

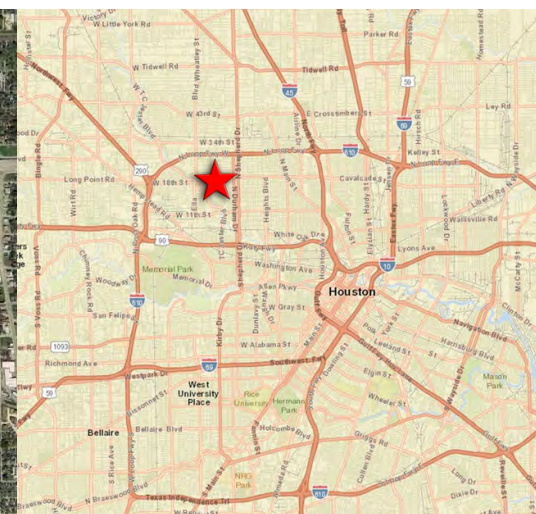
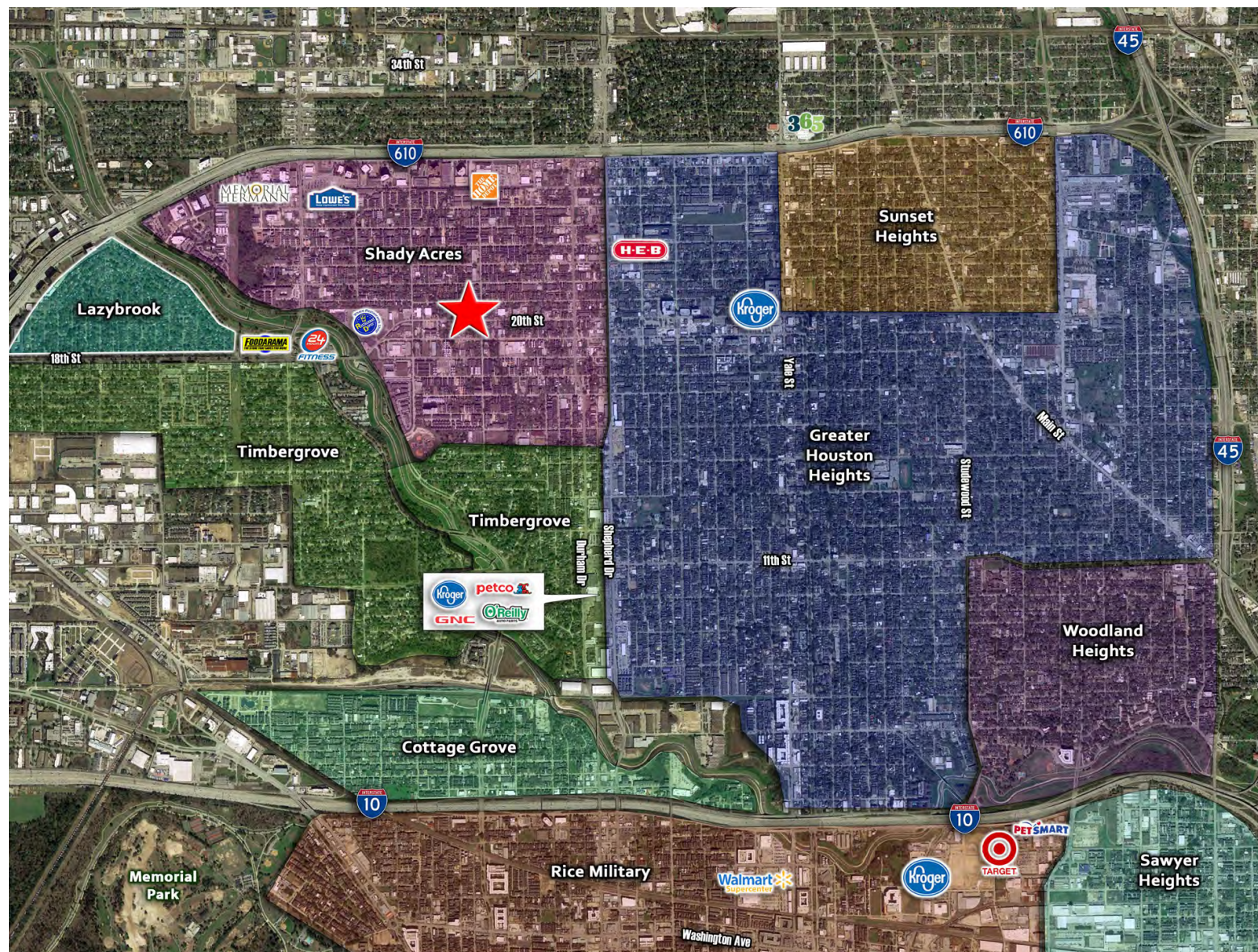
1115 & 1119 WEST 20TH STREET, HOUSTON, TEXAS 77008



