

2.78 ACRE URBAN INFILL LAND

NEC I-45 & PATTON STREET | INNER LOOP | HOUSTON, TX 77009

NOW AVAILABLE



PROPERTY OVERVIEW



ADDRESS

2700 & 2770 North Freeway
Houston, Texas 77009
(including 403 Coronado St,
a single family residence)



LAND SIZE

2.78 AC (121,343 SF)



FREEWAY FRONTAGE

630'



TRAFFIC COUNTS

415,000+ VPD

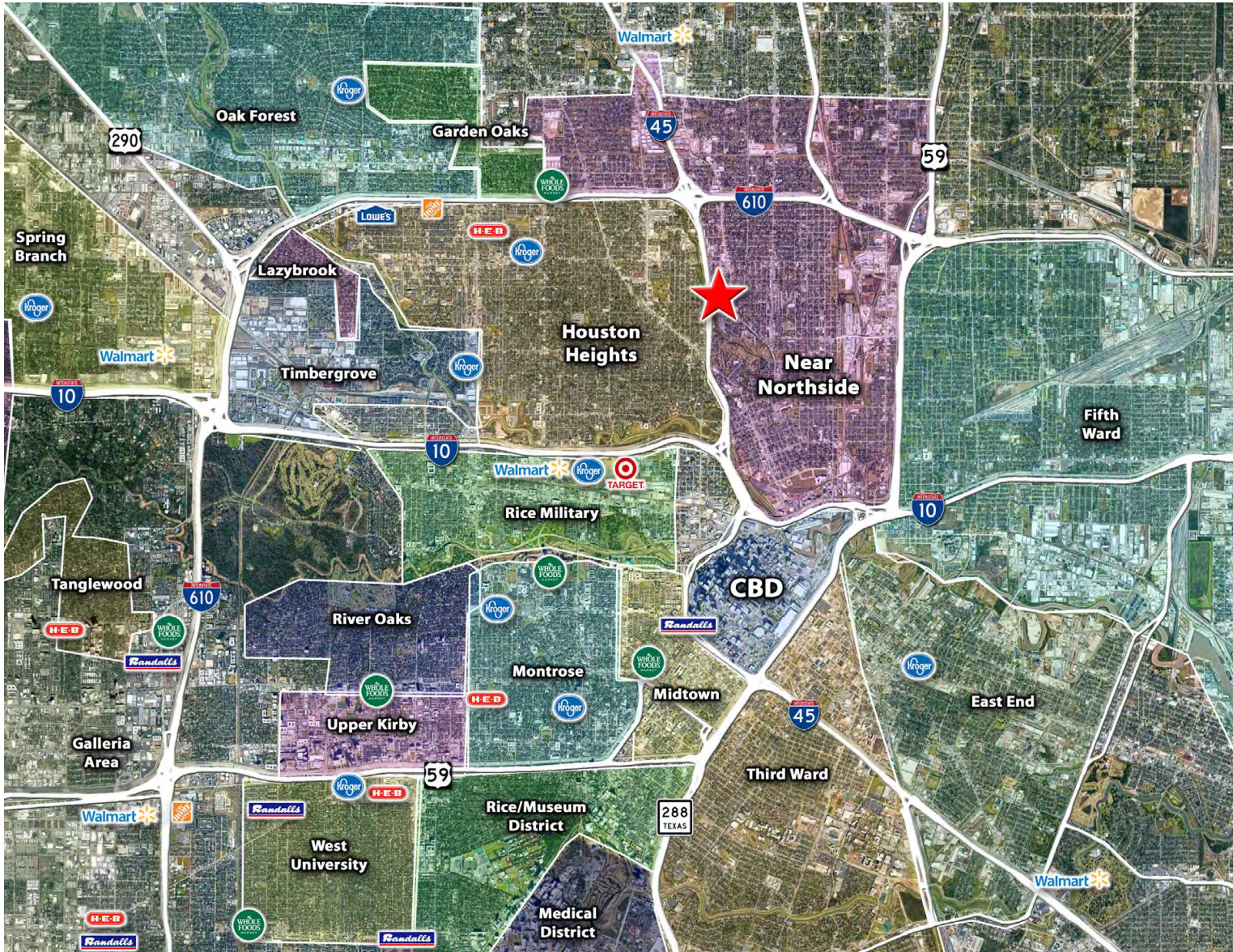


LOCATED IN AN OPPORTUNITY ZONE

FUTURE RETAIL / MIXED USE, MULTI-FAMILY, MEDICAL OR SELF STORAGE

S & P INTERESTS, LLC • 713.766.4500 • 5353 WEST ALABAMA, SUITE 306 | HOUSTON, TX 77056 • WWW.SPINTERESTS.COM

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.



