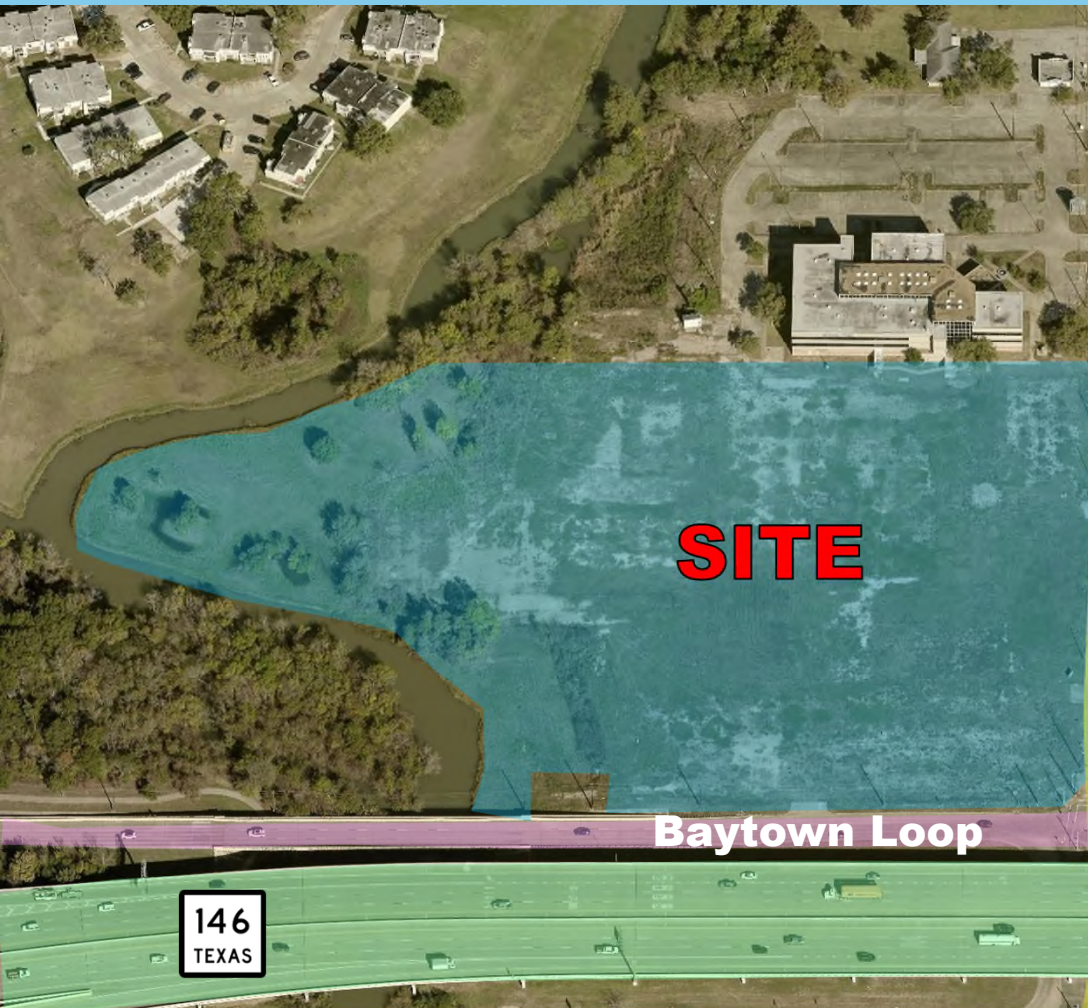


LAND FOR SALE

HARD CORNER ON A MAJOR FREEWAY



- Price: \$6,500,000
- P/SF: \$13.65
- Lot Size: +/- 10.93 AC
- Frontage: 540 FT Garth Rd. & 500 FT on Hwy 146
- Utilities: Water, Sewer, Electricity
- New Developments: San Jacinto Market Place Nearby
- Baytown Methodist Hospital Nearby
- Approx Miles: 41.8 (Galveston), 26.3 (Houston), 4.3 (Coady), 10.3 (Channelview), 29.6 (Pearland), 12.2 (Deer Park), 25.5 (William P. Hobby Airport).

