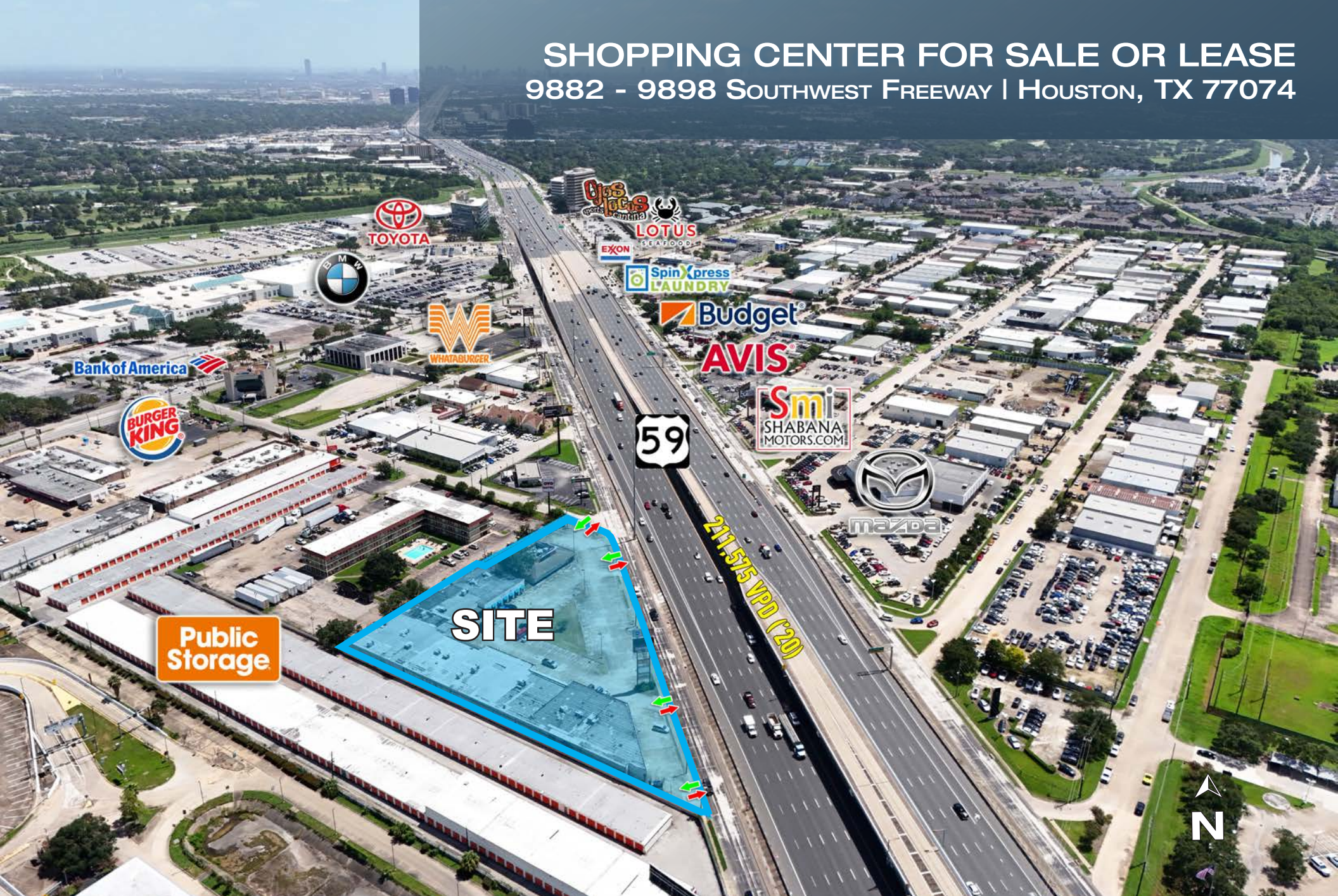


# SHOPPING CENTER FOR SALE OR LEASE

9882 - 9898 SOUTHWEST FREEWAY | HOUSTON, TX 77074



Public Storage

**SITE**

59

211-575 VPD (20)



**S&P** INTERESTS

**JOSHUA SEBESTA**  
713.298.1341  
josh@spinterests.com

**YASMIN KOOROS**  
832.283.4766  
ykooros@spinterests.com

[WWW.SPINTERESTS.COM](http://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

