



Tenants Include



Available For Lease:
±1,077 SF

Gateway Village SC
5101 Gateway Blvd
Denison, TX 75020

Contact

Jeff Skibell

jskibell@quine.com

Texas Real Estate Sales Agent



301 S Sherman St., #100

Richardson, TX 75081

972.669.8440 www.quine.com

Texas Real Estate Broker

Gateway Village SC | 5101 Gateway Blvd | Denison, Texas 75020



AVAILABLE FOR LEASE:

Located just off the main thoroughfares of Grayson Drive and Hwy 75 near the traffic generators of Hilton Garden Inn, Culver's, Urban Air Adventure Park, Quick Trip, Hey Day and Texhoma Event Center



Gross Leasable Square Feet:
± 13,394



\$92,183 ± Average Household Income in a 3-Mile Radius



14,665 ± People within a 3-Mile Radius



2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	580	14,665	52,000
AVERAGE HOUSEHOLD INCOME \$	109,975	92,183	80,891
ESTIMATED HOUSEHOLDS	236	6,089	20,670
TOTAL EMPLOYEES	1,540	6,883	21,282

Hwy 75 & Southbound Frontage

62,637 VPD



Grayson Drive

7,104 VPD

Source: Sites USA

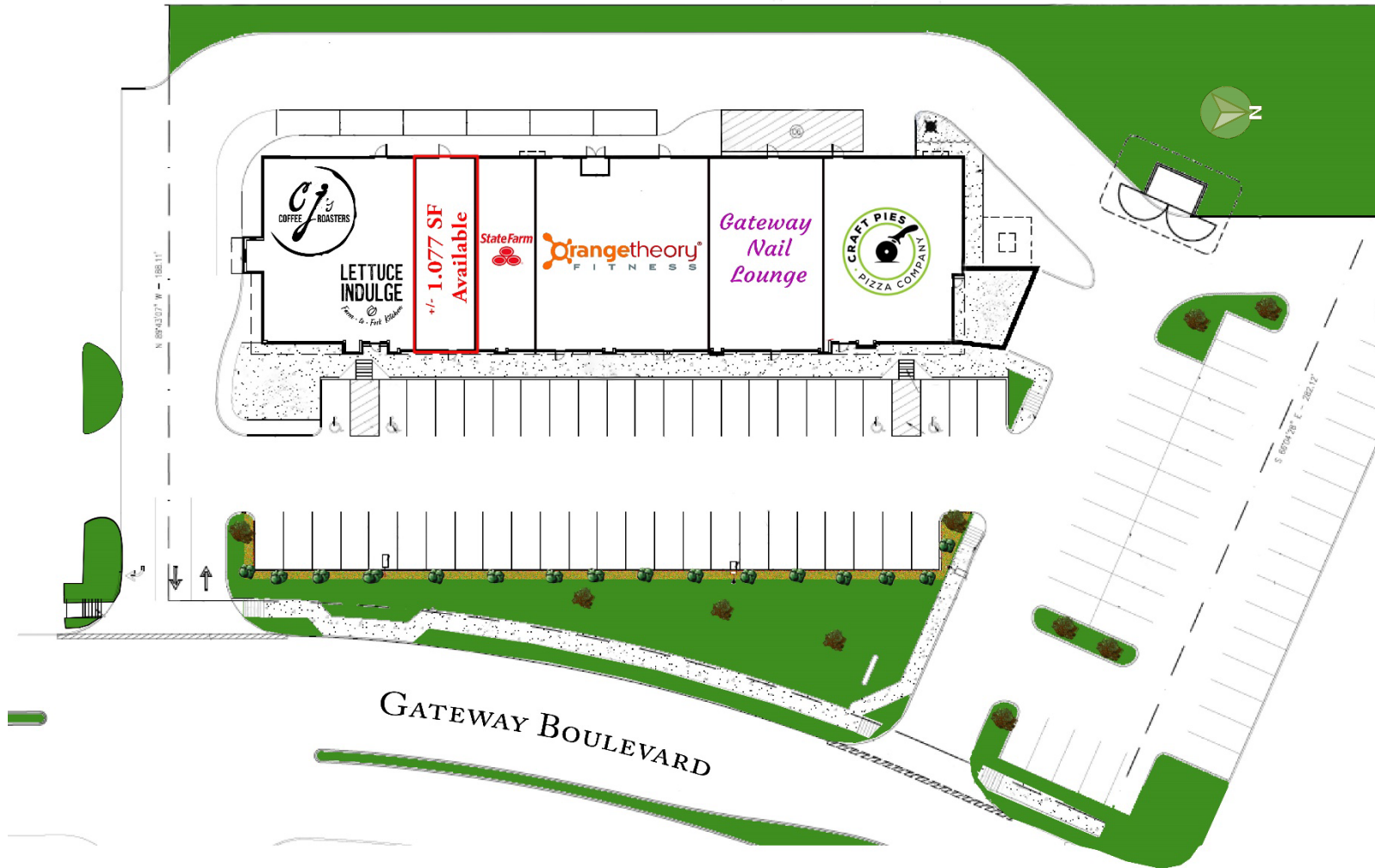


301 S Sherman St., #100 Richardson, TX 75081 972.669.8440 www.quine.com

The information contained herein was obtained from sources believed reliable; however, Quine & Associates, Inc. makes no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.

Gateway Village SC | 5101 Gateway Blvd | Denison, Texas 75020

AVAILABLE FOR LEASE: **1,077 ± Square Feet**



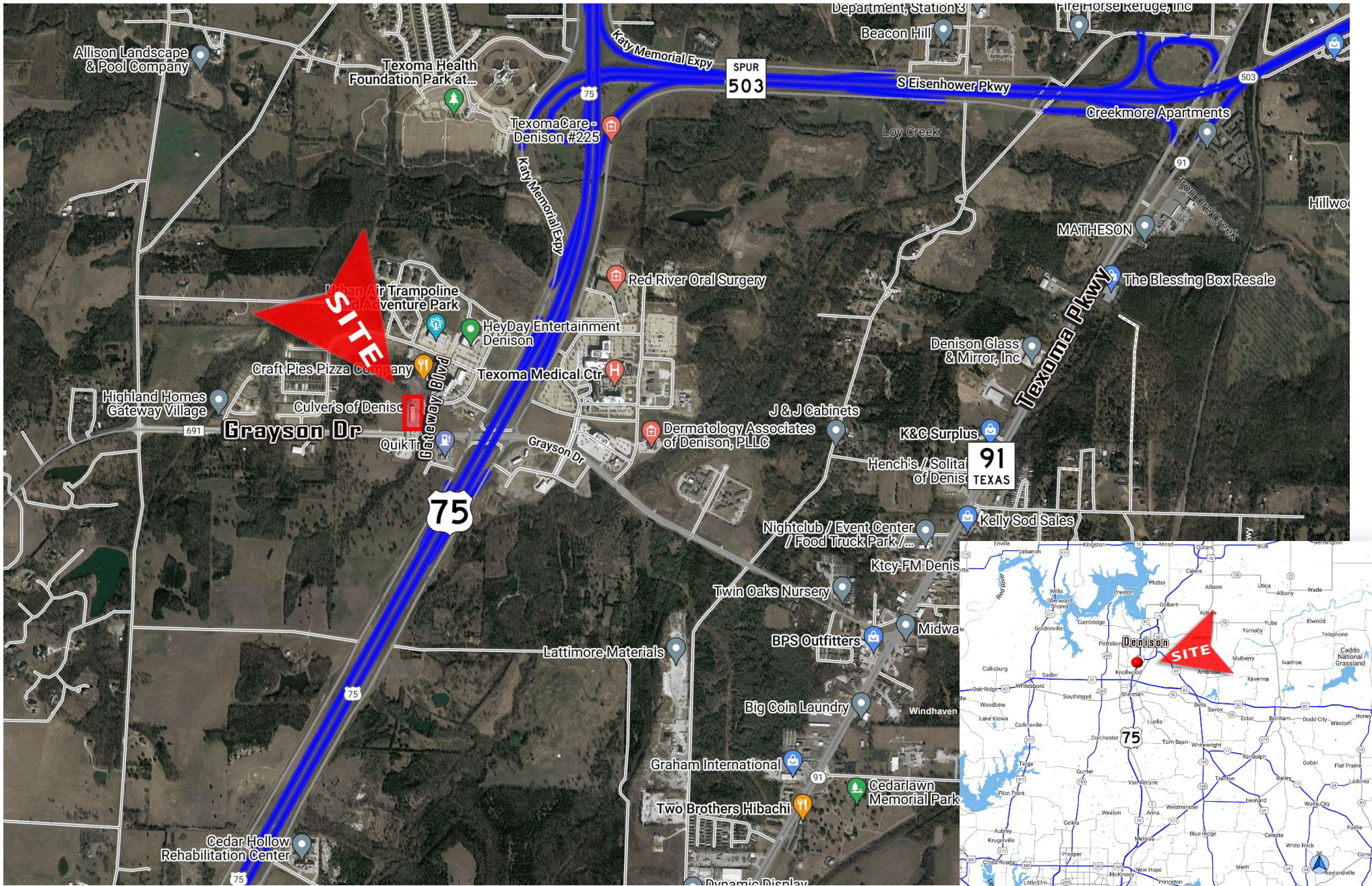
CONTACT ■ Jeff Skibell ■ jkibell@quine.com ■ Texas Real Estate Sales Agent



