



THE
POWELL GROUP
The Experts in Real Estate & Business Brokerage

4726 Woodrow Rd, Lubbock, TX 79424



PRIME WOODROW RD RETAIL SPACES AVAILABLE for LEASE!

Space Available!



PRESENTED BY:

DAVID POWELL, CCIM

Commercial Broker

Business Broker

(806) 239-0804

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w/ Drive Thru Locations

KW Commercial | Lubbock

The Powell Group

10210 Quaker Avenue

Lubbock, TX 79424

Property Summary



Property Summary

Address: 4726 Woodrow Rd.
Lubbock, TX 79424

Available: 1,250-15,500 SF

Lot Size: 14.814 AC

Zoning: Outside City Limits

Price/SF: \$25.00

Type: Retail

Property Highlights

- Close to new Cooper school
- High traffic count location
- Rapid surrounding residential developments
- Drive-Thru Space Available

Property Overview

Now leasing space in a newly completed retail center on Woodrow Road, adjacent to the new Lubbock-Cooper Liberty High School and near Red Feather Golf Course. Available spaces range from 1,250 to 15,500 SF, with end cap units featuring drive-thru capability; center space has grease trap. Strategically positioned in the high-growth corridor of south Lubbock, the center offers strong visibility and access. Low NNN for 2025 leasing. Zoning and layout support a variety of retail and service uses, including bakery, deli, salon, barber shop, or general storefront.

4726 Woodrow Rd, Lubbock, TX 79424

Shopping Center Layout



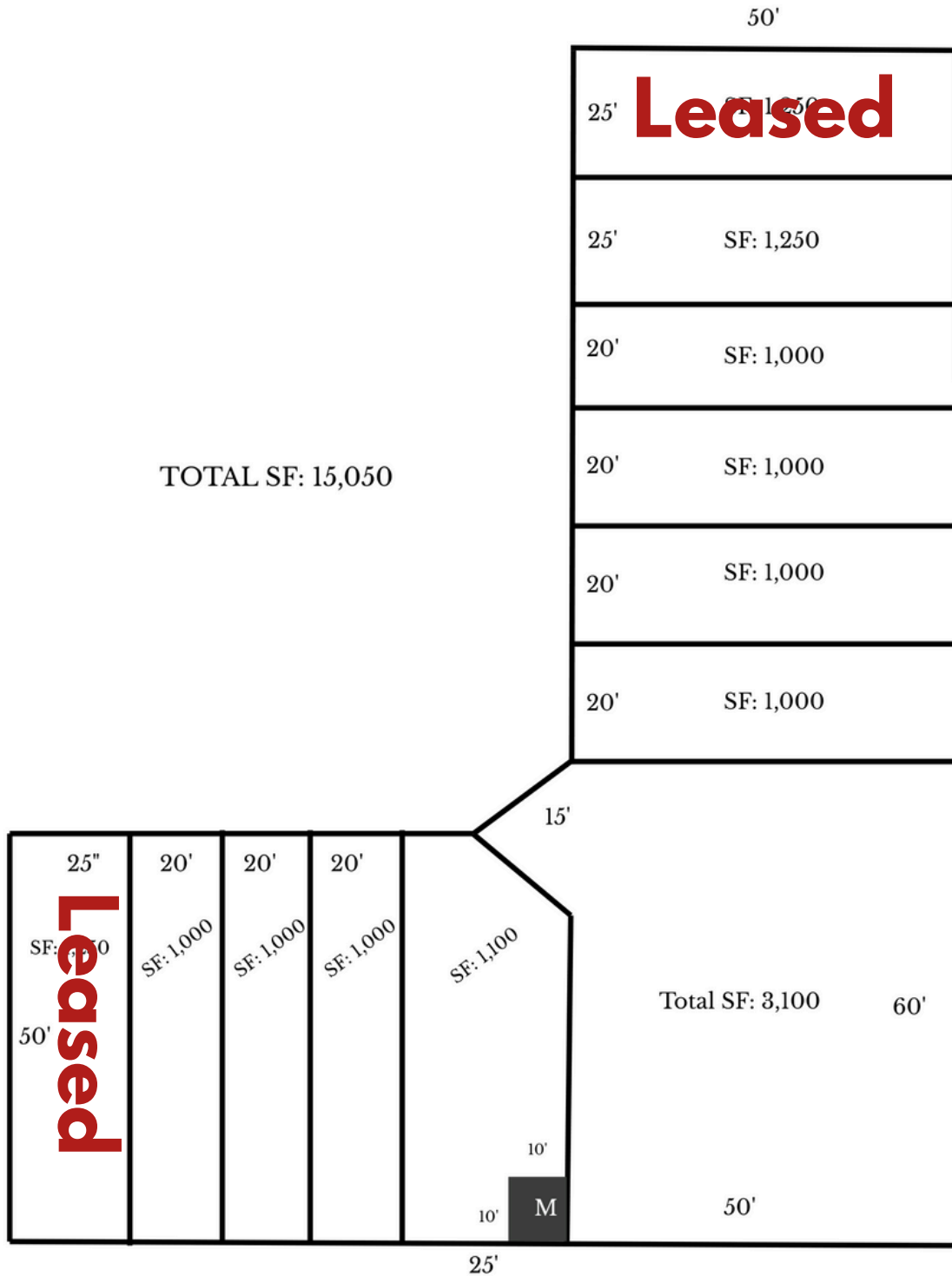
Suites

Suite #	SF	Status
111	1,250	Leased
110	1,250	Available
109	1,000	Available
108	1,000	Available
107	1,000	Available
106	1,000	Available
105	3,100	Available
104	1,000	Available
103	1,000	Available
102	1,000	Available
101	1,000	Available
100	1,250	Leased

