

# FOR SALE: +20,000 SF MULTI-USE BLDG | 1.09 ACRES

4811-4825 SAN JACINTO STREET | HOUSTON, TEXAS 77004



**S&P** INTERESTS

5353 WEST ALABAMA, SUITE 602  
HOUSTON, TEXAS 77056  
[www.spinterests.com](http://www.spinterests.com)

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# PROPERTY OVERVIEW

CLOSE PROXIMITY TO THE MUSEUM DISTRICT, RICE UNIVERSITY, DOWNTOWN & TEXAS MEDICAL CENTER

**ADDRESS**  
4811-4825 San Jacinto St.  
Houston, Texas 77004

**LAND SIZE**  
47,628 SF  
(1.09 ACRES)

**BUILDING SIZE**  
19,231 SF

**3 CURB CUTS**  
San Jacinto St.,  
Arbor Pl. and  
Rosedale St.

**POPULATION**  
201,403 (3 miles)

**TRAFFIC COUNTS**  
19,570 VPD  
on San Jacinto

**SURROUNDED BY  
NEW COMMERCIAL  
& RESIDENTIAL  
DEVELOPMENT**

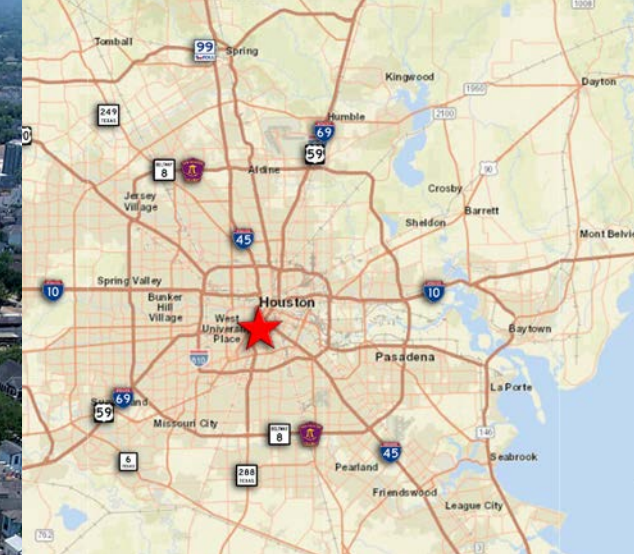


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### PROPERTY FEATURES:

- Building Size: 19,231 SF
- Land Size: 47,628 SF (1.09 Acres)
- Close Proximity to the Museum District, Rice University, Downtown & Texas Medical Center
- Surrounded by New Residential & Commercial Development
- Traffic Count: 19,570 Cars Per Day
- Population (3 miles): 201,403
- Call for Pricing

### DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2021 Population	25,513	201,403	469,018
2026 Proj. Population	28,989	226,267	518,004
Daytime Population	32,723	455,358	784,669
Average HH Income	\$107,089	\$126,507	\$122,189