301 S Sherman St., #100 Richardson, TX 75081 972.669.8440 www.quine.com

The information contained herein was obtained from sources believed reliable; however, Quine & Associates, Inc. makes no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.

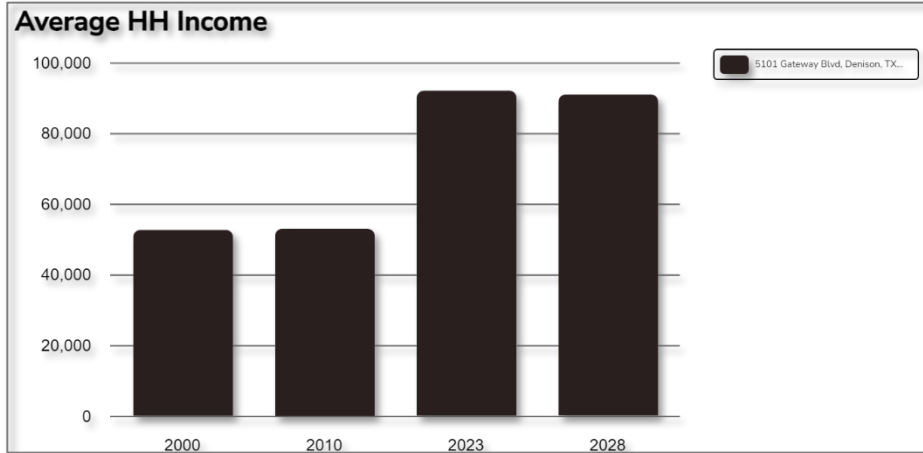
Gateway Village SC | 5101 Gateway Blvd | Denison, Texas 75020



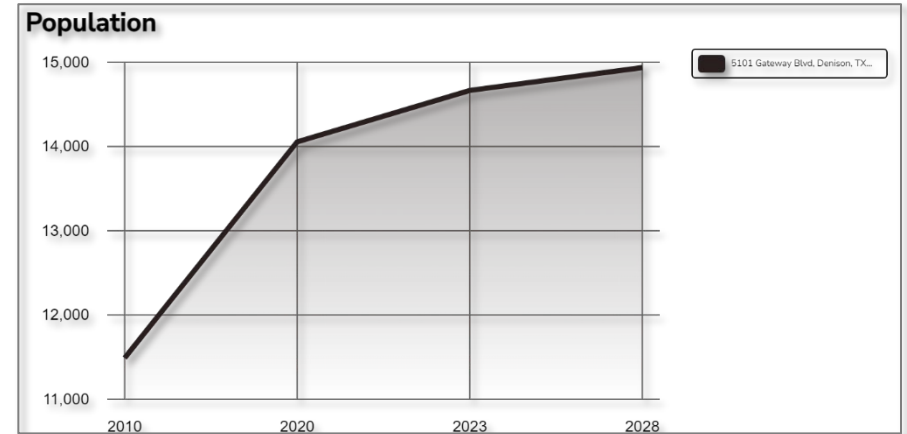
301 S Sherman St., #100 Richardson, TX 75081 972.669.8440 www.quine.com

