

FOR SALE: ±4,500 SF MULTI-USE BLDG | 1 ACRE

13480 SH-249 | HOUSTON, TEXAS 77086



S&P INTERESTS

JOSEPH SEBESTA
832.455.7355
jsebesta@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

PROPERTY OVERVIEW

ADDRESS
13480 SH-249, Houston, TX 77086

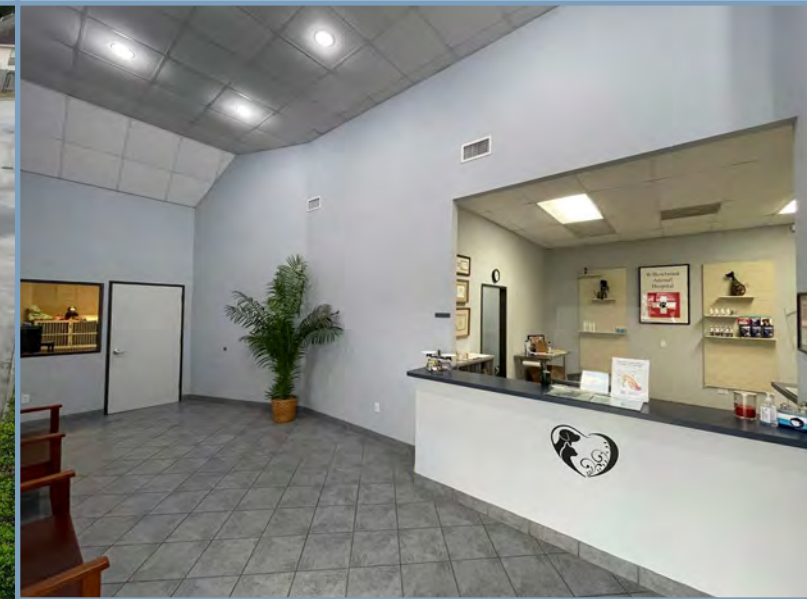
BUILDING SIZE
4,500 SF

LAND SIZE
±1 Acre

