

LAND - FOR SALE

15225 Cullen Blvd, Houston, TX 77047



- Price: \$2,900,000
- Price/SF: \$3.65
- Lot Size: +/- 18.26 AC
- Frontage: +/- 895.03' on Cullen Blvd
- Approx Miles: 0.8 – Sam Houston Tollway, 2.4 – SH 288, 5.9 – I-35, 9.6 – Hobby Airport, 25 – Port of Houston, 11.7 – NRG, and 8 – Pearland City Hall
- Existing Warehouse +/- 6,000 SF



Danny Nguyen, CCIM

M - (713) 478-2972

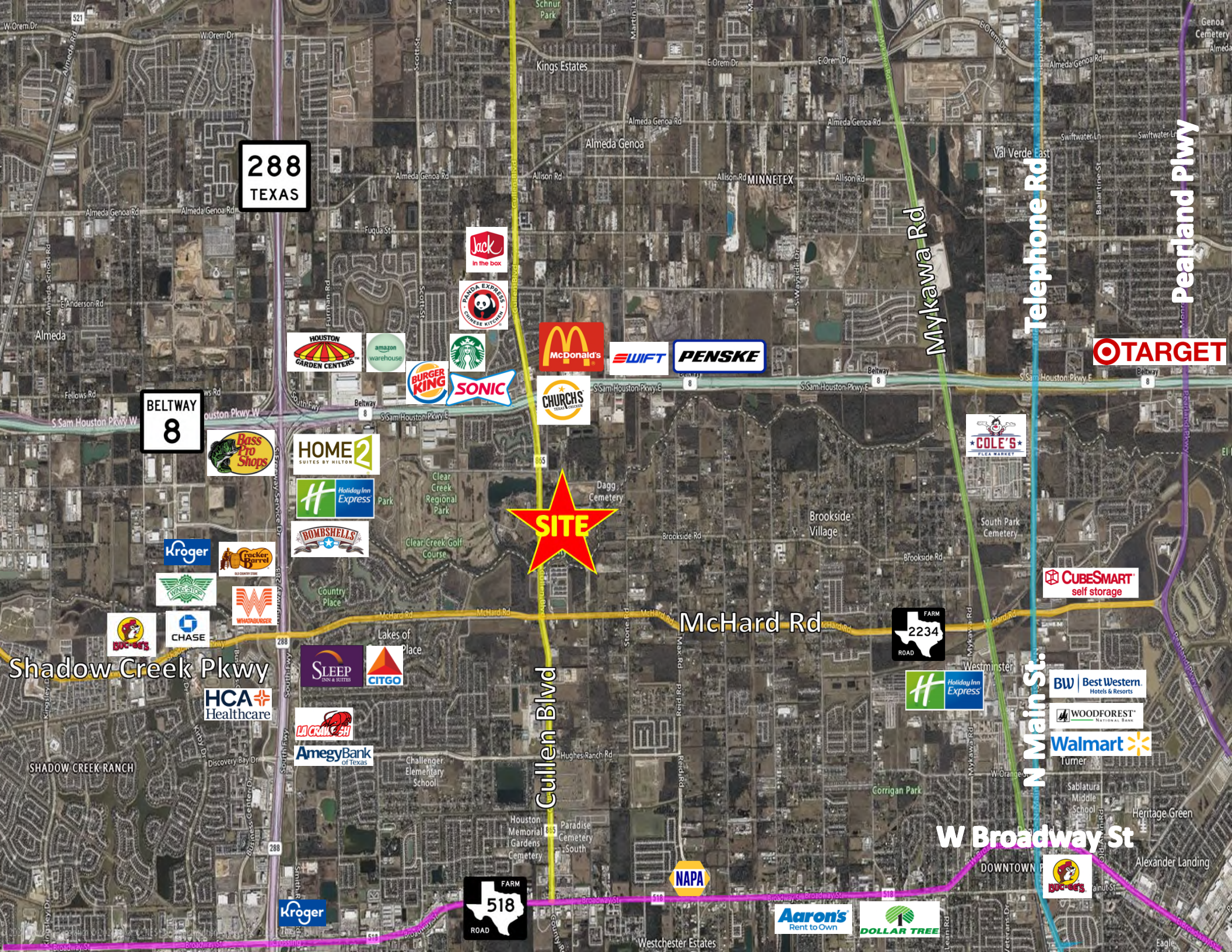
O - (713) 270-5400

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288
TEXAS

BELTWAY
8

SITE

McHard Rd

Cullen Blvd

FARM
2234
ROAD

N Main St

W Broadway St

FARM
518
ROAD

NAPA

Aaron's
Rent to Own

DOLLAR TREE