Link to Garth Road Widening Project

<https://www.baytown.org/1219/Garth-Road-Widening-Project>

2800 Garth Rd, Baytown, TX 77521



Parvez Karedia

M - (832) 614-0222

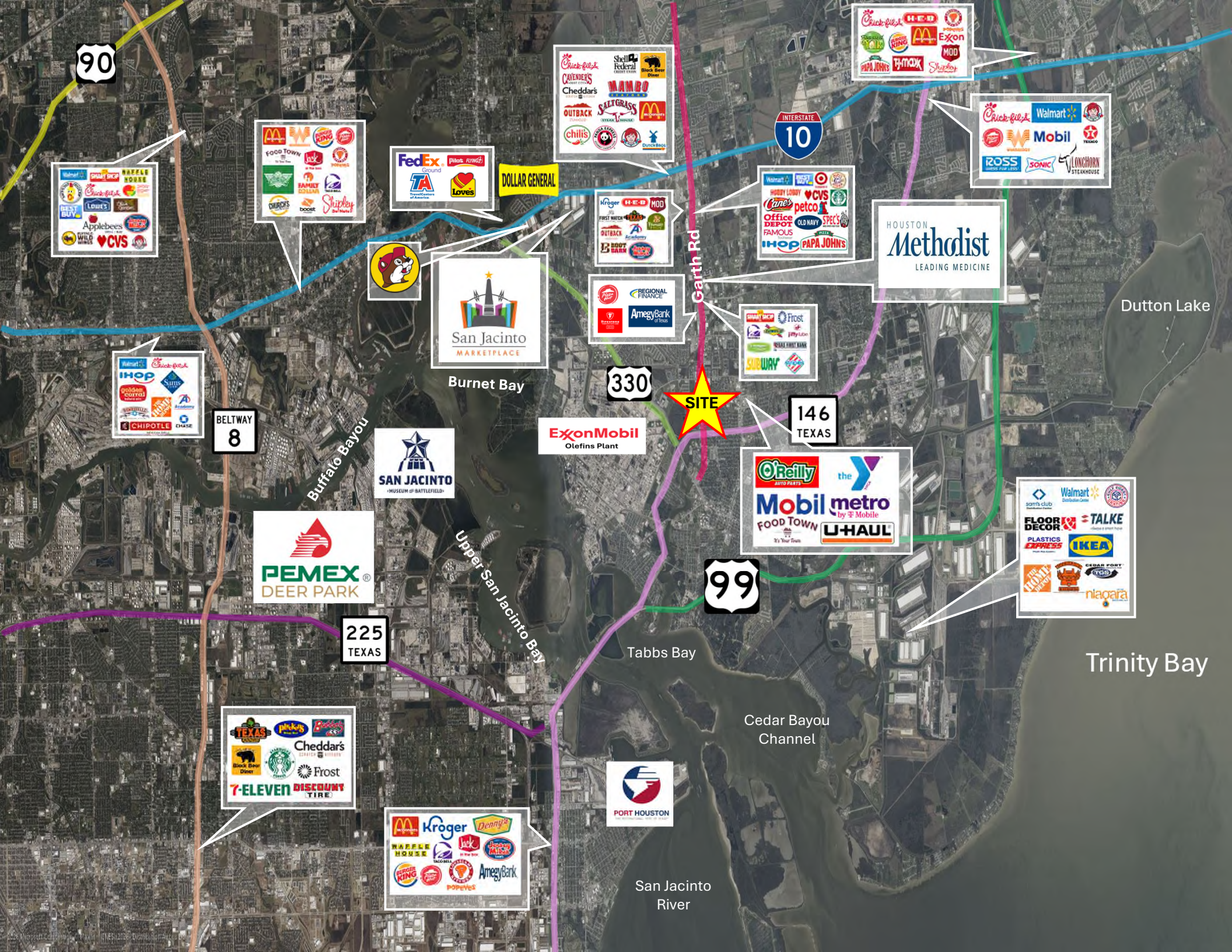
O - (713) 270-5400

parvez@dncommercial.net

www.dncommercial.net



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors 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. This information is subject to change without notice.



Executive Summary

2800 Garth Rd, Baytown, Texas, 77521



Ring bands: 0-1, 1-3, 3-5 mile radii

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2020 Population	11,458	56,150	33,122
2020 Male Population	49.0%	48.9%	49.4%
2020 Female Population	51.0%	51.1%	50.6%
2026 Population	11,475	55,391	32,945
2026 Male Population	49.5%	49.5%	49.7%
2026 Female Population	50.5%	50.5%	50.3%
2031 Population	11,621	56,479	34,437
2031 Male Population	49.5%	49.3%	49.5%
2031 Female Population	50.5%	50.7%	50.5%
2010-2020 Annual Rate	1.94%	1.21%	2.96%
2020-2026 Annual Rate	0.02%	-0.22%	-0.09%
2026-2031 Annual Rate	0.25%	0.39%	0.89%

In the identified area, the current year population is **32,945**. In 2020, the Census count in the area was **33,122**. The rate of change since 2020 was **-0.09%** annually. The five-year projection for the population in the area is **34,437** representing a change of **0.89%** annually from 2026 to 2031. Currently, the population is **49.7%** male and **50.3%** female.

Median Age

2026 Median Age	32.3	34.1	35.1
-----------------	------	------	------

The median age in this area is **35.1**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	31.6%	36.7%	41.9%
2026 Black Alone	19.6%	17.8%	18.4%
2026 American Indian Alone	1.6%	1.3%	1.1%
2026 Asian Alone	2.1%	1.9%	2.8%
2026 Pacific Islander Alone	0.1%	0.1%	0.1%
2026 Some Other Race Alone	24.5%	21.5%	17.1%
2026 Two or More Races	20.6%	20.7%	18.6%
2026 Hispanic Origin	56.1%	56.1%	46.0%
2026 Diversity Index	87.7	87.0	86.2

Persons of Hispanic origin represent **46.0%** of the population in the identified area compared to **19.9%** 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 **86.2** in the identified area, compared to **73.0** for the U.S. as a whole.

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2026 Wealth Index	38	48	83
2010 Total Households	3,601	16,902	8,390
2020 Total Households	4,298	19,903	10,786
2026 Total Households	4,428	20,645	11,029
2031 Total Households	4,563	21,496	11,760
2010-2020 Annual Rate	1.79%	1.65%	2.54%
2020-2026 Annual Rate	0.48%	0.59%	0.36%
2026-2031 Annual Rate	0.60%	0.81%	1.29%
2026 Average Household Size	2.56	2.67	2.98

The household count in this area has changed from **10,786** in 2020 to **11,029** in the current year, a change of **0.36%** annually. The five-year projection of households is **11,760**, a change of **1.29%** annually from the current year total. Average household size is currently **2.98**, compared to **3.06** in the year 2020. The number of families in the current year is **8,418** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	24.8%	20.3%	17.5%

Median Household Income			
2026 Median Household Income	\$60,099	\$63,810	\$91,917
2031 Median Household Income	\$68,743	\$74,249	\$104,840
2026-2031 Annual Rate	2.72%	3.08%	2.67%

Average Household Income			
2026 Average Household Income	\$71,259	\$79,812	\$110,922
2031 Average Household Income	\$79,406	\$91,446	\$125,752
2026-2031 Annual Rate	2.19%	2.76%	2.54%

Per Capita Income			
2026 Per Capita Income	\$26,814	\$29,966	\$37,348
2031 Per Capita Income	\$30,358	\$35,080	\$43,115
2026-2031 Annual Rate	2.51%	3.20%	2.91%

Income Equality			
2026 Gini Index	40.6	43.9	41.4

Households by Income

Current median household income is **\$91,917** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$104,840** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$110,922** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$125,752** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$37,348** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$43,115** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	0 - 1 mile	1 - 3 mile	3 - 5 mile
2026 Housing Affordability Index	79	96	114
2010 Total Housing Units	4,679	19,491	9,021
2010 Owner Occupied	1,461	9,840	6,628
2010 Renter Occupied	2,140	7,062	1,762
2010 Vacant	1,078	2,589	631
2020 Housing Units	4,821	22,201	11,487
2020 Owner Occupied	1,542	9,993	8,131
2020 Renter Occupied	2,756	9,910	2,655
2020 Vacant	537	2,293	756
2026 Housing Units	4,932	22,861	11,727
2026 Owner Occupied	1,634	10,411	8,283
2026 Renter Occupied	2,794	10,234	2,746
2026 Vacant	504	2,216	698
2031 Total Housing Units	5,110	23,856	12,550
2031 Owner Occupied	1,720	11,098	8,739
2031 Renter Occupied	2,844	10,398	3,021
2031 Vacant	547	2,360	790

Socioeconomic Status

2026 Socioeconomic Status Index	36.6	40.1	45.1
---------------------------------	------	------	------

Currently, **33.1%** of the **11,727** housing units in the area are owner occupied; **56.7%** renter occupied; and **10.2%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **11,487** housing units in the area and **537** vacant housing units. The annual rate of change in housing units since 2020 is **0.33%**. Median home value in the area is **\$273,517**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **5.50%** annually to **\$331,762**.