TRAFFIC COUNTS
47,521 VPD on SH-249

POPULATION
117,677 within 3 miles

AVERAGE HH INCOME
\$75,697 within 3 miles



S&P INTERESTS

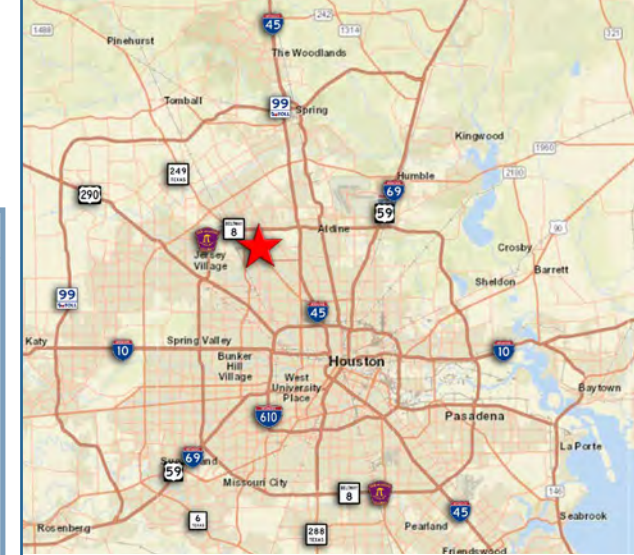
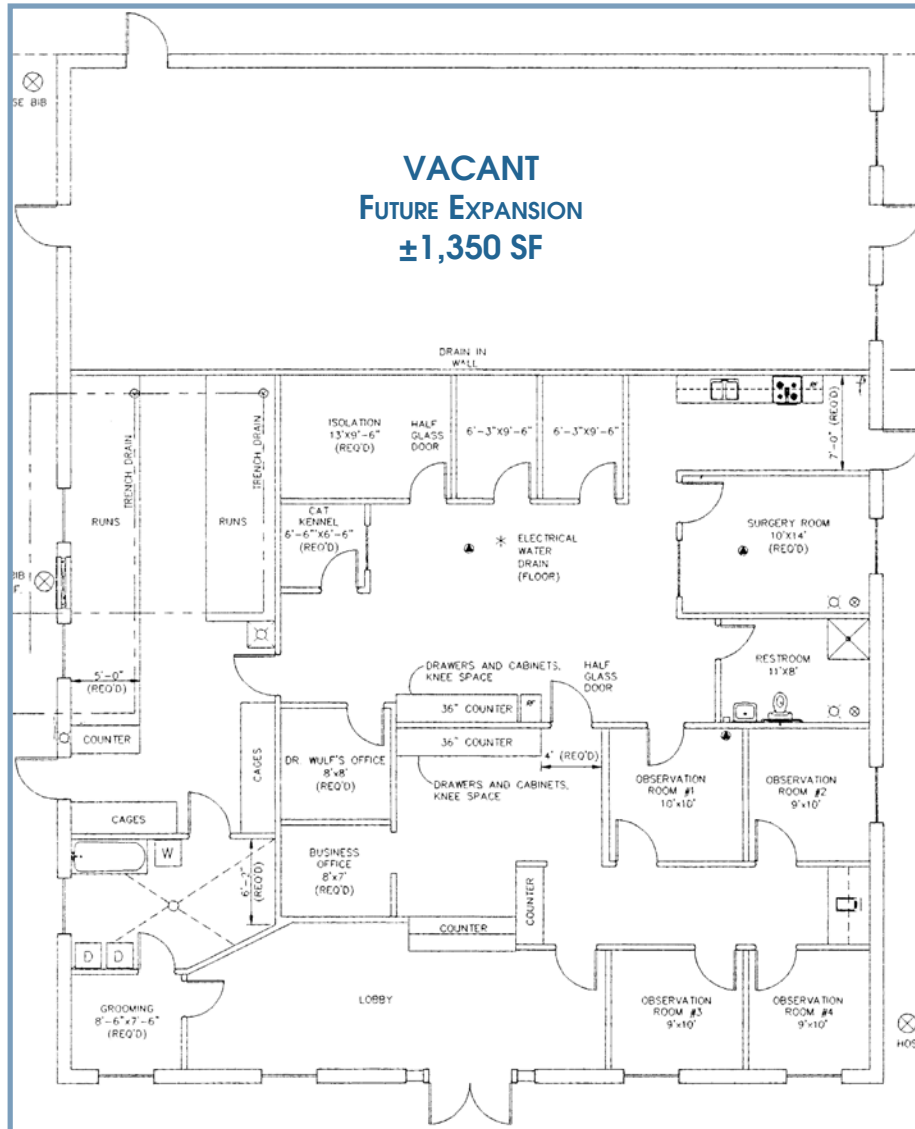
JOSEPH SEBESTA
832.455.7355
jsebesta@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.



EXISTING FLOOR PLAN



PROPERTY FEATURES:

