



GATEWAY PLAZA

PROJECT PROFILE

FEBRUARY 2, 2005



OVERVIEW:

- 38 acres
- Zoning: "SP-2" Generalized Site Plan District with limited "C-3" General Commercial District uses
- 357,000 + s.f. retail & restaurant uses, with pad sites for future development
- Grand Opening - August 2000

CONCEPT: Gateway Plaza is a comprehensively planned development incorporating approximately twelve buildings within the central development (over 321,000 square feet), seven pad sites (over 36,000 square feet), and two lots (Lot 4 and Lot 5) for future development.



LOCATION: The Gateway Plaza project is located on

approximately 38 acres at the northwest corner of the intersection of State Highway 114 and East Southlake Boulevard (F.M. 1709). The project has access to Northwest Highway via a bridge and highway extension by the Texas Department of Transportation.

ZONING: "S-P-2" Generalized Site Plan District with limited "C-3" General Commercial District uses excluding the following uses: conventional golf courses, including outdoor driving ranges accessory thereto, but excluding outdoor miniature golf courses; lodges, sororities and/or fraternities; care homes; mortuaries, funeral homes and undertakers; plumbing and heating appliances, repair and installation services...; business colleges or private schools for vocational training of office related careers, such as stenographers, executive secretaries, etc.; frozen food lockers for individual or family use, not including the processing of food except cutting or wrapping; radio recording and television broadcasting offices and studios; and requiring that Building 13 be contained in its own lot and to allow single story O-1 (Office district) uses only or a sit-down restaurant with table service within the same pavement envelope.



FINANCIAL ISSUES: The Gateway Plaza project has an estimated construction value of \$35,000,000 at the time of completion of the development.

TENANTS: (Confirmed as of September 1, 2004)

- Aaron Brothers Arts & Frames
- Anamia's
- Baker Bros. Deli
- Bassett Furniture Direct
- Bed Bath and Beyond
- Calico Corners
- Carpet Mills of America
- Chipotle Mexican Grill
- Cool Cuts 4 Kids
- Dressbarn
- Fitness HQ
- Home Theater Store
- John Michael Tate, D.D.S.
- Kohls
- Michael's
- Office Max
- Old Navy
- Pearle Vision
- Planet Beach – Southlake
- Prudential
- Rack Room Shoes
- S & K Sales
- Shogun
- Starbucks Coffee
- The Mattress Firm
- Thomasville Home Furnishings
- TJ Maxx
- Ulta
- Zales Outlet Store

CONTACTS: The following contacts are familiar with the Gateway Plaza project:

Developer/Leasing

Lincoln Property Company
David Lewis, Vice President / Retail
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City of Southlake

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