TARGET

CUBESMART
self storage

BW | Best Western
Hotels & Resorts

WOODFOREST
NATIONAL BANK

Walmart

Burger King

HOUSTON
GARDEN CENTERS

amazon
warehouse

BURGER KING

SONIC

**Jack
in the box**

PANDA EXPRESS
CHINESE KITCHEN

Starbucks

McDonald's

WUFT

PENSKE

CHURCH'S
STEAKHOUSES

HOME2
SUITES BY HILTON

Holiday Inn Express

BOMBHELLS

Bass Pro Shops

Kroger

Cracker Barrel

WING-STOP

WING-STOP

Burger King

CHASE

HCA
Healthcare

SLEEP
INN & SUITES

CITGO

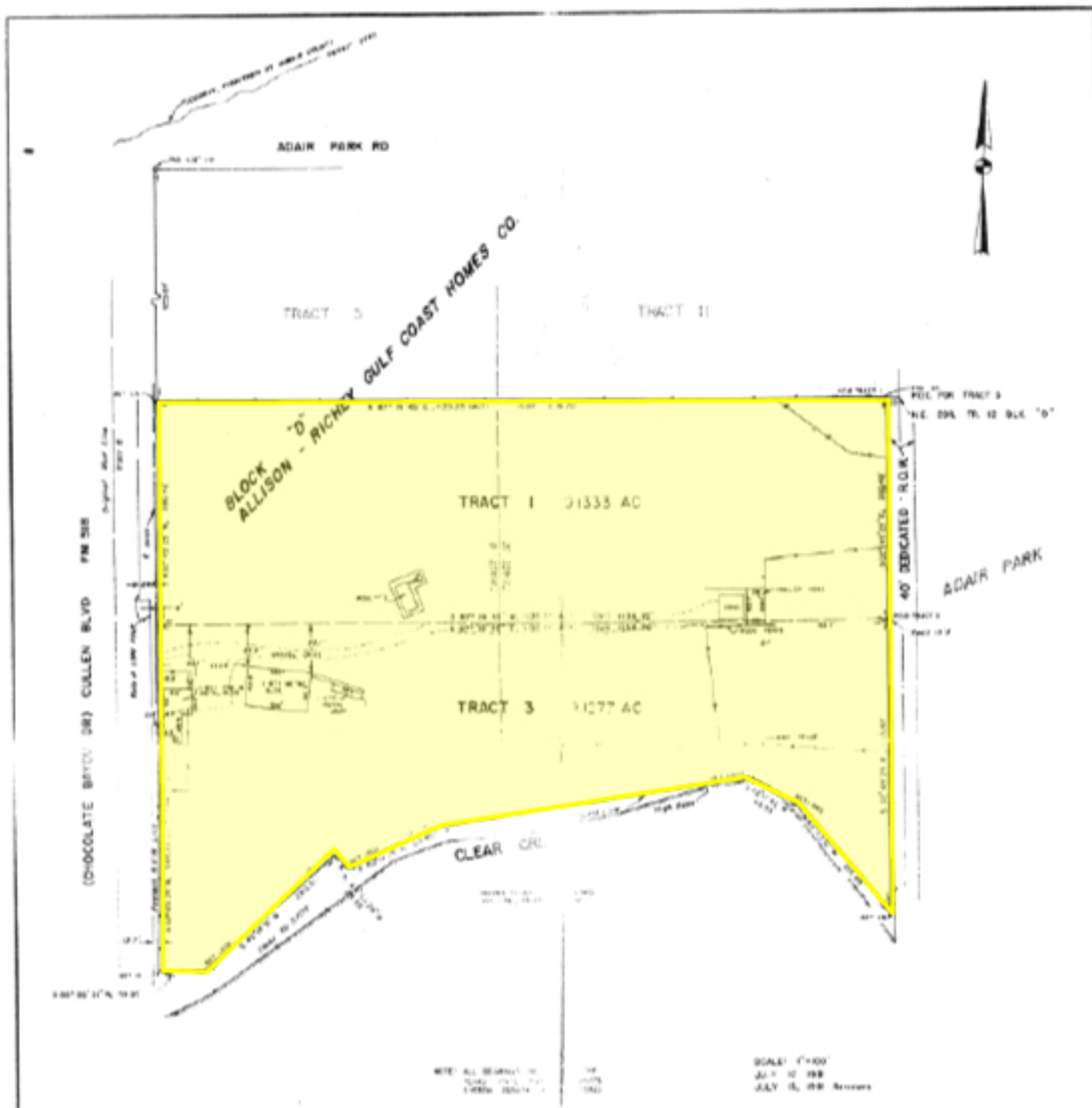
LA CRISP

Amegy Bank
of Texas

Kroger

Burger King

Burger King



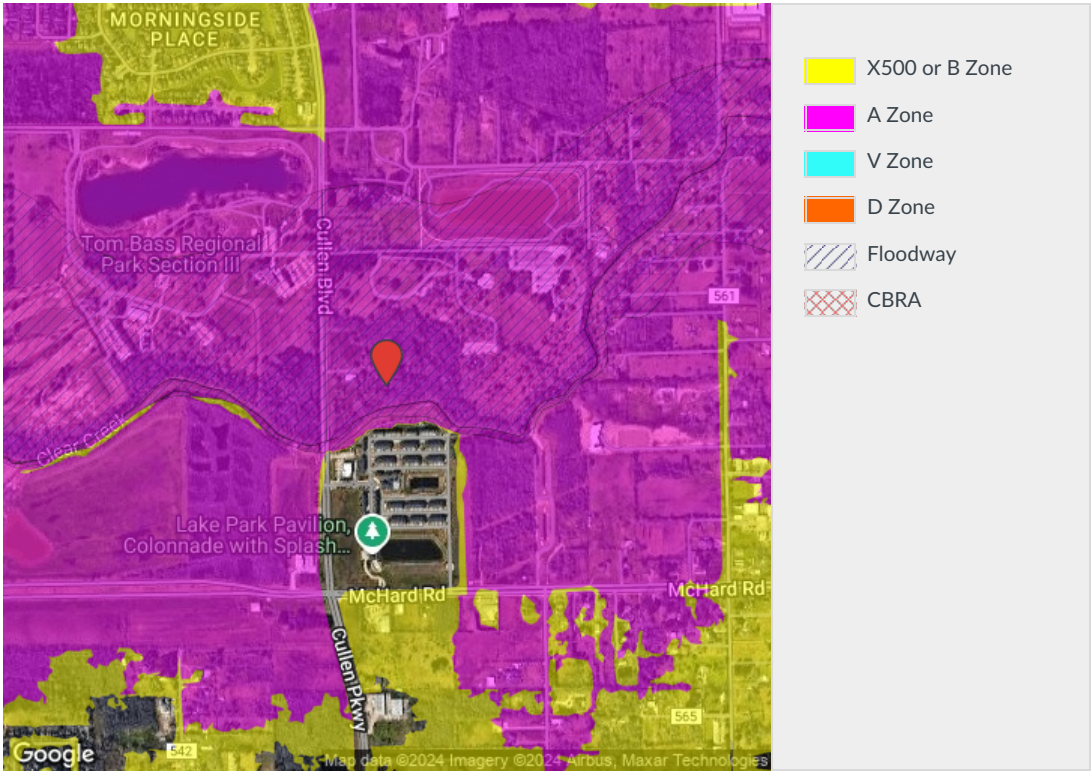
15225 CULLEN BLVD HOUSTON, TX 77047-6715