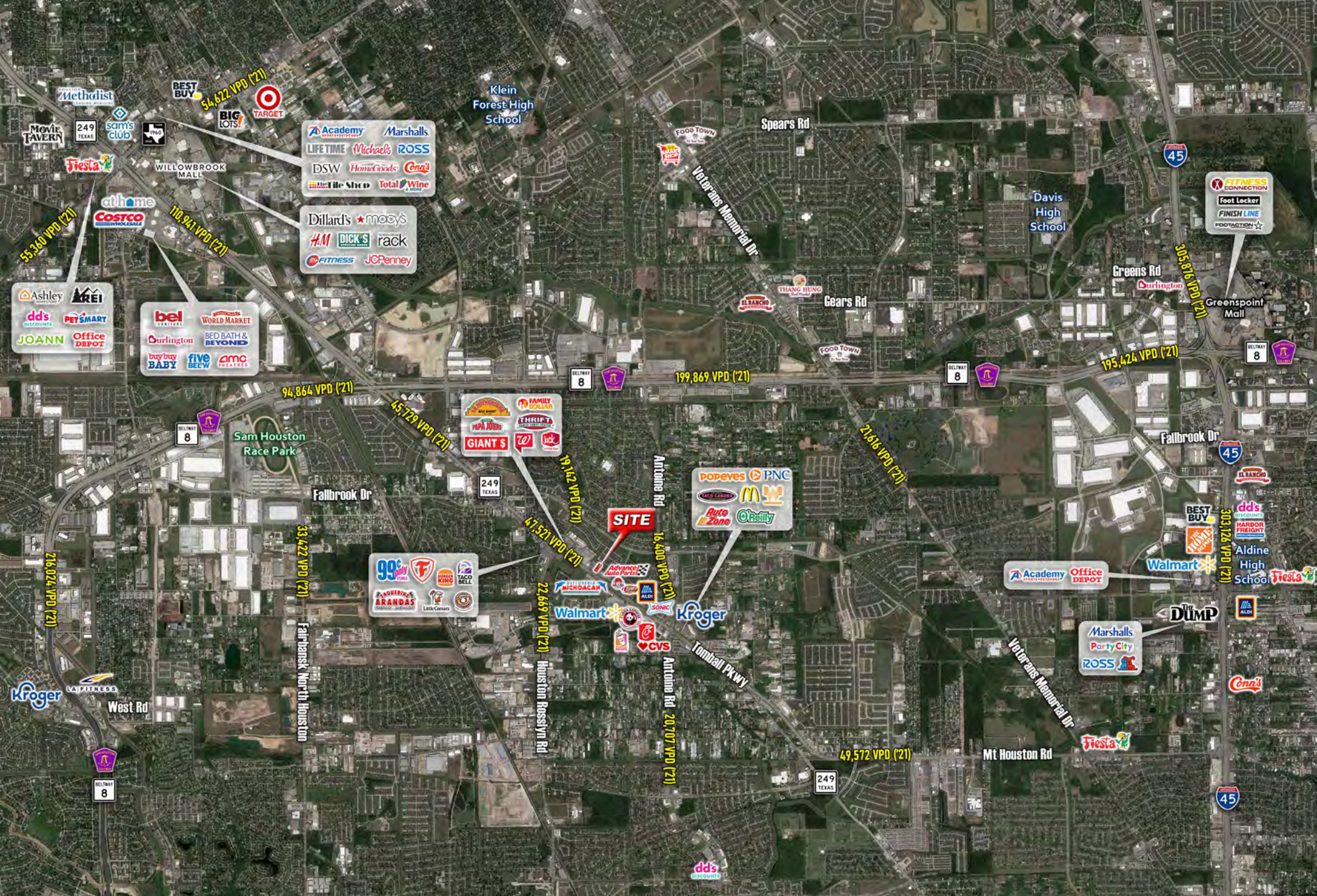
- ±4,500 SF Multi-Use Building
- ±1 Acre of Land
- ±135' of Frontage on SH-249
- Near Most Major Retailers
- Additional Land for Parking Lot Expansion
- 2nd Generation Animal Hospital
- Contact Agent for Pricing

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2022 Population	18,270	117,677	320,036
2027 Population Est.	18,371	118,826	325,799
Daytime Population	21,592	106,844	330,943
Average HH Income	\$61,273	\$75,697	\$76,938

TRAFFIC COUNTS:

SH 249: 47,521 VPD (TXDOT 2021)
 Antoine Dr: 20,707 VPD (TXDOT 2021)
 Houston Rosslyn Rd: 22,669 VPD (TXDOT 2021)



JOSEPH SEBESTA
 832.455.7355
 jsebesta@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
 5353 W. Alabama St., Ste. 602 | Houston, TX 77056