**LAND SIZE**  
2.3 Acres

**BUILDING SIZE**  
38,579 SF

**ZONING**  
No zoning

**FRONTAGE**  
565' on Hwy 59 South

**POPULATION**  
500,821 in 5 mile radius

**ROOFTOPS**  
176,199 in 5 mile radius



**S&P** INTERESTS

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28,219 SF  
Available  
(Divisible)

5,000 SF  
Freestanding  
Restaurant

**S&P** INTERESTS

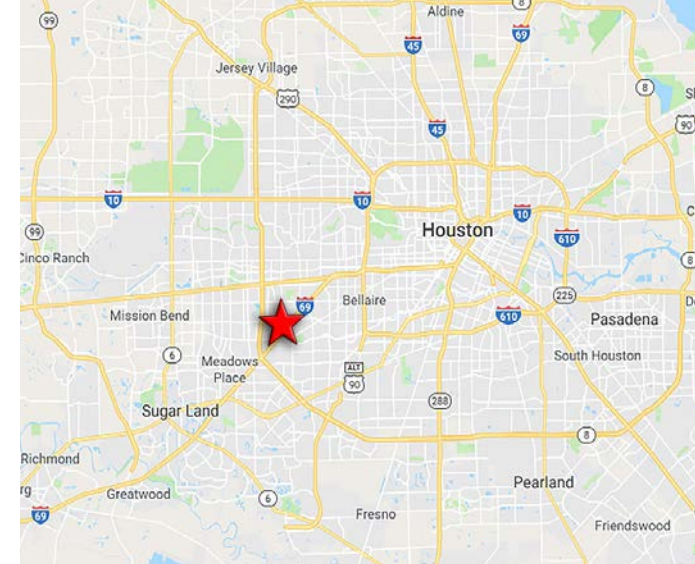
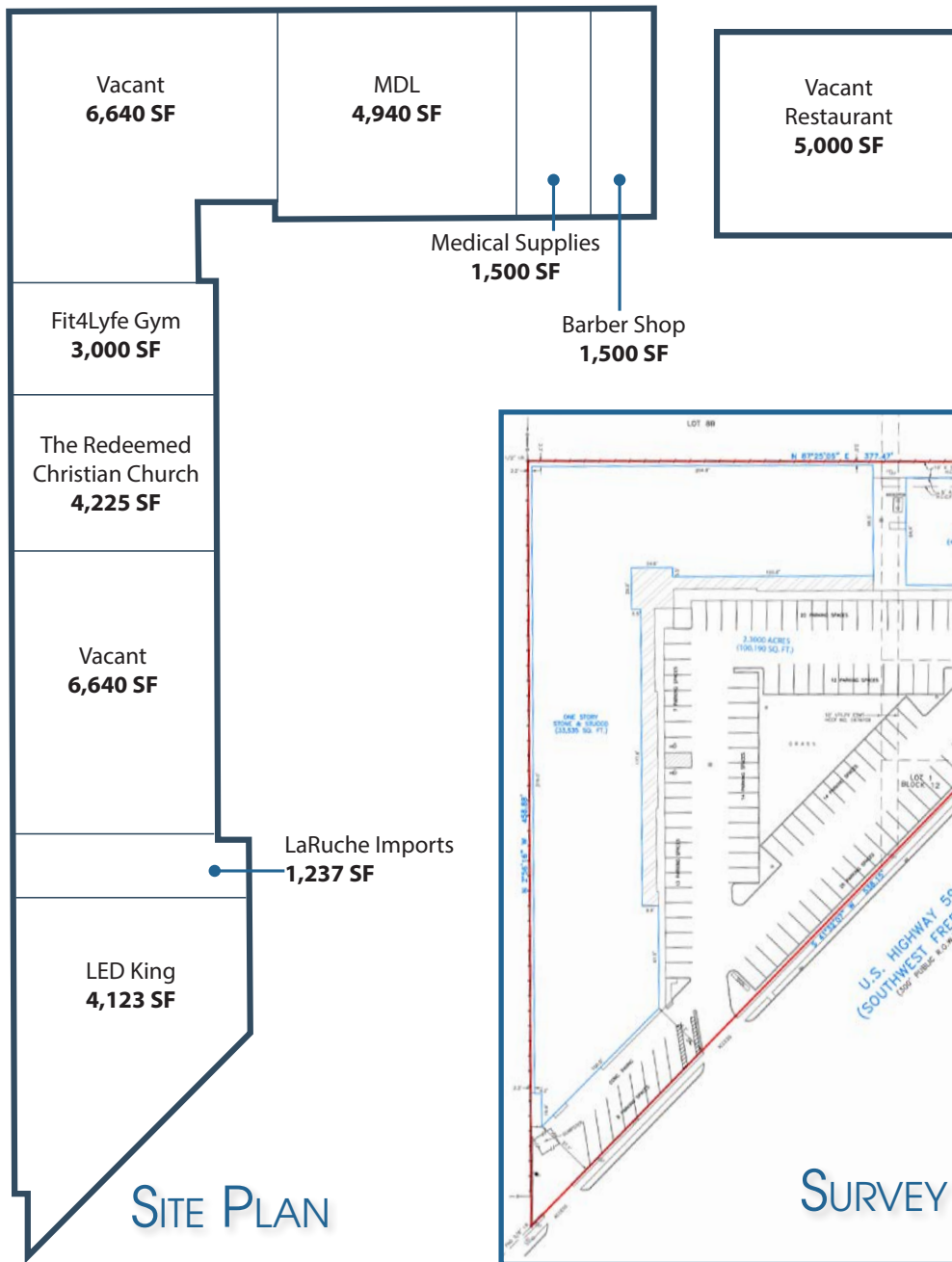
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### PROPERTY FEATURES:

