

FOR
LEASE



Almost 4 Acre Development Site Cameron, Harnett County NC Sale \$1.3M or Land Lease

Introducing a 3.88-acre development opportunity. It features prime road frontage on HWY 24 & 87.

The property is in the heart of Cameron. It is just 45 minutes from Raleigh. Fayetteville is 30 minutes away. Southern Pines and horse country are a 35-minute drive.

Site has very flexible zoning allowing for a wide variety of retail, office and industrial uses.

COMMERCIAL

OFFERED AT \$1,300,000.00



Price \$1,300,000

- NC 24-87 CAMERON, NC 28326
- Water located at Roadway
- Will require Septic
- Sewer Connection with Pumpstation Nearby
- Raw land
- COMM Zoning
- Surveyed or Deeded Acreage - 3.88
- Calculated Acreage - 4.05



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LAND LEASE OFFERED AT \$5,000.00 MONTHLY



\$60,000 Annual/\$5,000 Monthly

- Absolute NNN
- No Landlord Responsibilities
- 3% Annual Escalations
- 5- 10 Year Term
- Will require Septic
- Water connection at Street
- Raw land
- COMM Zoning
- 3.88 Acreage



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ZONING COMM

This parcel is zoned Commercial (Comm), with a wide variety of nonresidential uses allowed 'by-right' (P) and via a Special Use Permit (S). Click the link for full list of those uses.

[Click Here for Permitted uses](#)

Including:

- Retail/ Shopping Center
- Light Manufacturing
- Self Storage & Warehouse
- Retirement Community
- Childcare Facility
- Learning Center/School
- Banks
- Medical & Dental Clinic
- Veterinarian Service
- Bar, Tavern, & Entertainment Venue
- Restaurant
- Athletic Fields & Recreational Campground
- Offices (Business or Professional)
- Massage, Spa, or Therapy Practice
- Convenience Stores
- Grocery Store
- Nursery



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SITE



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UDO TABLE

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
RESIDENTIAL USES												
Traditional Household Residential												
Single Family Dwellings (including modular homes)					P*	P	P	P	P	2 per dwelling unit	1	R-3
Manufactured Homes (on individual parcel)							S*	P*	P*	2 per dwelling unit	1	R-3
Multi-Section Manufactured Homes (on individual parcel)							P* C*	P*	P*	2 per dwelling unit	1	R-3
Multifamily Residential												
Duplex Development							S*	S*	P* S*	1.5 per bdrm + 1 per bdrm over 2	2	R-3
Condominium Development				P*			S*	S*	P* S*	1.5 per bedroom	2	R-2
Live/Work Development			S*	S*						As required by proposed uses	3	