S&P INTERESTS

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	16,905	107,267	286,671
2020 Total Population	18,261	117,008	317,778
2020 Group Quarters	34	83	790
2022 Total Population	18,270	117,677	320,036
2022 Group Quarters	34	83	790
2027 Total Population	18,371	118,826	325,799
2022-2027 Annual Rate	0.11%	0.19%	0.36%
2022 Total Daytime Population	21,592	106,844	330,943
Workers	11,015	42,144	160,990
Residents	10,577	64,700	169,953
Household Summary			
2010 Households	4,821	30,336	91,912
2010 Average Household Size	3.50	3.53	3.11
2020 Total Households	5,604	34,523	103,955
2020 Average Household Size	3.25	3.39	3.05
2022 Households	5,618	34,788	104,755
2022 Average Household Size	3.25	3.38	3.05
2027 Households	5,660	35,209	106,837
2027 Average Household Size	3.24	3.37	3.04
2022-2027 Annual Rate	0.15%	0.24%	0.39%
2010 Families	3,887	25,029	68,352
2010 Average Family Size	3.87	3.87	3.63
2022 Families	4,374	28,049	75,562
2022 Average Family Size	3.68	3.78	3.63
2027 Families	4,418	28,450	77,225
2027 Average Family Size	3.67	3.76	3.61
2022-2027 Annual Rate	0.20%	0.28%	0.44%
Housing Unit Summary			
2000 Housing Units	3,645	26,450	86,129
Owner Occupied Housing Units	55.6%	69.7%	55.8%
Renter Occupied Housing Units	40.2%	26.6%	38.6%
Vacant Housing Units	4.2%	3.7%	5.6%
2010 Housing Units	5,206	32,837	103,551
Owner Occupied Housing Units	50.5%	65.2%	51.2%
Renter Occupied Housing Units	42.2%	27.2%	37.5%
Vacant Housing Units	7.4%	7.6%	11.2%
2020 Housing Units	5,939	36,108	110,408
Vacant Housing Units	5.6%	4.4%	5.8%
2022 Housing Units	5,956	36,382	111,219
Owner Occupied Housing Units	50.8%	63.2%	50.3%
Renter Occupied Housing Units	43.5%	32.4%	43.8%
Vacant Housing Units	5.7%	4.4%	5.8%
2027 Housing Units	6,090	37,340	114,970
Owner Occupied Housing Units	51.1%	63.3%	50.3%
Renter Occupied Housing Units	41.9%	31.0%	42.6%
Vacant Housing Units	7.1%	5.7%	7.1%
Median Household Income			
2022	\$49,345	\$57,702	\$55,378
2027	\$54,539	\$68,414	\$64,044
Median Home Value			
2022	\$160,977	\$176,945	\$189,441
2027	\$261,071	\$267,180	\$262,006
Per Capita Income			
2022	\$18,671	\$22,326	\$25,195
2027	\$21,810	\$26,316	\$29,650
Median Age			
2010	27.9	29.8	30.5
2022	28.7	31.5	32.3
2027	29.7	32.5	33.0
2022 Households by Income			
Household Income Base	5,618	34,788	104,755
<\$15,000	9.9%	7.5%	9.4%
\$15,000 - \$24,999	13.6%	9.5%	9.7%
\$25,000 - \$34,999	11.9%	10.0%	10.8%
\$35,000 - \$49,999	15.1%	14.8%	14.5%
\$50,000 - \$74,999	19.4%	20.3%	19.3%
\$75,000 - \$99,999	16.4%	15.2%	13.8%
\$100,000 - \$149,999	10.4%	15.5%	13.8%
\$150,000 - \$199,999	2.6%	4.4%	4.9%
\$200,000+	0.6%	2.8%	3.9%
Average Household Income	\$61,273	\$75,697	\$76,938