5353 WEST ALABAMA, SUITE 306 | HOUSTON, TX 77056

jsebesta@spinterests.com | 832.455.7355





#### PROPERTY FEATURES:

- Inside 610 Loop: Greater Houston Heights
- Land: +/-46,000 SF with 218' frontage on W. 20th
- Improvements:  
+/-1,456 SF Retail  
+/-6,518 SF Metallic Warehouse
- Redevelopment Opportunity in the Highly Sought After Houston Heights, Shady Acres Neighborhood
- Great Demographics with Progressive Commercial and Residential Development
- Opportunity to Assemble Hard Corner +/-22,910 SF
- Call Broker for Pricing

#### DEMOGRAPHIC SUMMARY:

Radius	1 Mile	2 Mile	3 Mile
2020 Population	20,250	68,851	154,178
2025 Population Est.	25,541	79,950	176,301
Daytime Population	27,114	86,199	179,238
Average HH Income	\$132,496	\$123,600	\$121,930

#### TRAFFIC COUNTS:

(Kilibratz 2020) 20th Street: 13,644 VPD west of site  
20th Street: 6,565 VPD east of site

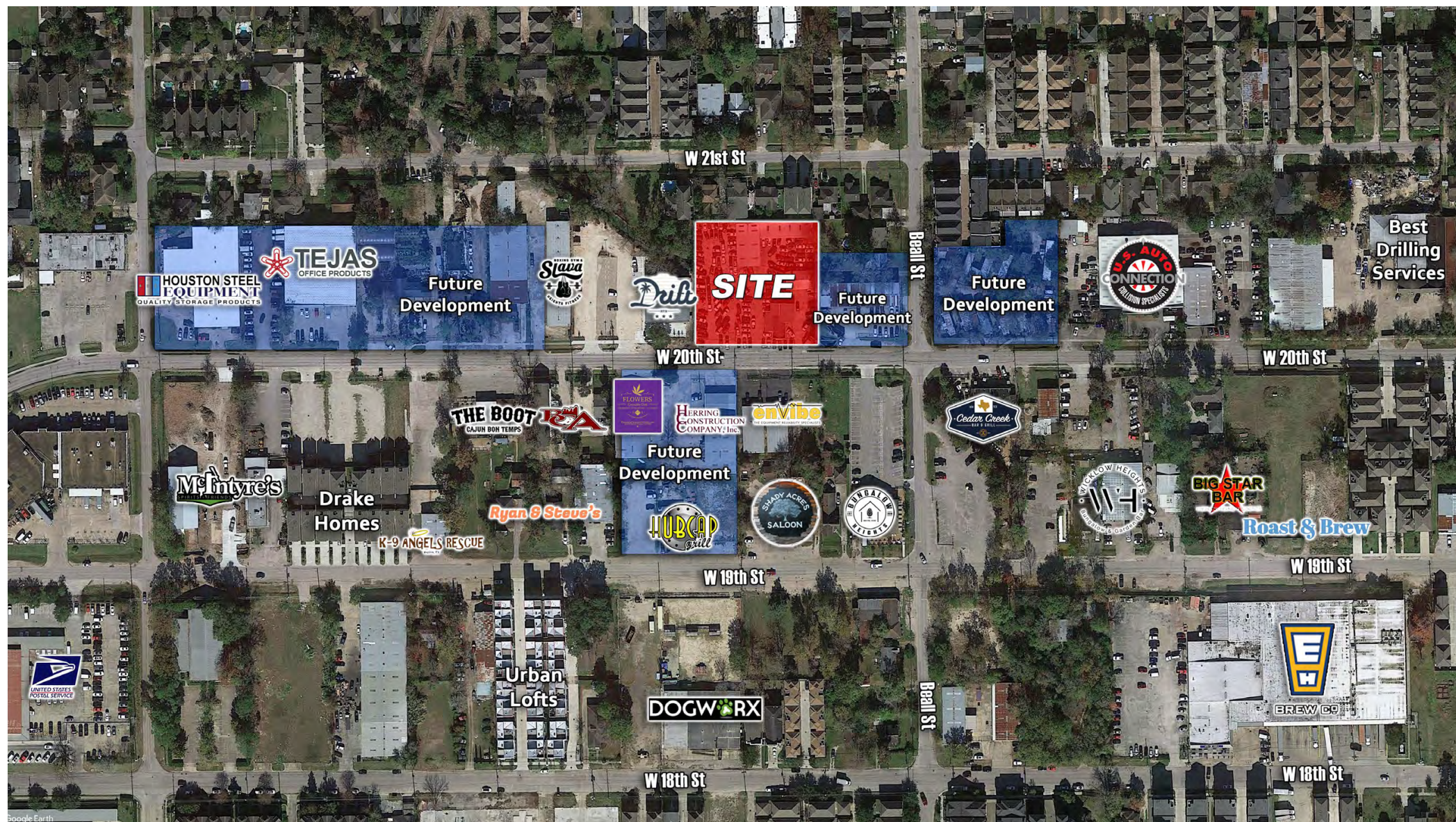


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	1 mile	2 miles	3 miles
<b>Population Summary</b>			
2000 Total Population	13,026	50,420	116,642
2010 Total Population	13,931	51,419	119,918
2020 Total Population	20,250	68,851	154,178
2020 Group Quarters	197	333	1,269
2025 Total Population	25,541	79,950	176,301
2020-2025 Annual Rate	4.75%	3.03%	2.72%
2020 Total Daytime Population	27,114	86,199	179,238
Workers	20,039	59,794	117,049
Residents	7,075	26,405	62,189
<b>Household Summary</b>			
2000 Households	5,093	20,712	46,992
2000 Average Household Size	2.50	2.41	2.46
2010 Households	6,569	23,694	53,421
2010 Average Household Size	2.09	2.16	2.22
