

AMBASSADOR

CROSSING

LAFAYETTE, LOUISIANA

Ambassador Caffery Pkwy & Settlers Trace Blvd



FOR INFORMATION CONTACT:

713.595.9500

A PROJECT OF:



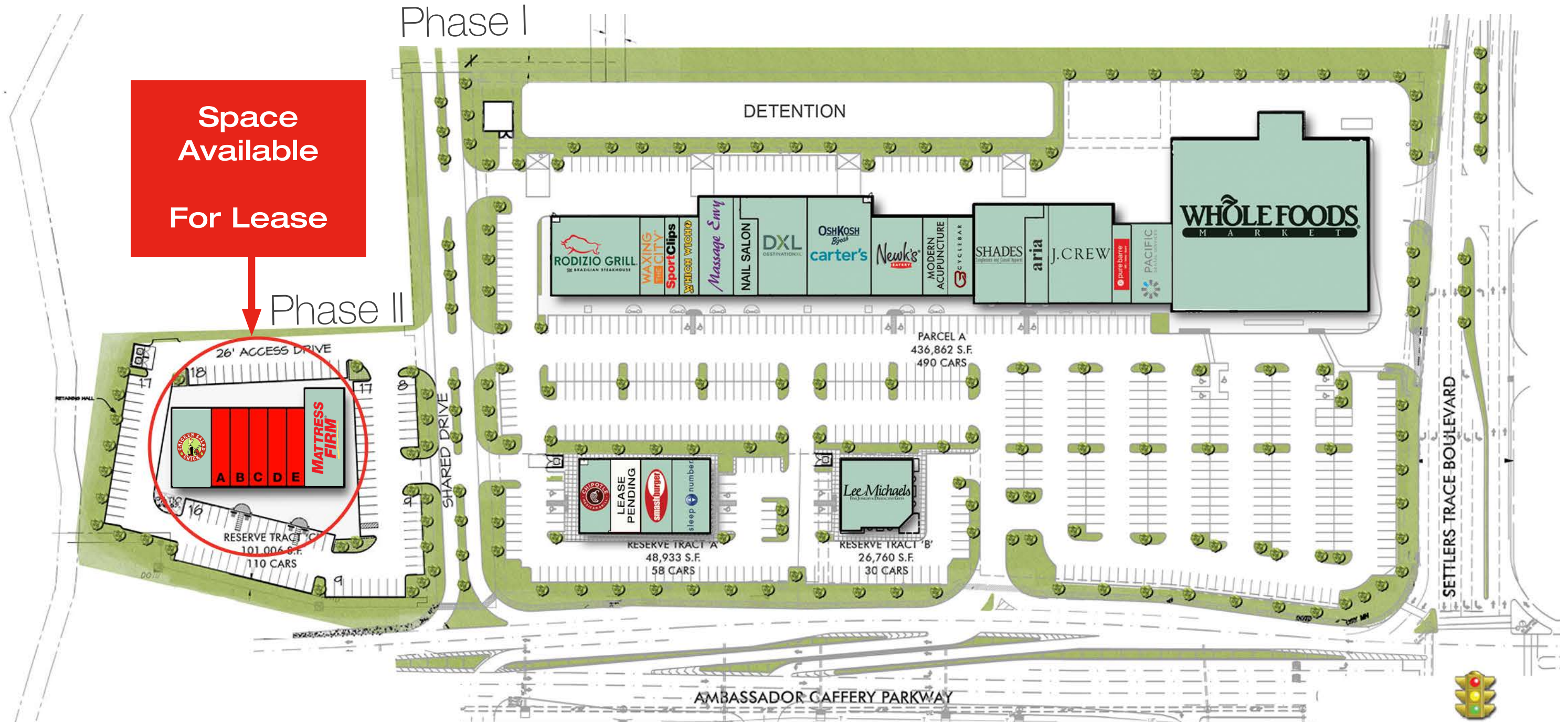
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AMBASSADOR CROSSING