	1 mile	3 miles	5 miles
2027 Households by Income			
Household Income Base	5,660	35,209	106,837
<\$15,000	7.1%	5.6%	7.2%
\$15,000 - \$24,999	10.6%	7.3%	7.6%
\$25,000 - \$34,999	13.2%	9.4%	9.6%
\$35,000 - \$49,999	14.9%	13.4%	13.5%
\$50,000 - \$74,999	17.2%	17.9%	18.6%
\$75,000 - \$99,999	17.1%	16.1%	14.5%
\$100,000 - \$149,999	14.6%	19.9%	16.9%
\$150,000 - \$199,999	4.5%	6.7%	7.2%
\$200,000+	0.8%	3.7%	4.9%
Average Household Income	\$71,558	\$89,053	\$90,391
2022 Owner Occupied Housing Units by Value			
Total	3,026	22,987	55,968
<\$50,000	4.3%	3.1%	3.8%
\$50,000 - \$99,999	12.1%	10.0%	8.5%
\$100,000 - \$149,999	29.6%	21.9%	18.0%
\$150,000 - \$199,999	18.4%	27.7%	24.9%
\$200,000 - \$249,999	7.7%	14.3%	18.5%
\$250,000 - \$299,999	3.6%	5.1%	9.6%
\$300,000 - \$399,999	1.5%	6.0%	7.3%
\$400,000 - \$499,999	4.0%	2.3%	2.9%
\$500,000 - \$749,999	1.6%	3.5%	2.9%
\$750,000 - \$999,999	12.5%	3.6%	2.0%
\$1,000,000 - \$1,499,999	3.1%	1.3%	0.7%
\$1,500,000 - \$1,999,999	1.0%	0.4%	0.3%
\$2,000,000 +	0.7%	0.7%	0.5%
Average Home Value	\$319,656	\$254,920	\$241,489
2027 Owner Occupied Housing Units by Value			
Total	3,111	23,621	57,813
<\$50,000	0.7%	0.3%	0.8%
\$50,000 - \$99,999	2.5%	1.8%	1.9%
\$100,000 - \$149,999	13.4%	5.2%	4.4%
\$150,000 - \$199,999	20.8%	19.3%	14.4%
\$200,000 - \$249,999	10.1%	19.7%	24.3%
\$250,000 - \$299,999	11.3%	11.1%	17.0%
\$300,000 - \$399,999	7.8%	19.2%	17.6%
\$400,000 - \$499,999	9.4%	7.0%	6.8%
\$500,000 - \$749,999	6.2%	8.5%	7.2%
\$750,000 - \$999,999	12.1%	4.5%	3.0%
\$1,000,000 - \$1,499,999	2.3%	1.6%	1.0%
\$1,500,000 - \$1,999,999	2.3%	1.0%	0.8%
\$2,000,000 +	1.1%	1.0%	0.7%
Average Home Value	\$417,494	\$367,203	\$339,503
2010 Population by Age			
Total	16,907	107,268	286,669
0 - 4	10.0%	8.8%	8.9%
5 - 9	9.7%	9.1%	8.5%
10 - 14	9.6%	9.3%	8.4%
15 - 24	16.4%	15.9%	15.6%
25 - 34	15.5%	14.7%	15.5%
35 - 44	15.0%	14.9%	14.5%
45 - 54	11.2%	13.1%	13.2%
55 - 64	7.9%	9.0%	9.2%
65 - 74	3.2%	3.6%	3.9%
75 - 84	1.2%	1.4%	1.8%
85 +	0.3%	0.3%	0.5%
18 +	65.4%	67.3%	69.2%

	1 mile	3 miles	5 miles
2022 Population by Age			
Total	18,269	117,678	320,034
0 - 4	9.1%	8.0%	7.9%
5 - 9	8.9%	8.1%	7.8%
10 - 14	8.2%	7.8%	7.5%
15 - 24	16.9%	15.0%	14.3%
25 - 34	16.9%	16.6%	16.8%
35 - 44	13.0%	13.1%	13.3%
45 - 54	11.0%	11.6%	11.3%
55 - 64	8.3%	10.2%	10.4%
65 - 74	5.5%	6.8%	7.1%
75 - 84	1.8%	2.3%	2.7%
85 +	0.4%	0.5%	0.8%
18 +	68.8%	71.7%	72.5%
2027 Population by Age			
Total	18,369	118,827	325,800
0 - 4	9.0%	8.0%	8.0%
5 - 9	8.5%	7.9%	7.6%
10 - 14	8.2%	8.1%	7.6%
15 - 24	15.8%	14.0%	13.8%
25 - 34	17.0%	16.1%	16.1%
35 - 44	13.3%	14.1%	14.3%
45 - 54	11.0%	11.3%	11.0%
55 - 64	8.4%	9.5%	9.5%
65 - 74	5.7%	7.3%	7.6%
75 - 84	2.5%	3.1%	3.5%
85 +	0.4%	0.6%	0.9%
18 +	69.7%	71.7%	72.6%
2010 Population by Sex			
Males	8,257	53,109	141,015
Females	8,648	54,158	145,656
2022 Population by Sex			
Males	9,001	58,149	157,455
Females	9,269	59,528	162,581
2027 Population by Sex			
Males	9,061	58,793	160,136
Females	9,309	60,033	165,663
2010 Population by Race/Ethnicity			
Total	16,903	107,267	286,671
White Alone	40.0%	40.2%	40.5%
Black Alone	28.1%	26.1%	29.5%
American Indian Alone	0.9%	0.9%	0.8%
Asian Alone	7.4%	9.6%	8.4%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	19.8%	19.8%	17.5%
Two or More Races	3.7%	3.5%	3.3%
Hispanic Origin	56.9%	53.3%	45.4%
Diversity Index	85.5	86.0	85.4
2020 Population by Race/Ethnicity			
Total	18,261	117,008	317,778
White Alone	14.9%	17.1%	20.0%
Black Alone	24.3%	22.5%	26.5%
American Indian Alone	1.6%	1.7%	1.5%
Asian Alone	8.6%	9.6%	8.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	33.8%	31.9%	27.7%
Two or More Races	16.7%	17.1%	16.1%
Hispanic Origin	61.2%	59.2%	52.1%
Diversity Index	87.9	88.6	89.0
2022 Population by Race/Ethnicity			
Total	18,270	117,679	320,036