View more listings at www.lubbockcommercialrealestate.com

4726 Woodrow Rd, Lubbock, TX 79424

Shopping Center Layout



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Photos



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Community Profile

4726 Woodrow Rd, Lubbock, Texas, 79424
 Rings: 1, 5, 10 mile radii

Prepared by Esri
 Latitude: 33.44719
 Longitude: -101.91162

	1 mile	5 miles	10 miles
Population Summary			
2010 Total Population	450	36,879	200,335
2020 Total Population	629	53,978	228,582
2020 Group Quarters	0	106	9,114
2024 Total Population	736	60,381	239,058
2024 Group Quarters	0	106	9,138
2029 Total Population	817	63,533	247,133
2024-2029 Annual Rate	2.11%	1.02%	0.67%
2024 Total Daytime Population	526	46,897	244,620
Workers	110	16,484	123,667
Residents	416	30,413	120,953
Household Summary			
2010 Households	141	14,249	77,451
2010 Average Household Size	3.19	2.58	2.47
2020 Total Households	206	20,560	88,910
2020 Average Household Size	3.05	2.62	2.47
2024 Households	237	22,980	93,768
2024 Average Household Size	3.11	2.62	2.45
2029 Households	267	24,516	98,500
2029 Average Household Size	3.06	2.59	2.42
2024-2029 Annual Rate	2.41%	1.30%	0.99%
2010 Families	113	10,685	48,543
2010 Average Family Size	3.58	2.99	3.06
2024 Families	183	16,653	57,256
2024 Average Family Size	3.51	3.12	3.13
2029 Families	205	17,663	59,703
2029 Average Family Size	3.47	3.09	3.10
2024-2029 Annual Rate	2.30%	1.18%	0.84%
Housing Unit Summary			
2000 Housing Units	100	9,524	72,920
Owner Occupied Housing Units	76.0%	77.8%	54.2%
Renter Occupied Housing Units	16.0%	17.9%	38.9%
Vacant Housing Units	8.0%	4.3%	7.0%
2010 Housing Units	152	15,002	83,630
Owner Occupied Housing Units	78.3%	78.5%	54.5%
Renter Occupied Housing Units	14.5%	16.4%	38.1%
Vacant Housing Units	7.2%	5.0%	7.4%
2020 Housing Units	224	21,917	97,889
Owner Occupied Housing Units	75.4%	71.3%	50.3%
Renter Occupied Housing Units	16.5%	22.5%	40.5%
Vacant Housing Units	7.6%	6.0%	9.2%
2024 Housing Units	265	24,648	103,931
Owner Occupied Housing Units	73.2%	70.7%	51.0%
Renter Occupied Housing Units	16.2%	22.6%	39.2%
Vacant Housing Units	10.6%	6.8%	9.8%
2029 Housing Units	299	26,276	109,038
Owner Occupied Housing Units	73.9%	71.9%	52.5%
Renter Occupied Housing Units	15.1%	21.4%	37.9%
Vacant Housing Units	10.7%	6.7%	9.7%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 26, 2024

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	1 mile	5 miles	10 miles
2024 Households by Income			
Household Income Base	237	22,980	93,755
<\$15,000	5.1%	5.0%	10.5%
\$15,000 - \$24,999	2.5%	3.4%	7.5%
\$25,000 - \$34,999	5.5%	4.5%	7.8%
\$35,000 - \$49,999	6.3%	7.3%	11.4%
\$50,000 - \$74,999	11.4%	11.5%	14.8%
\$75,000 - \$99,999	15.6%	14.6%	14.8%
\$100,000 - \$149,999	19.8%	20.0%	15.5%
\$150,000 - \$199,999	9.3%	11.1%	7.1%
\$200,000+	24.5%	22.6%	10.7%
Average Household Income	\$148,755	\$148,285	\$100,225
2029 Households by Income			
Household Income Base	267	24,516	98,487
<\$15,000	4.1%	4.0%	9.1%
\$15,000 - \$24,999	1.9%	2.3%	5.6%
\$25,000 - \$34,999	4.5%	3.4%	6.6%
\$35,000 - \$49,999	5.2%	6.1%	10.0%
\$50,000 - \$74,999	9.0%	10.0%	14.3%
\$75,000 - \$99,999	13.5%	13.6%	15.3%
\$100,000 - \$149,999	20.2%	20.2%	16.9%
\$150,000 - \$199,999	11.6%	13.8%	9.2%
\$200,000+	29.6%	26.7%	12.9%
Average Household Income	\$172,899	\$170,278	\$116,201
2024 Owner Occupied Housing Units by Value			
Total	194	17,418	53,000
<\$50,000	2.6%	1.1%	3.9%
\$50,000 - \$99,999	1.0%	1.0%	5.9%
\$100,000 - \$149,999	1.5%	4.8%	11.4%
\$150,000 - \$199,999	6.2%	12.0%	15.9%
\$200,000 - \$249,999	3.1%	13.7%	16.8%
\$250,000 - \$299,999	18.6%	16.4%	13.6%
\$300,000 - \$399,999	27.8%	19.6%	12.6%
\$400,000 - \$499,999	14.9%	13.0%	8.1%
\$500,000 - \$749,999	14.9%	11.1%	7.1%
\$750,000 - \$999,999	8.8%	6.1%	3.2%
\$1,000,000 - \$1,499,999	0.0%	1.1%	1.1%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.2%	0.5%
Average Home Value	\$409,067	\$372,244	\$300,320
2029 Owner Occupied Housing Units by Value			
Total	221	18,880	57,181
<\$50,000	0.0%	0.2%	2.0%
\$50,000 - \$99,999	0.0%	0.0%	2.3%
\$100,000 - \$149,999	0.0%	0.8%	4.3%
\$150,000 - \$199,999	0.9%	5.7%	8.8%
\$200,000 - \$249,999	1.4%	8.4%	13.7%
\$250,000 - \$299,999	10.4%	14.0%	15.6%
\$300,000 - \$399,999	27.6%	20.7%	17.0%
\$400,000 - \$499,999	21.3%	18.2%	13.4%
\$500,000 - \$749,999	24.0%	19.2%	13.4%
\$750,000 - \$999,999	14.0%	10.5%	6.2%
\$1,000,000 - \$1,499,999	0.5%	1.9%	2.2%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.4%	0.9%
Average Home Value	\$503,846	\$468,096	\$403,147