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **IN** 

COMMUNITY	480296	PANEL	1030M
PANEL DATE	May 02, 2019	MAP NUMBER	48201C1030M





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

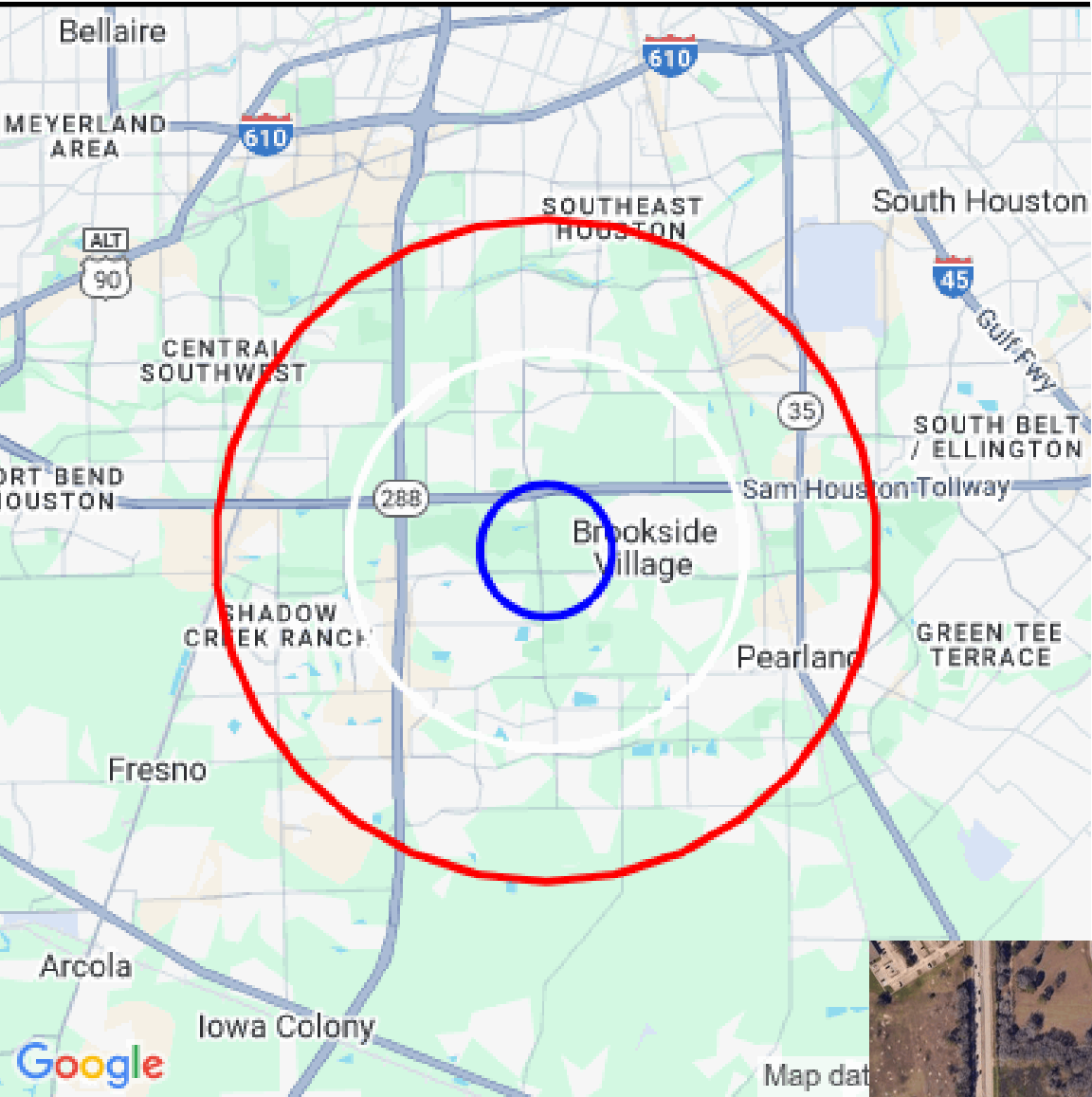
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Demographic Report



15225 CULLEN BLVD

Population

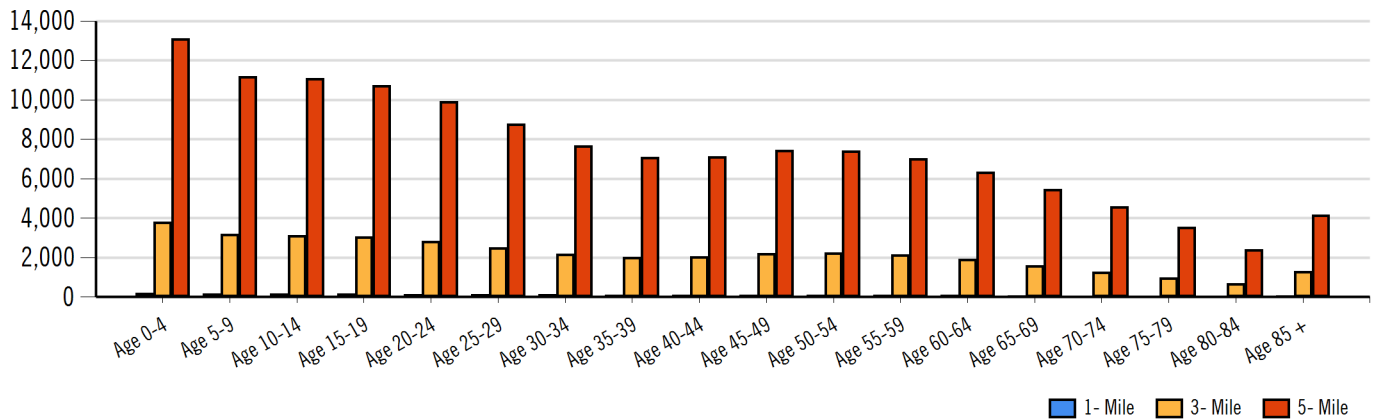
Distance	Male	Female	Total
1- Mile	1,088	1,076	2,164
3- Mile	18,950	20,484	39,434
5- Mile	65,206	70,155	135,361



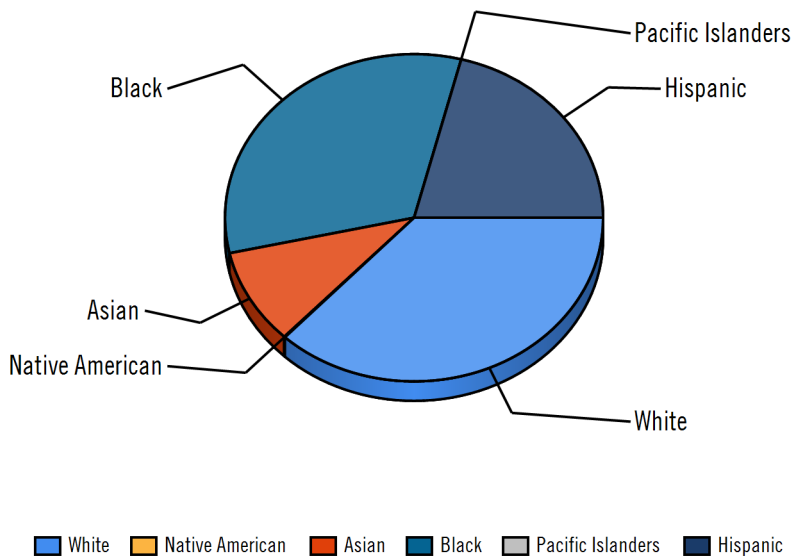
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Population by Distance and Age (2020)



Ethnicity within 5 miles



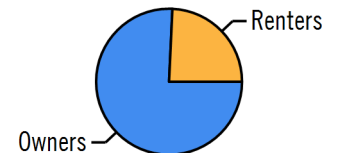
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,102	41	0.33 %
3-Mile	19,462	678	1.93 %
5-Mile	65,311	2,587	3.92 %