- Address: 9882 - 9898 Southwest Freeway, Houston, TX 77074
- Land Size: 2.3 Acres
- Building Size: 38,579 SF
- Frontage: 565' on Hwy 59 South
- Population: 500,821 in 5 mile radius
- Rooftops: 176,199 in 5 mile radius
- Zoning: No Zoning

### DEMOGRAPHIC SUMMARY:

| Radius             | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------|----------|----------|----------|
| 2023 Population    | 27,585   | 204,771  | 500,821  |
| Households         | 9,390    | 68,330   | 176,199  |
| Daytime Employment | 13,534   | 81,782   | 225,203  |
| Average HH Income  | \$43,724 | \$55,007 | \$64,509 |

### TRAFFIC COUNTS:

Southwest Freeway: 211,575 VPD (2020)

| Radius             | 1 Mile | 3 Mile  | 5 Mile  |
|--------------------|--------|---------|---------|
| <b>Population</b>  |        |         |         |
| 2028 Projection    | 27,620 | 202,990 | 498,952 |
| 2023 Estimate      | 27,585 | 204,771 | 500,821 |
| 2010 Census        | 25,256 | 201,506 | 489,242 |
| <br>               |        |         |         |
| Growth 2023 - 2028 | 0.13%  | -0.87%  | -0.37%  |
| Growth 2010 - 2023 | 9.22%  | 1.62%   | 2.37%   |

| 2023 Population by Age | 27,585      | 204,771       | 500,821       |
|------------------------|-------------|---------------|---------------|
| Age 0 - 4              | 2,051 7.44% | 14,248 6.96%  | 34,514 6.89%  |
| Age 5 - 9              | 2,274 8.24% | 15,195 7.42%  | 36,836 7.36%  |
| Age 10 - 14            | 2,389 8.66% | 15,864 7.75%  | 37,956 7.58%  |
| Age 15 - 19            | 2,170 7.87% | 15,012 7.33%  | 35,280 7.04%  |
| Age 20 - 24            | 1,908 6.92% | 13,955 6.81%  | 32,333 6.46%  |
| Age 25 - 29            | 2,048 7.42% | 15,069 7.36%  | 35,140 7.02%  |
| Age 30 - 34            | 2,315 8.39% | 16,368 7.99%  | 39,572 7.90%  |
| Age 35 - 39            | 2,381 8.63% | 16,250 7.94%  | 40,780 8.14%  |
| Age 40 - 44            | 2,209 8.01% | 14,890 7.27%  | 38,032 7.59%  |
| Age 45 - 49            | 1,896 6.87% | 13,180 6.44%  | 33,538 6.70%  |
| Age 50 - 54            | 1,602 5.81% | 11,864 5.79%  | 29,816 5.95%  |
| Age 55 - 59            | 1,316 4.77% | 10,631 5.19%  | 26,480 5.29%  |
| Age 60 - 64            | 1,065 3.86% | 9,512 4.65%   | 23,734 4.74%  |
| Age 65 - 69            | 799 2.90%   | 7,926 3.87%   | 19,916 3.98%  |
| Age 70 - 74            | 549 1.99%   | 6,073 2.97%   | 15,288 3.05%  |
| Age 75 - 79            | 324 1.17%   | 4,038 1.97%   | 10,083 2.01%  |
| Age 80 - 84            | 169 0.61%   | 2,429 1.19%   | 5,986 1.20%   |
| Age 85+                | 120 0.44%   | 2,268 1.11%   | 5,539 1.11%   |
| <br>                   |             |               |               |
| Age 65+                | 1,961 7.11% | 22,734 11.10% | 56,812 11.34% |