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 26, 2024

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	1 mile	5 miles	10 miles
Top 3 Tapestry Segments			
1.	Southern Satellites (10A)	Up and Coming Families (7A)	Up and Coming Families (7A)
2.	Workday Drive (4A)	Green Acres (6A)	College Towns (14B)
3.	Green Acres (6A)	Workday Drive (4A)	Old and Newcomers (8F)
2024 Consumer Spending			
Apparel & Services: Total \$	\$730,124	\$71,056,769	\$208,385,064
Average Spent	\$3,080.69	\$3,092.11	\$2,222.35
Spending Potential Index	129	130	93
Education: Total \$	\$523,729	\$50,767,551	\$141,675,090
Average Spent	\$2,209.83	\$2,209.21	\$1,510.91
Spending Potential Index	128	128	87
Entertainment/Recreation: Total \$	\$1,284,700	\$124,191,587	\$339,454,130
Average Spent	\$5,420.68	\$5,404.33	\$3,620.15
Spending Potential Index	133	132	88
Food at Home: Total \$	\$2,126,264	\$209,509,682	\$614,929,306
Average Spent	\$8,971.58	\$9,117.04	\$6,557.99
Spending Potential Index	123	125	90
Food Away from Home: Total \$	\$1,235,400	\$119,342,370	\$340,314,968
Average Spent	\$5,212.66	\$5,193.31	\$3,629.33
Spending Potential Index	134	133	93
Health Care: Total \$	\$2,317,302	\$228,593,863	\$640,902,626
Average Spent	\$9,777.65	\$9,947.51	\$6,834.98
Spending Potential Index	127	129	89
HH Furnishings & Equipment: Total \$	\$1,004,121	\$96,505,564	\$267,886,035
Average Spent	\$4,236.80	\$4,199.55	\$2,856.90
Spending Potential Index	134	133	90
Personal Care Products & Services: Total \$	\$298,916	\$29,197,870	\$84,136,321
Average Spent	\$1,261.25	\$1,270.58	\$897.28
Spending Potential Index	127	128	90
Shelter: Total \$	\$8,044,016	\$784,107,322	\$2,217,308,491
Average Spent	\$33,941.00	\$34,121.29	\$23,646.75
Spending Potential Index	127	128	89
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$1,169,416	\$112,406,087	\$290,924,876
Average Spent	\$4,934.24	\$4,891.47	\$3,102.60
Spending Potential Index	141	140	89
Travel: Total \$	\$975,383	\$92,580,889	\$245,465,140
Average Spent	\$4,115.54	\$4,028.76	\$2,617.79
Spending Potential Index	136	133	86
Vehicle Maintenance & Repairs: Total \$	\$451,048	\$44,250,793	\$128,099,519
Average Spent	\$1,903.16	\$1,925.62	\$1,366.13
Spending Potential Index	128	130	92

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Retail Demand by Industry

4726 Woodrow Rd, Lubbock, Texas, 79424
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 33.44719
 Longitude: -101.91162

NAICS Code Industry Summary		Spending Potential Index	Average Amount Spent	Total
44-45, 722	Retail Trade, Food Services & Drinking Places	129	\$38,780.20	\$9,190,907
44-45	Retail Trade	129	\$32,970.12	\$7,813,918
722	Food Services & Drinking Places	132	\$5,810.08	\$1,376,988
NAICS Code Industry Subsector & Group				
441	Motor Vehicle & Parts Dealers	130	\$4,041.95	\$957,943
4411	Automobile Dealers	128	\$3,312.41	\$785,042
4412	Other Motor Vehicle Dealers	152	\$376.14	\$89,145
4413	Auto Parts, Accessories & Tire Stores	132	\$353.40	\$83,756
442	Furniture and Home Furnishings Stores	139	\$1,520.57	\$360,375
4421	Furniture Stores	137	\$983.62	\$233,117
4422	Home Furnishings Stores	141	\$536.95	\$127,258
443, 4431	Electronics and Appliance Stores	131	\$419.79	\$99,491
444	Bldg Material & Garden Equipment & Supplies Dealers	143	\$2,192.54	\$519,631
4441	Building Material and Supplies Dealers	144	\$2,001.48	\$474,350
4442	Lawn and Garden Equipment and Supplies Stores	135	\$191.06	\$45,281
445	Food and Beverage Stores	124	\$6,999.14	\$1,658,796
4451	Grocery Stores	124	\$6,546.30	\$1,551,474
4452	Specialty Food Stores	123	\$218.11	\$51,693
4453	Beer, Wine, and Liquor Stores	124	\$234.72	\$55,629
446, 4461	Health and Personal Care Stores	124	\$984.84	\$233,408
447, 4471	Gasoline Stations	126	\$4,596.26	\$1,089,314
448	Clothing and Clothing Accessories Stores	132	\$1,590.00	\$376,829
4481	Clothing Stores	132	\$1,267.37	\$300,366
4482	Shoe Stores	132	\$298.26	\$70,688
4483	Jewelry, Luggage, and Leather Goods Stores	133	\$24.36	\$5,774
451	Sporting Goods, Hobby, Musical Instrument, and Book	141	\$662.03	\$156,902
4511	Sporting Goods, Hobby, and Musical Instrument Stores	143	\$543.65	\$128,844
4512	Book Stores and News Dealers	129	\$118.39	\$28,058
452	General Merchandise Stores	128	\$5,645.97	\$1,338,094
4522	Department Stores	131	\$503.62	\$119,358
4523	Gen. Merch. Stores, incl. Warehouse Clubs,	128	\$5,142.34	\$1,218,735
453	Miscellaneous Store Retailers	130	\$779.24	\$184,680
4531	Florists	138	\$42.36	\$10,040
4532	Office Supplies, Stationery, and Gift Stores	132	\$127.36	\$30,184
4533	Used Merchandise Stores	136	\$109.55	\$25,963
4539	Other Miscellaneous Store Retailers	127	\$499.97	\$118,494
454	Nonstore Retailers	126	\$3,537.78	\$838,455
4541	Electronic Shopping and Mail-Order Houses	130	\$3,131.21	\$742,096
4542	Vending Machine Operators	125	\$49.59	\$11,753
4543	Direct Selling Establishments	101	\$356.98	\$84,605
722	Food Services & Drinking Places	132	\$5,810.08	\$1,376,988
7223	Special Food Services	131	\$20.57	\$4,875
7224	Drinking Places (Alcoholic Beverages)	125	\$131.93	\$31,268
7225	Restaurants and Other Eating Places	132	\$5,657.58	\$1,340,846

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

Source: Esri 2024/2029 Consumer Spending databases are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics and industry estimates derived from 2017 Economic Census, U.S. Census Bureau.

