

# FOR SALE +/- 5.72 AC

**LAND + RV Business Opportunity**  
**457 CR 442 Old Texas Hwy 35 Blessing, TX 77419**

- Price: \$800,000
- \$3.21 PSF
- AC: +/- 5.72
- RV Business Park Potential
- RV Amenities/Structures Onsite

**SITE**

Old Texas Hwy 35

County Rd 441

*This property has been previously used as an RV Business*



**Tammie Vu**

M - (713) 865-2362

O - (713) 270-5400

[tammievu@dncommercial.net](mailto:tammievu@dncommercial.net)

[www.dncommercial.net](http://www.dncommercial.net)



*The information contained herein while based upon data supplied by sources deemed reliable, is subject to and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. errors This information is subject to change without notice.*

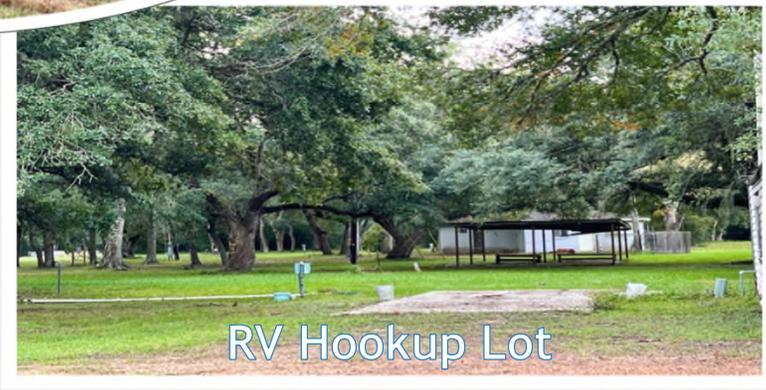
# Entrance



Laundry Room



Front of RV Site



RV Hookup Lot



Storage

# Corner Lot

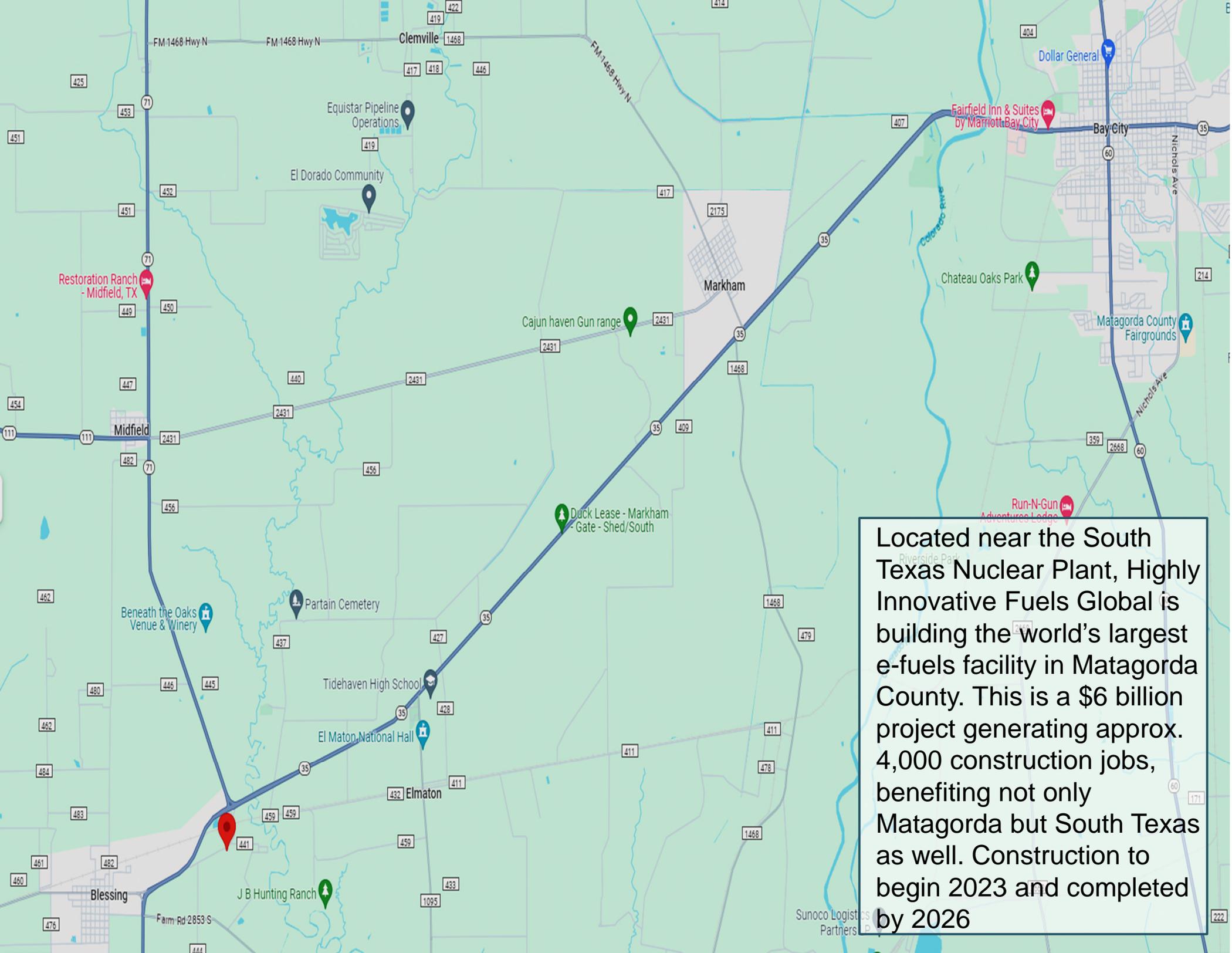


RV Picnic and Rest Area

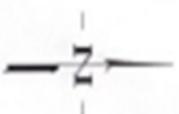


RV Hookup Lots

- **Blessing RV Park is equipped with 39 full hookup RV sites, water well and septic system.**
- **Great Investment opportunity for those interested in distressed properties. Transform the park's ambiance by incorporating additional amenities and elevate its overall appeal. Enhance marketing and management practices to achieve higher rents and maximize returns.**
- **Suggested use of the land: RV Park with additional amenities such as convenient store, community market, on-site restaurants, etc.**
- **Approx. 19 miles to Walmart Supercenter in Bay City.**