|                    |              |              |              |
|--------------------|--------------|--------------|--------------|
| <b>Median Age</b>  | <b>32.10</b> | <b>34.00</b> | <b>34.80</b> |
| <b>Average Age</b> | <b>32.50</b> | <b>35.00</b> | <b>35.40</b> |

| 2023 Population By Race   | 27,585        | 204,771        | 500,821        |
|---------------------------|---------------|----------------|----------------|
| White                     | 17,631 63.92% | 116,990 57.13% | 285,306 56.97% |
| Black                     | 7,910 28.68%  | 55,883 27.29%  | 126,357 25.23% |
| Am. Indian & Alaskan      | 405 1.47%     | 3,293 1.61%    | 8,019 1.60%    |
| Asian                     | 1,127 4.09%   | 24,244 11.84%  | 69,742 13.93%  |
| Hawaiian & Pacific Island | 30 0.11%      | 375 0.18%      | 748 0.15%      |
| Other                     | 481 1.74%     | 3,985 1.95%    | 10,649 2.13%   |

| Population by Hispanic Origin | 27,585        | 204,771        | 500,821        |
|-------------------------------|---------------|----------------|----------------|
| Non-Hispanic Origin           | 9,252 33.54%  | 93,786 45.80%  | 251,424 50.20% |
| Hispanic Origin               | 18,333 66.46% | 110,985 54.20% | 249,397 49.80% |

|                               |              |              |              |
|-------------------------------|--------------|--------------|--------------|
| <b>2023 Median Age, Male</b>  | <b>32.40</b> | <b>33.50</b> | <b>34.40</b> |
| <b>2023 Average Age, Male</b> | <b>32.50</b> | <b>34.30</b> | <b>34.80</b> |

|                                 |              |              |              |
|---------------------------------|--------------|--------------|--------------|
| <b>2023 Median Age, Female</b>  | <b>31.70</b> | <b>34.50</b> | <b>35.30</b> |
| <b>2023 Average Age, Female</b> | <b>32.40</b> | <b>35.70</b> | <b>36.10</b> |

| Radius  | 1 Mile        | 3 Mile         | 5 Mile         |
|---|---------------|----------------|----------------|
| <b>2023 Population by Occupation Classification</b> | <b>20,436</b> | <b>156,457</b> | <b>384,455</b> |
| Civilian Employed                                   | 13,689 66.98% | 100,956 64.53% | 252,614 65.71% |
| Civilian Unemployed                                 | 1,011 4.95%   | 5,870 3.75%    | 13,168 3.43%   |
| Civilian Non-Labor Force                            | 5,678 27.78%  | 49,573 31.68%  | 118,586 30.85% |
| Armed Forces  | 58 0.28%      | 58 0.04%       | 87 0.02%       |

| Households by Marital Status | 1 Mile | 3 Mile | 5 Mile |
|------------------------------|--------|--------|--------|
| Married                      | 3,053  | 27,182 | 70,274 |
| Married No Children          | 1,130  | 12,486 | 33,193 |
| Married w/Children           | 1,924  | 14,696 | 37,081 |