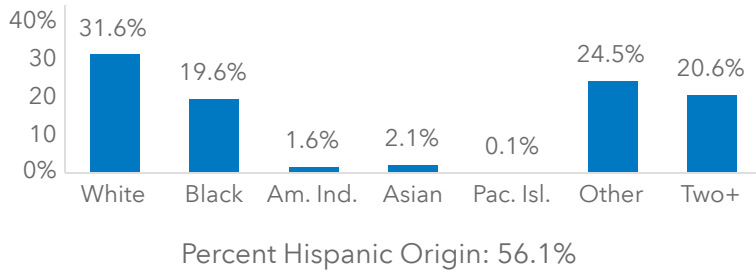
Graphic Profile

2800 Garth Rd, Baytown, Texas, 77521

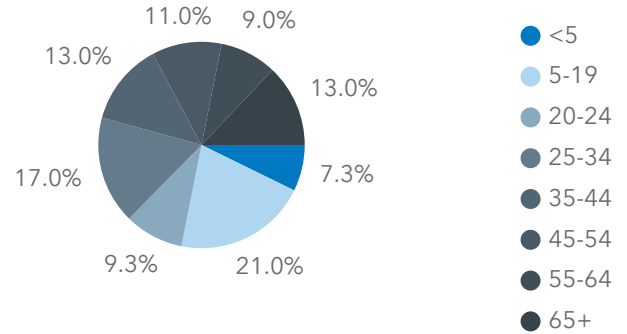


Ring band: 0 - 1 mile radius

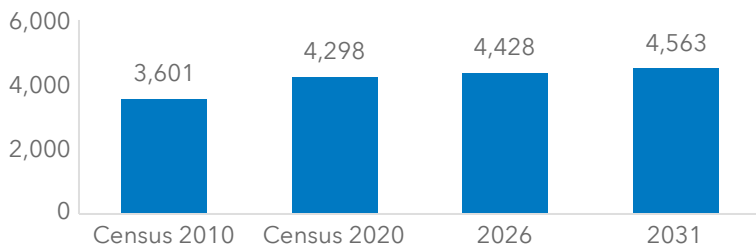
Population by Race



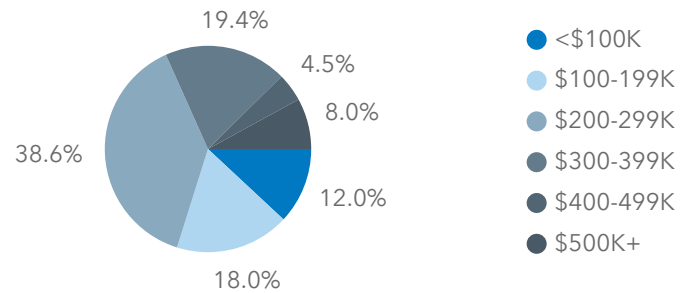
Population by Age



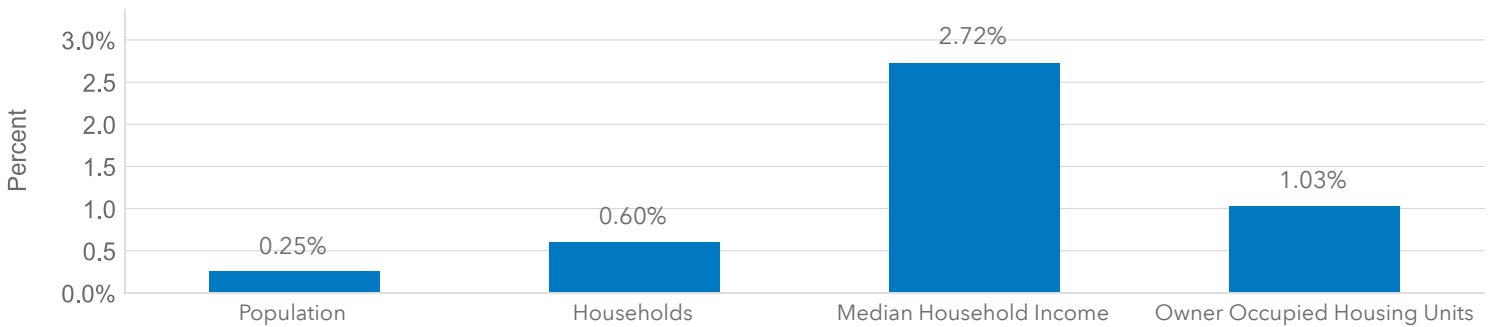
Households



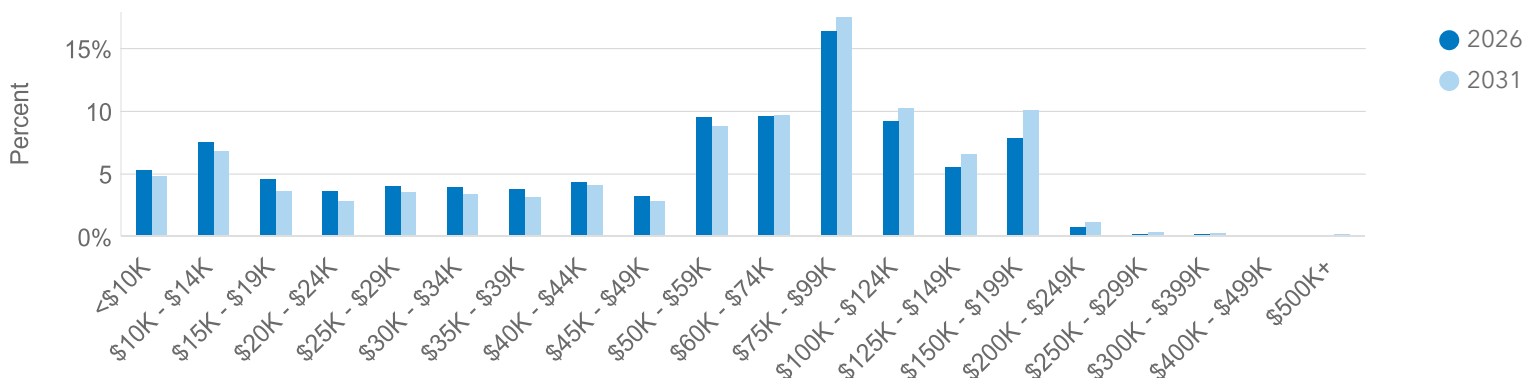
Home Value



2026-2031 Annual Growth Rate



Household Income



[Source:](#) Esri forecasts for 2026 and 2031. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