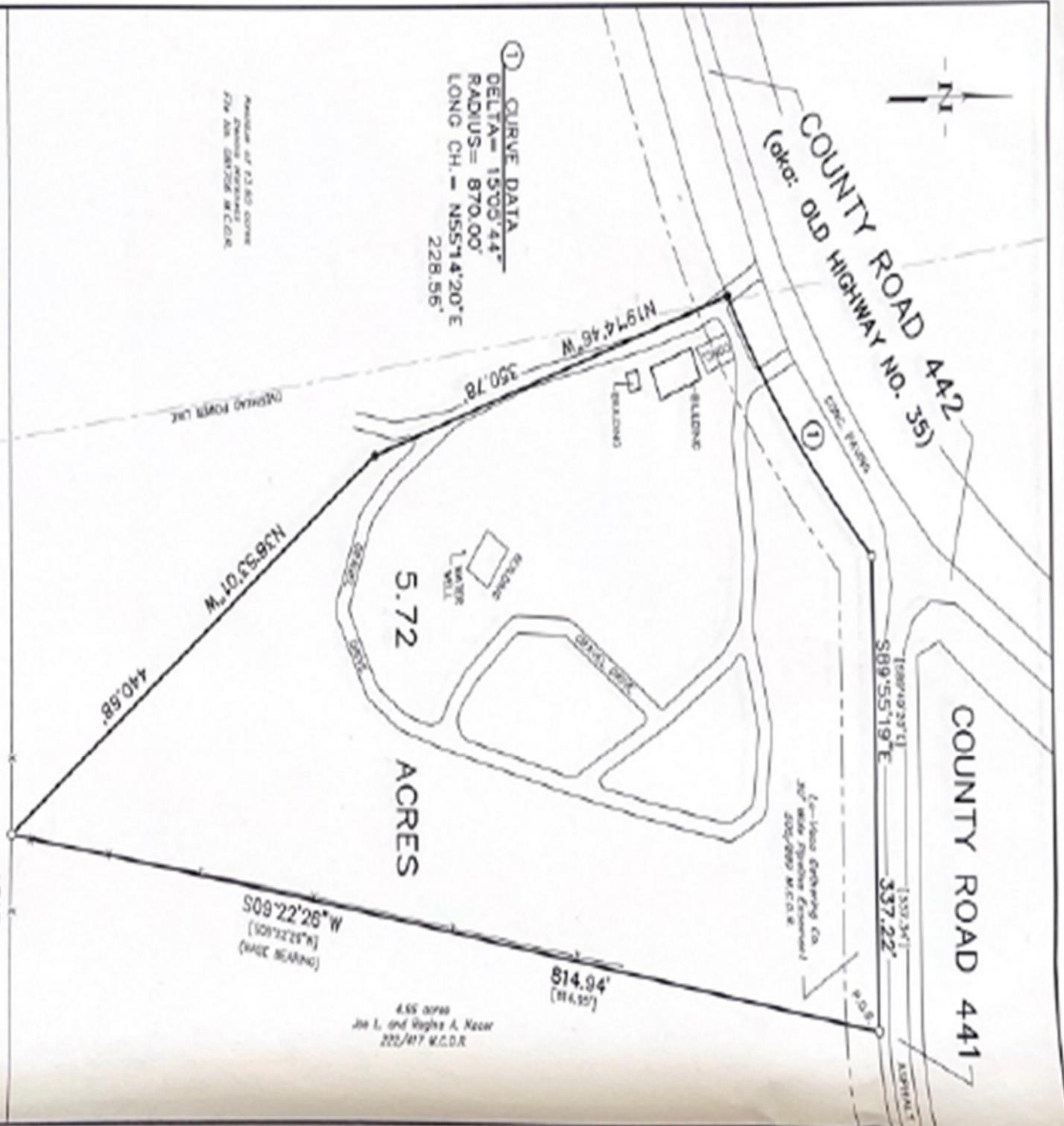
Located near the South Texas Nuclear Plant, Highly Innovative Fuels Global is building the world's largest e-fuels facility in Matagorda County. This is a \$6 billion project generating approx. 4,000 construction jobs, benefiting not only Matagorda but South Texas as well. Construction to begin 2023 and completed by 2026



COUNTY ROAD 442  
(aka: OLD HIGHWAY NO. 35)

COUNTY ROAD 441

① CURVE DATA  
DELTA = 150° 44'  
RADIUS = 870.00'  
LONG CH. = N55° 14' 20" E  
228.56'



5.72 ACRE SURVEY  
JOSIAH TILLEY LEAGUE  
ABSTRACT NO. 93  
MATAGORDA COUNTY, TEXAS

BEING A PART OF THE SAME PROPERTY DESCRIBED AS 13.60 ACRES  
IN WARRANTY DEED WITH VENDORS LIEN DATED FEBRUARY 28, 2008  
FROM ANDREW DOUGHERTY TO DENNIS HARNISS RECORDED IN FILE  
NO. 081706 OF THE OFFICIAL RECORDS OF MATAGORDA COUNTY, TEXAS

**G & W ENGINEERS, INC.**

ENGINEERING • SURVEYING • PLANNING

200 W. LIVE OAK STREET  
FORT LAVACA, TEXAS 77979  
(361) 552-4509  
TBP/LS FIRM NO.: 10022100

1803A 7th STREET  
BAY CITY, TEXAS 77414  
(979) 525-2100  
TBP/LS FIRM NO.: 10022101

45.8 acres  
Fort Worth  
M.C.O.R.

LEGEND

- EXISTING 1/2" BORN BORN
- SET 1/2" BORN BORN WITH
- MATAGORDA COUNTY OFFICIAL RECORDS
- MATAGORDA COUNTY DEED RECORDS
- P.O.M.
- POINT OF BEGINNING
- EXISTING WIRE FENCE
- [ ] PLAT OR DEED CALL

I, HENRY A. DANVISH, REGISTERED PROFESSIONAL LAND  
SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT DATED HEREON  
AND A PROPERTY DESCRIPTION PARCELS REPRESENTS THE  
RESULT OF A SURVEY MADE ON THE GROUND UNDER THE  
DIRECTION ON APRIL 23, 2015.