### TRAFFIC COUNTS:

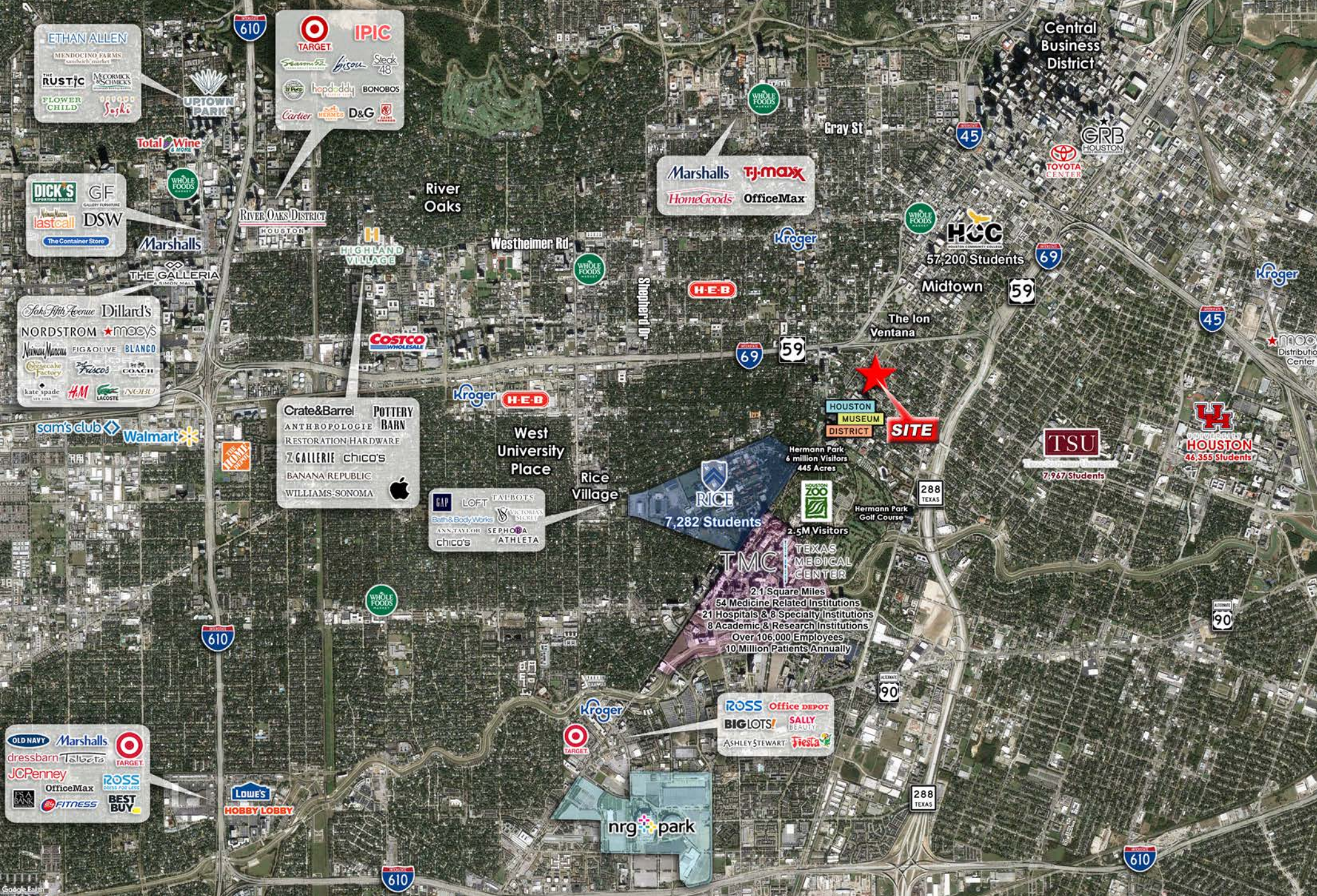
San Jacinto St: 19,570 VPD (Kalibrate '21)  
 Southwest Fwy: 185,410 VPD (TXDOT '19)