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Multifamily Dwelling (three (3) or more dwelling units on individual parcel)				P*			S*	S*	P* S*	1.5 per bdrm + 1 per bdrm over 2	2	R-2
Townhome Development				P*			S*	S*	P* S*	1.5 per bdrm + 1 per bdrm over 2	2	R-3
Two-Family Dwelling (duplex on individual parcel)							P*	P*	P*	1.5 per bdrm + 1 per bdrm over 2	1	R-3
Group Residential												
Family Care Facility						P*	P*	P*	P*	1 per 5 beds	2	R-3
Group Care Facility			S*			S*	S*	S*	S*	1 per 5 beds	2	
ACCESSORY USES & STRUCTURES												
Customary Home Occupations						P*	P*	P*	P*		1	
Education: Typically Related Accessory Uses (ie- dormitories, modular units, stadiums, auditoriums, museums etc...)	P	P		P		P	P	P	P	see O&I District Regulations		
Junk Motor Vehicles (on private property)						P*	P*	P*	P*			
Kennel, Private Accessory						P*	P*	P*	P*		1	
Religious Structures Related Accessory Uses (ie- Rectories, Parsonages, Manse, Parish Houses, Cemeteries, Mausoleums)	S	S	P	P		P	P	P	P		2	
Solar Energy System	P*	P*	P*	P*		P*	P*	P*	P*			
Swimming Pools	P*	P*	P*	P*		P*	P*	P*	P*		1	
Wind Energy System	P*	P*	P*	P*		P*	P*	P*	P*			
AGRICULTURE & FORESTRY USES												
Bona Fide Farm & Agritourism	P	P	P		P	P	P	P	P		1	
Nursery					P*	P*	P*	P*	P*	1 per 500 sq. ft.	2	M
Preserves (Nature, Wildlife, or Forest)	P	P	P	P	P	P	P	P	P		1	
EDUCATIONAL & INSTITUTIONAL USES												
Continuing Care Retirement Community /Nursing Home	P	P	P	P		S	S	S	S	1 per employee (largest shift) + 1/2 per resident	2	
Crematorium	P	S	S			S	S	S	S	1 per employee		U
Cemetery or Mausoleum, Commercial Use			S*			S*	S*	S*	S*		2	
Cemetery or Mausoleum, Private Use						P	P	P	P		2	
Funeral Home or Mortuary			P			S	S	S	S	1 per 4 seats OR 1 per 200 sq. ft.	2	A-3
Religious Structures	S*	P*	P*	P*		P*	P*	P*	P*	1 per 4 sanctuary seats	2	A-3
Daycare Facilities												
Adult Daycare	S*	P*	P*	S*		S*	S*	S*	S*	1 per employee + 1 per 8 clients	2	
Childcare Facility	S*	P*	P*	S*		S*	S*	S*	S*	1 per employee + 1 per 8 clients	2	
In-Home Childcare						P*	P*	P*	P*	As required by underlying use	1	R-3
Educational Services												
Colleges & Universities	P	P	S	P		P	P	P	P	5 per classroom + 1 per office	2	B
Learning Center		S	P	P						1 per employee + 1 per 8 clients	2	B
Research Laboratory	P	P	S	P						1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	3	
School, Private: Elementary, Middle, & High	S	S	S			P	P	P	P	2 per classroom	2	E
School, Public: Elementary, Middle, & High	P	S	S			P	P	P	P	5 per classroom	2	E
Trade School	P	P	P			S	S	S	S	5 per classroom + 1 per office	2	B
Truck Driving School	P	S	S							5 per classroom + 1 per office	4	B
Financial Services												
Automated Teller Machine (ATM)	P*	P*	P*	P*		P*	P*	P*	P*	2 per machine	2	
Financial Institutions (Banks, Credit Agencies, Investment Companies, etc)	S	P	P	P						1 per 200 sq. ft.	3	B
Health Services												
Emergency Services (ie- Police, Fire, Rescue, Ambulance Service)	P	P	P	P		P	P	P	P	1 per 350 sq. ft.	2	