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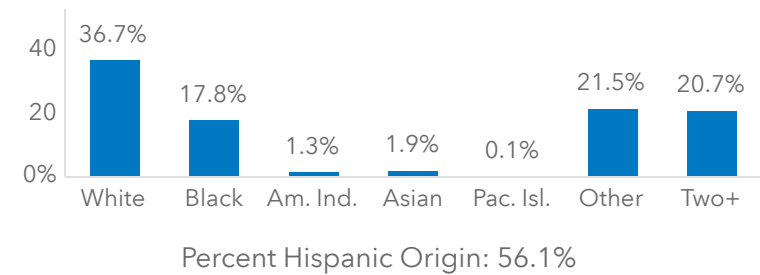
Graphic Profile

2800 Garth Rd, Baytown, Texas, 77521

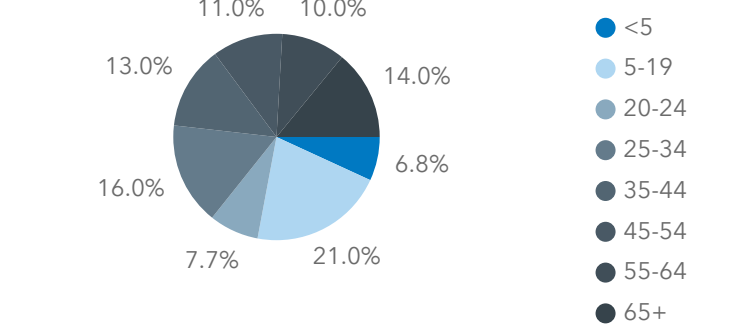


Ring band: 1 - 3 mile radius

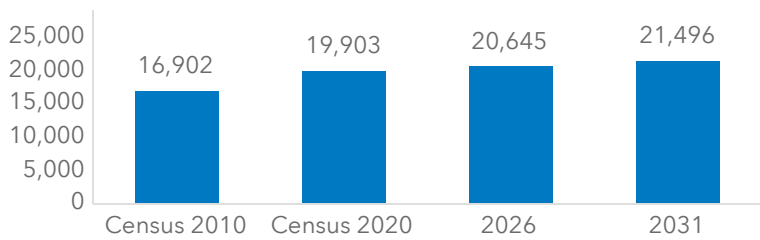
Population by Race



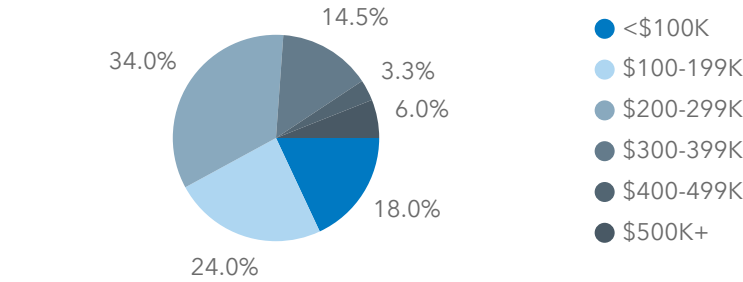
Population by Age



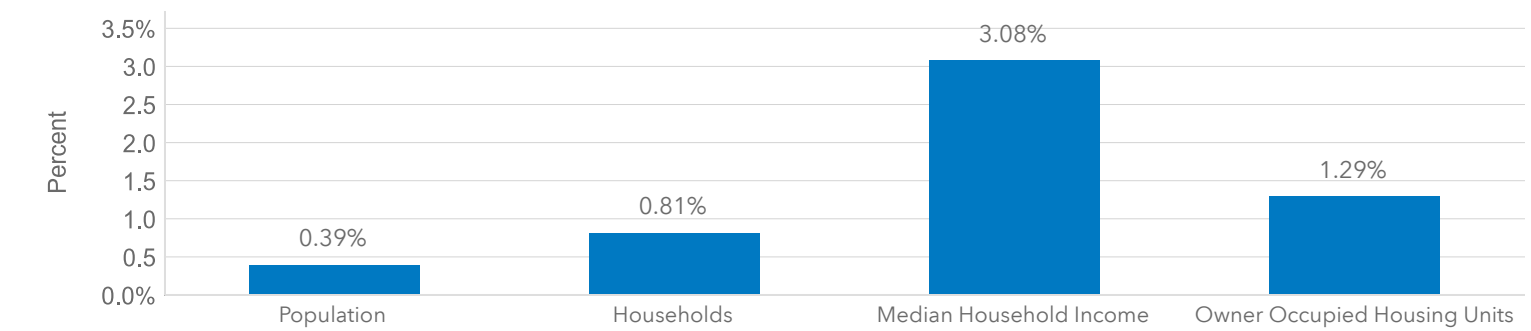
Households



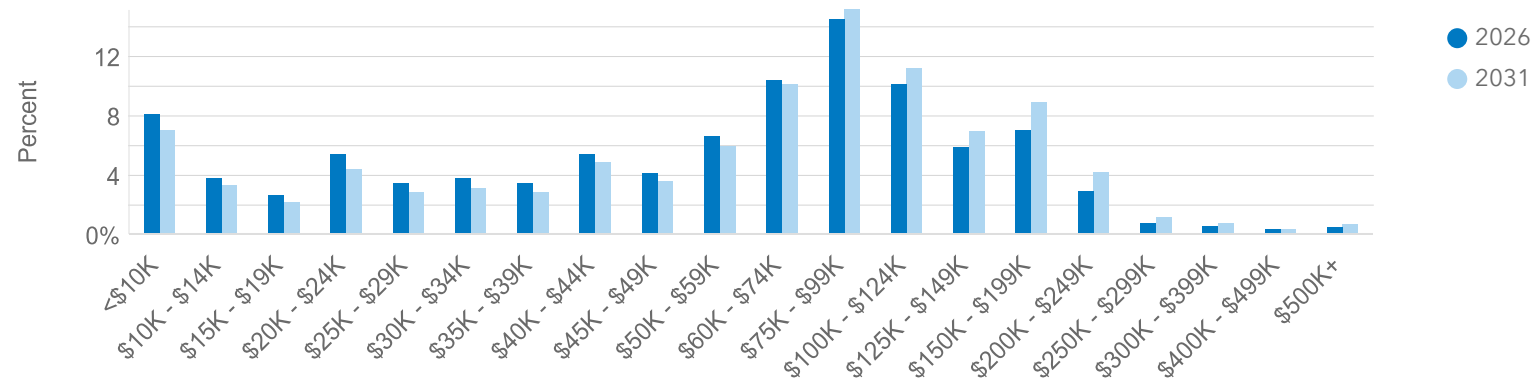
Home Value



2026-2031 Annual Growth Rate