URBAN INFILL LAND OPPORTUNITY

- Sub-market: Inner Loop / Independence Heights / Near North Side
- Land Size: 2.78 AC (121,343 SF)
- Improvements: Two (2) Metal Buildings totaling 14,300 SF
- Freeway Frontage: Approx. 630'
- Exposure to +/-415,000 vehicles per day on I-45
- Possible Use: Retail / Mixed Use, Multi-family, Medical, Self Storage
- Located in the Opportunity Zone
- Per TXDOT, subject property will not be affected by future freeway expansion
- Contact Broker for Pricing

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	2 Mile	3 Mile
2019 Population	20,183	73,634	171,848
2024 Population Est.	21,193	78,262	186,372
Daytime Population	15,431	63,994	255,080
Average HH Income	\$81,960	\$83,831	\$86,045

2.78 ACRE URBAN INFILL LAND

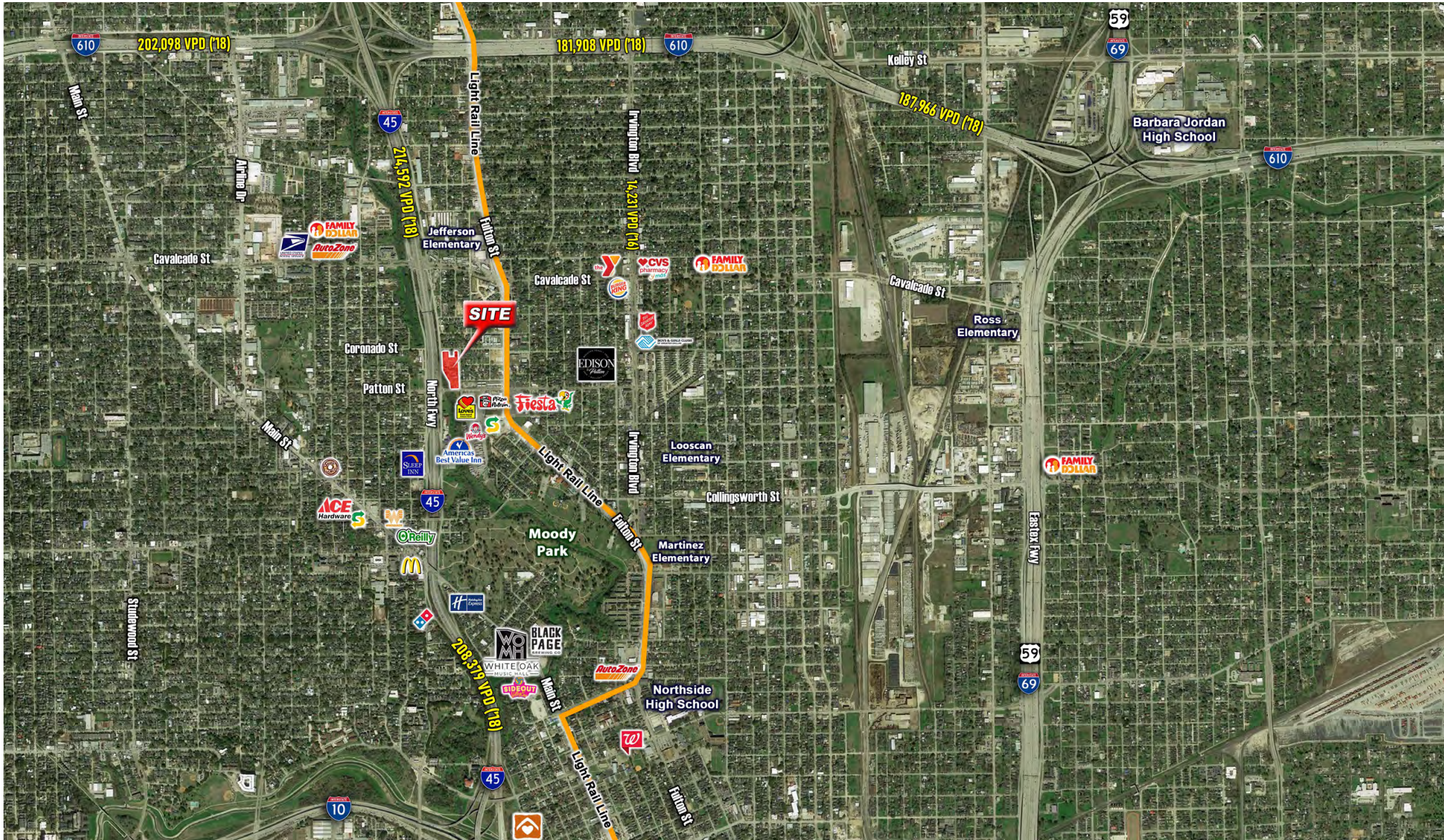
2700 & 2770 North Freeway | Houston, Texas 77009

www.spinterests.com

JOSEPH R. SEBESTA

832.455.7355

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.