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Retail Demand by Industry

4726 Woodrow Rd, Lubbock, Texas, 79424
 Ring: 10 mile radius

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 Latitude: 33.44719
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NAICS Code Industry Summary		Spending Potential Index	Average Amount Spent	Total
44-45, 722	Retail Trade, Food Services & Drinking Places	90	\$26,937.69	\$2,525,893,367
44-45	Retail Trade	90	\$22,975.22	\$2,154,340,404
722	Food Services & Drinking Places	90	\$3,962.47	\$371,552,963
NAICS Code Industry Subsector & Group				
441	Motor Vehicle & Parts Dealers	89	\$2,772.08	\$259,932,515
4411	Automobile Dealers	89	\$2,299.85	\$215,652,151
4412	Other Motor Vehicle Dealers	92	\$228.14	\$21,392,070
4413	Auto Parts, Accessories & Tire Stores	91	\$244.09	\$22,888,294
442	Furniture and Home Furnishings Stores	91	\$996.58	\$93,447,363
4421	Furniture Stores	92	\$657.17	\$61,621,687
4422	Home Furnishings Stores	89	\$339.41	\$31,825,676
443, 4431	Electronics and Appliance Stores	92	\$296.34	\$27,787,346
444	Bldg Material & Garden Equipment & Supplies Dealers	91	\$1,388.58	\$130,204,353
4441	Building Material and Supplies Dealers	91	\$1,264.38	\$118,558,446
4442	Lawn and Garden Equipment and Supplies Stores	88	\$124.20	\$11,645,907
445	Food and Beverage Stores	88	\$4,991.04	\$468,000,211
4451	Grocery Stores	88	\$4,671.49	\$438,036,449
4452	Specialty Food Stores	88	\$155.90	\$14,618,656
4453	Beer, Wine, and Liquor Stores	86	\$163.65	\$15,345,106
446, 4461	Health and Personal Care Stores	89	\$704.41	\$66,051,490
447, 4471	Gasoline Stations	91	\$3,296.21	\$309,078,990
448	Clothing and Clothing Accessories Stores	92	\$1,111.78	\$104,248,965
4481	Clothing Stores	92	\$885.88	\$83,067,655
4482	Shoe Stores	93	\$209.31	\$19,626,476
4483	Jewelry, Luggage, and Leather Goods Stores	90	\$16.58	\$1,554,834
451	Sporting Goods, Hobby, Musical Instrument, and Book	93	\$437.04	\$40,980,605
4511	Sporting Goods, Hobby, and Musical Instrument Stores	93	\$353.44	\$33,141,706
4512	Book Stores and News Dealers	91	\$83.60	\$7,838,899
452	General Merchandise Stores	90	\$3,960.96	\$371,411,594
4522	Department Stores	91	\$351.75	\$32,982,802
4523	Gen. Merch. Stores, incl. Warehouse Clubs,	90	\$3,609.21	\$338,428,792
453	Miscellaneous Store Retailers	89	\$534.81	\$50,148,030
4531	Florists	88	\$27.07	\$2,538,434
4532	Office Supplies, Stationery, and Gift Stores	90	\$87.01	\$8,158,558
4533	Used Merchandise Stores	91	\$73.30	\$6,872,799
4539	Other Miscellaneous Store Retailers	88	\$347.43	\$32,578,238
454	Nonstore Retailers	89	\$2,485.38	\$233,048,941
4541	Electronic Shopping and Mail-Order Houses	90	\$2,169.99	\$203,475,188
4542	Vending Machine Operators	90	\$35.72	\$3,349,365
4543	Direct Selling Establishments	80	\$279.67	\$26,224,388
722	Food Services & Drinking Places	90	\$3,962.47	\$371,552,963
7223	Special Food Services	90	\$14.15	\$1,326,959
7224	Drinking Places (Alcoholic Beverages)	89	\$94.08	\$8,821,445
7225	Restaurants and Other Eating Places	90	\$3,854.24	\$361,404,559

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

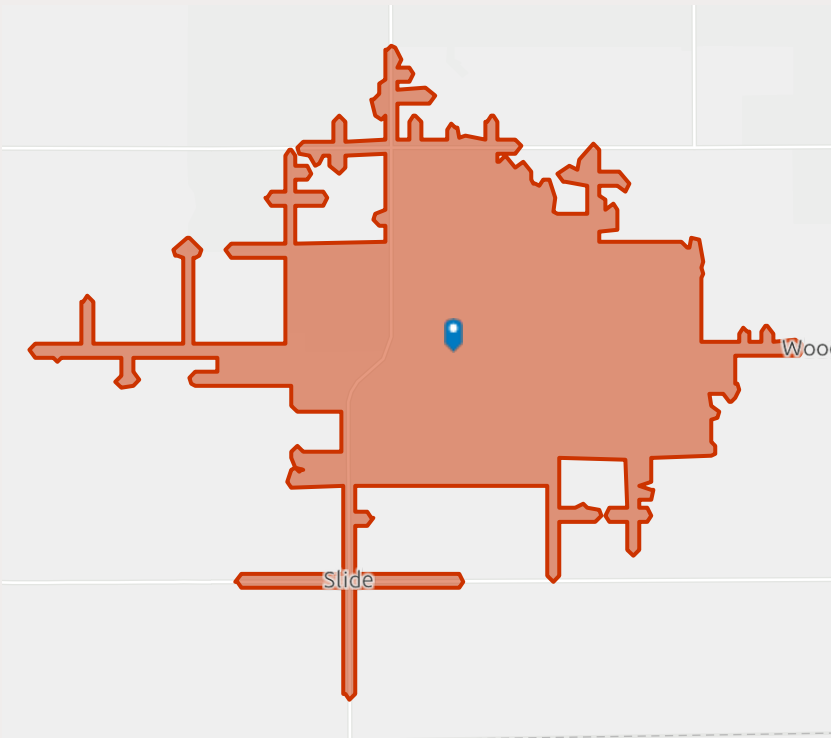
Source: Esri 2024/2029 Consumer Spending databases are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics and industry estimates derived from 2017 Economic Census, U.S. Census Bureau.