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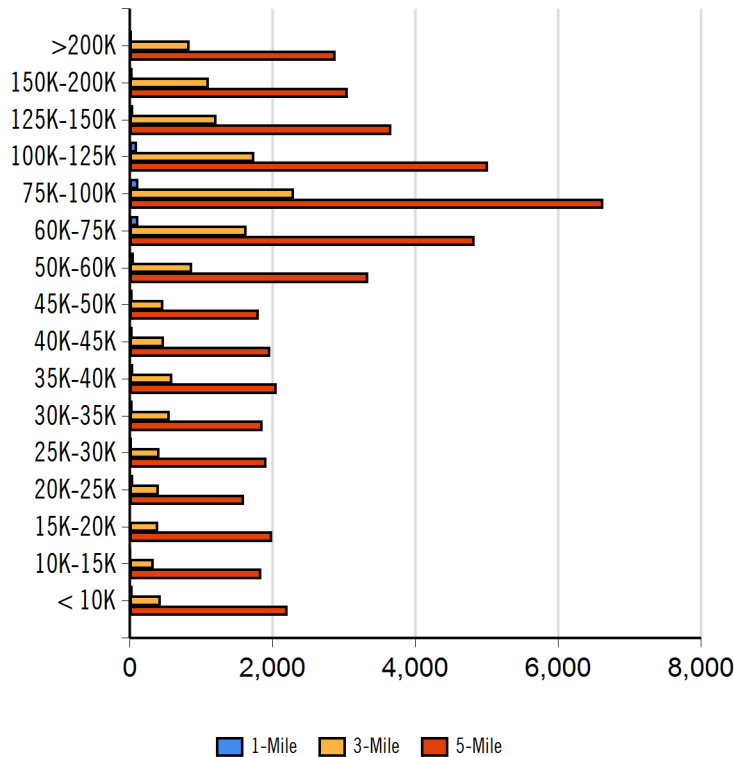
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	1	6	83	121	33	100	83	12	161	293	57	42	89
3-Mile	35	538	1,201	1,931	648	1,484	1,023	430	2,723	5,792	964	929	1,097
5-Mile	159	1,413	3,843	6,039	2,478	5,779	3,665	1,248	8,029	19,441	3,708	3,020	4,481

Household Income



Radius	Median Household Income
1-Mile	\$73,529.50
3-Mile	\$82,801.71
5-Mile	\$62,310.36

Radius	Average Household Income
1-Mile	\$80,532.33
3-Mile	\$87,772.29
5-Mile	\$66,624.23

Radius	Aggregate Household Income
1-Mile	\$58,889,294.55
3-Mile	\$1,254,524,534.84
5-Mile	\$3,908,178,906.67

Education

	1-Mile	3-mile	5-mile
Pop > 25	1,278	23,352	79,267
High School Grad	268	4,761	17,285
Some College	250	5,897	19,100
Associates	99	1,377	4,977
Bachelors	203	4,738	13,752
Masters	81	1,536	4,777
Prof. Degree	37	816	2,230
Doctorate	9	212	718

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	4 %	25 %	52 %
Teen's	12 %	65 %	88 %
Expensive Homes	0 %	4 %	5 %
Mobile Homes	26 %	111 %	120 %
New Homes	40 %	267 %	224 %
New Households	10 %	61 %	73 %
Military Households	0 %	0 %	3 %
Households with 4+ Cars	10 %	47 %	53 %
Public Transportation Users	3 %	9 %	55 %
Young Wealthy Households	4 %	91 %	63 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	37,809,844		752,102,374		2,432,729,182	
Average annual household	51,947		54,363		47,011	
Food	6,706	12.91 %	6,991	12.86 %	6,145	13.07 %
Food at home	4,306		4,430		4,025	
Cereals and bakery products	611		629		570	
Cereals and cereal products	217		224		204	
Bakery products	393		404		366	
Meats poultry fish and eggs	854		879		811	
Beef	198		202		185	
Pork	153		156		146	
Poultry	160		166		154	
Fish and seafood	140		146		132	
Eggs	69		71		66	
Dairy products	438		452		403	
Fruits and vegetables	877		904		814	
Fresh fruits	129		133		120	
Processed vegetables	166		169		156	
Sugar and other sweets	159		162		147	
Fats and oils	136		140		127	
Miscellaneous foods	809		832		756	
Nonalcoholic beverages	365		371		346	
Food away from home	2,400		2,560		2,119	
Alcoholic beverages	386		409		335	
Housing	18,473	35.56 %	19,181	35.28 %	17,134	36.45 %
Shelter	11,159		11,619		10,330	
Owned dwellings	6,788		7,129		6,007	
Mortgage interest and charges	3,489		3,686		3,043	
Property taxes	2,279		2,400		2,005	
Maintenance repairs	1,019		1,042		958	
Rented dwellings	3,434		3,465		3,523	
Other lodging	937		1,025		799	
Utilities fuels	4,257		4,340		4,041	
Natural gas	406		417		375	
Electricity	1,682		1,706		1,629	
Fuel oil	162		166		149	
Telephone services	1,328		1,356		1,255	
Water and other public services	677		693		632	
Household operations	1,294	2.49 %	1,367	2.51 %	1,157	2.46 %
Personal services	393		424		337	
Other household expenses	900		943		819	
Housekeeping supplies	620		646		577	
Laundry and cleaning supplies	167		171		158	
Other household products	365		380		333	
Postage and stationery	87		93		84	
Household furnishings	1,141		1,208		1,028	
Household textiles	84		89		77	
Furniture	264		291		232	
Floor coverings	29		32		26	
Major appliances	139		139		133	
Small appliances	93		98		85	
Miscellaneous	530		556		472	
Apparel and services	1,435	2.76 %	1,513	2.78 %	1,294	2.75 %
Men and boys	286		308		250	
Men 16 and over	241		260		208	
Boys 2 to 15	45		48		41	
Women and girls	497		521		458	



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Women 16 and over	420	444	384
Girls 2 to 15	76	76	73
Children under 2	93	95	88