2.78 ACRE URBAN INFILL LAND

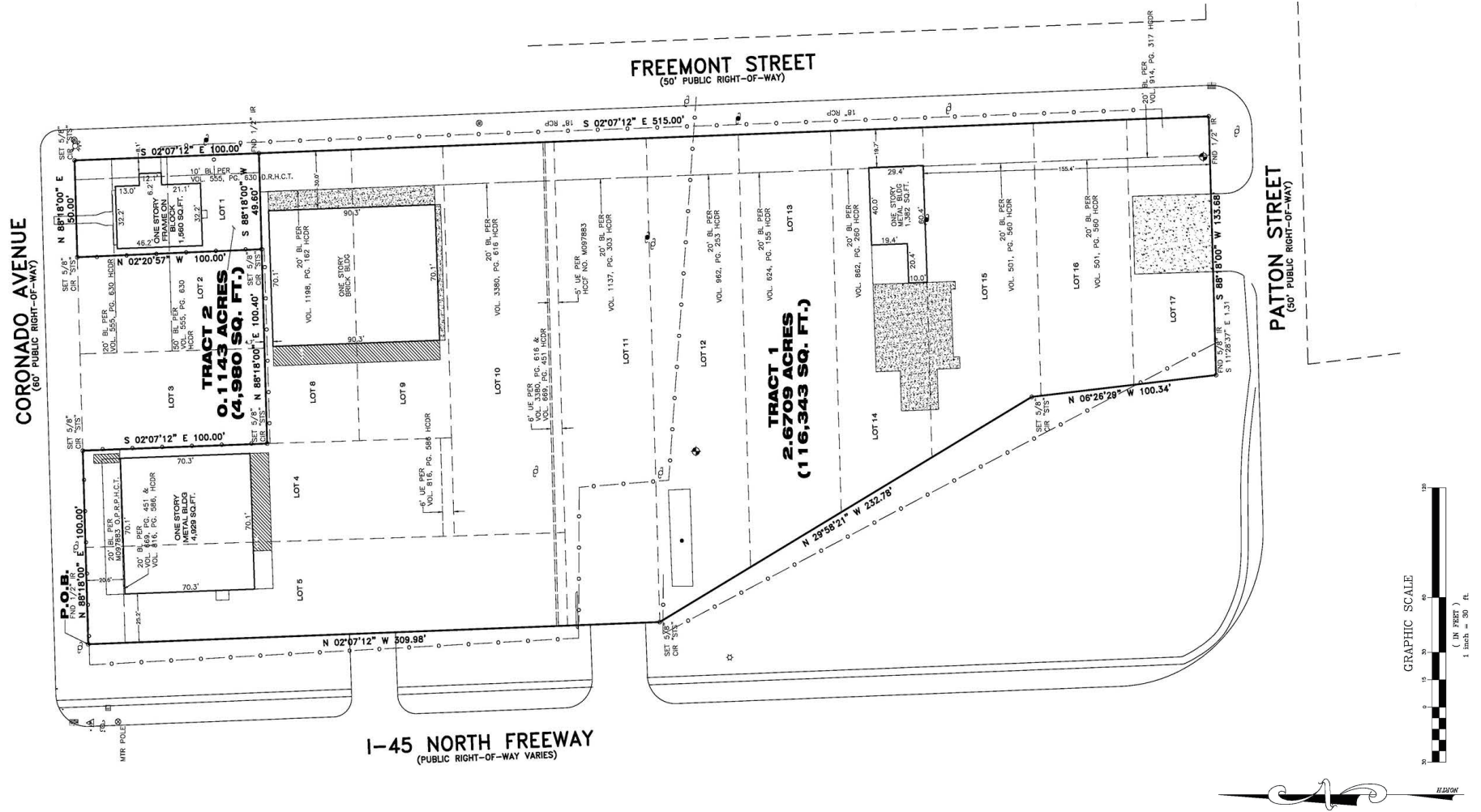
2700 & 2770 North Freeway | Houston, Texas 77009

www.spinterests.com

JOSEPH R. SEBESTA

832.455.7355

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.