November 26, 2024

Population Trends (Esri 2024)

4726 Woodrow Rd, Lubbock, Texas, 79424 (5 minutes)
4726 Woodrow Rd, Lubbock, Texas, 79424
Drive time of 5 minutes

Prepared by Esri for The Powell Group
Latitude: 33.44719
Longitude: -101.91162



POPULATION TRENDS AND KEY INDICATORS

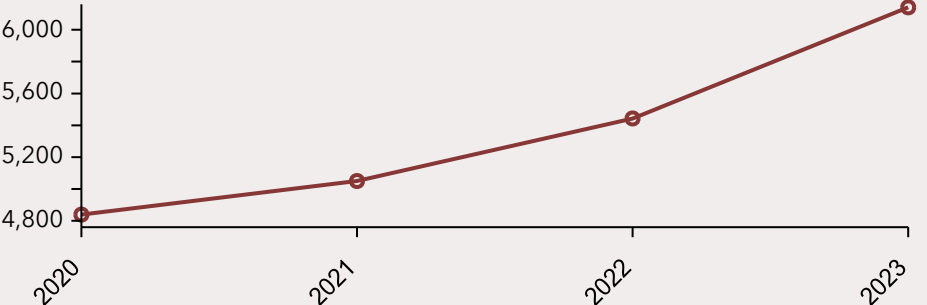
4726 Woodrow Rd, Lubbock, Texas, 79424
Drive time of 5 minutes

6,141	1,970	3.12	36.2	\$121,875	\$385,920	152	113	65
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

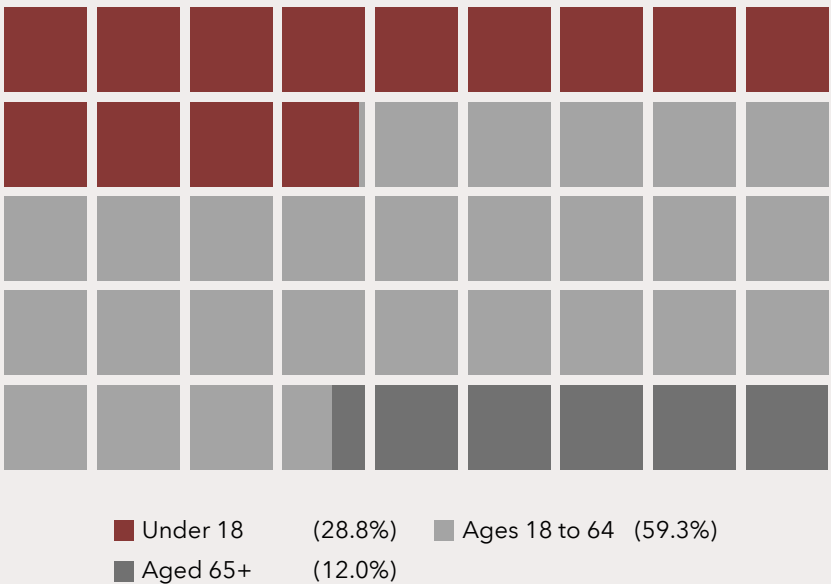
MORTGAGE INDICATORS



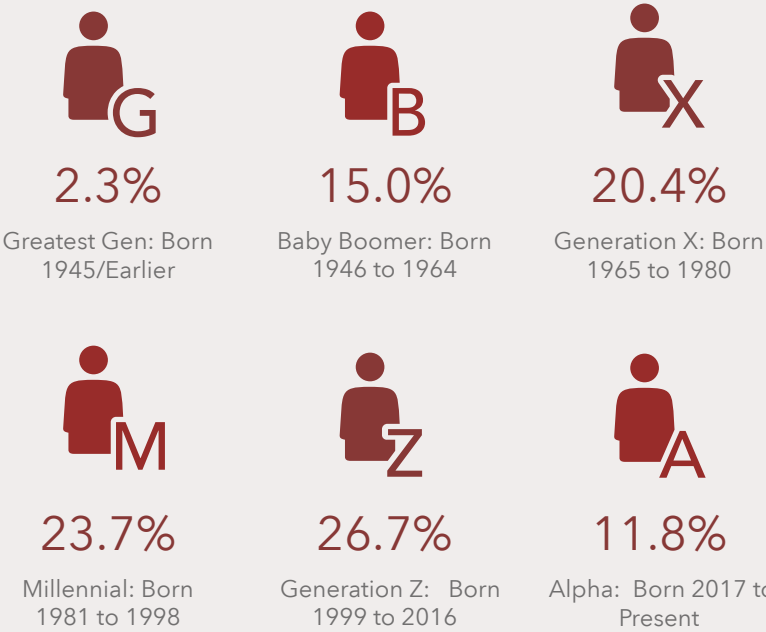
Historical Trends: Population



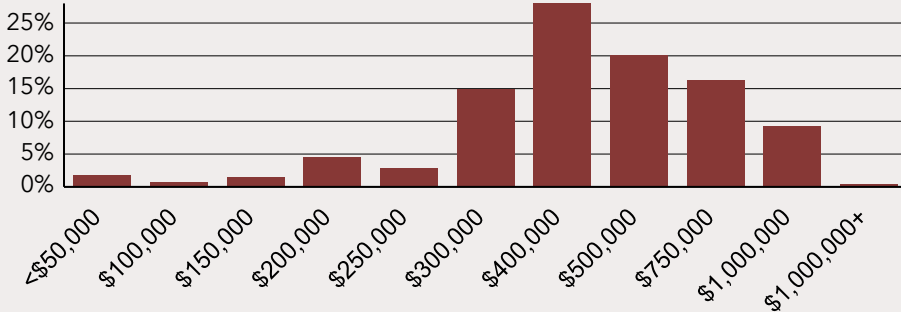
POPULATION BY AGE



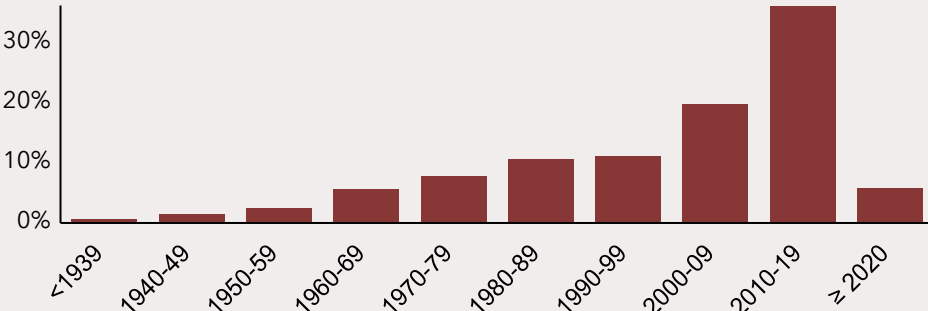
POPULATION BY GENERATION



Home Value



Housing: Year Built



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022).
© 2024 Esri

Population Trends (Esri 2024)