2020 Households	9,476	31,410	68,783
2020 Average Household Size	2.12	2.18	2.22
2025 Households	11,719	36,130	78,396
2025 Average Household Size	2.16	2.20	2.23
2020-2025 Annual Rate	4.34%	2.84%	2.65%
2010 Families	3,220	11,894	27,242
2010 Average Family Size	2.86	2.93	3.03
2020 Families	4,584	15,639	34,357
2020 Average Family Size	2.90	2.97	3.05
2025 Families	5,734	18,020	39,005
2025 Average Family Size	2.96	3.00	3.06
2020-2025 Annual Rate	4.58%	2.87%	2.57%
<b>Housing Unit Summary</b>			
2000 Housing Units	5,499	22,555	51,327
Owner Occupied Housing Units	46.5%	49.2%	47.0%
Renter Occupied Housing Units	46.1%	42.7%	44.5%
Vacant Housing Units	7.4%	8.2%	8.4%
2010 Housing Units	7,307	26,659	60,393
Owner Occupied Housing Units	52.0%	51.0%	48.2%
Renter Occupied Housing Units	37.9%	37.9%	40.2%
Vacant Housing Units	10.1%	11.1%	11.5%
2020 Housing Units	10,261	34,154	75,070
Owner Occupied Housing Units	58.4%	54.9%	48.8%
Renter Occupied Housing Units	34.0%	37.1%	42.8%
Vacant Housing Units	7.7%	8.0%	8.4%
2025 Housing Units	12,538	39,012	84,964
Owner Occupied Housing Units	53.5%	52.7%	46.8%
Renter Occupied Housing Units	39.9%	39.9%	45.5%
Vacant Housing Units	6.5%	7.4%	7.7%
<b>Median Household Income</b>			
2020	\$98,666	\$86,858	\$82,341
2025	\$103,728	\$93,685	\$88,869
<b>Median Home Value</b>			
2020	\$395,016	\$415,866	\$407,197
2025	\$410,530	\$435,463	\$429,219
<b>Per Capita Income</b>			
2020	\$61,783	\$56,630	\$54,343
2025	\$65,715	\$60,750	\$58,883
<b>Median Age</b>			
2010	36.1	36.5	35.6
2020	38.6	38.8	37.6
2025	39.3	38.9	37.5