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	37,809,844		752,102,374		2,432,729,182	
Average annual household	51,947		54,363		47,011	
Transportation	7,090	13.65 %	7,377	13.57 %	6,423	13.66 %
Vehicle purchases	1,688		1,780		1,455	
Cars and trucks new	837		895		715	
Cars and trucks used	807		840		703	
Gasoline and motor oil	2,204		2,247		2,056	
Other vehicle expenses	2,674		2,774		2,455	
Vehicle finance charges	187		191		166	
Maintenance and repairs	927		968		847	
Vehicle insurance	1,217		1,254		1,140	
Vehicle rental leases	341		359		300	
Public transportation	523		574		456	
Health care	3,905	7.52 %	3,989	7.34 %	3,566	7.59 %
Health insurance	2,550		2,593		2,354	
Medical services	831		857		731	
Drugs	394		404		362	
Medical supplies	128		134		117	
Entertainment	3,090	5.95 %	3,210	5.90 %	2,763	5.88 %
Fees and admissions	616		671		515	
Television radios	1,066		1,081		1,002	
Pets toys	1,118		1,164		998	
Personal care products	676		709		610	
Reading	56		59		51	
Education	1,401		1,566		1,204	
Tobacco products	387		383		388	
Miscellaneous	829	1.60 %	869	1.60 %	751	1.60 %
Cash contributions	1,371		1,400		1,245	
Personal insurance	6,136		6,701		5,097	
Life and other personal insurance	181		187		157	
Pensions and Social Security	5,955		6,513		4,939	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	7,701	6,302	20.23 %	1,627	5,674	6,727	974	892
3-Mile	2020	30,817	24,277	27.38 %	5,759	23,624	24,290	6,527	3,313
5-Mile	2020	70,605	55,483	24.89 %	14,073	53,170	51,948	18,657	8,484
1-Mile	2023	7,757	6,302	21.37 %	1,629	5,724	6,861	896	1,362
3-Mile	2023	31,082	24,277	30.09 %	5,808	23,823	24,843	6,239	4,966
5-Mile	2023	71,930	55,483	28.38 %	14,352	54,143	53,400	18,530	11,744



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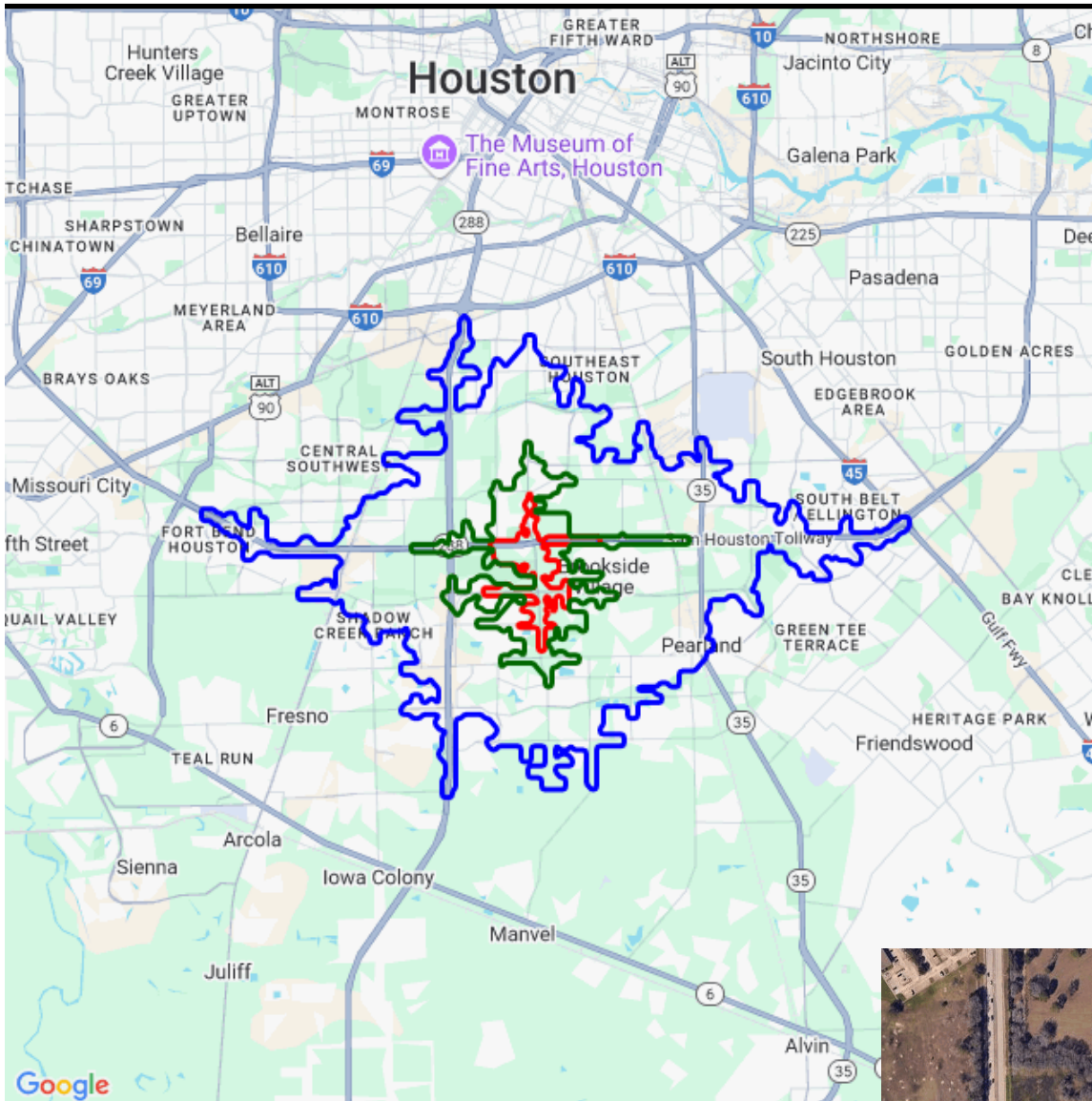
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Demographic Report



15225 CULLEN BLVD

Population

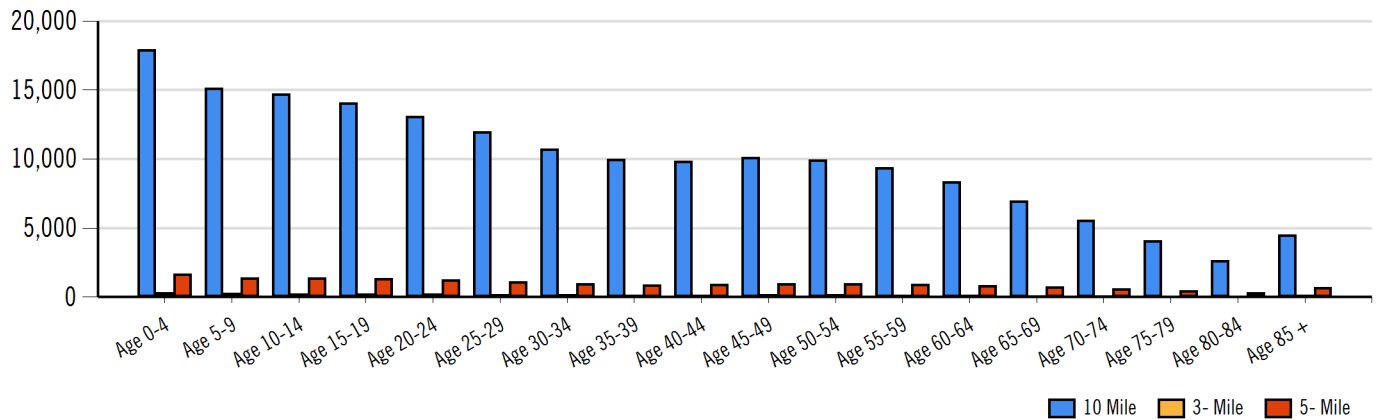
Distance	Male	Female	Total
3- Minute	1,701	1,746	3,447
5- Minute	8,663	9,263	17,926
10 Minute	87,222	92,354	179,577