	1 mile	3 miles	5 miles
White Alone	14.1%	16.2%	19.1%
Black Alone	24.0%	22.3%	26.4%
American Indian Alone	1.6%	1.8%	1.5%
Asian Alone	8.5%	9.5%	8.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	34.3%	32.4%	28.1%
Two or More Races	17.3%	17.7%	16.7%
Hispanic Origin	61.9%	59.9%	52.8%
Diversity Index	87.7	88.5	89.0
2027 Population by Race/Ethnicity			
Total	18,372	118,827	325,800
White Alone	12.0%	14.0%	16.8%
Black Alone	23.7%	22.1%	26.3%
American Indian Alone	1.7%	1.8%	1.5%
Asian Alone	8.6%	9.6%	8.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	35.6%	33.6%	29.3%
Two or More Races	18.4%	18.8%	17.8%
Hispanic Origin	62.6%	60.6%	53.6%
Diversity Index	87.3	88.2	88.9
2010 Population by Relationship and Household			
Total	16,904	107,267	286,671
In Households	99.8%	99.8%	99.8%
In Family Households	92.6%	93.4%	89.5%
Householder	22.8%	23.3%	23.8%
Spouse	14.1%	15.7%	15.4%
Child	43.2%	42.4%	39.4%
2022 Population 25+ by Educational Attainment			
Total	10,388	71,942	199,614
Less than 9th Grade	21.2%	14.7%	12.1%
9th - 12th Grade, No Diploma	11.9%	12.6%	10.8%
High School Graduate	31.0%	27.0%	25.5%
GED/Alternative Credential	4.4%	4.7%	4.5%
Some College, No Degree	17.2%	18.1%	19.0%
Associate Degree	4.2%	7.1%	7.1%
Bachelor's Degree	7.5%	11.3%	15.0%
Graduate/Professional Degree	2.5%	4.4%	6.0%
2022 Population 15+ by Marital Status			
Total	13,481	89,627	245,503
Never Married	38.2%	38.0%	40.3%
Married	51.2%	50.5%	46.9%
Widowed	4.1%	4.0%	4.2%
Divorced	6.4%	7.5%	8.7%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	8,548	57,684	161,800
Population 16+ Employed	92.3%	93.9%	94.7%
Population 16+ Unemployment rate	7.7%	6.1%	5.3%
Population 16-24 Employed	17.2%	14.4%	14.2%
Population 16-24 Unemployment rate	9.2%	10.5%	11.2%
Population 25-54 Employed	68.9%	67.4%	66.5%
Population 25-54 Unemployment rate	6.5%	4.8%	4.1%
Population 55-64 Employed	10.8%	13.7%	14.3%
Population 55-64 Unemployment rate	12.4%	6.0%	4.0%
Population 65+ Employed	3.2%	4.5%	5.0%
Population 65+ Unemployment rate	6.4%	10.3%	6.6%
2022 Employed Population 16+ by Industry			
Total	7,894	54,157	153,229
Agriculture/Mining	0.4%	1.3%	1.4%
Construction	14.7%	13.6%	12.1%
Manufacturing	11.8%	11.1%	10.8%
Wholesale Trade	2.3%	3.1%	3.6%
Retail Trade	14.6%	12.5%	11.7%
Transportation/Utilities	7.9%	9.3%	8.4%
Information	1.1%	0.8%	1.0%
Finance/Insurance/Real Estate	5.6%	4.5%	5.3%
Services	40.3%	42.1%	43.4%
Public Administration	1.3%	1.7%	2.2%

