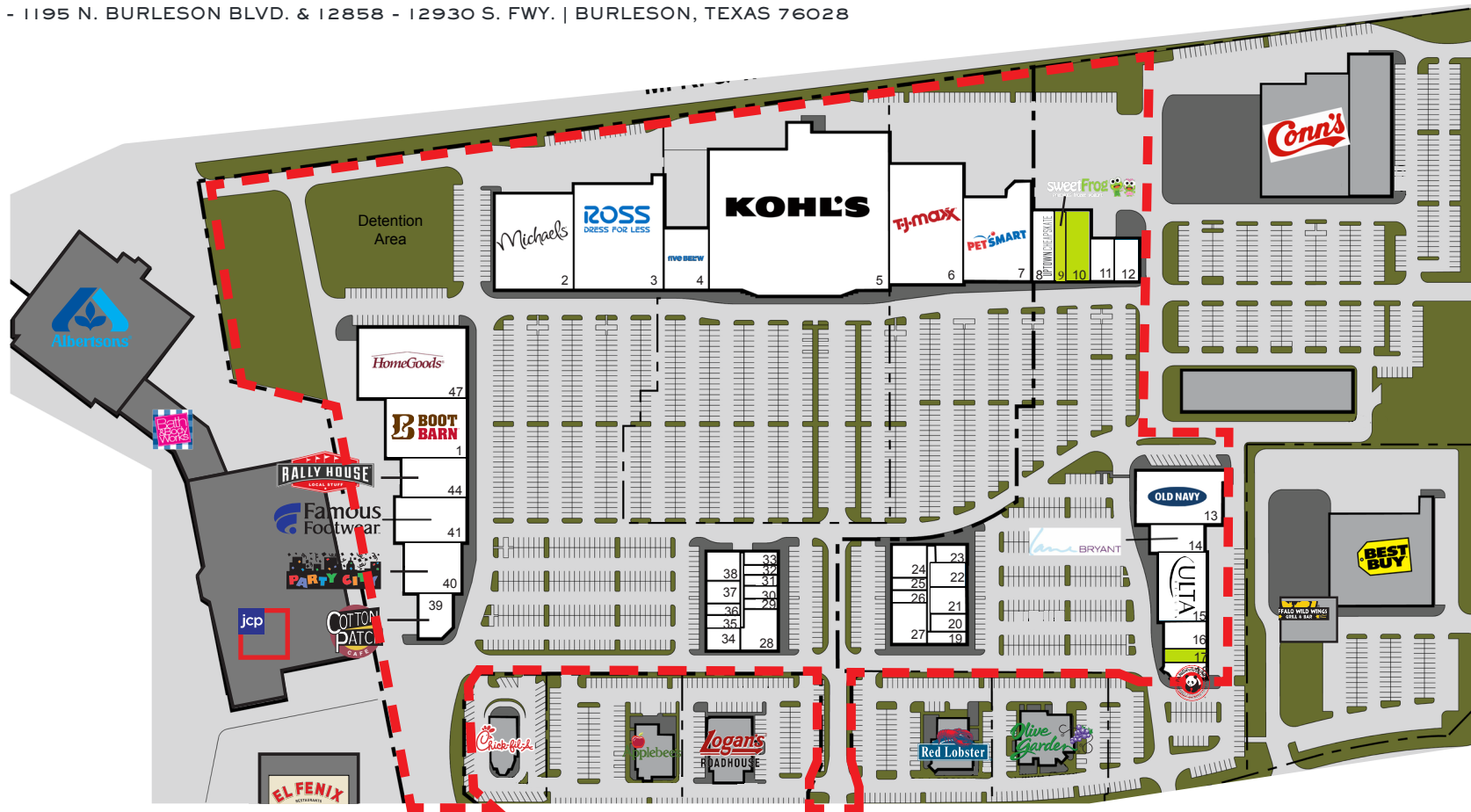
Drive Time	5 Min	10 Min	15 Min
Population	144,194	468,285	1.1M
Avg. HH Income	\$92,230	\$90,085	\$93,312
Households	48,192	162,740	379,345

# PROPERTY SITE PLAN



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1	Boot Barn	15,354	12	iCryo	3,225	23	Zales Jewelers	1,800	34	AT&T	3,200
2	Michaels	23,838	13	Old Navy	14,800	24	Charter Spectrum	3,600	35	Feng Cha	1,400
3	Ross	30,187	14	Lane Bryant	4,805	25	Ultimate Sports Nutrition	1,597	36	In and Out Smart Repair	1,200
4	Five Below	8,577	15	Ulta	10,408	26	Boundless Barbershop	1,138	37	H&R Block	2,414
5	Kohl's	86,584	16	Deluxe Nail Spa	1,838	27	The Children's Place	4,502	38	Vision City Eyewear	3,125
6	TJ Maxx	28,000	17	Rowdy Bell Co. - 60-Day Availability	3,600	28	Mattress Firm	4,500	39	Cotton Patch	4,698
7	PetSmart	18,875	18	Panda Express	2,000	29	Luxury Nails	1,200	40	Party City	9,042
8	Uptown Cheapskate	5,000	19	Knockouts Haircuts	1,443	30	The UPS Store	1,400	41	Famous Footwear	10,000
9	SweetFrog - 60-Day Availability	1,999	20	Rice Master Korean BBQ	2,000	31	Claire's Boutiques	1,200	44	Rally House	8,000
10	Available	5,783	21	Spencer's	3,000	32	The Joint Chiropractic	871	47	HomeGoods	23,942
11	Grand Nail Salon	3,225	22	Music & Arts	2,782	33	Gamestop	1,400			