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	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	17,915	142,642	365,751
2010 Total Population	19,179	164,027	392,326
2021 Total Population	25,513	201,403	469,018
2021 Group Quarters	1,769	26,022	28,371
2026 Total Population	28,989	226,267	518,004
2021-2026 Annual Rate	2.59%	2.36%	2.01%
2021 Total Daytime Population	32,723	455,358	784,669
Workers	23,874	377,389	577,334
Residents	8,849	77,969	207,335
<b>Household Summary</b>			
2000 Households	8,955	62,361	148,413
2000 Average Household Size	1.80	1.98	2.31
2010 Households	10,431	74,495	169,082
2010 Average Household Size	1.69	1.86	2.16
2021 Households	14,259	96,038	209,813
2021 Average Household Size	1.67	1.83	2.10
2026 Households	16,348	110,041	235,180
2026 Average Household Size	1.67	1.82	2.08
2021-2026 Annual Rate	2.77%	2.76%	2.31%
2010 Families	3,222	28,311	79,923
2010 Average Family Size	2.65	2.79	3.08
2021 Families	4,231	34,382	94,063
2021 Average Family Size	2.63	2.78	3.05
2026 Families	4,863	38,797	103,510
2026 Average Family Size	2.63	2.77	3.04
2021-2026 Annual Rate	2.82%	2.45%	1.93%
<b>Housing Unit Summary</b>			
2000 Housing Units	10,039	71,586	166,367
Owner Occupied Housing Units	26.6%	30.8%	37.0%
Renter Occupied Housing Units	62.6%	56.4%	52.2%
Vacant Housing Units	10.8%	12.9%	10.8%
2010 Housing Units	12,485	87,430	196,088
Owner Occupied Housing Units	24.8%	32.0%	36.7%
Renter Occupied Housing Units	58.8%	53.2%	49.5%
Vacant Housing Units	16.5%	14.8%	13.8%
2021 Housing Units	16,811	110,649	239,688
Owner Occupied Housing Units	21.8%	28.6%	33.5%
Renter Occupied Housing Units	63.0%	58.2%	54.1%
Vacant Housing Units	15.2%	13.2%	12.5%
2026 Housing Units	18,946	124,881	265,307
Owner Occupied Housing Units	20.9%	27.4%	32.6%
Renter Occupied Housing Units	65.4%	60.7%	56.1%
Vacant Housing Units	13.7%	11.9%	11.4%
<b>Median Household Income</b>			
2021	\$66,622	\$80,438	\$73,558
2026	\$74,959	\$87,718	\$81,239
<b>Median Home Value</b>			
2021	\$457,486	\$460,744	\$425,309
2026	\$471,553	\$480,360	\$452,879
<b>Per Capita Income</b>			
2021	\$59,880	\$61,365	\$55,089
2026	\$66,754	\$67,776	\$61,056
<b>Median Age</b>			
2010	35.5	33.4	33.6
2021	37.4	34.8	35.3
2026	36.8	35.0	35.6
<b>2021 Households by Income</b>			
Household Income Base	14,257	96,034	209,809
<\$15,000	12.6%	11.2%	11.8%
\$15,000 - \$24,999	6.2%	5.9%	7.3%
\$25,000 - \$34,999	6.1%	5.2%	6.5%
\$35,000 - \$49,999	9.6%	8.5%	9.5%
\$50,000 - \$74,999	20.9%	16.2%	15.6%
\$75,000 - \$99,999	8.9%	11.6%	10.8%
\$100,000 - \$149,999	13.7%	15.3%	13.6%
\$150,000 - \$199,999	9.7%	9.0%	8.0%
\$200,000+	12.4%	17.2%	17.0%
Average Household Income	\$107,089	\$126,507	\$122,189