	1 mile	2 miles	3 miles
<b>2020 Households by Income</b>			
Household Income Base	9,476	31,410	68,783
<\$15,000	6.2%	7.8%	8.7%
\$15,000 - \$24,999	5.3%	6.3%	7.1%
\$25,000 - \$34,999	5.9%	7.1%	7.7%
\$35,000 - \$49,999	7.8%	9.3%	9.3%
\$50,000 - \$74,999	14.8%	13.6%	13.2%
\$75,000 - \$99,999	10.4%	11.0%	11.1%
\$100,000 - \$149,999	18.2%	17.4%	16.3%
\$150,000 - \$199,999	13.1%	10.8%	10.0%
\$200,000+	18.2%	16.8%	16.4%
Average Household Income	\$132,496	\$123,600	\$121,930
<b>2025 Households by Income</b>			
Household Income Base	11,719	36,130	78,396
<\$15,000	5.7%	7.1%	7.8%
\$15,000 - \$24,999	4.7%	5.5%	6.3%
\$25,000 - \$34,999	5.5%	6.6%	7.2%
\$35,000 - \$49,999	7.3%	8.7%	8.6%
\$50,000 - \$74,999	14.1%	13.3%	12.9%
\$75,000 - \$99,999	10.6%	11.2%	11.5%
\$100,000 - \$149,999	18.6%	18.2%	17.2%
\$150,000 - \$199,999	13.9%	11.8%	10.9%
\$200,000+	19.5%	17.7%	17.4%
Average Household Income	\$143,580	\$133,860	\$132,567
<b>2020 Owner Occupied Housing Units by Value</b>			
Total	5,988	18,744	36,618
<\$50,000	0.2%	0.7%	1.5%
\$50,000 - \$99,999	0.1%	0.7%	2.2%
\$100,000 - \$149,999	0.8%	1.3%	2.7%
\$150,000 - \$199,999	1.3%	2.0%	3.1%
\$200,000 - \$249,999	4.0%	4.4%	5.1%
\$250,000 - \$299,999	9.2%	8.0%	8.2%
\$300,000 - \$399,999	36.2%	29.5%	25.9%
\$400,000 - \$499,999	26.3%	21.2%	20.7%
\$500,000 - \$749,999	15.5%	20.5%	20.5%
\$750,000 - \$999,999	4.1%	7.1%	6.4%
\$1,000,000 - \$1,499,999	2.1%	3.8%	3.3%
\$1,500,000 - \$1,999,999	0.0%	0.5%	0.3%
\$2,000,000 +	0.3%	0.2%	0.3%
Average Home Value	\$447,516	\$488,256	\$466,445
<b>2025 Owner Occupied Housing Units by Value</b>			
Total	6,713	20,546	39,726
<\$50,000	0.1%	0.4%	1.0%
\$50,000 - \$99,999	0.0%	0.4%	1.6%
\$100,000 - \$149,999	0.3%	0.8%	1.9%
\$150,000 - \$199,999	0.7%	1.3%	2.2%
\$200,000 - \$249,999	2.6%	2.9%	3.7%
\$250,000 - \$299,999	7.8%	6.9%	7.3%
\$300,000 - \$399,999	35.5%	29.0%	25.7%
\$400,000 - \$499,999	28.6%	23.1%	22.6%
\$500,000 - \$749,999	17.3%	22.6%	22.8%
\$750,000 - \$999,999	4.4%	7.5%	6.8%
\$1,000,000 - \$1,499,999	2.3%	4.2%	3.6%
\$1,500,000 - \$1,999,999	0.0%	0.5%	0.3%
\$2,000,000 +	0.3%	0.2%	0.4%
Average Home Value	\$465,410	\$508,949	\$490,613