| 2023 Population by Education        | 18,358       | 143,068       | 355,038       |
|-------------------------------------|--------------|---------------|---------------|
| Some High School, No Diploma        | 5,791 31.54% | 38,191 26.69% | 80,000 22.53% |
| High School Grad (Incl Equivalency) | 5,066 27.60% | 35,603 24.89% | 82,322 23.19% |
| Some College, No Degree             | 3,327 18.12% | 31,254 21.85% | 77,660 21.87% |
| Associate Degree                    | 1,565 8.52%  | 12,572 8.79%  | 31,135 8.77%  |
| Bachelor Degree                     | 1,824 9.94%  | 17,541 12.26% | 55,888 15.74% |
| Advanced Degree                     | 785 4.28%    | 7,907 5.53%   | 28,033 7.90%  |

| 2023 Population by Occupation | 23,206       | 178,923       | 455,551        |
|-------------------------------|--------------|---------------|----------------|
| Real Estate & Finance         | 340 1.47%    | 4,992 2.79%   | 13,603 2.99%   |
| Professional & Management     | 3,515 15.15% | 33,282 18.60% | 100,192 21.99% |
| Public Administration         | 251 1.08%    | 1,788 1.00%   | 5,248 1.15%    |
| Education & Health            | 1,795 7.74%  | 16,995 9.50%  | 46,512 10.21%  |
| Services                      | 4,242 18.28% | 28,272 15.80% | 66,725 14.65%  |
| Information                   | 92 0.40%     | 994 0.56%     | 2,753 0.60%    |
| Sales                         | 1,941 8.36%  | 18,587 10.39% | 49,124 10.78%  |
| Transportation                | 643 2.77%    | 5,324 2.98%   | 12,600 2.77%   |
| Retail                        | 1,558 6.71%  | 12,267 6.86%  | 29,561 6.49%   |
| Wholesale                     | 164 0.71%    | 2,253 1.26%   | 5,958 1.31%    |
| Manufacturing                 | 648 2.79%    | 5,811 3.25%   | 15,397 3.38%   |
| Production                    | 2,143 9.23%  | 15,487 8.66%  | 34,115 7.49%   |
| Construction                  | 3,407 14.68% | 17,511 9.79%  | 35,752 7.85%   |
| Utilities                     | 931 4.01%    | 5,565 3.11%   | 13,792 3.03%   |
| Agriculture & Mining          | 173 0.75%    | 1,322 0.74%   | 4,227 0.93%    |
| Farming, Fishing, Forestry    | 29 0.12%     | 167 0.09%     | 396 0.09%      |
| Other Services                | 1,334 5.75%  | 8,306 4.64%   | 19,596 4.30%   |

| 2023 Worker Travel Time to Job | 13,088       | 97,372        | 243,391        |
|--------------------------------|--------------|---------------|----------------|
| <30 Minutes                    | 6,398 48.88% | 50,213 51.57% | 126,599 52.01% |
| 30-60 Minutes                  | 5,227 39.94% | 39,100 40.16% | 95,033 39.05%  |
| 60+ Minutes                    | 1,463 11.18% | 8,059 8.28%   | 21,759 8.94%   |

| Radius                            | 1 Mile       | 3 Mile        | 5 Mile         |
|-----------------------------------|--------------|---------------|----------------|
| <b>2010 Households by HH Size</b> | <b>8,679</b> | <b>68,478</b> | <b>174,775</b> |
| 1-Person Households               | 2,265 26.10% | 17,407 25.42% | 48,130 27.54%  |
| 2-Person Households               | 2,036 23.46% | 16,925 24.72% | 45,418 25.99%  |
| 3-Person Households               | 1,526 17.58% | 11,698 17.08% | 29,158 16.68%  |
| 4-Person Households               | 1,268 14.61% | 9,969 14.56%  | 24,430 13.98%  |
| 5-Person Households               | 884 10.19%   | 6,523 9.53%   | 14,680 8.40%   |
| 6-Person Households               | 382 4.40%    | 3,245 4.74%   | 7,198 4.12%    |
| 7 or more Person Households       | 318 3.66%    | 2,711 3.96%   | 5,761 3.30%    |

| 2023 Average Household Size | 2.90 | 2.90 | 2.80 |
|-----------------------------|------|------|------|
|-----------------------------|------|------|------|

| Households         |        |        |         |
|--------------------|--------|--------|---------|
| 2028 Projection    | 9,385  | 67,528 | 175,073 |
| 2023 Estimate      | 9,390  | 68,330 | 176,199 |
| 2010 Census        | 8,680  | 68,477 | 174,775 |
| Growth 2023 - 2028 | -0.05% | -1.17% | -0.64%  |
| Growth 2010 - 2023 | 8.18%  | -0.21% | 0.81%   |