	1 mile	3 miles	5 miles
<b>2026 Households by Income</b>			
Household Income Base	16,346	110,037	235,176
<\$15,000	11.0%	9.4%	10.0%
\$15,000 - \$24,999	5.5%	5.0%	6.2%
\$25,000 - \$34,999	5.6%	4.6%	5.8%
\$35,000 - \$49,999	9.0%	7.8%	8.8%
\$50,000 - \$74,999	18.9%	16.2%	15.7%
\$75,000 - \$99,999	9.0%	12.1%	11.4%
\$100,000 - \$149,999	16.1%	16.6%	15.0%
\$150,000 - \$199,999	11.8%	10.3%	9.2%
\$200,000+	13.1%	18.0%	17.8%
Average Household Income	\$118,564	\$137,494	\$133,640
<b>2021 Owner Occupied Housing Units by Value</b>			
Total	3,666	31,690	80,227
<\$50,000	0.1%	0.5%	2.5%
\$50,000 - \$99,999	0.2%	1.7%	5.3%
\$100,000 - \$149,999	1.1%	2.4%	4.3%
\$150,000 - \$199,999	2.1%	4.1%	5.5%
\$200,000 - \$249,999	4.8%	4.5%	4.5%
\$250,000 - \$299,999	8.1%	8.2%	7.3%
\$300,000 - \$399,999	19.8%	18.7%	17.1%
\$400,000 - \$499,999	23.9%	16.4%	13.7%
\$500,000 - \$749,999	21.8%	20.0%	17.1%
\$750,000 - \$999,999	8.2%	8.3%	7.7%
\$1,000,000 - \$1,499,999	4.5%	8.0%	8.1%
\$1,500,000 - \$1,999,999	1.6%	3.3%	3.2%
\$2,000,000 +	3.8%	4.0%	3.5%
Average Home Value	\$592,935	\$628,694	\$583,621
<b>2026 Owner Occupied Housing Units by Value</b>			
Total	3,951	34,263	86,371
<\$50,000	0.0%	0.2%	1.2%
\$50,000 - \$99,999	0.0%	0.7%	2.3%
\$100,000 - \$149,999	0.1%	0.7%	2.5%
\$150,000 - \$199,999	0.5%	1.9%	4.2%
\$200,000 - \$249,999	2.5%	3.0%	4.3%
\$250,000 - \$299,999	6.1%	7.2%	7.6%
\$300,000 - \$399,999	20.0%	20.2%	19.2%
\$400,000 - \$499,999	29.0%	20.0%	16.6%
\$500,000 - \$749,999	24.1%	23.1%	19.3%
\$750,000 - \$999,999	6.0%	7.4%	7.2%
\$1,000,000 - \$1,499,999	5.0%	8.3%	8.8%
\$1,500,000 - \$1,999,999	1.7%	3.3%	3.4%
\$2,000,000 +	4.9%	4.0%	3.5%
Average Home Value	\$630,139	\$652,472	\$616,211
<b>2010 Population by Age</b>			
Total	19,180	164,027	392,324
0 - 4	3.9%	4.3%	6.2%
5 - 9	2.5%	3.4%	5.2%
10 - 14	2.2%	2.9%	4.6%
15 - 24	15.2%	17.8%	15.1%
25 - 34	25.4%	25.0%	21.6%
35 - 44	14.8%	14.4%	14.3%
45 - 54	14.5%	13.0%	13.2%
55 - 64	12.8%	10.5%	10.6%
65 - 74	5.4%	4.7%	5.1%
75 - 84	2.5%	2.6%	2.8%
85 +	0.9%	1.2%	1.3%
18 +	89.7%	87.3%	81.2%

	1 mile	3 miles	5 miles
<b>2021 Population by Age</b>			
Total	25,512	201,403	469,019
0 - 4	3.4%	3.9%	5.3%
5 - 9	2.8%	3.3%	4.9%
10 - 14	2.6%	3.1%	4.7%
15 - 24	12.0%	16.0%	13.8%
25 - 34	24.9%	24.1%	20.6%
35 - 44	16.2%	15.0%	14.8%
45 - 54	11.8%	11.1%	11.4%
55 - 64	12.6%	10.8%	11.1%
65 - 74	8.9%	7.6%	8.0%
75 - 84	3.6%	3.6%	3.7%
85 +	1.2%	1.5%	1.5%
18 +	89.5%	87.7%	82.4%

	1 mile	3 miles	5 miles
<b>2026 Population by Age</b>			
Total	28,989	226,266	518,003
0 - 4	3.6%	4.0%	5.3%
5 - 9	2.6%	3.2%	4.7%
10 - 14	2.3%	2.9%	4.4%
15 - 24	13.0%	15.9%	14.0%
25 - 34	25.3%	24.1%	20.7%
35 - 44	15.9%	15.2%	14.7%
45 - 54	11.4%	10.9%	11.4%
55 - 64	11.0%	9.6%	10.1%
65 - 74	9.1%	8.0%	8.5%
75 - 84	4.6%	4.5%	4.7%
85 +	1.3%	1.6%	1.6%
18 +	89.9%	88.0%	83.1%

	1 mile	3 miles	5 miles
<b>2010 Population by Sex</b>			
Males	10,595	88,731	202,884
Females	8,584	75,296	189,442

	1 mile	3 miles	5 miles
<b>2021 Population by Sex</b>			
Males	13,738	107,177	240,936
Females	11,775	94,226	228,082

	1 mile	3 miles	5 miles
<b>2026 Population by Sex</b>			
Males	15,268	118,888	264,217
Females	13,722	107,379	253,787