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	1 mile	2 miles	3 miles
<b>2010 Population by Age</b>			
Total	13,931	51,419	119,921
0 - 4	6.7%	7.0%	7.1%
5 - 9	4.1%	4.7%	5.2%
10 - 14	3.4%	3.8%	4.2%
15 - 24	9.2%	9.3%	10.6%
25 - 34	24.5%	22.3%	21.7%
35 - 44	17.1%	16.8%	16.1%
45 - 54	13.9%	14.6%	14.2%
55 - 64	10.4%	11.1%	11.0%
65 - 74	5.2%	5.3%	5.1%
75 - 84	3.5%	3.3%	3.2%
85 +	2.0%	1.6%	1.4%
18 +	83.8%	82.2%	80.8%
<b>2020 Population by Age</b>			
Total	20,248	68,852	154,179
0 - 4	5.4%	5.7%	6.0%
5 - 9	5.2%	5.4%	5.4%
10 - 14	5.2%	5.4%	5.3%
15 - 24	9.9%	10.2%	10.9%
25 - 34	17.1%	16.3%	17.8%
35 - 44	18.2%	17.1%	16.4%
45 - 54	13.8%	13.9%	13.0%
55 - 64	11.6%	12.3%	11.9%
65 - 74	7.7%	8.2%	8.1%
75 - 84	3.8%	3.7%	3.6%
85 +	2.1%	1.7%	1.6%
18 +	81.9%	80.9%	80.6%
<b>2025 Population by Age</b>			
Total	25,542	79,949	176,304
0 - 4	5.3%	5.7%	6.0%
5 - 9	4.8%	5.0%	5.1%
10 - 14	4.7%	4.8%	4.8%
15 - 24	10.6%	11.2%	11.6%
25 - 34	17.7%	17.6%	18.8%
35 - 44	16.2%	15.0%	14.8%
45 - 54	13.6%	13.5%	12.8%
55 - 64	11.1%	11.6%	11.0%
65 - 74	9.0%	9.2%	8.9%
75 - 84	4.7%	4.7%	4.5%
85 +	2.1%	1.7%	1.6%
18 +	82.6%	81.7%	81.2%
<b>2010 Population by Sex</b>			
Males	7,170	26,261	61,520
Females	6,761	25,158	58,398
<b>2020 Population by Sex</b>			
Males	10,321	34,912	78,541
Females	9,930	33,939	75,637
<b>2025 Population by Sex</b>			
Males	12,910	40,348	89,316
Females	12,630	39,602	86,985

	1 mile	2 miles	3 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	13,932	51,420	119,917
White Alone	75.3%	75.5%	69.1%
Black Alone	5.7%	6.7%	10.9%
American Indian Alone	0.9%	0.7%	0.7%
Asian Alone	3.3%	2.8%	2.7%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	12.0%	11.4%	13.6%
Two or More Races	2.8%	2.8%	2.9%
Hispanic Origin	34.6%	35.3%	39.3%
Diversity Index	68.7	68.7	74.3
<b>2020 Population by Race/Ethnicity</b>			
Total	20,249	68,852	154,178
White Alone	69.2%	70.2%	65.4%
Black Alone	6.8%	7.4%	10.8%
American Indian Alone	0.9%	0.7%	0.7%
Asian Alone	4.2%	3.7%	3.8%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	15.2%	14.3%	15.6%
Two or More Races	3.7%	3.8%	3.7%
Hispanic Origin	43.4%	43.6%	45.2%
Diversity Index	75.3	74.6	77.8
<b>2025 Population by Race/Ethnicity</b>			
Total	25,540	79,951	176,300
White Alone	66.5%	68.0%	63.9%
Black Alone	6.9%	7.5%	10.6%
American Indian Alone	1.0%	0.8%	0.7%
Asian Alone	4.5%	4.1%	4.3%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	17.0%	15.5%	16.4%
Two or More Races	4.1%	4.1%	4.0%
Hispanic Origin	48.5%	47.9%	48.7%
Diversity Index	77.5	76.4	78.9
<b>2010 Population by Relationship and Household Type</b>			
Total	13,931	51,419	119,918
In Households	98.7%	99.4%	99.1%
In Family Households	67.9%	69.9%	71.2%
Householder	23.0%	23.2%	22.7%
Spouse	16.9%	16.8%	15.8%
Child	21.8%	23.4%	25.2%
Other relative	4.4%	4.4%	5.1%
Nonrelative	1.8%	2.2%	2.4%
In Nonfamily Households	30.8%	29.5%	27.8%
In Group Quarters	1.3%	0.6%	0.9%
Institutionalized Population	1.3%	0.4%	0.4%
Noninstitutionalized Population	0.0%	0.2%	0.5%