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Health Care Services (ie- Medical & Dental Clinic & Lab, Blood Bank, etc)	S	P	P	P		S	S	S	S	1 per 300 sq. ft.	3	B
Hospitals	P	P	P	P		P	P	P	P	2 per bed	3	I-2
Public Services												
Parks		P	P	P	P	P	P	P	P		1	
Public Library	P	P	P	P		P	P	P	P	1 per 300 sq. ft.	2	A-3
Social Institutions												
Community & Civic Centers		P	P			P	P	P	P	1 per 200 sq. ft.	2	A-3
Social Halls, Lodges, Fraternal Organizations, Clubs, & Similar Activities		P	P			S	S	S	S	1 per 200 sq. ft.	2	A-3
COMMERCIAL USES												
Existing Commercial Uses Applying for Permits to Expand				P			S	S	S	As required by underlying use	3	
Animal Services												
Kennels, Boarding Stables, & Other Similar Regulated Land Uses	S	S	S			S	S	S	S	1 per employee + 1 per kennel or pen	3	B
Veterinarian Service, Indoor	S*	P*	P*	P*		S*	S*	S*	S*	1 per 300 sq. ft.	3	B
Veterinarian Service, with outdoor facilities	S*	P*	S*	S*		S*	S*	S*	S*	1 per 300 sq. ft.	3	B
Zoo & Petting Zoo			S*				S*	S*	S*	1 per 4 persons (at max capacity)	4	
Eating & Drinking Services												
Bar, Tavern, & Entertainment Venue	P*	S*	P*							1 per 2 seats	3	A
Restaurant	P*	P*	P*	P*		S*	S*	S*	S*	1 per 4 seats + 1 per 2 employees	3	A
Lodging Services												
Bed & Breakfast						S*	S*	S*	S*	1 per room + 1 per employee	3	R
Boarding House			S*					S*	S*	1 per room + 1 per employee	3	R
Hotel or Motel	S	P	P	P						1 per room + 1 per 2 employees	3	R
Homeless Shelter	S*		S*				S*	S*	S*	1 per 400 sq. ft.	3	R
Recreational Campground			S*		S*	S*	S*	S*	S*	1 per site	3	
Offices, General												
Business Service Establishment	P	P	P	P						1 per 300 sq. ft.	3	B
Offices (Business or Professional)	P	P	P	P		S	S	S	S	1 per 200 sq. ft.	3	B
Offices (Governmental)	P	P	P	P		S	S	S	S	1 per 200 sq. ft.	3	B
Personal Services												
Laundry Mat	P	P	P	P		S	S	S	S	1 per 150 sq. ft.	3	
Massage & Bodywork Spa, or Therapy Practice, Licensed			P*	P*			S*	S*	S*	3 per licensed therapist	3	B
Massage & Bodywork Therapy Practice, Unlicensed	S*									1 per 300 sq. ft.	4	B
Personal Service Establishment	P	P	P			S	S	S	S	1 per 300 sq. ft.		B
Recreational Facilities												
Recreational Facility	S*	S*	S*	S*		S*	S*	S*	S*	1 per 4 persons (at max capacity)	3	A
			P*	P*			P*	P*	P*	25 per field + 1 per 200 sq. ft.	3	A
Athletic Fields, Private			S*	S*		S*	S*	S*	S*			
Health & Training Center, Indoor	S	P	P	P						1 per 200 sq. ft.	2	A
Health & Training Center, Outdoor		S*	S*	S*						1 per 200 sq. ft.	2	A
Race Track	S*	S*	S*	S*		S*	S*	S*	S*	1 per participant + 1 per 3 seats	3	A
Recreation & Amusement Services		S	S							1 per 4 persons (at max capacity)	3	A
Recreational Day Camp		S*	S*			S*	S*	S*	S*	1 per employee + 1 per 8 clients	2	
Recreational Facility, Indoor		P	P	P		S	S	S	S	1 per 200 sq. ft.	2	A
			S*	S*			S*	S*	S*	1 per 2 seats and/or 1 per 30 sq. feet of audience area	3	A
Outdoor Entertainment Venue												
Firing Range, Indoor	P*	P*	P*	S*		S*	S*	S*	S*	1 per firing point	4	
Firing Range, Outdoor	S*	S*	S*	S*		S*	S*	S*	S*	1 per firing point	4	



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Retail Services												
Convenience Stores & Convenience Type Business Establishments	P*	P*	P*	P*		S*	S*	S*	S*	1 per 150 sq. ft.	3	M
Grocery Store		S	P	P		S	S	S	S	1 per 200 sq. ft.	3	M
Flea Markets, Rummage, Second Hand Sales & Activities, Indoor & Outdoor			P*				S*	S*	S*	1 per 300 sq. ft.	3	M
Nursery, Retail		P	P			S	S	S	S	1 per 500 sq. ft.	3	M
Retail Sales (entirely within an enclosed building)	P*	P*	P*							1 per 300 sq. ft.	3	M
Retail Sales, Outdoor (primarily outside of an enclosed building)	P*	P*	P*							1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	3	M
Shopping Center		P*	P*							1 per 200 sq. ft.	3	
Sexually-Oriented Business (bookstore, motion picture, nightclub)	S*									1 per 300 sq. ft.	4	
Vehicle Services												
Automobile Repair Facility	P*	P*	P*	S*		S*	S*	S*	S*	3 per bay + 1 per employee	3	S
Car Wash	P*	P*	P*	S*		S*	S*	S*	S*	1 per employee + 1 per 200 sq. ft.	3	
Parking Lot	P	P	P	P				S	S		3	
Repossession Storage Facility (reput lot)	P*	S*	S*							1 per 200 sq. ft.	4	
Vehicle Sales, Leasing, & Rental	S*	S*	P*			S*	S*	S*	S*	1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	3	B
INDUSTRIAL USES												
Existing Industrial Uses Applying for Permits to Expand			S				S	S	S	As required by underlying use	4	
Alternative Energy												
Ethanol Diesel & Biofuel Production	S*	S*								1 per 2 employees (largest shift)	4	H
Solar Energy Facility	P*	P*				S*	S*	S*	S*	1 per 2 employees (largest shift)	4	
Wind Energy Facility	P*	P*				S*	S*	S*	S*	1 per 2 employees (largest shift)	4	
Manufacturing												
Manufacturing, Fertilizer	S*									1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	H
Manufacturing, General	P*	S*								1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	
Manufacturing, Light	P*	P*	P*	P*						1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	
Research Laboratory & Development	P	P	P	P						1 per 2 employees (largest shift) OR 1 per 500 sq. ft.		
Warehousing & Freight Handling												
Assembling, Processing Industries, Wholesale, & Warehouse	P*	P*	S*	P*						1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	
Distribution Center	P*	S*	S*							1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	S
Storage, Personal Recreational Vehicle & Travel Trailer (private, individual use)						P*	P*	P*	P*	see Office, if applicable	3	
Storage, Self Mini-Warehouse / Outdoor	P*	P*	P*				S*	S*	S*	see Office, if applicable	3	S
Wholesale Trade												
Wholesale Storage of Gasoline or Bulk Terminal Plants	S*									1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	H-3
Waste Related												
Recycling Collection Centers (unmanned)	P*	P*	P*	P*		P*	P*	P*	P*	1 per unit	1	
Recycling Collection Centers & Solid Waste Container Sites (manned)	P	P		S		S	S	S	S	1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	
Recycling Plant	P	S	S							1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	
Solid Waste Disposal	S*	S*	S*			S*	S*	S*	S*	1 per 2 employees (largest shift)	4	
UTILITY USES												