	1 mile	3 miles	5 miles
2022 Employed Population 16+ by Occupation			
Total	7,895	54,159	153,230
White Collar	34.7%	40.1%	47.0%
Management/Business/Financial	5.0%	8.0%	11.1%
Professional	8.7%	12.1%	14.7%
Sales	11.4%	9.6%	9.8%
Administrative Support	9.6%	10.4%	11.4%
Services	24.4%	21.0%	19.4%
Blue Collar	40.9%	38.9%	33.6%
Farming/Forestry/Fishing	0.0%	0.1%	0.0%
Construction/Extraction	12.9%	11.7%	10.3%
Installation/Maintenance/Repair	4.8%	3.7%	3.0%
Production	10.3%	9.4%	8.0%
Transportation/Material Moving	12.8%	14.0%	12.3%

2010 Households by Type			
Total	4,820	30,335	91,910
Households with 1 Person	15.5%	13.8%	20.8%
Households with 2+ People	84.5%	86.2%	79.2%
Family Households	80.6%	82.5%	74.4%
Husband-wife Families	50.1%	55.5%	48.0%
With Related Children	34.3%	35.2%	28.3%
Other Family (No Spouse Present)	30.6%	27.0%	26.4%
Other Family with Male Householder	8.6%	7.5%	6.9%
With Related Children	5.4%	4.6%	4.0%
Other Family with Female Householder	22.0%	19.5%	19.5%
With Related Children	16.6%	13.8%	14.0%
Nonfamily Households	3.8%	3.7%	4.9%

All Households with Children	56.9%	54.1%	46.9%
------------------------------	-------	-------	-------

Multigenerational Households	11.2%	11.4%	8.7%
Unmarried Partner Households	7.5%	6.4%	6.8%
Male-female	6.8%	5.7%	6.0%
Same-sex	0.7%	0.8%	0.8%

2010 Households by Size			
Total	4,821	30,338	91,911
1 Person Household	15.5%	13.8%	20.8%
2 Person Household	19.1%	21.0%	24.3%
3 Person Household	17.9%	18.3%	17.8%
4 Person Household	18.9%	19.1%	16.5%
5 Person Household	13.8%	13.6%	10.6%
6 Person Household	8.1%	7.5%	5.4%
7 + Person Household	6.7%	6.7%	4.7%

2010 Households by Tenure and Mortgage Status			
Total	4,827	30,337	91,906
Owner Occupied	54.4%	70.6%	57.7%
Owned with a Mortgage/Loan	43.7%	55.4%	43.6%
Owned Free and Clear	10.7%	15.2%	14.1%
Renter Occupied	45.6%	29.4%	42.3%