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<b>2020 Population 25+ by Educational Attainment</b>			
Total	15,058	50,454	111,684
Less than 9th Grade	3.4%	4.2%	6.0%
9th - 12th Grade, No Diploma	3.4%	3.7%	5.1%
High School Graduate	10.6%	9.7%	12.3%
GED/Alternative Credential	0.9%	1.5%	2.0%
Some College, No Degree	15.7%	12.8%	12.2%
Associate Degree	3.5%	4.8%	4.6%
Bachelor's Degree	35.7%	36.9%	33.2%
Graduate/Professional Degree	26.8%	26.6%	24.7%
<b>2020 Population 15+ by Marital Status</b>			
Total	17,060	57,486	128,455
Never Married	39.7%	37.8%	40.2%
Married	45.7%	48.2%	45.7%
Widowed	4.3%	3.4%	3.9%
Divorced	10.3%	10.5%	10.1%
<b>2020 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	14,110	45,803	99,500
Population 16+ Employed	94.0%	93.2%	92.8%
Population 16+ Unemployment rate	6.0%	6.8%	7.2%
Population 16-24 Employed	8.7%	9.7%	10.2%
Population 16-24 Unemployment rate	12.8%	14.4%	13.6%
Population 25-54 Employed	69.3%	68.2%	68.3%
Population 25-54 Unemployment rate	5.4%	6.0%	6.4%
Population 55-64 Employed	14.4%	14.7%	14.2%
Population 55-64 Unemployment rate	5.1%	5.7%	6.6%
Population 65+ Employed	7.7%	7.3%	7.2%
Population 65+ Unemployment rate	4.7%	5.8%	6.2%
<b>2020 Employed Population 16+ by Industry</b>			
Total	13,258	42,688	92,367
Agriculture/Mining	6.8%	6.8%	6.4%
Construction	6.4%	6.7%	8.5%
Manufacturing	9.0%	9.4%	9.5%
Wholesale Trade	4.1%	3.8%	3.6%
Retail Trade	4.7%	5.1%	5.5%
Transportation/Utilities	4.9%	4.9%	5.2%
Information	1.2%	1.3%	1.4%
Finance/Insurance/Real Estate	7.5%	9.1%	8.6%
Services	53.0%	50.6%	48.9%
Public Administration	2.5%	2.3%	2.2%
<b>2020 Employed Population 16+ by Occupation</b>			
Total	13,258	42,689	92,364
White Collar	82.1%	80.3%	75.9%
Management/Business/Financial	25.6%	25.8%	24.8%
Professional	36.7%	34.9%	31.9%
Sales	8.9%	9.6%	9.4%
Administrative Support	10.8%	10.0%	9.8%
Services	9.4%	9.5%	10.6%
Blue Collar	8.5%	10.2%	13.5%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	3.5%	3.5%	5.2%
Installation/Maintenance/Repair	1.5%	1.6%	1.7%
Production	1.5%	2.3%	2.7%