Household Income



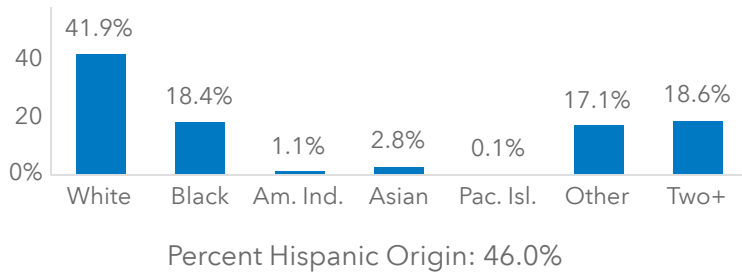
Graphic Profile

2800 Garth Rd, Baytown, Texas, 77521

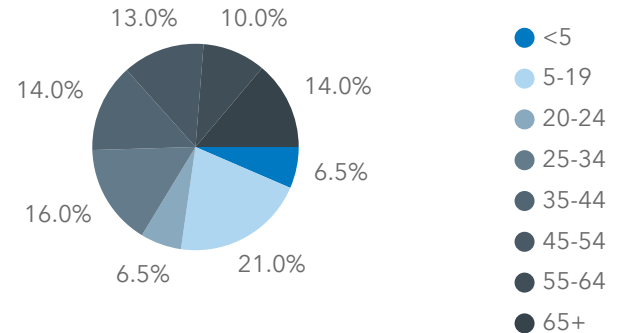


Ring band: 3 - 5 mile radius

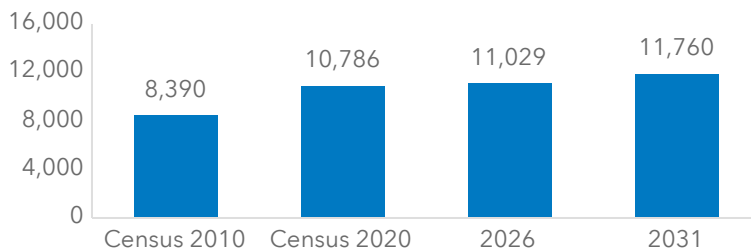
Population by Race



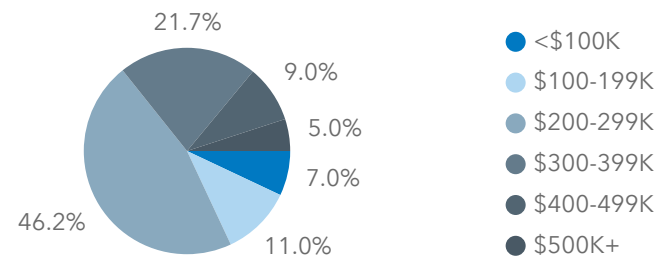
Population by Age



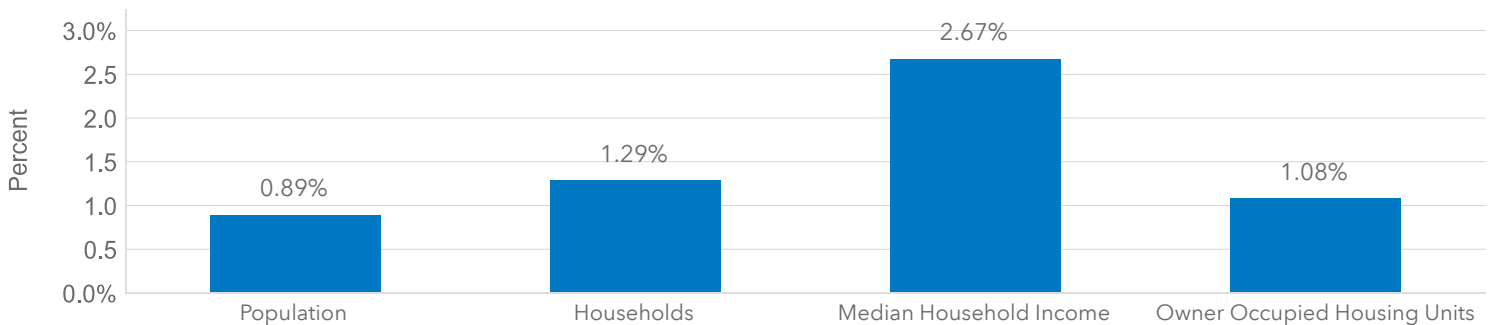
Households



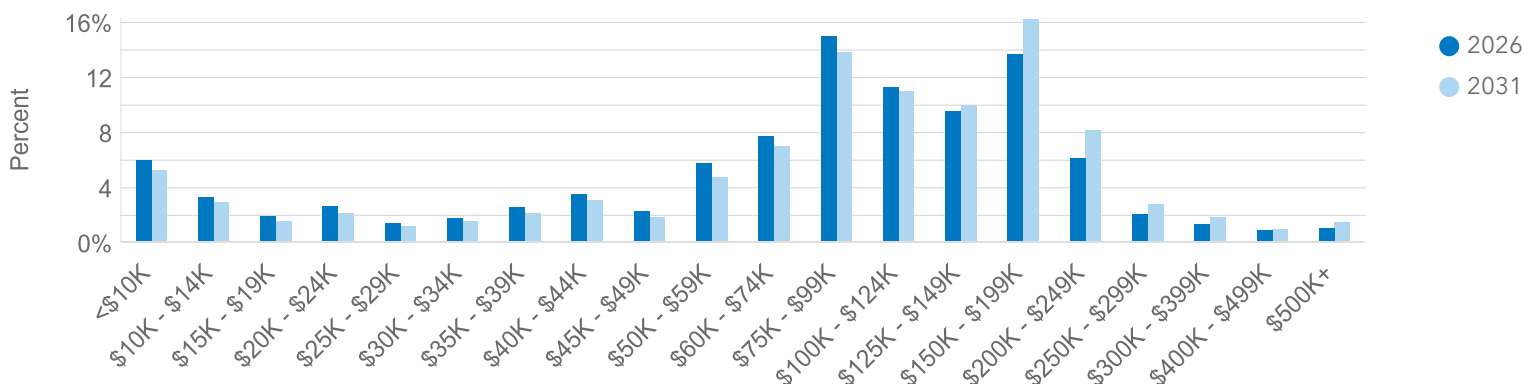
Home Value



2026-2031 Annual Growth Rate