*Henry A. Danvish*

G & W ENGINEERS, INC.  
HENRY A. DANVISH  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5098



**BLESSING RV PARK**  
**457 COUNTY ROAD 442 - OLD TEXAS HWY 35 - BLESSING, TX 77419**

**FINANCIAL SUMMARY (PRO-FORMA)**

**OPERATING DATA - 75% Occupancies**

**Revenue**

Rental Income - 75% Occupancies (\$350/month, 39 lots available)	\$	122,850.00
<b>Total Revenue</b>	<b>\$</b>	<b>122,850.00</b>

**Expenses**

Property Tax	\$	4,800.00
Liability Insurance	\$	1,000.00
Property Management	\$	12,000.00
Trash (\$75/month)	\$	900.00
Common Area Maintenance (grass cutting & clean up) - \$100/2 weeks)	\$	2,600.00
Internet (\$147/month)	\$	1,764.00
Electric for well water pump - \$30/month	\$	360.00
<b>Total Expenses</b>	<b>\$</b>	<b>23,424.00</b>

<b>Net Operating Income</b>	<b>\$</b>	<b>99,426.00</b>
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**OPERATING DATA - 90% Occupancies**

**Revenue**

Rental Income - 90% Occupancies (\$350/month, 39 lots available)	\$	147,420.00
<b>Total Revenue</b>	<b>\$</b>	<b>147,420.00</b>

**Expenses**

Property Tax	\$	4,800.00
Liability Insurance	\$	1,000.00
Property Management	\$	12,000.00
Trash (\$75/month)	\$	900.00
Common Area Maintenance (grass cutting & clean up) - \$100/2 weeks)	\$	2,600.00
Internet (\$147/month)	\$	1,764.00
Electric for well water pump - \$30/month	\$	360.00
<b>Total Expenses</b>	<b>\$</b>	<b>23,424.00</b>

<b>Net Operating Income</b>	<b>\$</b>	<b>123,996.00</b>
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**OPERATING DATA - 100% Occupancies**

**Revenue**

Rental Income - 100% Occupancies (\$350/month, 39 lots available)	\$	163,800.00
<b>Total Revenue</b>	<b>\$</b>	<b>163,800.00</b>

**Expenses**

Property Tax	\$	4,800.00
Liability Insurance	\$	1,000.00
Property Management	\$	12,000.00
Trash (\$75/month)	\$	900.00
Common Area Maintenance (grass cutting & clean up) - \$100/2 weeks)	\$	2,600.00
Internet (\$147/month)	\$	1,764.00
Electric for well water pump - \$30/month	\$	360.00
<b>Total Expenses</b>	<b>\$</b>	<b>23,424.00</b>

<b>Net Operating Income</b>	<b>\$</b>	<b>140,376.00</b>
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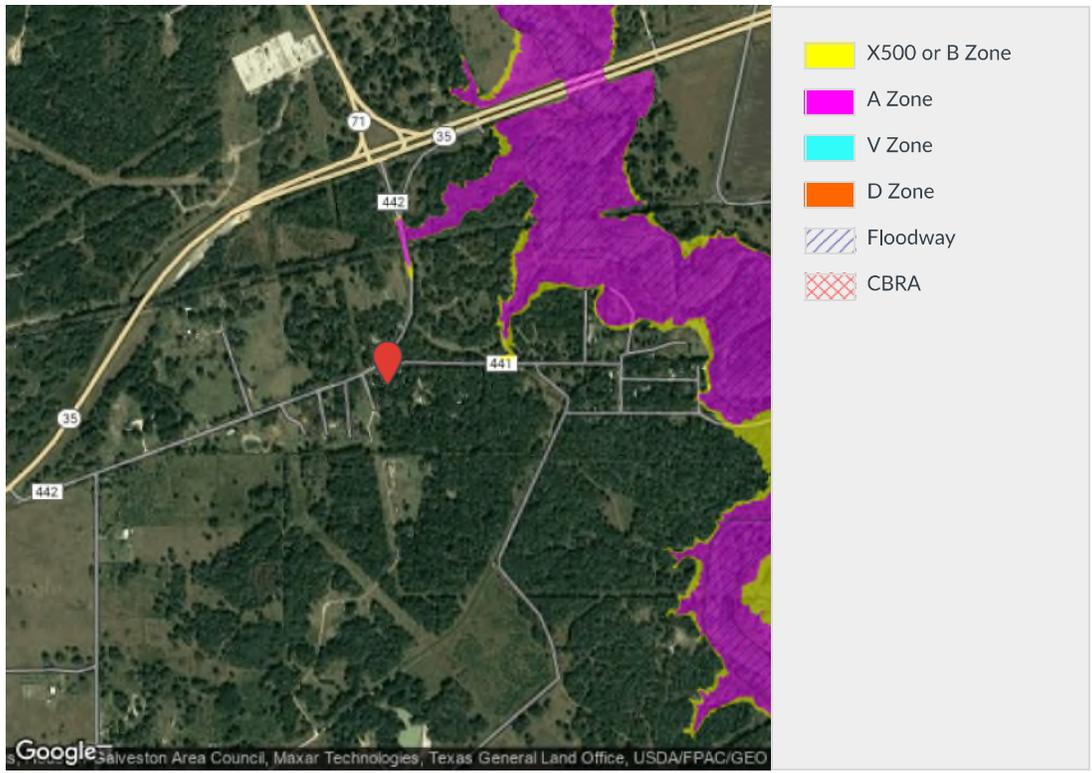
457 HIGHWAY 35 BLESSING, TX 77414

LOCATION ACCURACY: *User-defined location*

**Flood Zone Determination Report**

**Flood Zone Determination: OUT**

COMMUNITY	485489	PANEL	0225F
PANEL DATE	January 15, 2021	MAP NUMBER	48321C0225F





# Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1 - A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1 - A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1 - V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1 - V30.)

*CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.*

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772  
OR VISIT [www.floodcert.com](http://www.floodcert.com)



# Executive Summary

2-360 County Road 441, Palacios, Texas, 77465  
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
Latitude: 28.87888  
Longitude: -96.18766

	0 - 5 minute	5 - 10 minute	10 - 15 minute
<b>Population</b>			
2010 Population	747	1,635	5,697
2020 Population	704	1,556	5,352
2023 Population	674	1,612	5,188
2028 Population	663	1,583	5,108
2010-2020 Annual Rate	-0.59%	-0.49%	-0.62%
2020-2023 Annual Rate	-1.33%	1.09%	-0.95%
2023-2028 Annual Rate	-0.33%	-0.36%	-0.31%
2020 Male Population	50.1%	50.9%	49.9%
2020 Female Population	49.9%	49.1%	50.1%
2020 Median Age	37.3	40.2	39.6
2023 Male Population	53.6%	52.9%	50.3%
2023 Female Population	46.4%	47.1%	49.7%
2023 Median Age	36.1	39.6	39.1

In the identified area, the current year population is 5,188. In 2020, the Census count in the area was 5,352. The rate of change since 2020 was -0.95% annually. The five-year projection for the population in the area is 5,108 representing a change of -0.31% annually from 2023 to 2028. Currently, the population is 50.3% male and 49.7% female.