Site Plan



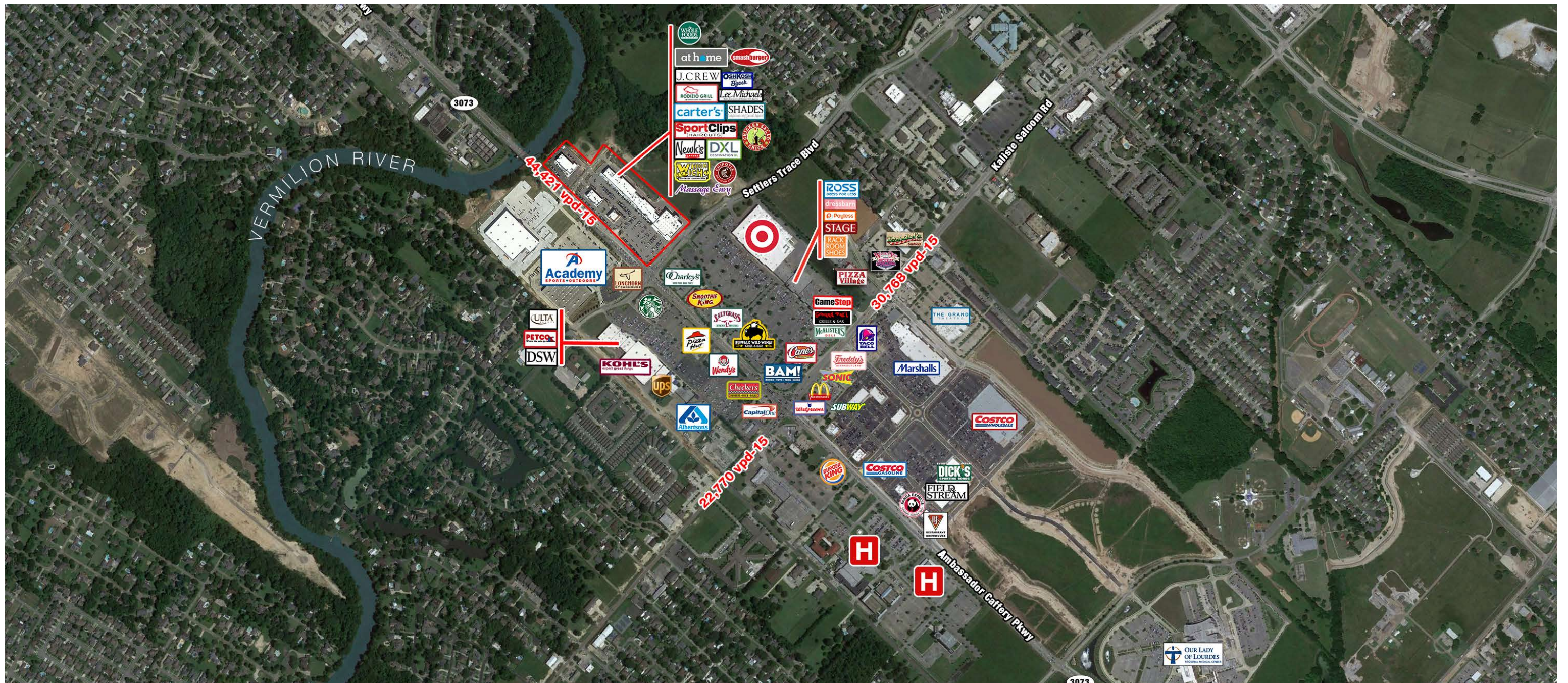
SPACE AVAILABLE - Phase II

SPACE	FRONTAGE	DEPTH	SQ FT
A	20'	80'	1,600
B	20'	80'	1,600
C	20'	80'	1,600
D	20'	80'	1,600
E	20'	80'	1,600

SF FOR ALL SPACES CAN BE ADJUSTED

DEVELOPMENT SYNOPSIS

	LAND AREA	BUILDING AREA	PARKING PROVIDED	PARKING RATIO	DENSITY
Phase I	512,555 SF 11.7 AC	108,590 SF	578 CARS	5.3/1000	21.2%
Phase II	101,006 SF 2.32 AC	14,800 SF	110 CARS	7.4/100	14.7%