| 2023 Households by HH Income | 9,390        | 68,329        | 176,202       |
|------------------------------|--------------|---------------|---------------|
| <\$25,000                    | 3,580 38.13% | 21,019 30.76% | 48,543 27.55% |
| \$25,000 - \$50,000          | 3,025 32.22% | 19,961 29.21% | 49,758 28.24% |
| \$50,000 - \$75,000          | 1,434 15.27% | 11,866 17.37% | 30,142 17.11% |
| \$75,000 - \$100,000         | 509 5.42%    | 6,666 9.76%   | 16,779 9.52%  |
| \$100,000 - \$125,000        | 495 5.27%    | 3,772 5.52%   | 10,897 6.18%  |
| \$125,000 - \$150,000        | 199 2.12%    | 1,768 2.59%   | 5,808 3.30%   |
| \$150,000 - \$200,000        | 98 1.04%     | 1,950 2.85%   | 6,869 3.90%   |
| \$200,000+                   | 50 0.53%     | 1,327 1.94%   | 7,406 4.20%   |

| 2023 Avg Household Income | \$43,724 | \$55,007 | \$64,509 |
|---------------------------|----------|----------|----------|
| 2023 Med Household Income | \$32,853 | \$39,811 | \$43,626 |

| 2023 Occupied Housing     | 9,389         | 68,330        | 176,200        |
|---------------------------|---------------|---------------|----------------|
| Owner Occupied            | 1,433 15.26%  | 23,117 33.83% | 63,823 36.22%  |
| Renter Occupied           | 7,956 84.74%  | 45,213 66.17% | 112,377 63.78% |
| <b>2010 Housing Units</b> | <b>11,230</b> | <b>82,864</b> | <b>208,592</b> |
| 1 Unit                    | 2,024 18.02%  | 31,979 38.59% | 83,391 39.98%  |
| 2 - 4 Units               | 688 6.13%     | 5,326 6.43%   | 12,338 5.91%   |
| 5 - 19 Units              | 6,445 57.39%  | 31,385 37.88% | 65,997 31.64%  |
| 20+ Units                 | 2,073 18.46%  | 14,174 17.11% | 46,866 22.47%  |

| 2023 Housing Value            | 1,432            | 23,116           | 63,822           |
|-------------------------------|------------------|------------------|------------------|
| <\$100,000                    | 410 28.63%       | 3,615 15.64%     | 9,920 15.54%     |
| \$100,000 - \$200,000         | 883 61.66%       | 12,730 55.07%    | 26,787 41.97%    |
| \$200,000 - \$300,000         | 111 7.75%        | 4,955 21.44%     | 13,133 20.58%    |
| \$300,000 - \$400,000         | 14 0.98%         | 1,238 5.36%      | 6,541 10.25%     |
| \$400,000 - \$500,000         | 4 0.28%          | 284 1.23%        | 2,632 4.12%      |
| \$500,000 - \$1,000,000       | 7 0.49%          | 145 0.63%        | 3,208 5.03%      |
| \$1,000,000+                  | 3 0.21%          | 149 0.64%        | 1,601 2.51%      |
| <b>2023 Median Home Value</b> | <b>\$134,654</b> | <b>\$162,395</b> | <b>\$182,095</b> |

| Radius                                | 1 Mile        | 3 Mile        | 5 Mile         |
|---------------------------------------|---------------|---------------|----------------|
| <b>2023 Housing Units by Yr Built</b> | <b>11,281</b> | <b>83,428</b> | <b>210,356</b> |
| Built 2010+                           | 585 5.19%     | 3,953 4.74%   | 12,229 5.81%   |
| Built 2000 - 2010                     | 136 1.21%     | 6,380 7.65%   | 24,634 11.71%  |
| Built 1990 - 1999                     | 552 4.89%     | 5,899 7.07%   | 16,826 8.00%   |
| Built 1980 - 1989                     | 3,171 28.11%  | 19,932 23.89% | 45,668 21.71%  |
| Built 1970 - 1979                     | 5,244 46.49%  | 31,846 38.17% | 67,255 31.97%  |
| Built 1960 - 1969                     | 1,297 11.50%  | 11,506 13.79% | 30,332 14.42%  |
| Built 1950 - 1959                     | 205 1.82%     | 3,036 3.64%   | 10,530 5.01%   |
| Built <1949                           | 91 0.81%      | 876 1.05%     | 2,882 1.37%    |
| <b>2023 Median Year Built</b>         | <b>1977</b>   | <b>1977</b>   | <b>1978</b>    |