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	19,179	164,028	392,326
White Alone	60.1%	57.7%	56.7%
Black Alone	23.9%	25.9%	23.4%
American Indian Alone	0.4%	0.3%	0.5%
Asian Alone	7.1%	8.6%	7.0%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	5.5%	5.0%	9.8%
Two or More Races	2.8%	2.3%	2.6%
Hispanic Origin	16.2%	16.2%	29.3%
Diversity Index	69.1	70.3	77.7

	1 mile	3 miles	5 miles
<b>2021 Population by Race/Ethnicity</b>			
Total	25,513	201,402	469,019
White Alone	55.5%	53.6%	53.6%
Black Alone	24.7%	25.9%	23.2%
American Indian Alone	0.4%	0.3%	0.4%
Asian Alone	8.6%	10.6%	8.8%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	6.9%	6.3%	10.7%
Two or More Races	3.8%	3.2%	3.2%
Hispanic Origin	20.3%	20.4%	32.3%
Diversity Index	74.5	75.3	80.4

	1 mile	3 miles	5 miles
<b>2026 Population by Race/Ethnicity</b>			
Total	28,990	226,268	518,004
White Alone	53.5%	52.3%	52.7%
Black Alone	24.9%	25.5%	22.8%
American Indian Alone	0.4%	0.3%	0.4%
Asian Alone	9.5%	11.5%	9.6%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	7.4%	6.8%	11.0%
Two or More Races	4.2%	3.5%	3.5%
Hispanic Origin	22.4%	22.6%	33.9%
Diversity Index	76.7	77.1	81.3

	1 mile	3 miles	5 miles
<b>2010 Population by Relationship and Household</b>			
Total	19,179	164,027	392,326
In Households	91.7%	84.5%	93.0%
In Family Households	45.8%	49.3%	64.6%
Householder	16.7%	17.2%	20.3%
Spouse	11.6%	12.0%	13.6%
Child	13.0%	15.8%	24.3%
Other relative	3.3%	3.1%	4.6%
Nonrelative	1.2%	1.2%	1.8%
In Nonfamily Households	45.9%	35.2%	28.4%
In Group Quarters	8.3%	15.5%	7.0%
Institutionalized Population	0.3%	7.2%	3.2%
Noninstitutionalized Population	8.0%	8.3%	3.9%

	1 mile	3 miles	5 miles
<b>2021 Population 25+ by Educational Attainment</b>			
Total	20,210	148,397	333,950
Less than 9th Grade	1.9%	2.2%	5.7%
9th - 12th Grade, No Diploma	1.6%	3.1%	4.7%
High School Graduate	6.9%	8.5%	11.4%
GED/Alternative Credential	1.5%	2.4%	2.3%
Some College, No Degree	13.3%	13.1%	13.2%
Associate Degree	4.4%	4.4%	4.7%
Bachelor's Degree	33.4%	33.7%	30.1%
Graduate/Professional Degree	37.1%	32.6%	27.9%

	1 mile	3 miles	5 miles
<b>2021 Population 15+ by Marital Status</b>			
Total	23,258	180,672	398,906
Never Married	54.4%	52.2%	46.6%
Married	30.9%	35.1%	39.9%
Widowed	2.5%	2.7%	3.7%
Divorced	12.2%	9.9%	9.8%

	1 mile	3 miles	5 miles
<b>2021 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	17,634	120,585	270,186
Population 16+ Employed	95.0%	94.6%	93.8%
Population 16+ Unemployment rate	5.0%	5.4%	6.2%
Population 16-24 Employed	9.1%	11.8%	11.4%
Population 16-24 Unemployment rate	5.8%	9.8%	11.7%
Population 25-54 Employed	68.6%	68.2%	67.9%
Population 25-54 Unemployment rate	4.8%	4.7%	5.3%
Population 55-64 Employed	12.9%	12.4%	13.4%
Population 55-64 Unemployment rate	8.2%	6.4%	7.0%
Population 65+ Employed	9.5%	7.6%	7.3%
Population 65+ Unemployment rate	1.1%	3.2%	4.4%