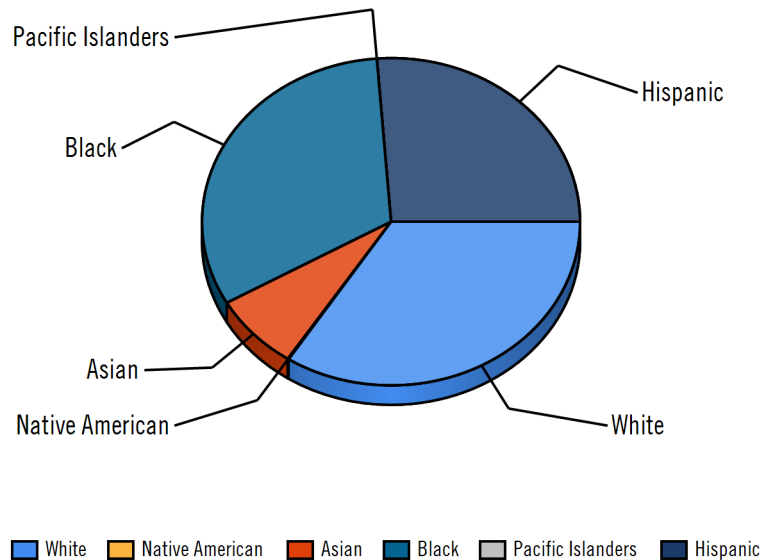
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Population by Distance and Age (2020)



Ethnicity within 5 Minute



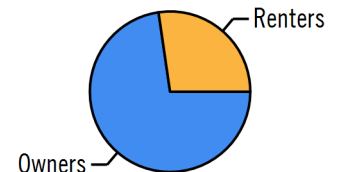
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	1,740	70	0.43 %
5-Minute	8,773	355	1.18 %
10-Minute	83,694	3,781	3.60 %

15225 CULLEN BLVD



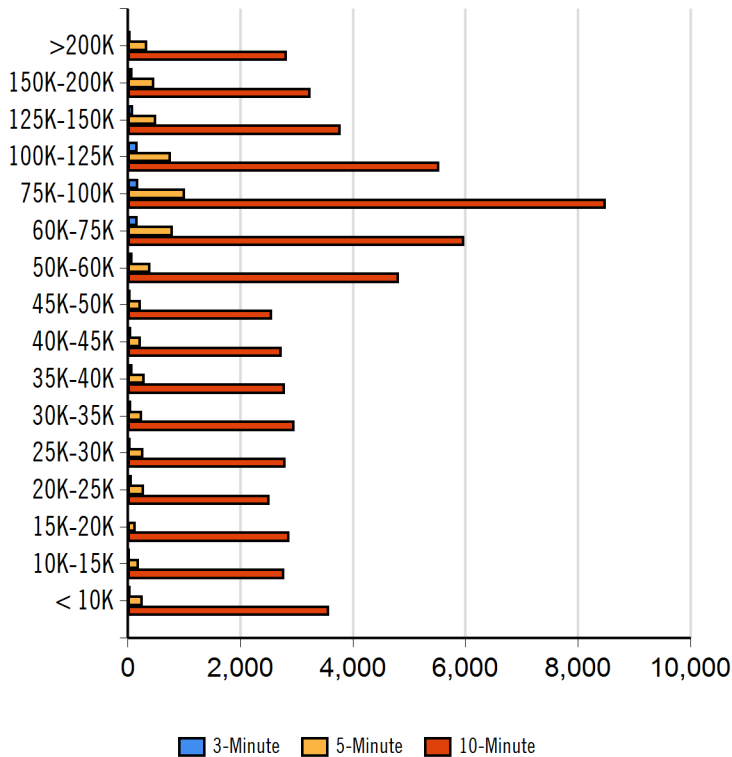
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	0	15	116	185	52	138	124	14	232	549	75	69	130
5-Minute	16	136	552	947	294	746	527	119	1,151	2,666	438	410	524
10-Minute	215	1,478	5,937	8,585	3,013	8,165	5,213	1,515	9,348	22,752	5,386	3,524	6,249

Household Income



Radius	Median Household Income
10-Minute	\$54,672.45
5-Minute	\$68,394.44
3-Minute	\$85,683.71

Radius	Average Household Income
10-Minute	\$60,917.18
5-Minute	\$76,264.28
3-Minute	\$89,085.57

Radius	Aggregate Household Income
3-Minute	\$100,550,630.57
5-Minute	\$550,190,474.84
10-Minute	\$4,519,190,595.86

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	2,041	10,778	104,491
High School Grad	415	2,274	23,479
Some College	428	2,640	24,834
Associates	158	689	5,915
Bachelors	385	2,077	16,418
Masters	133	634	5,173
Prof. Degree	66	341	2,407
Doctorate	18	91	789

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	9 %	18 %	40 %
Teen's	14 %	33 %	74 %
Expensive Homes	0 %	1 %	8 %
Mobile Homes	25 %	43 %	78 %
New Homes	58 %	133 %	151 %
New Households	12 %	29 %	58 %
Military Households	0 %	0 %	7 %
Households with 4+ Cars	9 %	22 %	51 %
Public Transportation Users	4 %	8 %	55 %
Young Wealthy Households	12 %	38 %	40 %