4726 Woodrow Rd, Lubbock, Texas, 79424 (15 minutes)

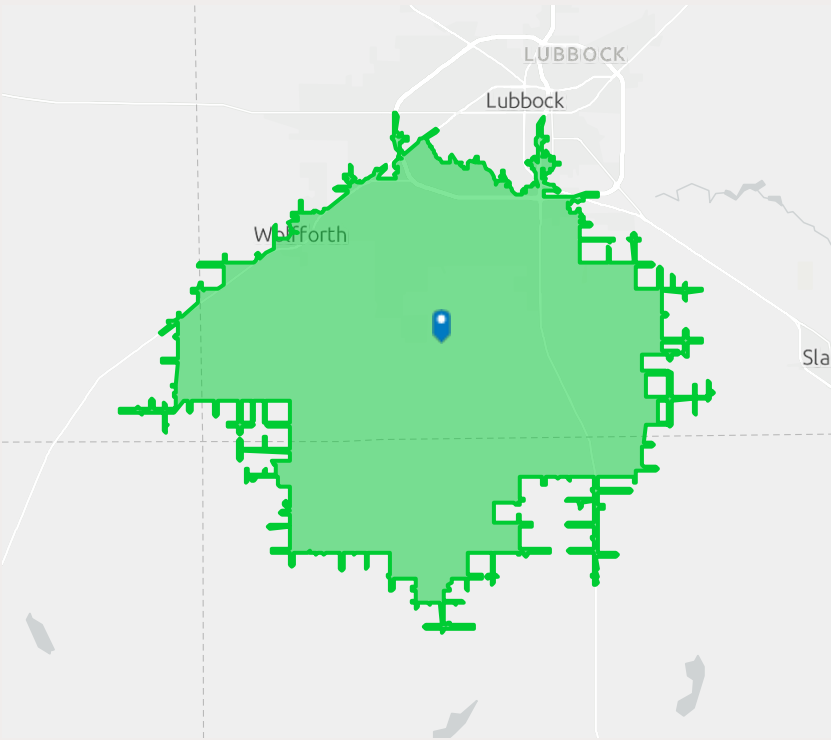
4726 Woodrow Rd, Lubbock, Texas, 79424

Drive time of 15 minutes

Prepared by Esri for The Powell Group

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POPULATION TRENDS AND KEY INDICATORS

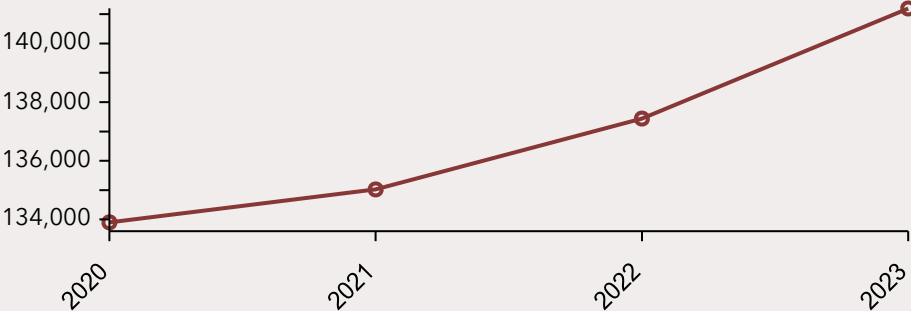
4726 Woodrow Rd, Lubbock, Texas, 79424
Drive time of 15 minutes

141,195	56,272	2.50	36.4	\$83,933	\$258,351	103	116	71
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