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Privately Owned Public Utility Structures & Facilities	P* S*	P* S*	P* S*	P* S*	P* S*	S*	S*	S*	S*	1 per 2 employees, if applicable	3	U
Publicly Owned Utility Structures & Facilities	P*	P*	P*	P*	P*	P*	P*	P*	P*	1 per 2 employees, if applicable	3	U
TEMPORARY USES												
Modular Classroom	P*	P*	P*	P*		P*	P*	P*	P*			E
Nonresidential Building, Temporary	P*	P*	P*	P*	P*	P*	P*	P*	P*			
Portable Food Sales		P*	P*	P*								
Residence, Temporary						P*	P*	P*	P*	2 per dwelling unit	1	
Roadside Stands						P*	P*	P*	P*		1	
Season Sales			P*			P*	P*	P*	P*		1	
Temporary Events	P*	P*	P*	P*		P*	P*	P*	P*		1	
Turkey Shoot, Temporary/Seasonal	S*	S*	S*	S*		S*	S*	S*	S*	1 per firing point	1	
Yard Sale						P*	P*	P*	P*		1	
OTHER USES												
Airports & Related Uses	P* S*	S*	S*	S*						1 per 300 sq. ft.	4	U
Comm. Towers: Microwave, TV, Telephone, Radio, & Cellular	S*	S*	S*	S*		S*	S*	S*	S*		4	U
Firearm Certification Facilities	S*	S*	S*	S*		S*	S*	S*	S*	1 per participant & 1 per instructor	4	
Governmental Training Facilities	P	P	P	P		P	P	P	P	1 per 2 participants allowed by classroom occupancy	3	
Gunsmithing	S*	S*	S*	S*		S*	S*	S*	S*		1	
Junkyards	S*									1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	
Manufactured Home Parks									S*	2 per dwelling unit	3	
Mining Activities	S*	S*	S*			S*	S*	S*	S*	1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	
Outdoor advertising signs			P									
Planned Unit Development	S*	S*	S*			S*	S*	S*	S*	As required by underlying use	3	