	1 mile	3 miles	5 miles
<b>2021 Employed Population 16+ by Industry</b>			
Total	16,746	114,062	253,308
Agriculture/Mining	2.6%	4.6%	4.4%
Construction	2.9%	3.8%	6.4%
Manufacturing	5.3%	6.8%	7.3%
Wholesale Trade	2.1%	2.5%	2.7%
Retail Trade	10.1%	6.6%	7.1%
Transportation/Utilities	4.5%	5.0%	5.2%
Information	1.4%	1.3%	1.2%
Finance/Insurance/Real Estate	8.9%	9.0%	8.8%
Services	60.2%	58.3%	54.5%
Public Administration	2.0%	2.1%	2.3%

	1 mile	3 miles	5 miles
<b>2021 Employed Population 16+ by Occupation</b>			
Total	16,743	114,062	253,308
White Collar	86.7%	84.3%	77.6%
Management/Business/Financial	26.3%	28.5%	26.0%
Professional	44.8%	40.9%	36.0%
Sales	8.7%	8.2%	8.3%
Administrative Support	6.9%	6.8%	7.3%
Services	7.2%	8.7%	10.0%
Blue Collar	6.1%	7.0%	12.4%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	1.4%	2.0%	4.0%
Installation/Maintenance/Repair	0.3%	0.5%	1.0%
Production	0.9%	1.4%	2.6%
Transportation/Material Moving	3.4%	3.2%	4.8%

	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
Total	10,431	74,495	169,082
Households with 1 Person	55.5%	48.6%	41.8%
Households with 2+ People	44.5%	51.4%	58.2%
Family Households	30.9%	38.0%	47.3%
Husband-wife Families	21.6%	26.5%	31.5%
With Related Children	6.6%	9.4%	13.7%
Other Family (No Spouse Present)	9.3%	11.5%	15.8%
Other Family with Male Householder	2.9%	3.1%	4.2%
With Related Children	1.0%	1.2%	1.9%
Other Family with Female Householder	6.5%	8.4%	11.5%
With Related Children	3.5%	4.9%	7.1%
Nonfamily Households	13.6%	13.4%	11.0%

All Households with Children	11.2%	15.6%	22.8%
Multigenerational Households	1.3%	1.8%	3.5%
Unmarried Partner Households	7.9%	7.1%	6.8%
Male-female	5.4%	5.1%	5.3%
Same-sex	2.5%	2.0%	1.6%

	1 mile	3 miles	5 miles
<b>2010 Households by Size</b>			
Total	10,432	74,496	169,082
1 Person Household	55.5%	48.6%	41.8%
2 Person Household	30.2%	32.1%	30.6%
3 Person Household	7.9%	9.8%	11.8%
4 Person Household	4.1%	5.8%	8.3%
5 Person Household	1.3%	2.2%	4.0%
6 Person Household	0.5%	0.9%	1.9%
7 + Person Household	0.5%	0.6%	1.6%

	1 mile	3 miles	5 miles
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	10,431	74,495	169,082
Owner Occupied	29.7%	37.5%	42.6%
Owned with a Mortgage/Loan	20.9%	26.2%	27.7%
Owned Free and Clear	8.7%	11.4%	14.8%
Renter Occupied	70.3%	62.5%	57.4%