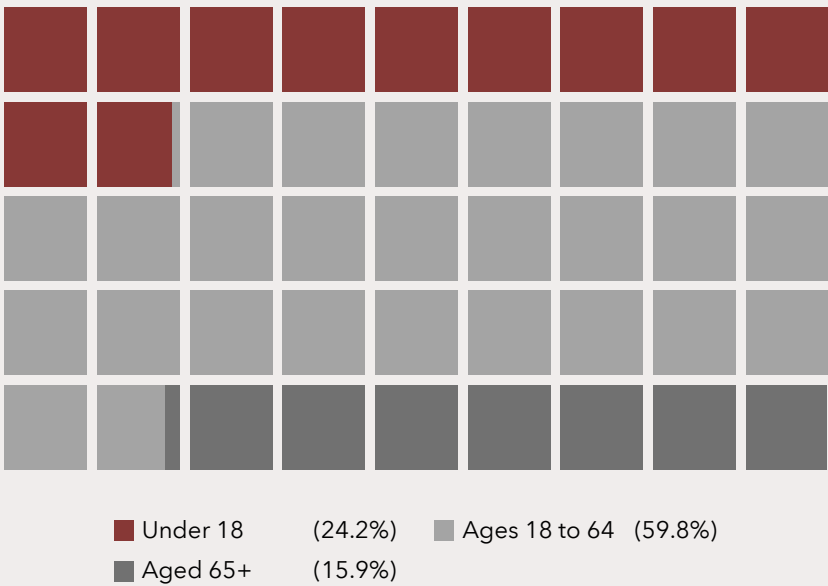
MORTGAGE INDICATORS



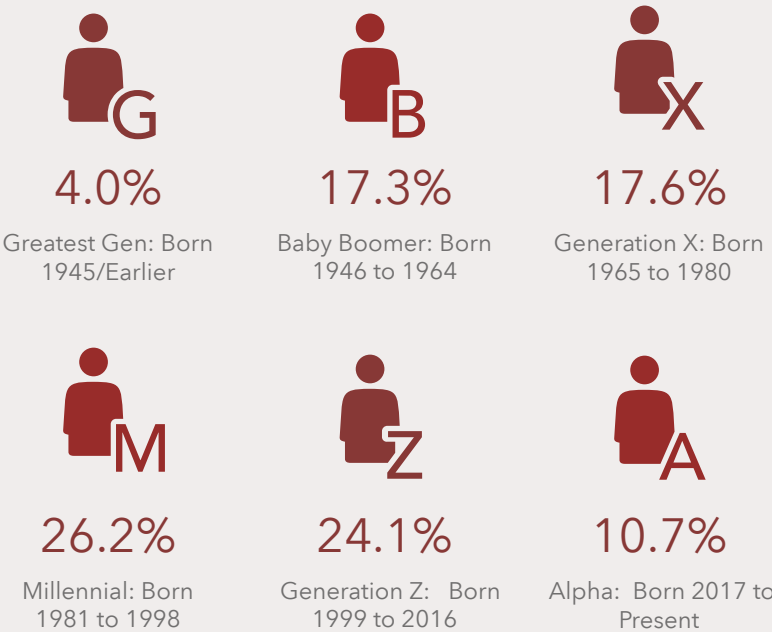
Historical Trends: Population



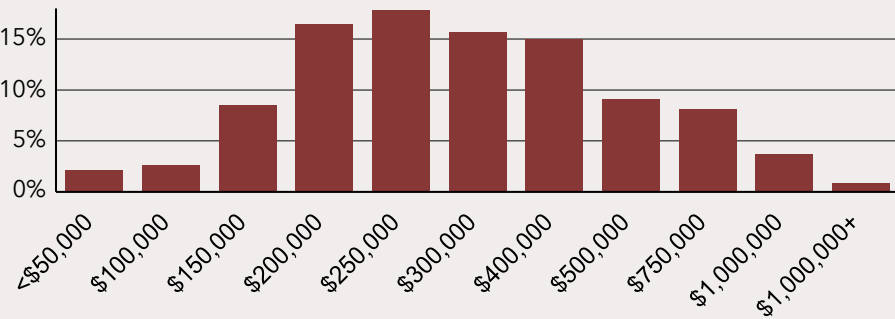
POPULATION BY AGE



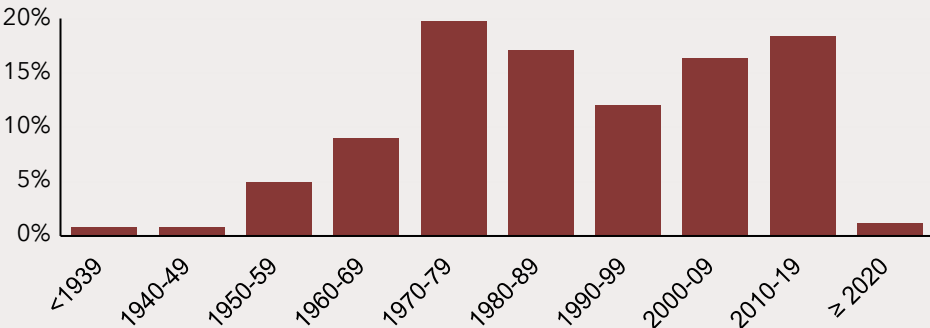
POPULATION BY GENERATION



Home Value



Housing: Year Built

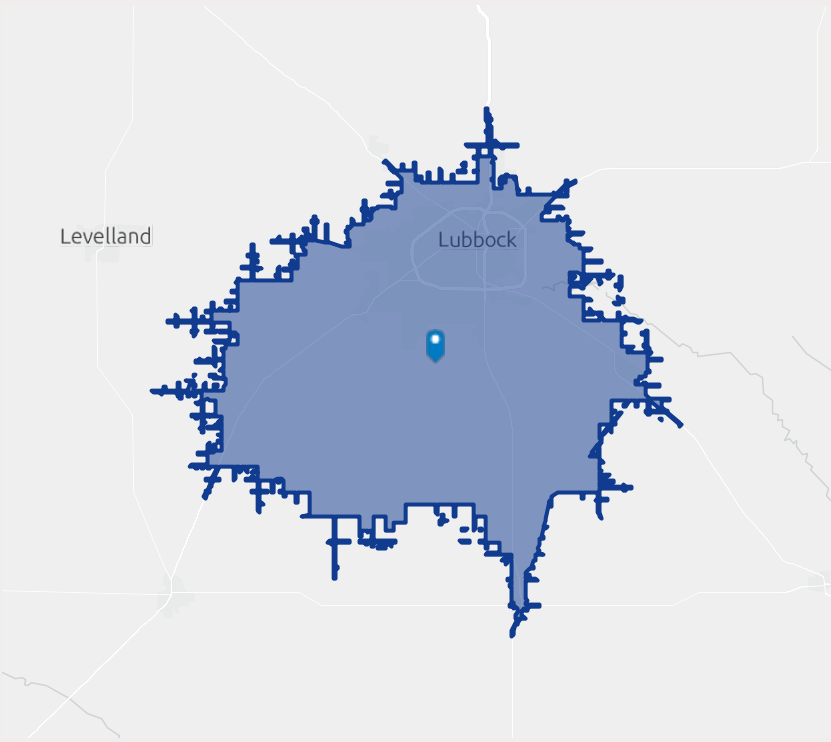


Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022).
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Population Trends (Esri 2024)

4726 Woodrow Rd, Lubbock, Texas, 79424 (25 minutes)
4726 Woodrow Rd, Lubbock, Texas, 79424
Drive time of 25 minutes

Prepared by Esri for The Powell Group
Latitude: 33.44719
Longitude: -101.91162



POPULATION TRENDS AND KEY INDICATORS

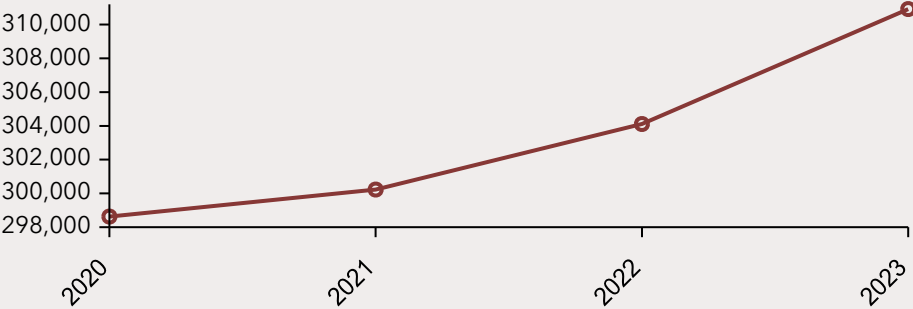
4726 Woodrow Rd, Lubbock, Texas, 79424
Drive time of 25 minutes