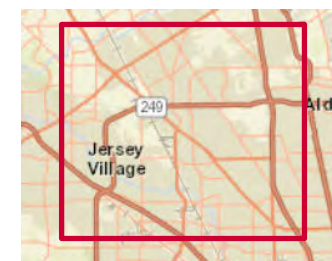
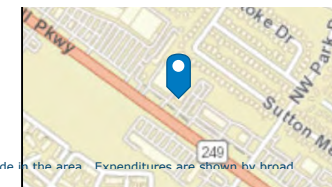
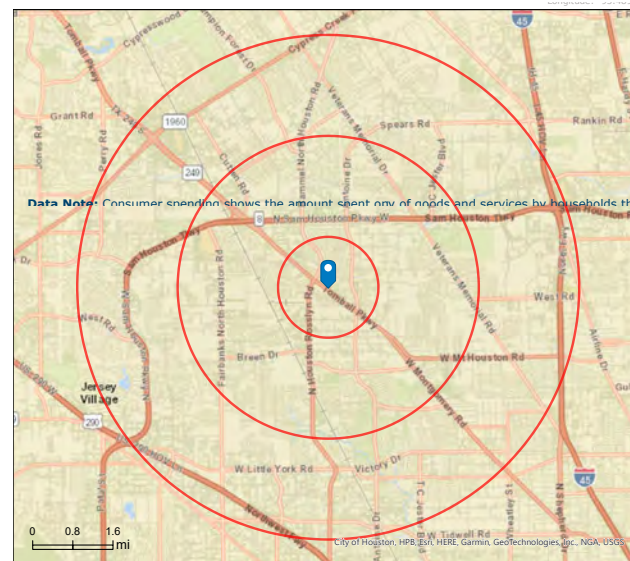
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	127	128	117
Percent of Income for Mortgage	17.2%	16.2%	18.0%
Wealth Index	37	54	59

2010 Housing Units By Urban/ Rural Status			
Total Housing Units	5,206	32,837	103,551
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%

2010 Population By Urban/ Rural Status			
Total Population	16,905	107,267	286,671
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

Top 3 Tapestry Segments			
1.	NeWest Residents (13C)	Forging Opportunity (7D)	Urban Edge Families (7C)
2.	Urban Villages (7B)	Urban Edge Families (7C)	Forging Opportunity (7D)
3.	Forging Opportunity (7D)	Urban Villages (7B)	Metro Fusion (11C)

	1 mile	3 miles	5 miles
2022 Consumer Spending			
Apparel & Services: Total \$	\$8,379,868	\$60,952,233	\$190,954,575
Average Spent	\$1,491.61	\$1,752.11	\$1,822.87
Spending Potential Index	62	73	76
Education: Total \$	\$6,238,838	\$45,482,235	\$144,856,859
Average Spent	\$1,110.51	\$1,307.41	\$1,382.82
Spending Potential Index	57	67	71
Entertainment/Recreation: Total \$	\$11,385,741	\$88,246,120	\$272,462,493
Average Spent	\$2,026.65	\$2,536.68	\$2,600.95
Spending Potential Index	55	69	71
Food at Home: Total \$	\$21,383,019	\$157,004,739	\$486,874,630
Average Spent	\$3,806.16	\$4,513.19	\$4,647.75
Spending Potential Index	61	73	75
Food Away from Home: Total \$	\$15,592,338	\$114,022,019	\$349,520,647
Average Spent	\$2,775.43	\$3,277.63	\$3,336.55
Spending Potential Index	64	76	77
Health Care: Total \$	\$21,248,868	\$169,585,449	\$522,750,886
Average Spent	\$3,782.28	\$4,874.83	\$4,990.22
Spending Potential Index	53	69	70
HH Furnishings & Equipment: Total \$	\$8,291,153	\$64,390,819	\$197,114,841
Average Spent	\$1,475.82	\$1,850.95	\$1,881.67
Spending Potential Index	58	72	73
Personal Care Products & Services: Total \$	\$3,354,486	\$25,438,301	\$79,265,478
Average Spent	\$597.10	\$731.24	\$756.67
Spending Potential Index	59	72	74
Shelter: Total \$	\$81,274,008	\$598,633,572	\$1,825,901,058
Average Spent	\$14,466.72	\$17,208.05	\$17,430.20
Spending Potential Index	63	75	76
Support Payments/Cash Contributions/Gifts in Kin\$	\$8,234,700	\$67,060,558	\$202,953,260
Average Spent	\$1,465.77	\$1,927.69	\$1,937.41
Spending Potential Index	54	71	71
Travel: Total \$	\$8,963,000	\$71,402,054	\$215,771,003
Average Spent	\$1,595.41	\$2,052.49	\$2,059.77
Spending Potential Index	56	71	72
Vehicle Maintenance & Repairs: Total \$	\$4,189,488	\$31,875,978	\$98,621,834
Average Spent	\$745.73	\$916.29	\$941.45
Spending Potential Index	59	73	75





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:
 - 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