Household Income



Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

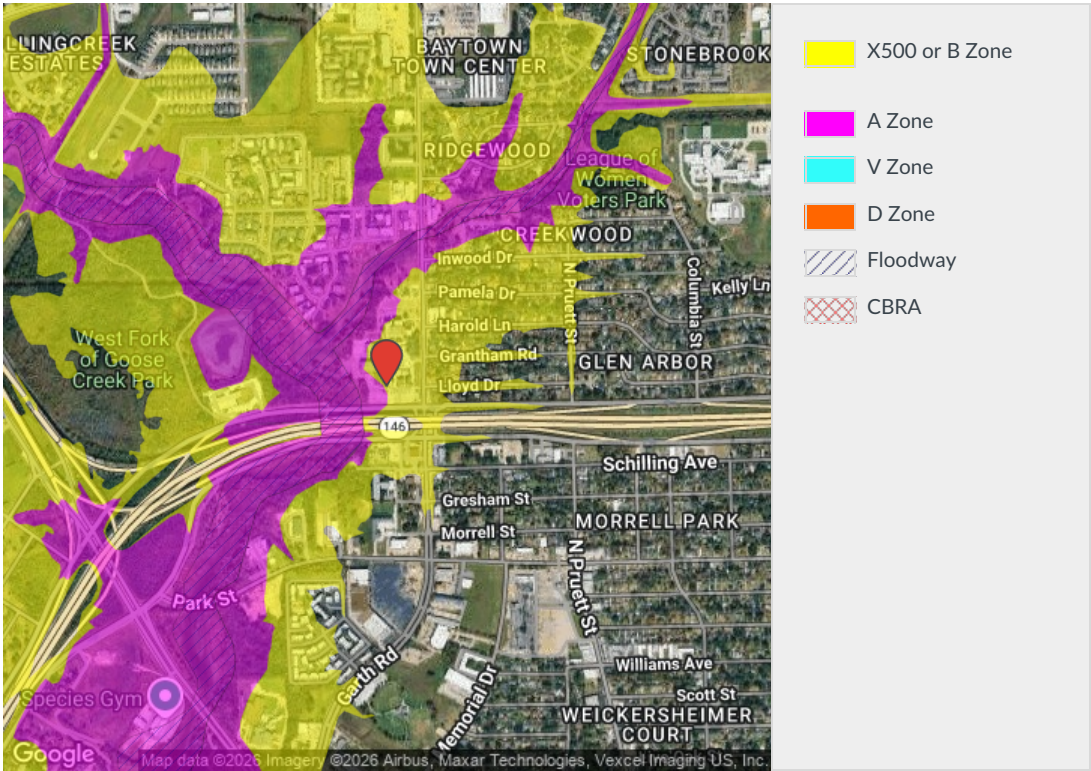
2800 GARTH RD BAYTOWN, TX 77521-3947

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	485456	PANEL	0765M
PANEL DATE	January 06, 2017	MAP NUMBER	48201C0765M



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.

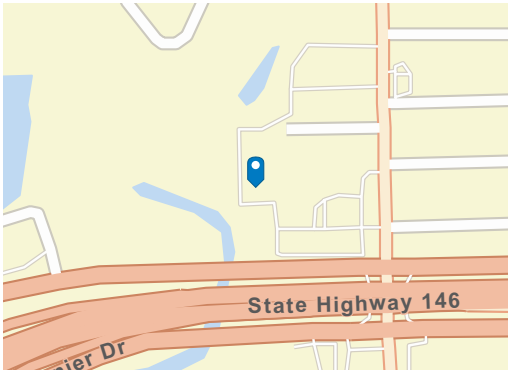
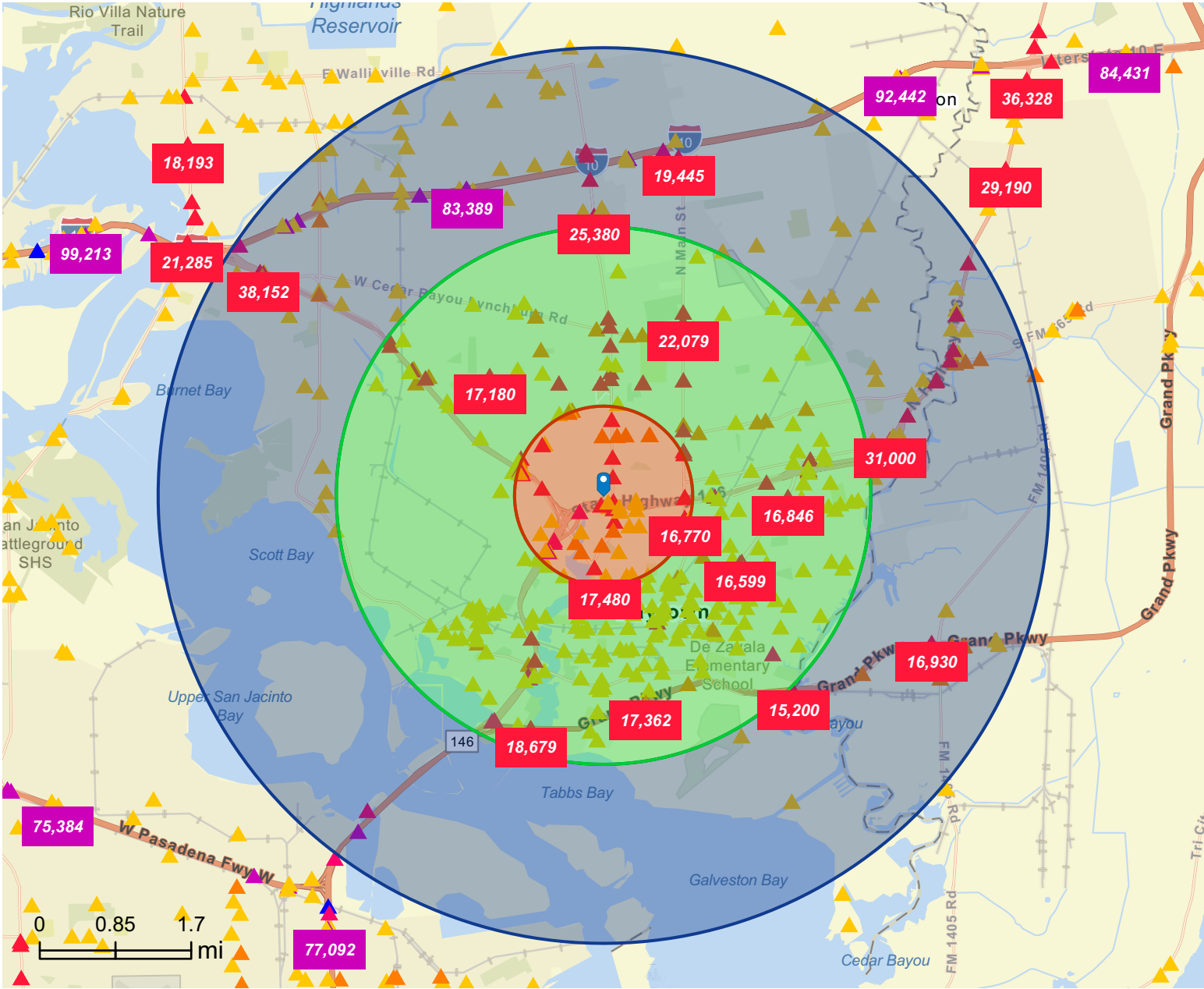
FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com