	1 mile	2 miles	3 miles
<b>2010 Households by Type</b>			
Total	6,569	23,694	53,421
Households with 1 Person	38.6%	37.9%	37.6%
Households with 2+ People	61.4%	62.1%	62.4%
Family Households	49.0%	50.2%	51.0%
Husband-wife Families	36.1%	36.4%	35.5%
With Related Children	13.5%	14.7%	14.9%
Other Family (No Spouse Present)	13.0%	13.8%	15.5%
Other Family with Male Householder	4.2%	4.5%	4.9%
With Related Children	1.7%	2.0%	2.2%
Other Family with Female Householder	8.8%	9.4%	10.6%
With Related Children	4.7%	5.1%	6.1%
Nonfamily Households	12.3%	11.9%	11.4%
All Households with Children	20.1%	22.2%	23.6%
Multigenerational Households	2.7%	2.9%	3.6%
Unmarried Partner Households	9.2%	8.9%	8.5%
Male-female	6.2%	6.1%	6.2%
Same-sex	3.0%	2.8%	2.4%
<b>2010 Households by Size</b>			
Total	6,570	23,693	53,422
1 Person Household	38.6%	37.9%	37.6%
2 Person Household	36.0%	34.5%	33.0%
3 Person Household	12.6%	13.3%	13.4%
4 Person Household	7.1%	8.1%	8.5%
5 Person Household	3.0%	3.5%	4.0%
6 Person Household	1.3%	1.5%	1.9%
7 + Person Household	1.3%	1.2%	1.7%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	6,569	23,694	53,421
Owner Occupied	57.8%	57.3%	54.5%
Owned with a Mortgage/Loan	43.8%	40.8%	37.7%
Owned Free and Clear	14.0%	16.6%	16.8%
Renter Occupied	42.2%	42.7%	45.5%
<b>2020 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	119	100	97
Percent of Income for Mortgage	16.7%	20.0%	20.7%
Wealth Index	137	125	120
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	7,307	26,659	60,393
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	13,931	51,419	119,918
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%