Note: P- Permitted by Right

S- Special Use Permit via the Board of Adjustment



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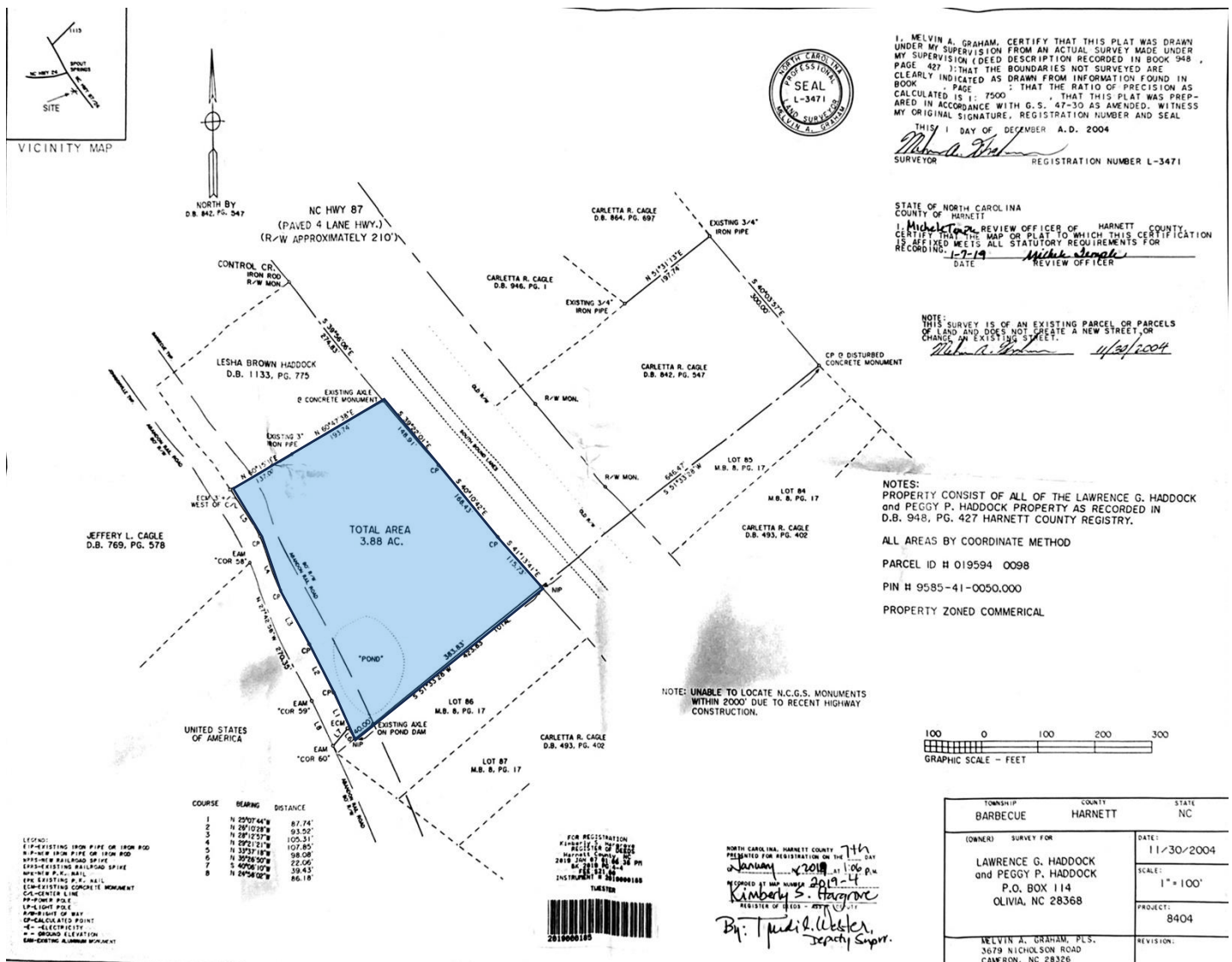
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SURVEY