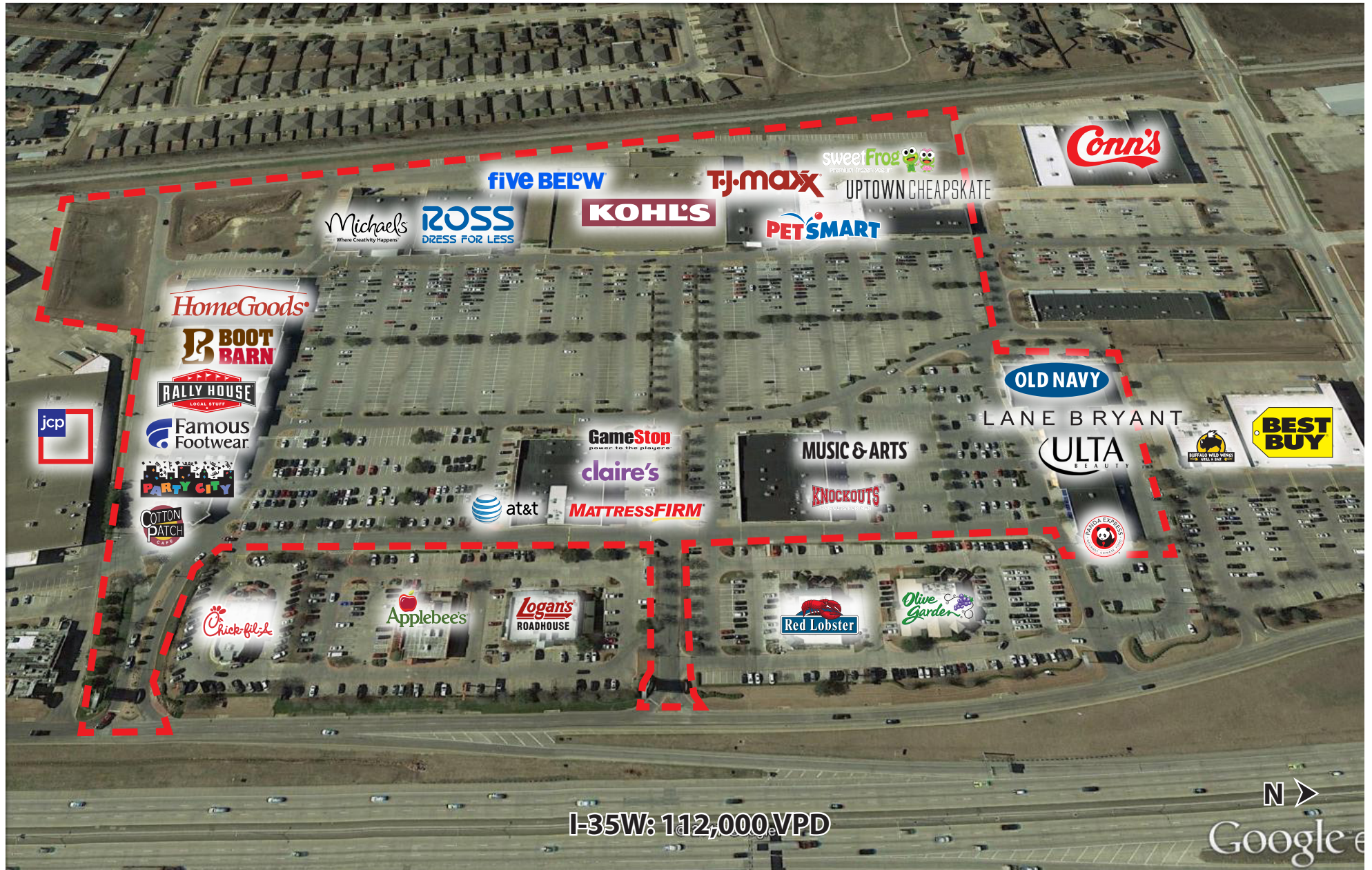
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# PROPERTY AERIAL



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# INFORMATION ABOUT BROKERAGE SERVICES



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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.

THE WOODMONT COMPANY	302455	<a href="mailto:contact@woodmont.com">contact@woodmont.com</a>	817-732-4000
Broker Firm Name	License No.	Email	Phone
STEPHEN COSLIK	237614	<a href="mailto:contact@woodmont.com">contact@woodmont.com</a>	817-732-4000
Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission



Information available at [www.trec.texas.gov](http://www.trec.texas.gov)