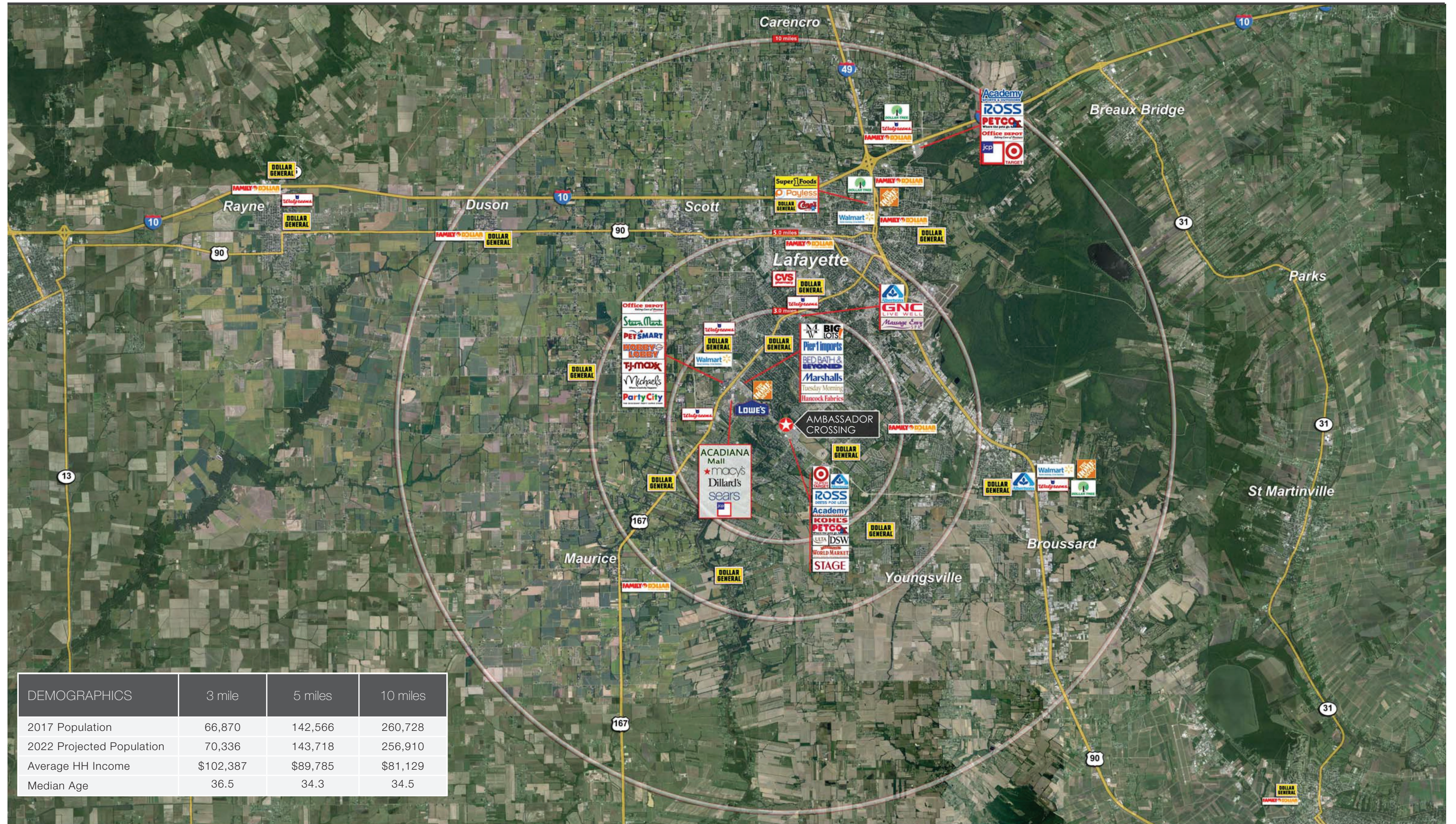


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Ambassador Crossing shopping center is the premier upscale shopping destination in the Lafayette trade area. Anchored by natural foods grocer, Whole Foods Market, Ambassador Crossing will be home to national and regional retailers featuring men's and women's fashions, home furnishings and decor, accessories and numerous dining options. Ambassador Crossing is located in the heart of Lafayette's most affluent neighborhoods and is surrounded by such other national retail chains as Target, Kohl's, Ulta, DSW, Petco, Academy, Albertson's, Cost Plus World Market, Stage Stores and Books a Million. Ambassador Crossing's distinctive architecture and site amenities combined with an outstanding tenant mix will create a shopping environment that is unsurpassed in this market.

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Trade Area



DEMOGRAPHICS	3 mile	5 miles	10 miles
2017 Population	66,870	142,566	260,728
2022 Projected Population	70,336	143,718	256,910
Average HH Income	\$102,387	\$89,785	\$81,129
Median Age	36.5	34.3	34.5

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Aerial

Phase I

Phase II

WHOLE FOODS MARKET

Phase I Legend:

1	RODIZIO GRILL THE BRAZILIAN STEAKHOUSE	11	SHADES Sunglasses and Casual Apparel
2	SportClips	12	aria
3	WAXING THE CITY SERIOUS ABOUT SMOOTH	13	J.CREW
4	WHICH WICH?	14	pure barre lift • tone • burn
5	Massage Envy	15	PACIFIC DENTAL SERVICES
6	NAIL SALON	16	CHIPOTE RESTAURANT
7	DXL DESTINATIONXL	17	LEASE PENDING
8	OSHKOSH Sport carter's	18	smashburger
9	Newk's Bakery	19	sleep number.
10	GCYCLEBAR	20	Lee Michaels FINE JEWELRY & DISTINCTIVE GIFTS

Phase II Legend:

1	CHICK-FIL-STEAK	C	SPACE AVAILABLE	7	MATTRESS FIRM Save Money. Sleep Happy.
A	SPACE AVAILABLE	D	SPACE AVAILABLE		
B	SPACE AVAILABLE	E	SPACE AVAILABLE		

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Images





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.

11-2-2015



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

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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