



THE GATE | NWC DALLAS NORTH TOLLWAY & JOHN HICKMAN PARKWAY, FRISCO, TX 75034

Features

The Gate is a master-planned mixed-use community by Invest Group Overseas that will feature high-end office, retail, hotel and urban living. Located in the heart of the Frisco North Platinum corridor, The Gate offers a live-work-play environment that's adjacent to The Star (Home of the Dallas Cowboys Training Facility) and Frisco Station.

- Embrey has completed construction of The Domain at The Gate with 350 units
- JPI has completed construction on Lucia with 425 units
- Luxury condo tower planned
- 5 Star Hotel with 230 keys, 70 condos and 15,000 sf of office space; Delivery 2024
- Govindji's high end jewelry store currently under construction
- Two end cap opportunities with patios available for lease

FOR LEASE & SALE

TOTAL SF: 16,000
AVAILABLE SF: 5,300
TOTAL ACRES: 4.5

Traffic Counts

Dallas North Tollway	89,347 VPD
John Hickman Parkway	11,431 VPD

Demographics

	YEAR: 2021	1 MILE	3 MILE	5 MILE
Total Population		13,538	113,401	297,348
5 Year Average Growth		27.60%	17.51%	14.66%
Total Households		4,762	43,413	107,822
Average Household Income		\$140,432	\$136,313	\$144,726

Area Retailers & Businesses



The information was obtained from sources deemed reliable, however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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Available Space for Sale

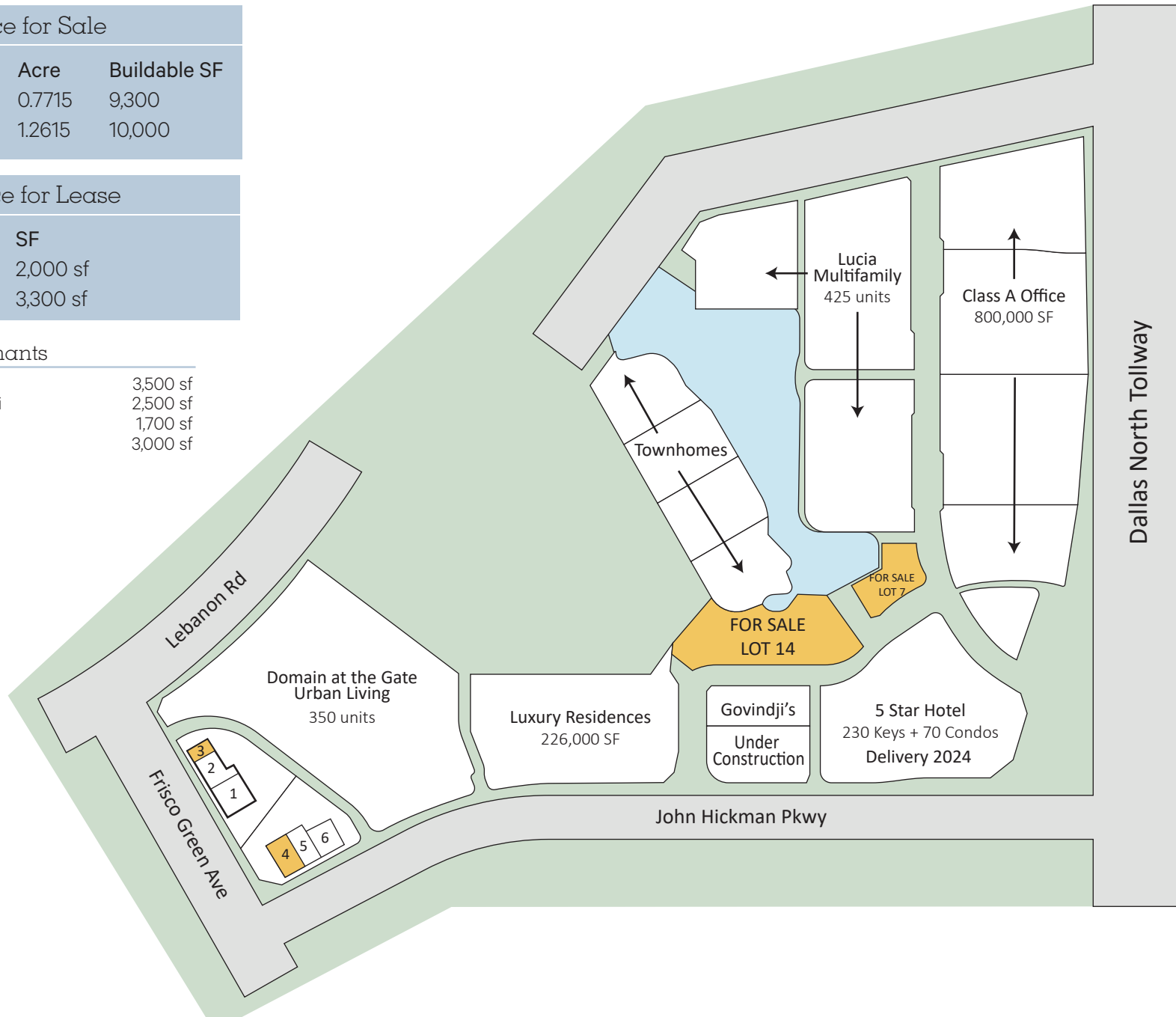
Lot #	SF	Acre	Buildable SF
7	33,607	0.7715	9,300
14	54,951	1.2615	10,000