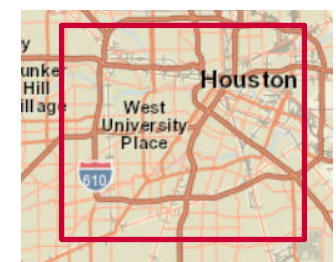
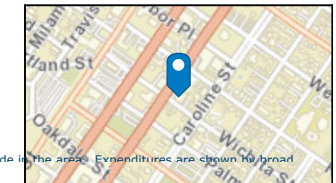
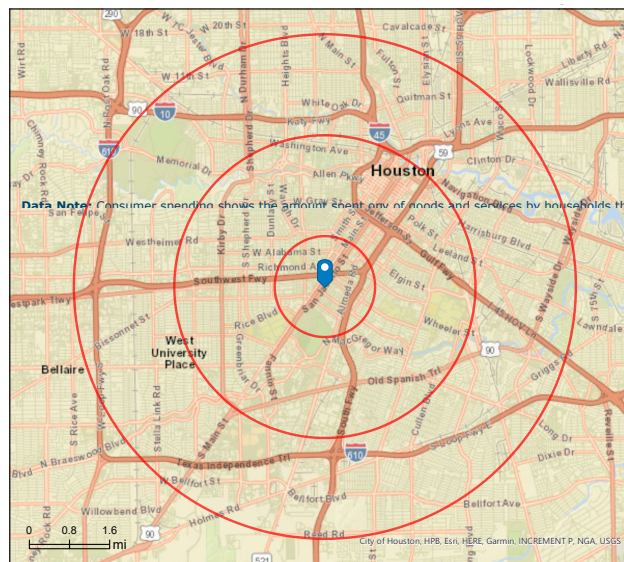
	1 mile	3 miles	5 miles
<b>2021 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	69	83	83
Percent of Income for Mortgage	28.8%	24.0%	24.3%
Wealth Index	83	110	113

	1 mile	3 miles	5 miles
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	12,485	87,430	196,088
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%

	1 mile	3 miles	5 miles
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	19,179	164,027	392,326
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%

	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
1.	Metro Renters (3B)	Metro Renters (3B)	Metro Renters (3B)
2.	Laptops and Lattes (3A)	Laptops and Lattes (3A)	Laptops and Lattes (3A)
3.	Emerald City (8B)	Emerald City (8B)	Top Tier (1A)

	1 mile	3 miles	5 miles
<b>2021 Consumer Spending</b>			
Apparel & Services: Total \$	\$37,589,152	\$295,485,398	\$618,380,004
Average Spent	\$2,636.17	\$3,076.76	\$2,947.29
Spending Potential Index	124	145	139
Education: Total \$	\$31,330,051	\$250,814,794	\$515,603,549
Average Spent	\$2,197.21	\$2,611.62	\$2,457.44
Spending Potential Index	127	151	142
Entertainment/Recreation: Total \$	\$50,778,114	\$405,695,775	\$858,959,276
Average Spent	\$3,561.13	\$4,224.33	\$4,093.93
Spending Potential Index	110	131	127
Food at Home: Total \$	\$89,578,703	\$711,563,709	\$1,512,136,398
Average Spent	\$6,282.26	\$7,409.19	\$7,207.07
Spending Potential Index	115	136	132
Food Away from Home: Total \$	\$67,684,278	\$529,807,375	\$1,111,100,473
Average Spent	\$4,746.78	\$5,516.64	\$5,295.67
Spending Potential Index	125	145	140
Health Care: Total \$	\$89,320,321	\$724,449,038	\$1,574,400,602
Average Spent	\$6,264.14	\$7,543.36	\$7,503.83
Spending Potential Index	100	121	120
HH Furnishings & Equipment: Total \$	\$35,419,659	\$283,447,925	\$605,005,273
Average Spent	\$2,484.02	\$2,951.41	\$2,883.55
Spending Potential Index	110	131	128
Personal Care Products & Services: Total \$	\$15,085,390	\$119,659,706	\$252,459,591
Average Spent	\$1,057.96	\$1,245.96	\$1,203.26
Spending Potential Index	118	139	134
Shelter: Total \$	\$357,154,517	\$2,818,076,116	\$5,881,806,538
Average Spent	\$25,047.66	\$29,343.34	\$28,033.57
Spending Potential Index	124	146	139
Support Payments/Cash Contributions/Gifts in Kind\$	\$32,588,920	\$267,720,015	\$586,047,027
Average Spent	\$2,285.50	\$2,787.65	\$2,793.19
Spending Potential Index	96	117	117
Travel: Total \$	\$39,877,505	\$319,528,069	\$675,908,101
Average Spent	\$2,796.66	\$3,327.10	\$3,221.48
Spending Potential Index	111	132	127
Vehicle Maintenance & Repairs: Total \$	\$17,162,700	\$137,010,062	\$294,698,880
Average Spent	\$1,203.64	\$1,426.62	\$1,404.58
Spending Potential Index	109	129	127





# 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