Traffic Count Map

2800 Garth Rd, Baytown, Texas, 77521

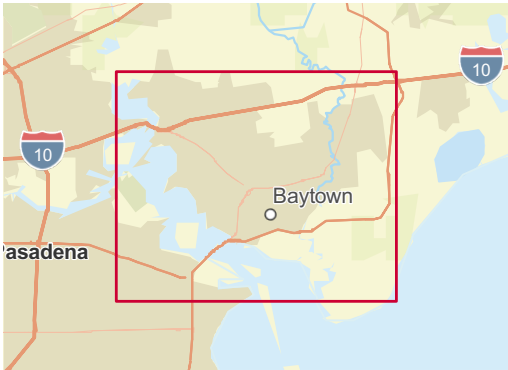


Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



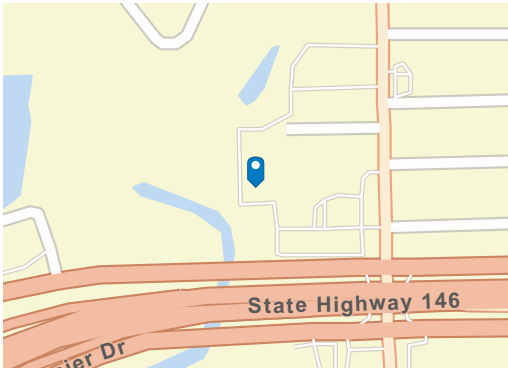
Source: Traffic Counts (2026)

Traffic Count Map - Close Up

2800 Garth Rd, Baytown, Texas, 77521

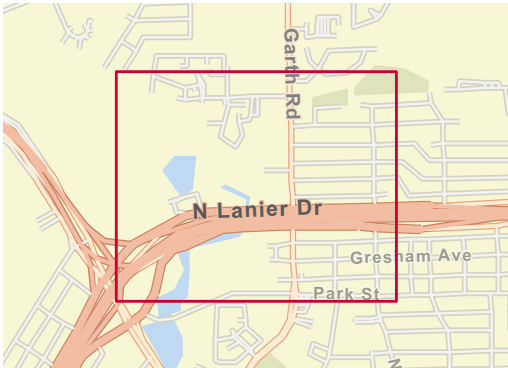


Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2026)

Traffic Count Profile

2800 Garth Rd, Baytown, Texas, 77521



Ring band: 0 - 1 mile radius

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.10	North Robert C Lanier Freeway	Garth Rd	2022	6,877
0.10	Baytown Loop	Baytown Loop	2020	49,880
0.10	North Robert C Lanier Freeway	Garth	2022	42,981
0.10	Garth Rd	Baytown Loop	2011	25,650
0.10	North Robert C Lanier Freeway	Garth	2022	5,747
0.20	Garth Rd	Schilling Ave	2011	17,260
0.20	Lanier Dr	N Pruett St	2008	7,320
0.20	Garth Rd	Inwood Dr	2011	26,030
0.30	Schilling Ave	Rice St	2008	1,480
0.30	Morrell Ave	Garth Rd	2008	15,036
0.30	State Hwy 146	Baytown Loop	2018	59,061
0.40	N Pruett St	Baytown Loop	2011	560
0.40	State Hwy 146	N Pruett St	2001	1,200
0.40	N Pruett St	Schilling Ave	2011	2,250
0.40	Garth Rd	PkSt	2011	13,180
0.40	Park St	Rice St	2008	5,510
0.40	Garth Rd	Scenic Dr	2008	20,670
0.50	Park St	S Lanier Dr	2011	1,640
0.50	Park Street	Baylor St	2022	2,689
0.60	Garth Rd	Decker Dr	2008	11,157
0.60	Decker Dr	S Lanier Dr	2013	10,958
0.60	Park St	Fortinberry St	2001	1,190
0.60	Memorial Dr	Elmwood Dr	2011	2,600
0.70	Decker Drive	Garth Rd	2022	11,011
0.70	Rollingbrook Dr	Garth Rd	2008	8,450
0.70	Rollingbrook Street	Rollingbrook St	2019	12,812
0.70	Decker Drive	Decker Dr	2020	49,174
0.70	Rollingbrook Dr	Garth Rd	2011	13,870

Closest locations 1-28, Table 1 of 2

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 2025 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.

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.70	State Hwy 146	J	2013	61,757
0.80	Baytown Loop	Decker Dr	2020	69,964
0.80	Decker Dr	Memorial Dr	2011	21,100
0.80	N Airhart Dr	Hunter St	2011	3,580
0.90	Rollingbrook Street	Greenway	2019	12,630
0.90	Rollingbrook Dr	Greenway	2011	13,890
0.90	Garth Rd	Burnett	2008	26,633
0.90		S Svc Rd (Nsr)	2022	1,736
0.90	TX 146	S Svc Rd (Nsr)	2021	70,173
0.90	TX 146	S Svc Rd (Nsr)	2022	71,226
0.90	Rollingbrook Dr	Rollingcreek Dr	2011	6,450
0.90		Dorris St	2022	1,384
0.90	W Lobit Ave	Polly Ave	2011	2,230
0.90	Rollingbrook Drive	Rollingcreek Dr	2019	16,684
0.90	N Main St	Baytown Loop	2011	20,980
0.90	North Main Street	Baytown Loop	2019	23,231
0.90	W Lobit Ave	W James Ave	2011	1,740
0.90	Felton St	W Lobit Ave	2001	1,410
0.90	N Main St	Morrell Ave	2011	16,770
0.90	Park St	N Main St	2011	3,750
0.90	Decker Dr	Exxon Dr	2002	29,000
0.90	Decker Dr	W Sterling Ave	2011	17,480