### Median Age

The median age in this area is 39.1, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	65.2%	70.0%	52.4%
2023 Black Alone	1.6%	2.0%	4.2%
2023 American Indian/Alaska Native Alone	1.2%	0.9%	0.8%
2023 Asian Alone	0.4%	0.3%	6.5%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	11.2%	9.6%	14.5%
2023 Two or More Races	20.3%	17.3%	21.6%
2023 Hispanic Origin (Any Race)	47.2%	37.7%	49.8%

Persons of Hispanic origin represent 49.8% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 82.6 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	62	75	50
2010 Households	268	615	2,032
2020 Households	253	592	1,959
2023 Households	250	587	1,944
2028 Households	249	585	1,944
2010-2020 Annual Rate	-0.57%	-0.38%	-0.37%
2020-2023 Annual Rate	-0.37%	-0.26%	-0.24%
2023-2028 Annual Rate	-0.08%	-0.07%	0.00%
2023 Average Household Size	2.70	2.75	2.66

The household count in this area has changed from 1,959 in 2020 to 1,944 in the current year, a change of -0.24% annually. The five-year projection of households is 1,944, a change of 0.00% annually from the current year total. Average household size is currently 2.66, compared to 2.72 in the year 2020. The number of families in the current year is 1,341 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



# Executive Summary

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	0 - 5 minute	5 - 10 minute	10 - 15 minute
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	14.7%	16.0%	18.2%
<b>Median Household Income</b>			
2023 Median Household Income	\$61,515	\$57,739	\$51,160
2028 Median Household Income	\$69,348	\$64,207	\$55,403
2023-2028 Annual Rate	2.43%	2.15%	1.61%
<b>Average Household Income</b>			
2023 Average Household Income	\$77,199	\$83,064	\$67,420
2028 Average Household Income	\$86,524	\$92,493	\$74,276
2023-2028 Annual Rate	2.31%	2.17%	1.96%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$26,995	\$30,854	\$25,309
2028 Per Capita Income	\$30,640	\$34,880	\$28,313
2023-2028 Annual Rate	2.57%	2.48%	2.27%
<b>GINI Index</b>			
2023 Gini Index	41.0	42.5	42.3

### Households by Income

Current median household income is \$51,160 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$55,403 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$67,420 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$74,276 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$25,309 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$28,313 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	164	151	127
2010 Total Housing Units	333	778	2,471
2010 Owner Occupied Housing Units	210	493	1,440
2010 Renter Occupied Housing Units	58	123	592
2010 Vacant Housing Units	65	163	439
2020 Total Housing Units	309	731	2,346
2020 Owner Occupied Housing Units	198	484	1,452
2020 Renter Occupied Housing Units	55	108	507
2020 Vacant Housing Units	47	135	419
2023 Total Housing Units	307	720	2,337
2023 Owner Occupied Housing Units	214	502	1,480
2023 Renter Occupied Housing Units	36	85	464
2023 Vacant Housing Units	57	133	393
2028 Total Housing Units	307	720	2,346
2028 Owner Occupied Housing Units	214	502	1,493
2028 Renter Occupied Housing Units	35	83	451
2028 Vacant Housing Units	58	135	402
<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	42.7	46.3	47.0

Currently, 63.3% of the 2,337 housing units in the area are owner occupied; 19.9%, renter occupied; and 16.8% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 2,346 housing units in the area and 17.9% vacant housing units. The annual rate of change in housing units since 2020 is -0.12%. Median home value in the area is \$154,534, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.86% annually to \$169,474.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.  
**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

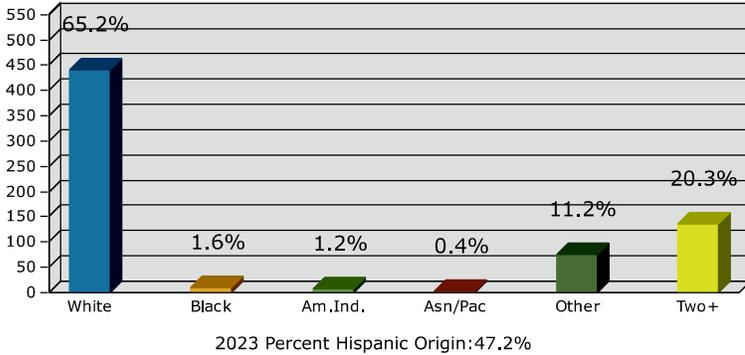


# Graphic Profile

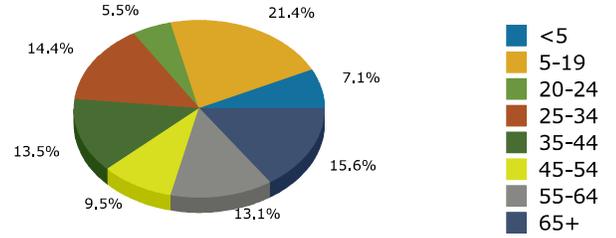
2-360 County Road 441, Palacios, Texas, 77465  
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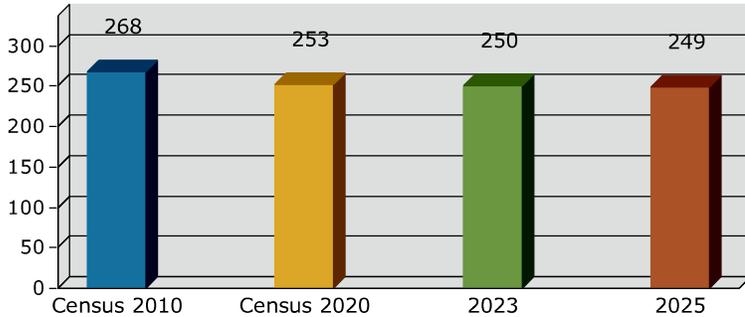
2023 Population by Race