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Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	63,010,435		337,209,888		2,980,589,567	
Average annual household	55,527		50,319		45,052	
Food	7,135	12.85 %	6,519	12.96 %	5,916	13.13 %
Food at home	4,497		4,204		3,920	
Cereals and bakery products	639		597		555	
Cereals and cereal products	228		213		199	
Bakery products	411		383		356	
Meats poultry fish and eggs	889		840		795	
Beef	204		192		182	
Pork	157		151		144	
Poultry	168		160		151	
Fish and seafood	149		138		128	
Eggs	71		68		65	
Dairy products	462		424		389	
Fruits and vegetables	920		855		789	
Fresh fruits	135		126		116	
Processed vegetables	171		162		153	
Sugar and other sweets	165		154		144	
Fats and oils	141		132		124	
Miscellaneous foods	842		788		736	
Nonalcoholic beverages	376		357		339	
Food away from home	2,638		2,315		1,996	
Alcoholic beverages	422		369		314	
Housing	19,478	35.08 %	18,068	35.91 %	16,595	36.84 %
Shelter	11,801		10,907		9,994	
Owned dwellings	7,275		6,501		5,719	
Mortgage interest and charges	3,780		3,327		2,870	
Property taxes	2,453		2,182		1,908	
Maintenance repairs	1,041		991		940	
Rented dwellings	3,460		3,507		3,540	
Other lodging	1,065		899		735	
Utilities fuels	4,370		4,185		3,977	
Natural gas	423		395		367	
Electricity	1,712		1,669		1,613	
Fuel oil	168		157		145	
Telephone services	1,364		1,303		1,233	
Water and other public services	702		661		618	
Household operations	1,403	2.53 %	1,254	2.49 %	1,097	2.43 %
Personal services	444		379		309	
Other household expenses	959		874		787	
Housekeeping supplies	659		608		556	
Laundry and cleaning supplies	174		164		154	
Other household products	389		355		321	
Postage and stationery	94		88		81	
Household furnishings	1,243		1,112		969	
Household textiles	92		82		72	
Furniture	303		261		212	
Floor coverings	33		29		24	
Major appliances	136		136		134	
Small appliances	101		91		82	
Miscellaneous	575		511		442	
Apparel and services	1,578	2.84 %	1,398	2.78 %	1,224	2.72 %
Men and boys	323		278		231	
Men 16 and over	272		234		192	
Boys 2 to 15	50		44		39	
Women and girls	536		485		439	



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Women 16 and over	460	410	365
Girls 2 to 15	76	75	73
Children under 2	98	91	86

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	63,010,435		337,209,888		2,980,589,567	
Average annual household	55,527		50,319		45,052	
Transportation	7,515	13.53 %	6,856	13.63 %	6,174	13.70 %
Vehicle purchases	1,838		1,597		1,362	
Cars and trucks new	914		788		667	
Cars and trucks used	878		769		659	
Gasoline and motor oil	2,272		2,145		2,014	
Other vehicle expenses	2,806		2,605		2,378	
Vehicle finance charges	195		178		160	
Maintenance and repairs	983		899		815	
Vehicle insurance	1,256		1,200		1,119	
Vehicle rental leases	370		326		283	
Public transportation	597		508		419	
Health care	4,038	7.27 %	3,760	7.47 %	3,468	7.70 %
Health insurance	2,620		2,466		2,305	
Medical services	874		789		698	
Drugs	406		380		351	
Medical supplies	136		125		112	
Entertainment	3,287	5.92 %	2,967	5.90 %	2,639	5.86 %
Fees and admissions	699		582		471	
Television radios	1,091		1,041		985	
Pets toys	1,194		1,073		950	
Personal care products	727		655		581	
Reading	60		54		49	
Education	1,649		1,359		1,097	
Tobacco products	380		385		392	
Miscellaneous	878	1.58 %	800	1.59 %	729	1.62 %
Cash contributions	1,405		1,316		1,227	
Personal insurance	6,970		5,809		4,642	
Life and other personal insurance	191		170		149	
Pensions and Social Security	6,779		5,638		4,492	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	1,270	1,028	17.49 %	264	939	1,107	162	167
5-Minute	2020	6,644	5,333	126.02 %	1,361	4,976	5,702	943	806
10-Minute	2020	63,297	49,633	1,645.62 %	12,469	48,010	45,916	17,381	6,825
3-Minute	2023	1,276	1,028	18.03 %	264	945	1,126	150	233
5-Minute	2023	6,704	5,333	134.78 %	1,368	5,026	5,812	892	1,154
10-Minute	2023	64,903	49,633	1,919.64 %	12,766	49,244	47,452	17,451	9,638



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This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 15225 CULLEN BLVD, Houston, TX 77048