Traffic Count Profile

2800 Garth Rd, Baytown, Texas, 77521



Ring band: 1 - 3 mile radius

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
1.00	W Texas Ave	N Atlantic St	2011	2,020
1.00	William Ave	N Commerce St	2011	2,660
1.00	Emmet Hutto Boulevard	Alamance Dr	2019	9,674
1.00	N Pruett St	W Lobitt Ave	2011	4,050
1.00	N Main St	Ashleyville Rd	2011	22,380
1.00	Rollingbrook Drive	Exxon Dr	2019	17,170
1.00	Waterwood Dr	Augusta Blvd	2001	9,700
1.00	Rollingbrook Dr	Rocky Knoll	2006	13,130
1.00	W Texas Ave	N Lanier Dr	2011	1,140
1.00	North Main Street	Ashleyville Rd	2019	23,282
1.00	Rollingbrook Dr	Rocky Knoll	2011	6,620
1.00	Emmett Hutto Blvd	Alamance Dr	2011	3,910
1.00	W Sterling Ave	Rolland St	2011	1,730
1.00	Alamance Dr	Green Tee Dr	2011	220
1.00	Birdsong Dr	Garth Rd	2008	3,170
1.10	San Jacinto Ave	Decker Dr	2011	980
1.10	W Texas Ave	Mary Elizabeth Wilbanks Ave	2011	2,820
1.10	North Main Street	Hafer Ave	2019	2,489
1.10	N Main St	Hafer Ave	2011	12,750
1.10	Hafer Ave	N Main St	2001	14,440
1.10	W Defee Ave	Hemphill St	2011	3,490
1.10	W James Ave	N Pruett St	2011	1,010
1.10	Airhart	W Texas Ave	2011	3,800
1.20	San Jacinto Ave	PkDr	2001	3,000
1.20	W Texas Ave	Hemphill St	2006	3,550
1.20	North Main Street	Hartman Dr	2019	20,394
1.20	Lee Dr	Market St	2011	6,100
1.20	W Adoue	N Ashbel St	2006	1,610

Closest locations 1-28, Table 1 of 2

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 2025 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.

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
1.20	Market St	Lee Dr	2011	6,030
1.20	N Main St	Hartman Dr	2011	14,460
1.20		Bridges Dr	2022	381
1.20	Hemphill St	W Gulf Ave	2001	1,670
1.20	W Gulf Ave	Lee Dr	2011	870
1.20	W Lobit Ave	N Ashbel St	2011	1,510
1.20	N Main St	W Hunnicutt Ave	2001	8,170
1.20	N Commerce St	W Lobit Ave	2001	1,360
1.20	Bob Smith Rd	Long Meadow Dr	2011	3,480
1.20	North Robert C Lanier Freeway	Kettering Dr	2022	50,234
1.30	E Fayle Ave	N 1st St	2011	1,970
1.30	N Pruettt St	W Defee Ave	2011	3,200
1.30	W Lobit Ave	N Commerce St	2008	1,274
1.30	W Baker Rd	Garth Rd	2011	16,650
1.30	N Main St	W Adoue	2011	6,250
1.30	Massey Tompkins Rd	N Main St	2011	13,820
1.30	Dyer Avenue		2011	70
1.30	Hafer Ave	Austin St	2006	140
1.30	North Robert C Lanier Freeway	Busch Rd	2022	375
1.30	N Main St	E Jack Ave	2011	5,910
1.30	Ward Rd	Houston	2006	8,380
1.30	W James Ave	N Commerce St	2011	1,240

Traffic Count Profile

2800 Garth Rd, Baytown, Texas, 77521



Ring band: 3 - 5 mile radius

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
3.00	N Alexander Dr	Marvin Rd	2013	1,257
3.00	Bayway Dr	PkSt	2011	4,040
3.00	Ferry Road	Fisher Hill Rd	2022	2,048
3.10	E Archer Rd	Barkaloo Rd	2005	2,668
3.10	East Grand Parkway South	Tri City Beach Rd	2022	15,200
3.10	East Grand Parkway South	Tri City Beach Rd	2020	15,657
3.10	Redell Rd	Wade Rd	2011	630
3.10	Marvin Rd	N Alexander Dr	2002	1,050
3.10	Tri City Beach Rd	Evergreen Rd	2001	1,130
3.10	North Alexander Drive	Marvin Rd	2022	1,850
3.10	Wooster Street	Church	2022	72
3.10	Garth Rd	Hunt	2008	25,380
3.20	North St	Arbor St	2011	60
3.20	Wooster St	Bayway Dr	2011	20
3.20	Ferry Rd	N Alexander Dr	2009	1,680
3.20	N Alexander Dr	Ferry Rd	2009	1,060
3.20	San Jacinto Mall	East Fwy	2008	3,360
3.20	Ferry Rd	N Alexander Dr	2009	700
3.20	Sjolander Dr	Sylvan Ln	2011	4,880
3.20	Independence Blvd	San Jacinto Cir	2008	890
3.30	West Cedar Bayou Lynchburg Road	Wade Rd	2022	2,900
3.30	W Cedar Bayou Lynchburg Rd	Wade Rd	2011	3,270
3.30	Baytown Loop	Ferry Rd	2002	31,000
3.30	E Cedar Bayou Lynchburg Rd	Railroad Ave	2011	4,510
3.30	E Archer Rd	Barkaloo Rd	2011	3,330
3.30		Hunters Ridge Dr	2021	541
3.30		Hunters Ridge Dr	2022	546
3.30	Raccoon Dr	Knight Ln	2011	3,160

Closest locations 1-28, Table 1 of 2

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 2025 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.

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
3.40	Raccoon Dr	Wilshire Ln	2011	4,490
3.40	Bayway Dr	Burnet Dr	2011	6,960
3.40		Kindleberger	2021	700
3.40		Kindleberger	2022	716
3.40	Railroad Ave	E Cedar Bayou Lynchburg Rd	2011	79
3.50	John Martin Rd	East Fwy	2011	6,630
3.50	East Grand Parkway South	W Bay Rd	2022	11,569
3.50	Ferry Rd	Hwy 146	2006	38,000
3.50	Garth Rd	Sharon Ln	2011	33,580
3.60	Burnett Dr		2011	700
3.60	Raccoon Dr	E Cedar Bayou Lynchburg Rd	2011	3,030
3.60	Massey Tompkins Rd	Massey-Tompkins Rd	2011	7,630
3.60	Redell Rd	Middleton St	2011	560
3.70	East Freeway Service Road	Frank Rd	2022	7,629
3.70	E Cedar Bayou Lynchburg Rd	Timber Ridge	2011	1,660
3.80	I- 10	John Martin Rd	2013	83,389
3.80		Seabrook Ln	2022	2,254
3.80	East Freeway	John Martin Rd	2022	86,271
3.80	East Freeway	John Martin Rd	2020	79,769
3.80	N Main St	East Fwy	2011	8,520
3.80	East Freeway	N Main St	2022	87,557
3.80	Breda Dr	Pawnee St	2011	3,220



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.

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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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