The information contained herein was obtained from sources believed reliable; however, Quine & Associates, Inc. makes no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.

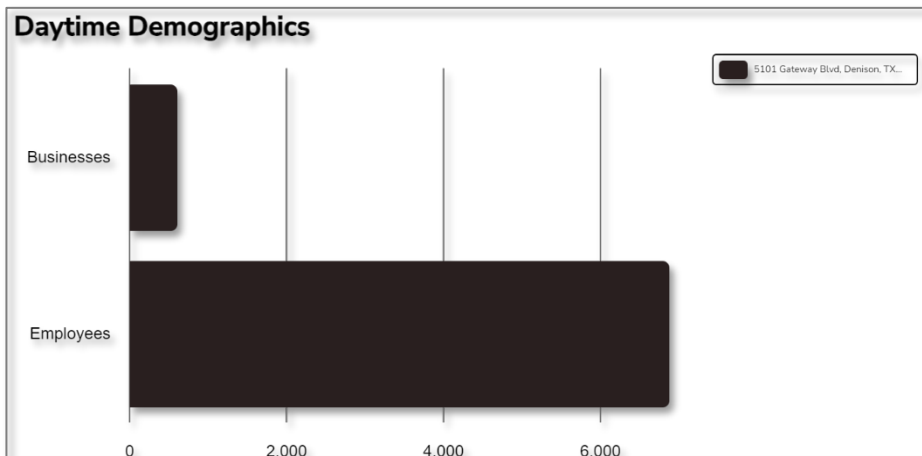
AVERAGE HH INCOME



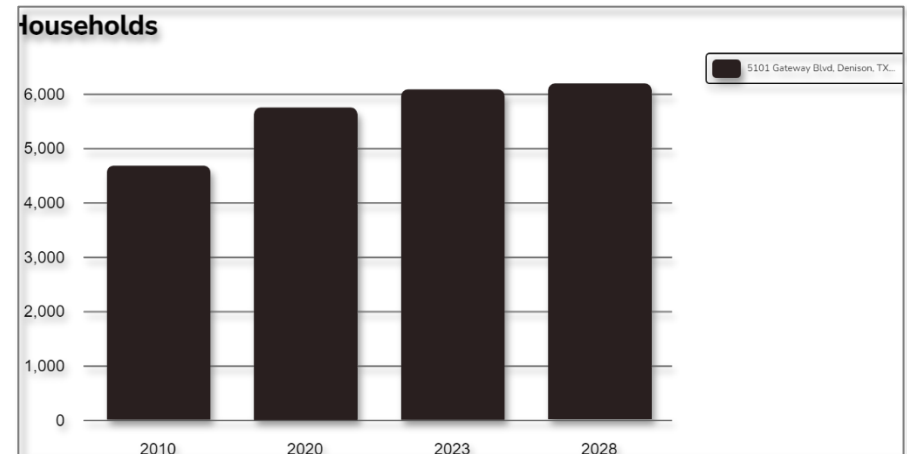
POPULATION



DAYTIME DEMOGRAPHICS



HOUSEHOLDS



Source: Sites USA – based on a 3 mi radius





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.

Quine & Associates, Inc.	376571	retail@quine.com	972.669.8440
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brad Quine	381719	bquine@quine.com	972.669.8440
Designated Broker of Firm	License No.	Email	Phone
Brad Quine	381719	bquine@quine.com	972.669.8440
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jeff Skibell	505738	jskibell@quine.com	972.669.8440
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date