CITY, STATE

Houston, TX

POPULATION

179,577

AVG. HHSIZE

3.01

MEDIAN HH INCOME

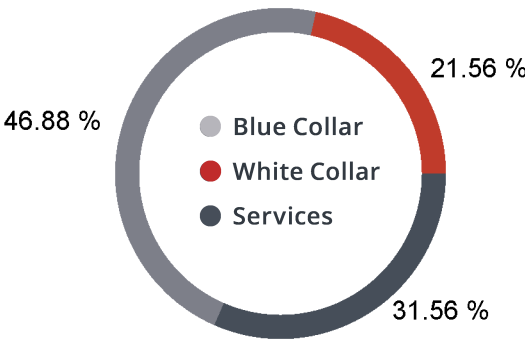
\$54,672

HOME OWNERSHIP

Renters: 16,431

Owners: 43,756

EMPLOYMENT



46.61 %

Employed

2.11 %

Unemployed

EDUCATION

High School Grad: 22.47 %

Some College: 23.77 %

Associates: 5.66 %

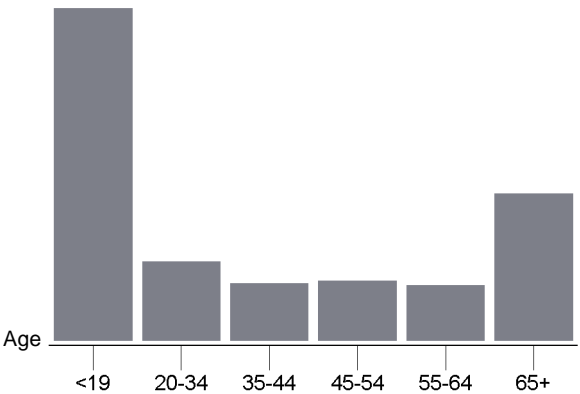
Bachelors: 26.37 %

GENDER & AGE

48.57 %



51.43 %



RACE & ETHNICITY

White: 31.76 %

Asian: 9.38 %

Native American: 0.08 %

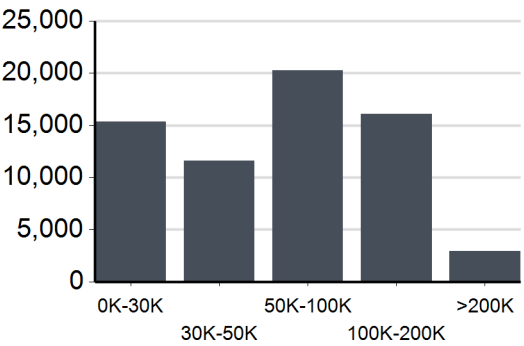
Pacific Islanders: 0.00 %

African-American: 34.90 %

Hispanic: 17.35 %

Two or More Races: 6.53 %

INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$16,595



Grocery

\$5,916



Travel

\$6,174



Entertainment

\$2,639



Electricity

\$1,613



Apparel

\$1,224



Furniture

\$212



Gas

\$367

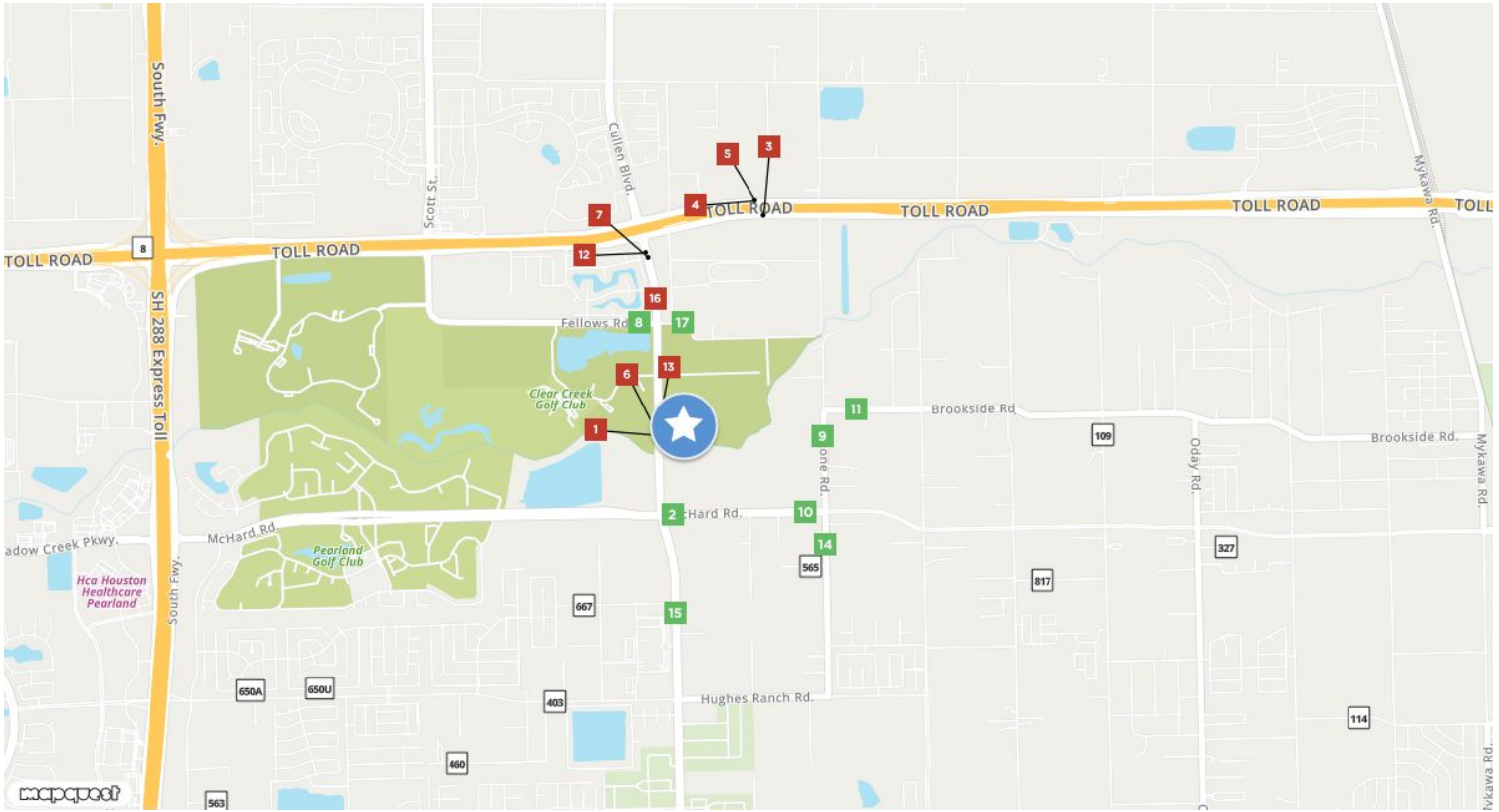
15225 CULLEN BLVD



Danny Nguyen Commercial

9999 Bellaire Blvd, Ste 909 Houston, TX 77036 | 713-270-5400

Traffic Counts



Cullen Boulevard 1 Kilnar Year: 2022 19,804 Year: 2021 17,682 Year: 2020 23,403	McHard Road 2 Cullen Blvd Year: 2022 2,982 Year: 2021 3,237 Year: 2020 3,485	South Sam Houston 3 Mary Kay Ln Year: 2022 12,188 Year: 2021 12,067 Year: 2006 26,000	BW 8 4 Beltway 8 Year: 2022 15,770	BW 8 5 Beltway 8 Year: 2021 16,953 Year: 2009 12,000 Year: 2002 9,900
Cullen Boulevard 6 Brookside Rd Year: 2019 23,794 Year: 2018 20,278 Year: 2013 15,725	Cullen Boulevard 7 Beltway 8 Year: 2019 24,551	Fellows Rd 8 Dagg Rd Year: 2011 2,450 Year: 2006 1,040 Year: 2001 810	Stone Rd 9 Brookside Rd Year: 2011 1,570 Year: 2006 1,640 Year: 2001 1,300	Brookside Rd 10 Stone Rd Year: 2011 3,170 Year: 2007 1,493 Year: 2006 2,950
Brookside Rd 11 Stone Rd Year: 2011 1,470	Cullen Blvd 12 Beltway 8 Year: 2011 11,380	Cullen Blvd 13 Kilnar Year: 2010 16,000 Year: 2009 20,000 Year: 2006 17,900	Stone Rd 14 Seddon Rd Year: 2007 2,093	Cullen Blvd 15 Hawk Rd Year: 2007 1,603
Cullen Blvd 16 President's Dr S Year: 2006 20,830 Year: 2002 15,000 Year: 2001 14,610	Dagg Rd 17 Old Chocolate Bayou Rd Year: 2001 210 Year: 1996 100			



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EPA Facility Report

The following nearby properties are being monitored by the EPA as reported by ECHO (Enforcement and Compliance History Online). Facility inspection, enforcement, and compliance data are tracked under the following environmental laws:

- Clean Air Act
- Clean Water Act
- Resource Conservation and Recovery Act
- Safe Drinking Water Act

Use the Registry IDs below to reference details at: <https://www.epa.gov/enviro/frs-query-page>

HARRIS COUNTY PCT 1 ADAIR PARK 15107 CULLEN BLVD HOUSTON, TX 77047 Tracked since 4/2/2008	1	TOM BASS III PARK 15050 CULLEN BLVD HOUSTON, TX 77047 4/19/2008	2
	Registry ID #110034076880		#110035271862



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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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)478-2972
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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Information available at www.trec.texas.gov

IABS 1-0 Date

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Independence Blvd

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