## Demographic Trend Report

| Description                 | 2010                 | 2023                 | 2028                 |
|-----------------------------|----------------------|----------------------|----------------------|
| <b>Population</b>           | <b>25,256</b>        | <b>27,585</b>        | <b>27,620</b>        |
| Age 0 - 4                   | 2,982 11.81%         | 2,051 7.44%          | 1,861 6.74%          |
| Age 5 - 9                   | 2,362 9.35%          | 2,274 8.24%          | 1,998 7.23%          |
| Age 10 - 14                 | 1,762 6.98%          | 2,389 8.66%          | 2,152 7.79%          |
| Age 15 - 19                 | 1,673 6.62%          | 2,170 7.87%          | 2,176 7.88%          |
| Age 20 - 24                 | 2,358 9.34%          | 1,908 6.92%          | 2,038 7.38%          |
| Age 25 - 29                 | 2,713 10.74%         | 2,048 7.42%          | 1,943 7.03%          |
| Age 30 - 34                 | 2,507 9.93%          | 2,315 8.39%          | 2,018 7.31%          |
| Age 35 - 39                 | 2,093 8.29%          | 2,381 8.63%          | 2,151 7.79%          |
| Age 40 - 44                 | 1,724 6.83%          | 2,209 8.01%          | 2,173 7.87%          |
| Age 45 - 49                 | 1,482 5.87%          | 1,896 6.87%          | 2,029 7.35%          |
| Age 50 - 54                 | 1,221 4.83%          | 1,602 5.81%          | 1,773 6.42%          |
| Age 55 - 59                 | 910 3.60%            | 1,316 4.77%          | 1,492 5.40%          |
| Age 60 - 64                 | 619 2.45%            | 1,065 3.86%          | 1,214 4.40%          |
| Age 65 - 69                 | 353 1.40%            | 799 2.90%            | 958 3.47%            |
| Age 70 - 74                 | 219 0.87%            | 549 1.99%            | 702 2.54%            |
| Age 75 - 79                 | 128 0.51%            | 324 1.17%            | 465 1.68%            |
| Age 80 - 84                 | 86 0.34%             | 169 0.61%            | 268 0.97%            |
| Age 85+                     | 64 0.25%             | 120 0.44%            | 209 0.76%            |
| <b>Age 15+</b>              | <b>18,150 71.86%</b> | <b>20,871 75.66%</b> | <b>21,609 78.24%</b> |
| <b>Age 20+</b>              | <b>16,477 65.24%</b> | <b>18,701 67.79%</b> | <b>19,433 70.36%</b> |
| <b>Age 65+</b>              | <b>850 3.37%</b>     | <b>1,961 7.11%</b>   | <b>2,602 9.42%</b>   |
| <b>Median Age</b>           | <b>28</b>            | <b>32</b>            | <b>34</b>            |
| <b>Average Age</b>          | <b>28.30</b>         | <b>32.50</b>         | <b>34.50</b>         |
| <b>Population By Race</b>   | <b>25,256</b>        | <b>27,585</b>        | <b>27,620</b>        |
| White                       | 15,952 63.16%        | 17,631 63.92%        | 17,647 63.89%        |
| Black                       | 7,382 29.23%         | 7,910 28.68%         | 7,945 28.77%         |
| Am. Indian & Alaskan        | 385 1.52%            | 405 1.47%            | 403 1.46%            |
| Asian                       | 1,067 4.22%          | 1,127 4.09%          | 1,119 4.05%          |
| Hawaiian & Pacific Islander | 30 0.12%             | 30 0.11%             | 29 0.10%             |
| Other                       | 376 1.49%            | 481 1.74%            | 476 1.72%            |



# 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.

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 Licensed Broker/Broker Firm Name or Primary Assumed Business Name License No. Email Phone

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 Buyer/Tenant/Seller/Landlord Initials Date