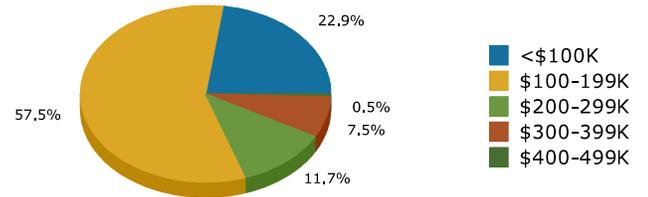
2023 Population by Age



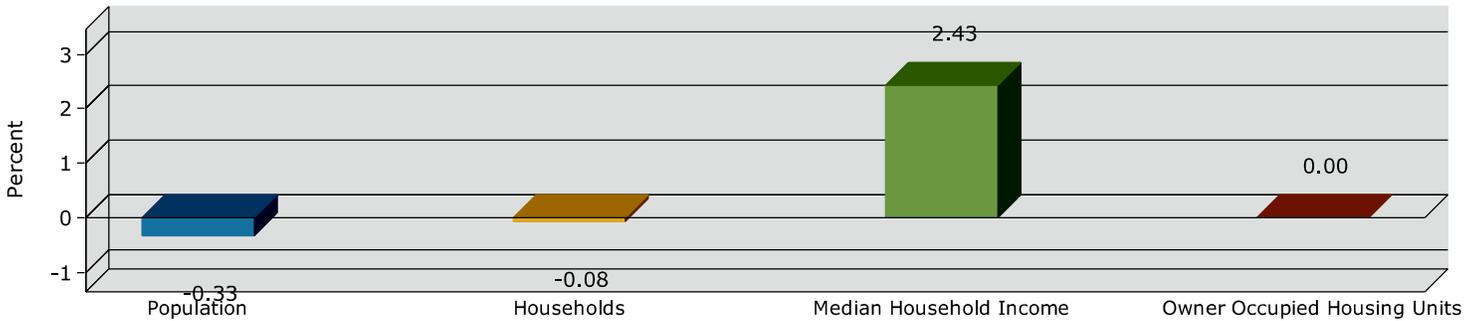
Households



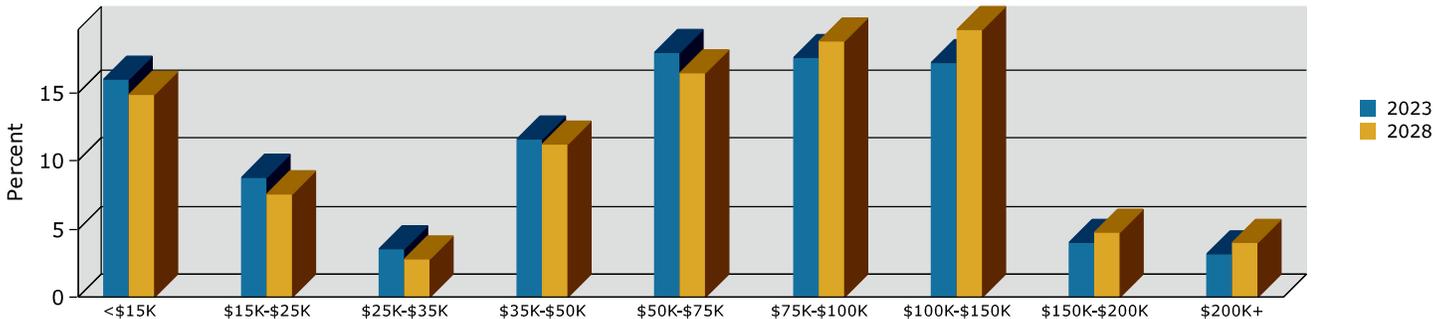
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

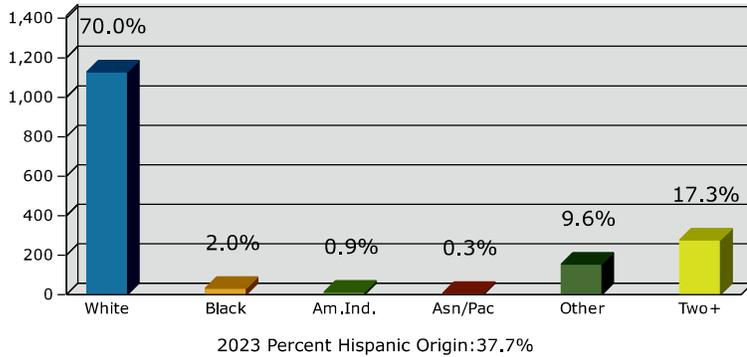


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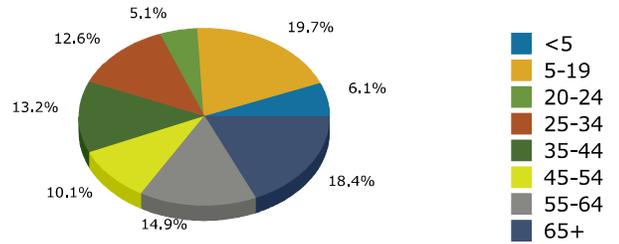
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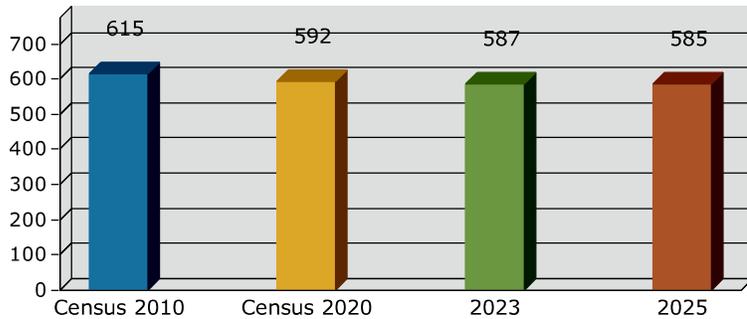
2023 Population by Race