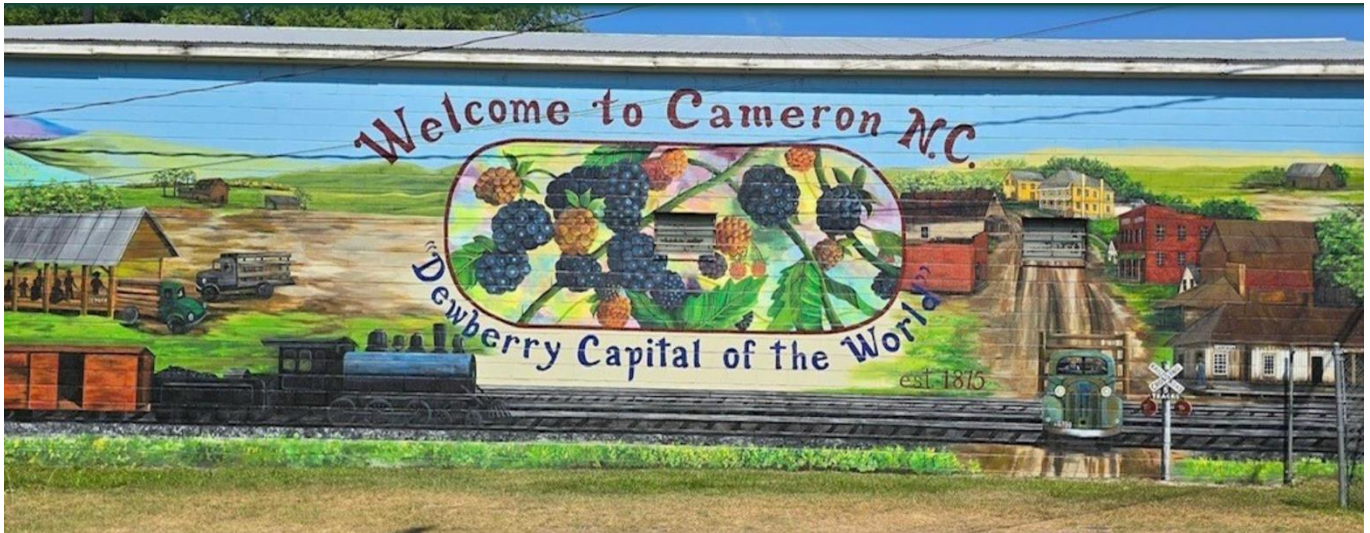


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ABOUT CAMERON



Cameron is a Small Municipality of just over 300 people. This small town is full of southern charm and history. Comprised of gorgeous Historical homes, boutique shops, and a friendly close-knit community. Voted best antiques area by Our State magazine and heralded by Southern Living magazine. Here you will find grand magnolias, picket fences and shops lined with vintage treasures.

Perfectly positioned in the state of N.C. 45 min from the State Capital of Raleigh, 30 minutes from Fort Liberty, formerly Fort Bragg and Fayetteville, and 35 minutes from horse country in Southern Pines and Pinehurst Golf.



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DEMOGRAPHICS & TRAFFIC COUNTS

Demographics

	1 mile	3 miles
Population	4,310	22,897
Households	1,266	7,008
Median Age	29	30.70
Median HH Income	\$73,992	\$82,692
Daytime Employees	536	1,730
Population Growth '24 - '29	↑ 9.28%	↑ 9.38%
Household Growth '24 - '29	↑ 9.56%	↑ 9.67%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Nc 24	Romona Collins Ct W	9,864	2024	0.08 mi
NC 24	Nc 24 N	3,856	2024	0.13 mi
NC 87	Leisure Ln NW	31,500	2021	0.31 mi
NC 24	Nc 87 S NW	3,748	2024	0.33 mi
Nc 87 S	Nc 24-87 SE	26,201	2023	0.42 mi
NC 87	Nc 24-87 SE	27,000	2020	0.42 mi
Buffalo Lake Rd	Rashell Ln NE	12,856	2024	0.65 mi
Buffalo Lake Road	Rashell Ln NE	12,786	2025	0.67 mi
Buffalo Lake Road	Amarillo Ln NE	14,500	2023	0.69 mi
Marks Rd	Nc 24 N	2,539	2024	1.22 mi