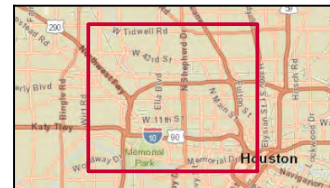
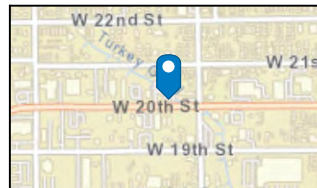
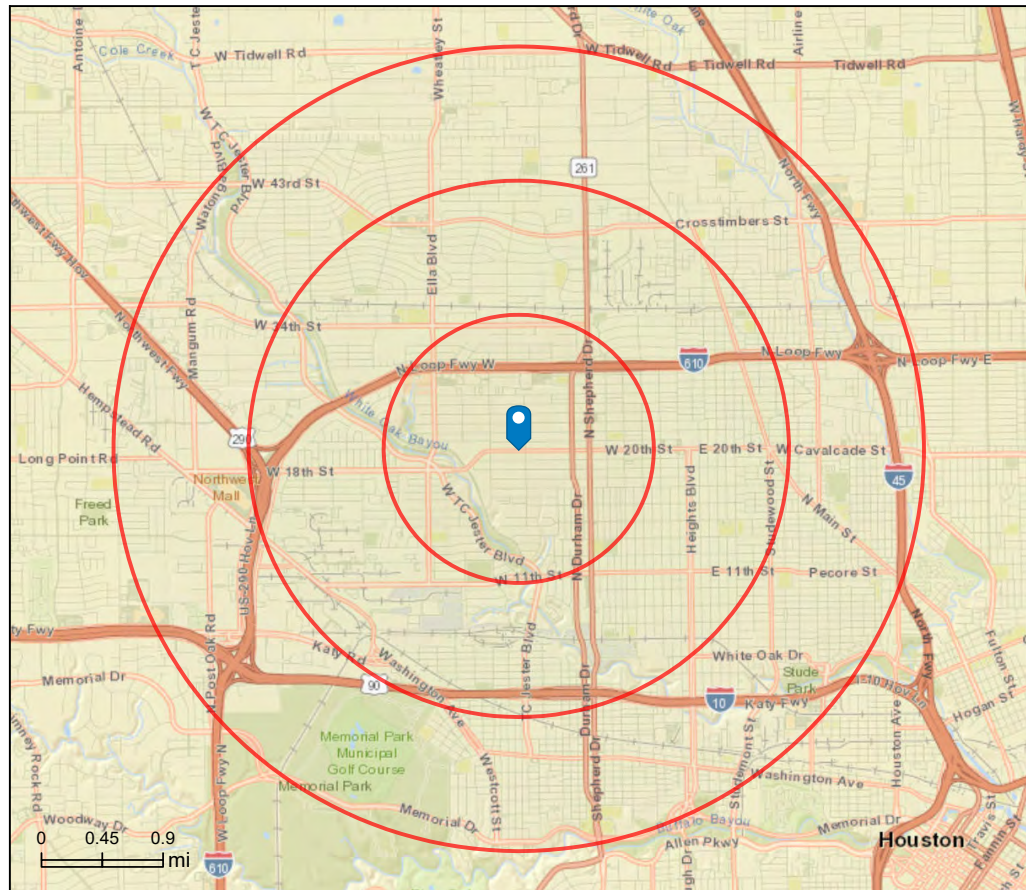
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	1 mile	2 miles	3 miles
<b>Top 3 Tapestry Segments</b>			
1.	Trendsetters (3C)	Emerald City (8B)	Emerald City (8B)
2.	Emerald City (8B)	Urban Chic (2A)	Metro Renters (3B)
3.	Metro Renters (3B)	Metro Renters (3B)	Laptops and Lattes (3A)
<b>2020 Consumer Spending</b>			
Apparel & Services: Total \$	\$30,678,504	\$95,112,574	\$207,946,119
Average Spent	\$3,237.50	\$3,028.10	\$3,023.22
Spending Potential Index	151	141	141
Education: Total \$	\$26,341,926	\$79,261,311	\$170,637,067
Average Spent	\$2,779.86	\$2,523.44	\$2,480.80
Spending Potential Index	155	141	139
Entertainment/Recreation: Total \$	\$43,145,439	\$135,288,683	\$291,248,702
Average Spent	\$4,553.13	\$4,307.19	\$4,234.31
Spending Potential Index	140	133	130
Food at Home: Total \$	\$73,056,709	\$227,829,585	\$495,220,000
Average Spent	\$7,709.66	\$7,253.41	\$7,199.74
Spending Potential Index	144	136	135
Food Away from Home: Total \$	\$54,451,921	\$167,428,078	\$364,832,705
Average Spent	\$5,746.30	\$5,330.41	\$5,304.11
Spending Potential Index	152	141	141
Health Care: Total \$	\$70,510,928	\$227,787,898	\$492,125,620
Average Spent	\$7,441.00	\$7,252.08	\$7,154.76
Spending Potential Index	129	126	124
HH Furnishings & Equipment: Total \$	\$28,560,653	\$91,400,677	\$198,091,777
Average Spent	\$3,014.00	\$2,909.92	\$2,879.95
Spending Potential Index	138	133	132
Personal Care Products & Services: Total \$	\$12,701,840	\$39,761,633	\$86,207,256
Average Spent	\$1,340.42	\$1,265.89	\$1,253.32
Spending Potential Index	146	138	136
Shelter: Total \$	\$290,072,377	\$879,473,841	\$1,902,866,771
Average Spent	\$30,611.27	\$27,999.80	\$27,664.78
Spending Potential Index	158	145	143
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$28,081,709	\$93,079,911	\$198,583,349
Average Spent	\$2,963.46	\$2,963.38	\$2,887.10
Spending Potential Index	127	127	123
Travel: Total \$	\$33,360,682	\$102,814,307	\$219,555,390
Average Spent	\$3,520.54	\$3,273.30	\$3,192.00
Spending Potential Index	146	136	132
Vehicle Maintenance & Repairs: Total \$	\$14,823,897	\$48,332,016	\$103,541,383
Average Spent	\$1,564.36	\$1,538.75	\$1,505.33
Spending Potential Index	135	133	130



**S & P Interests, LLC** | [www.spinterests.com](http://www.spinterests.com)  
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11-2-2015

## 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.*

### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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