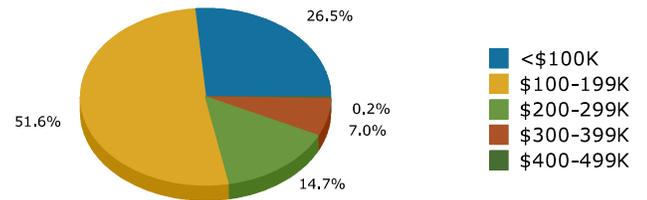
2023 Population by Age



Households



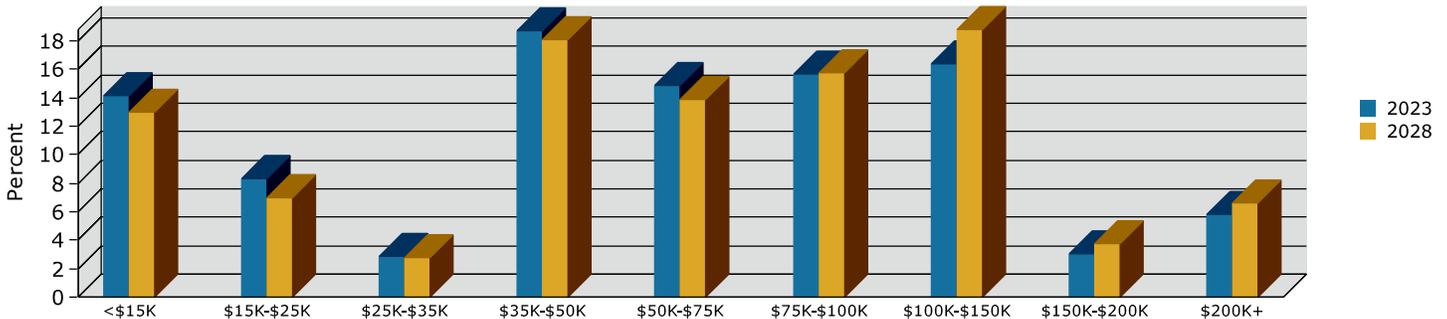
2023 Home Value



2023-2028 Annual Growth Rate

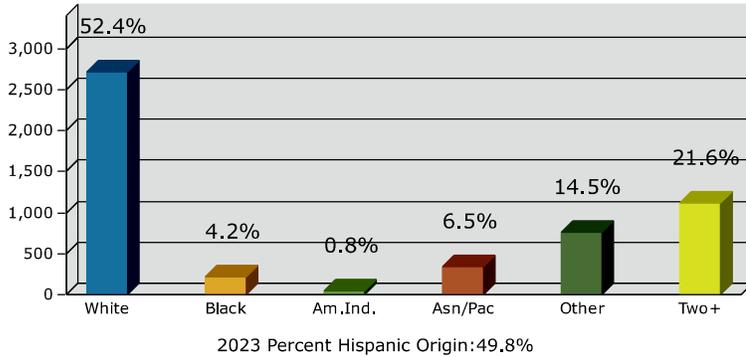


Household Income

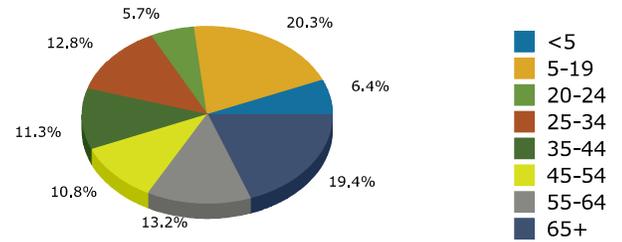


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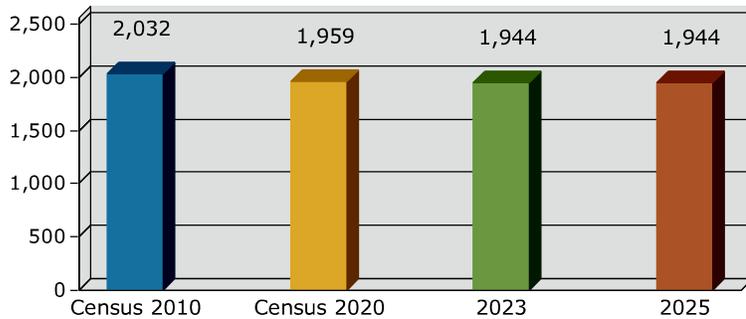
2023 Population by Race



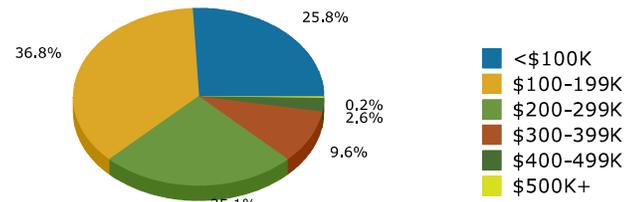
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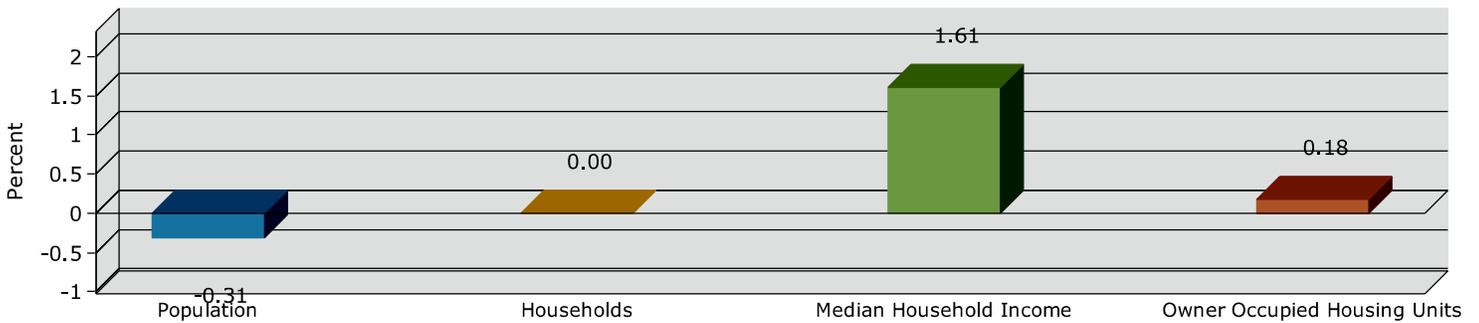
Households