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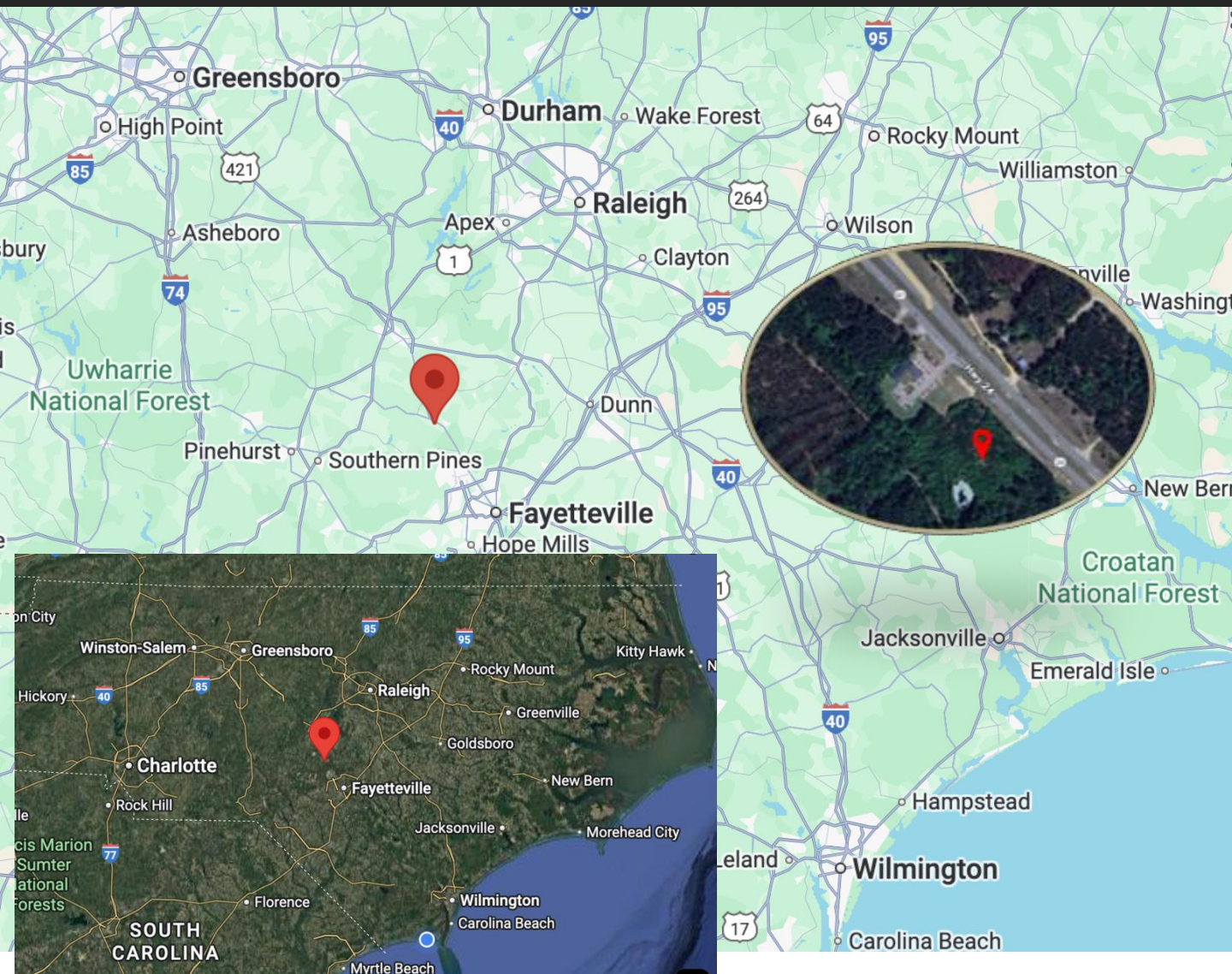
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LOCATION



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NC DISCLOSURE:

NC Disclosure Working with Real Estate Agents

When buying or selling real estate, you may find it helpful to have a real estate agent assist you. Real estate agents can provide many useful services and work with you in different ways. In some real estate transactions, the agents work for the seller. In others, the seller and buyer may each have agents. And sometimes the same agents work for both the buyer and the seller. It is important for you to know whether an agent is representing you as your agent or simply assisting you while acting as an agent of the other party. This brochure address the various types of agency relationships that may be available to you. It should help you decide which relationship you want to have with a real estate agent. It will also give you useful information about the various services real estate agents can provide buyers and sellers, and it will help explain how real estate agents are paid.

SELLERS

Seller's Agent

If you are selling real estate, you may want to "list" your property for sale with a real estate firm. If so, you will sign a "listing agreement" authorizing the firm and its agents to represent you in your dealings with buyers are you seller's agent. You may also be asked to allow agents from other firms to help find a buyer for your property.

Be sure to read and understand the listing agreement before you sign it. Your agent must give you a copy of the listing agreement after you sign it.

Duties to Seller: The listing firm and its agents must: promote your best interests; be loyal to you; follow your lawful instructions; provide you with material facts that could influence your decisions; use reasonable skill, care and diligence; and account for all monies they handle for you. Once you have signed the listing agreement, the firm and its agents may not give any confidential information about you to prospective buyers or their agents without your permission so long as they represent you. But until you sign the listing agreement, you should avoid telling the listing agent anything you would not want a buyer to know.

Services and Compensation: To help you sell your property, the listing firm and its agents will offer to perform a number of services for you. These may include helping you price your property; advertising and marketing your property; giving you all required property disclosure forms for you to complete; negotiating for you the best possible price and terms; reviewing all written offers with you; and otherwise promoting your interests.

For representing you and helping you sell your property, you will pay the listing firm a sales commission or fee. The listing agreement must state the amount or method for determining the sales commission or fee and whether you will allow the firm to share its commission with agents representing the buyer.

Dual Agent: You may even permit the listing firm and its agents to represent you and a buyer at the same time. This "dual agency relationship" is most likely to happen if an agent with your listing firm is working as a buyer's agent with someone who wants to purchase your property. If this occurs and you have not already agreed to a dual agency relationship in your listing agreement, your listing agent will ask you to amend your listing agreement to permit the agent to act as agent for both you and the buyer.