Available Space for Lease

Suite	SF
3	2,000 sf
4	3,300 sf

Current Tenants

1	Christie's	3,500 sf
2	Kikien Sushi	2,500 sf
5	Med Spa	1,700 sf
6	Phylonalds	3,000 sf



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30 STORY LUXURY HOTEL AND BRANDED RESIDENCES SCHEDULED FOR 2024



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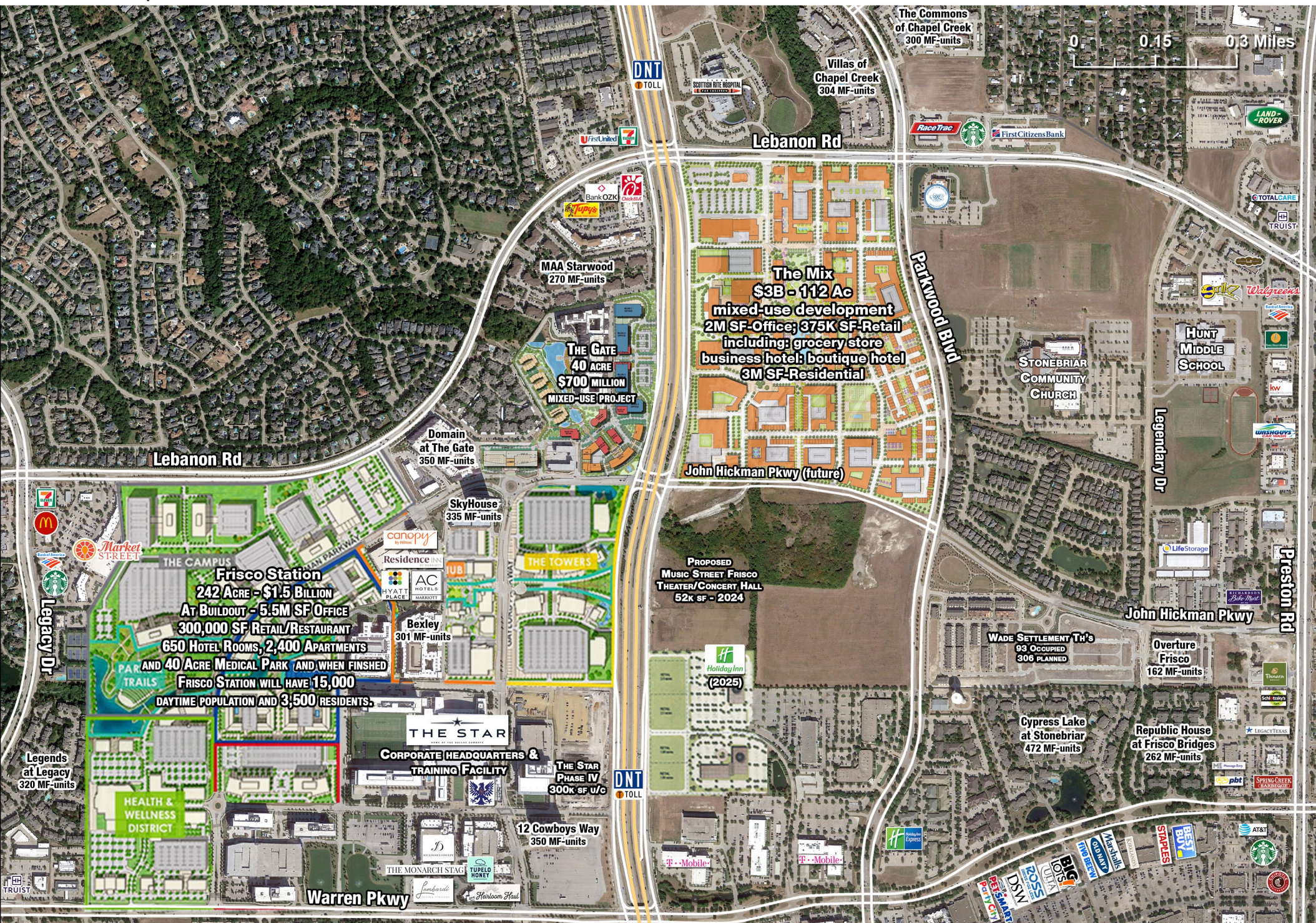


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INFORMATION ABOUT BROKERAGE SERVICES

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 on 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 listening 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 Weitzman Group

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Buyer/Tenant/Seller/Landlord Initials

Date

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