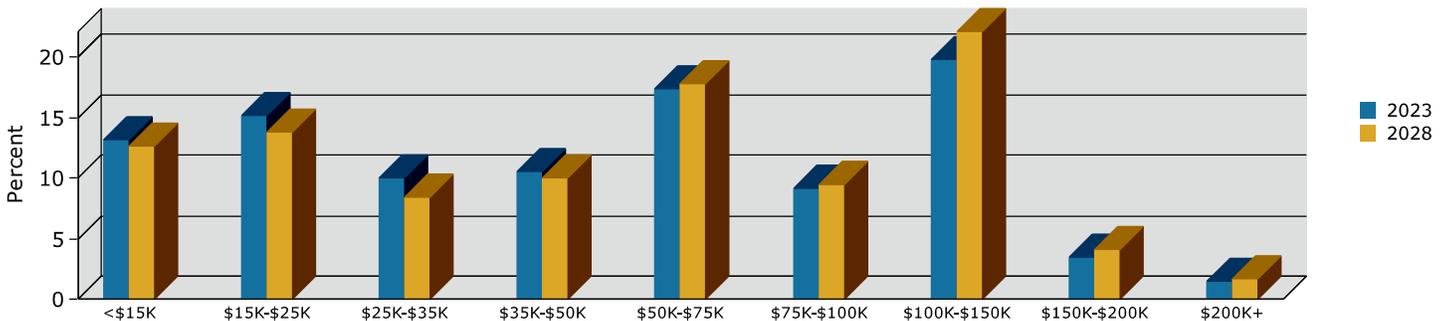
2023 Home Value



2023-2028 Annual Growth Rate



Household Income

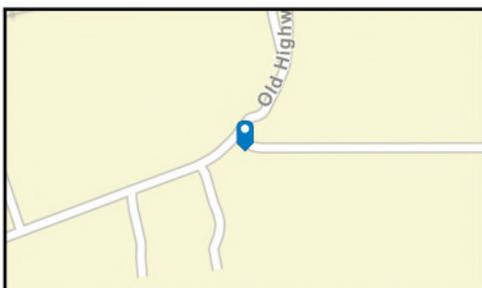
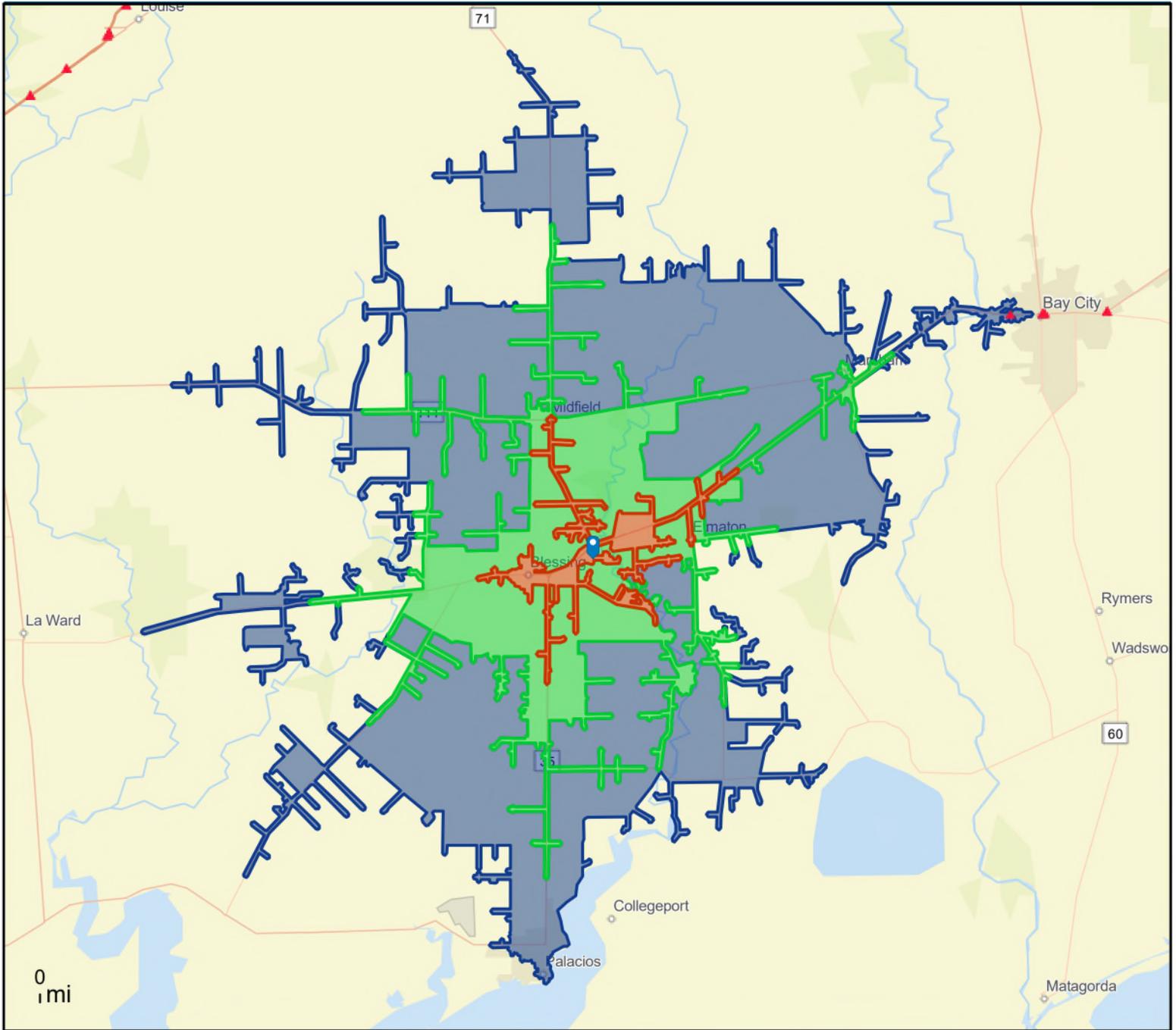


Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

# Traffic Count Map

2-360 County Road 441, Palacios, Texas, 77465  
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
 Latitude: 28.87888  
 Longitude: -96.18766