It may be difficult for a dual agent to advance the interests of both buyer and seller. Nevertheless, a dual agent must treat buyers and sellers fairly and equally. Although dual agent owes them the same duties, buyers and sellers can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called "designated agency" where one agent in the firm represents the seller and another agent represent the buyer. This option (when available) may allow each "designated agent" to more fully represent each party. If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction.

When buying real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a buyer's agent). You may be willing for them to represent both you and the seller at the same time (as a dual agent). Or you may agree to let them represent only the seller (seller's agent or sub agent). Some agents will offer you a choice of these services. Others may not.

BUYERS

When buying real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a buyer's agent). You may be willing for them to represent both you and the seller at the same time (as a dual agent). Or you may agree to let them represent only the seller (seller's agent or sub agent). Some agents will offer you a choice of these services. Others may not.



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Buyer's Agent

Duties to Buyer: If the real estate firm and its agent represent you, they must: promote your best interests; be loyal to you; follow your lawful instructions; provide you with all material facts that could influence your decisions; use reasonable skills, care and diligence; and account for all monies they handle for you. Once you have agreed (either orally or in writing) for the firm and its agents to be your buyer's agent, they may not give any confidential information about you to sellers or their agents without your permission so long as they represent you. But until you make this agreement with your buyer's agent, you should avoid telling the agent anything you would not want a seller to know.

Unwritten Agreements: To make sure that you and the real estate firm have a clear understanding of what your relationship will be and what the firm will do for you, you may want to have a written agreement. However, some firms may be willing to represent you and assist you for a time as a buyer's agent without a written agreement. But if you decide to make an offer to purchase a particular property, the agent must obtain a written agency agreement before writing the offer. If you do not sign it, the agent can no longer represent and assist you and is no longer required to keep information about you confidential.

Be sure to read and understand any agency agreement before you sign it. Once you sign it, the agent must give you a copy of it.

Services and Compensation: Whether you have a written agreement or unwritten agreement, a buyer's agent will perform a number of services for you. There may include helping you: find a suitable property; arrange financing; learn more about the property; and otherwise promote your best interests. If you have a written agency agreement, the agent can also help you prepare and submit a written offer to the seller.

A buyer's agent can be compensated in different ways. For example, you can pay the agent out of your own pocket. Or the agent may seek compensation from the seller or listing agent first but require you to pay if the listing agent refuses. Whatever the case, be sure your compensation arrangement with your buyer's agent is spelled out in a buyer agency agreement before you make an offer to purchase property and that you carefully read and understand the compensation provision.

Dual Agent: You may permit an agent or firm to represent you and the seller at the same time. This "dual agency relationship" is most likely to happen if you become interested in a property listed with your buyer's agent or the agent's firm. If this occurs and you have not already agreed to a dual agency relationship in your (written or oral) buyer agency agreement, your buyer's agent will ask you to amend the buyer agency agreement or sign a separate agreement or document permitting him or her to act as agent for both you and the seller. It may be difficult to for a dual agent to advance the interests of both the buyer and seller. Nevertheless, a dual agent must treat buyers and sellers fairly and equally. Although the dual agent owes them the same duties, buyers and sellers can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called "designated dual agency" where one agent in the firm represents the seller and another agent represents the buyer. This option (when available) may allow each "designated agent" to more fully represent each party.

If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction. This can be accomplished by putting the arrangement in writing at the earliest possible time.

Seller's Agent Working With a Buyer

If the real estate agent or firm that you contact does not offer buyer agency or you do not want them to act as your buyer agent, you can still work with the firm and its agents. However, they will be acting as the seller's agent (or "sub agent"). The agent can still help you find and purchase property and provide many of the same services as a buyer's agent. The agent must be fair with you and provide with any "material facts" (such as a leaky roof) about properties.

But remember, the agent represents the seller - not you - and therefore must try to obtain for the seller the best possible price and terms for the seller's property. Furthermore, a seller's agent is required to give the seller any information about you (even personal, financial or confidential information) that would help the seller in the sale of his or her property. Agents must tell you in writing if they are seller's agents before you say anything that can help the seller. But until you are sure that an agent is not a seller's agent, you should avoid saying anything you do not want a seller to know.

Seller's agents are compensated by the sellers.



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