310,920	121,317	2.47	33.2	\$64,064	\$227,104	77	101	79
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

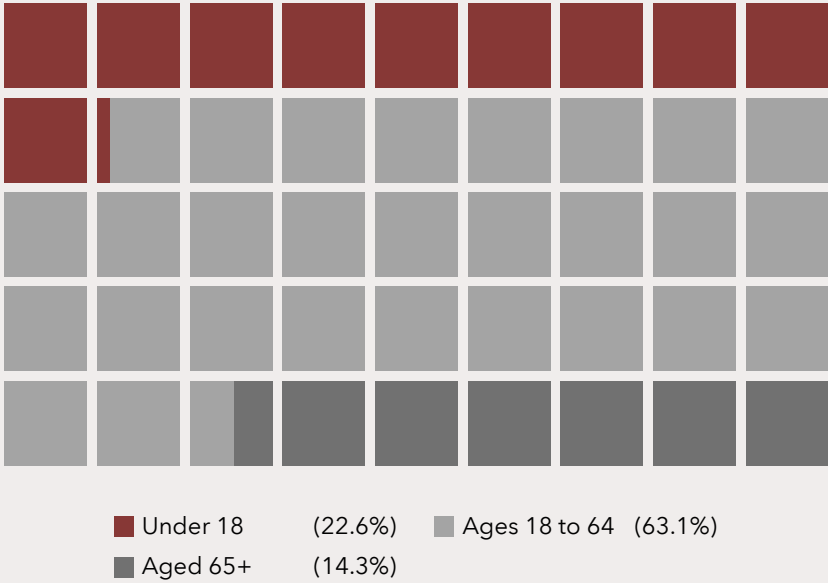
MORTGAGE INDICATORS



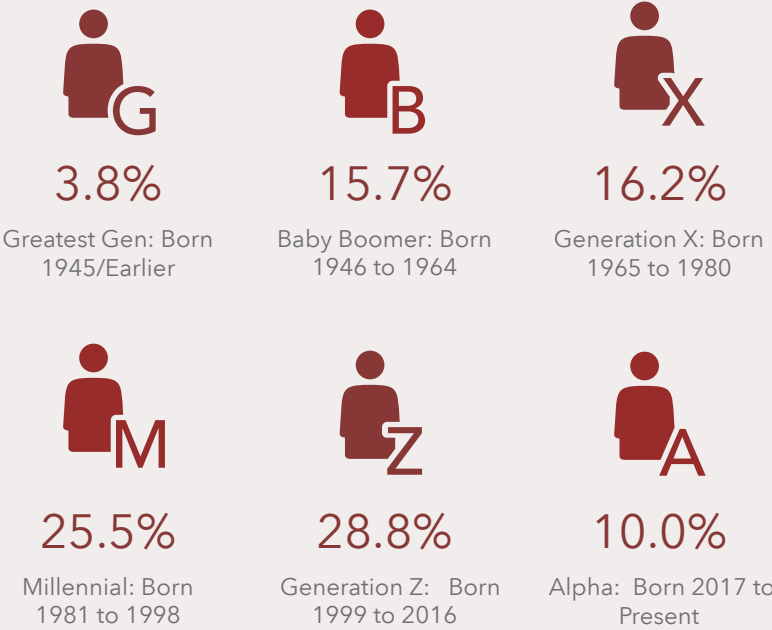
Historical Trends: Population



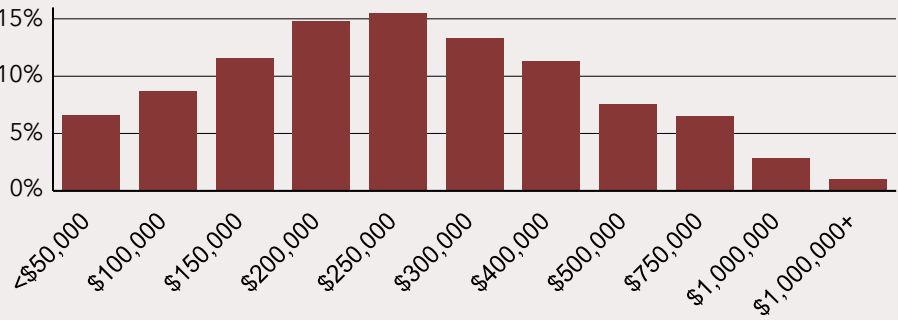
POPULATION BY AGE



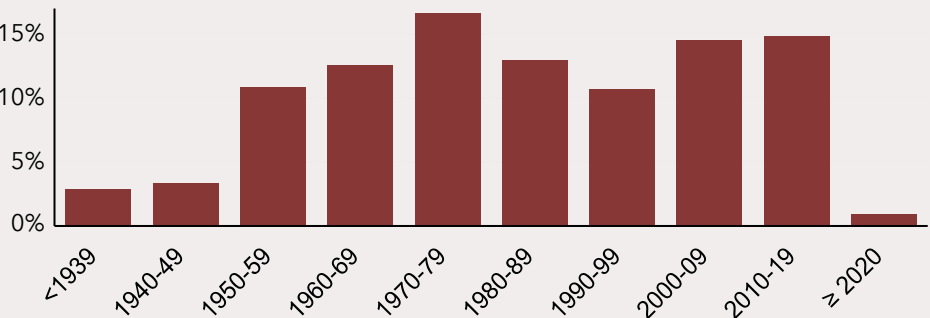
POPULATION BY GENERATION



Home Value



Housing: Year Built



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022).
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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.

11-2-2015



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.

Keller Williams Realty	0494693	klrw238@kw.com	806-771-7710
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Pamela Titzell	0465722	pamtitzell@kw.com	806-771-7710
Designated Broker of Firm	License No.	Email	Phone
Pamela Titzell	0465722	pamelatitzell@kw.com	806-771-7710
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Powell	0257988	lubbockcommercial@gmail.com	806-239-0804
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date