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



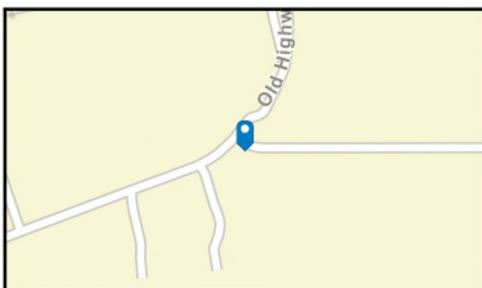
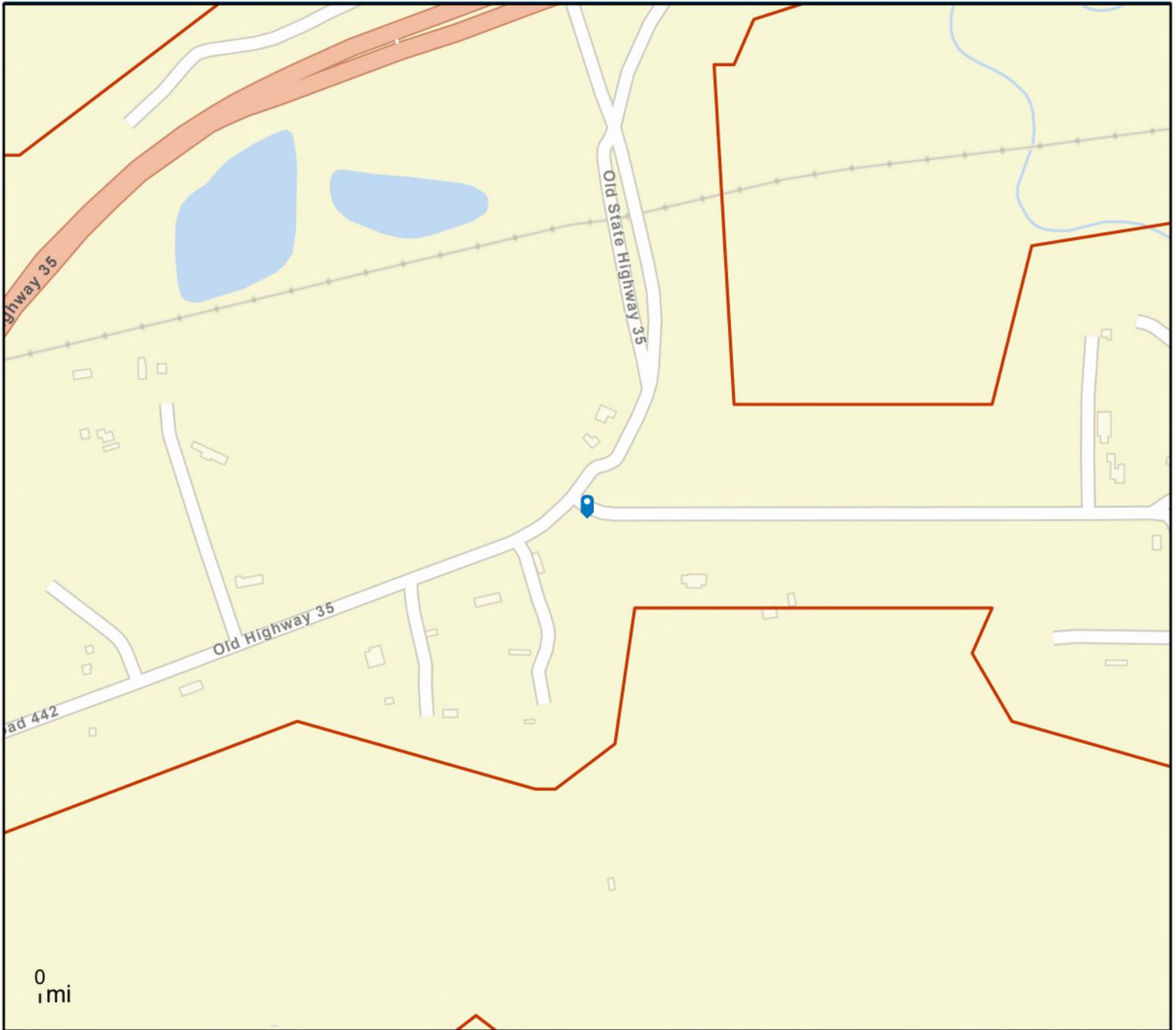
Source: ©2023 Kalibrate Technologies (Q3 2023).

January 10, 2024

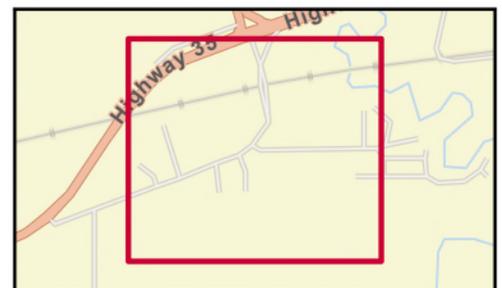
# Traffic Count Map - Close Up

2-360 County Road 441, Palacios, Texas, 77465  
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
 Latitude: 28.87888  
 Longitude: -96.18766



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).



# Traffic Count Profile

2-360 County Road 441, Palacios, Texas, 77465  
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
Latitude: 28.87888  
Longitude: -96.18766

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.48	State Highway 71	State Hwy 35 (0.12 miles S)	2002	1,500
0.56		Hwy 35 (0.23 miles W)	2021	6,862
0.61		Ramblin Ln (0.24 miles NW)	2021	2,204
0.70		State Hwy 35 (0.12 miles N)	2021	217
1.01		Farm Rd2853 West (0.47 miles SW)	2021	7,564
1.38		Cashscreek Rd (0.09 miles E)	2021	551
1.38		Cashscreek Rd (0.03 miles W)	2019	689
1.48		Farm Rd 2853 S (0.06 miles S)	2019	4,170
1.48		FM 616 Hwy (0.06 miles N)	2021	4,100
1.53		Twelvth St (0.31 miles W)	2021	5,587
1.63		Farm Rd2853 West (0.1 miles N)	2021	3,433
1.86	State Highway 35	Hickl Rd N (0.14 miles E)	2002	4,500
1.99	Avenue B	11th St (0.02 miles E)	2002	4,100
2.06	Avenue B	Ave A (0.02 miles E)	2021	12,521
2.14	Avenue B	9th St (0.03 miles W)	2020	3,533
2.61		FM Rd (0.1 miles W)	2021	4,574
2.61	I 20-N Business	4th St S (0.11 miles E)	2020	2,885
2.99		FM 1095 (0.2 miles NE)	2021	6,796
3.01		N Hickl Rd (0.25 miles S)	2021	782
3.01		Fm 459 (0.15 miles N)	2021	742
3.49	Farm to Market Road 456	State Hwy 71 (0.38 miles W)	2021	75
3.58		(0.49 miles N)	2002	1,900
3.60	County Road 438	(0.0 miles )	2002	40
4.13		Fm 458 (0.38 miles W)	2021	1,331
4.16		State Hwy 71 (0.55 miles W)	2021	2,167
4.17		Co Rd 429 (0.07 miles N)	2021	2,629
4.22		Steffek Rd (1.21 miles SW)	2021	1,900
4.27	TX 45;RM 620	Parton Ave (0.04 miles W)	2020	1,366
4.27		Blair Ave (0.14 miles E)	2021	2,613
4.63		6th St (0.12 miles S)	2021	2,656

**Data Note:**The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2022 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2023 Kalibrate Technologies (Q3 2023).



## Information About Brokerage Services

*Texas law requires all real estate licensees 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

<b>DNCommercial</b>	<b>577136</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)270-5400</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Danny Nguyen, CCIM</b>	<b>456765</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)478-2972</b>
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

TXR-2501

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