2.78 ACRE URBAN INFILL LAND

2700 & 2770 North Freeway | Houston, Texas 77009

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

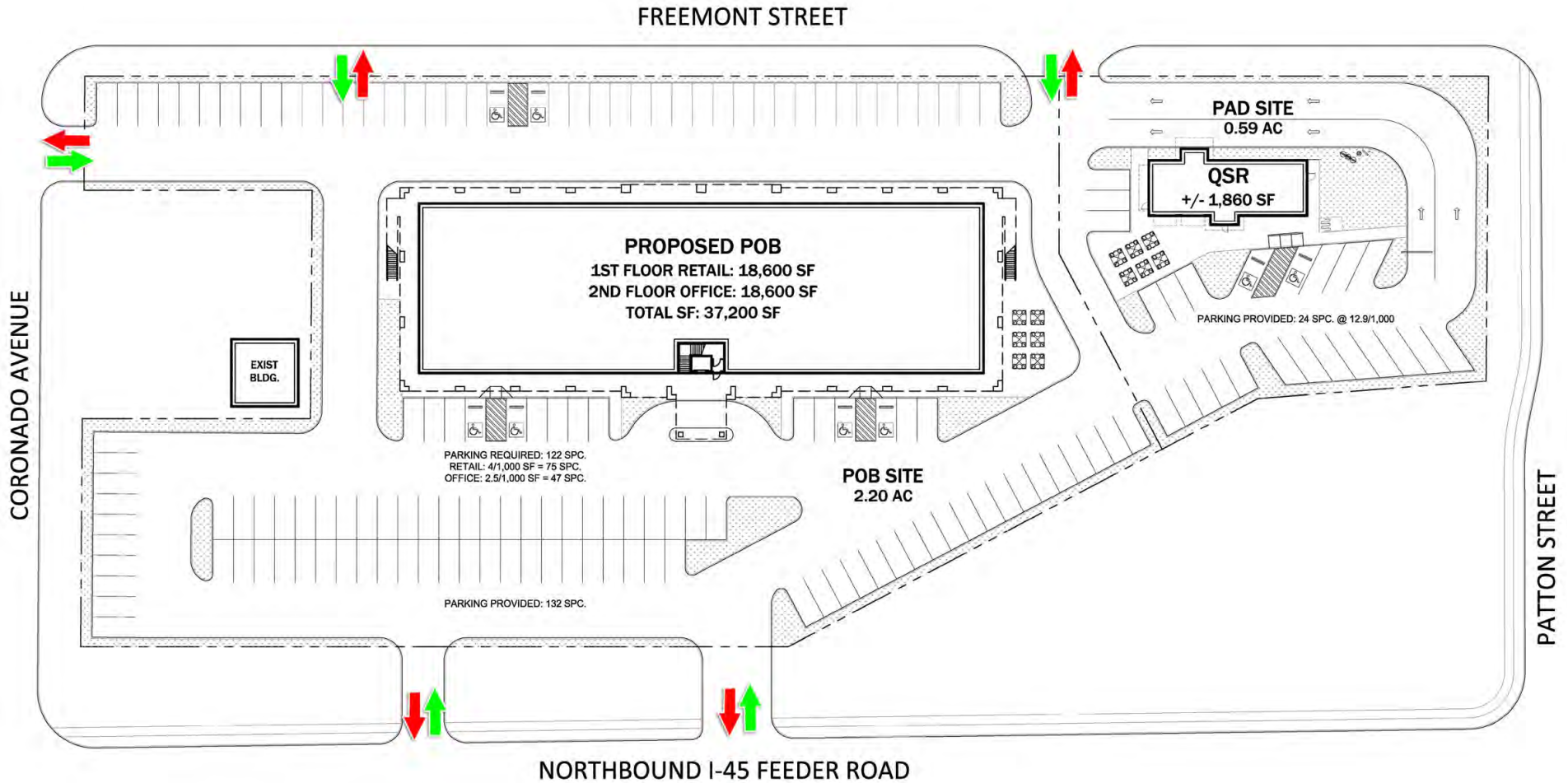
www.spinterests.com

JOSEPH R. SEBESTA

832.455.7355

POTENTIAL SITE PLAN

MIXED USE RETAIL/MEDICAL



2.78 ACRE URBAN INFILL LAND

2700 & 2770 North Freeway | Houston, Texas 77009

www.spinterests.com

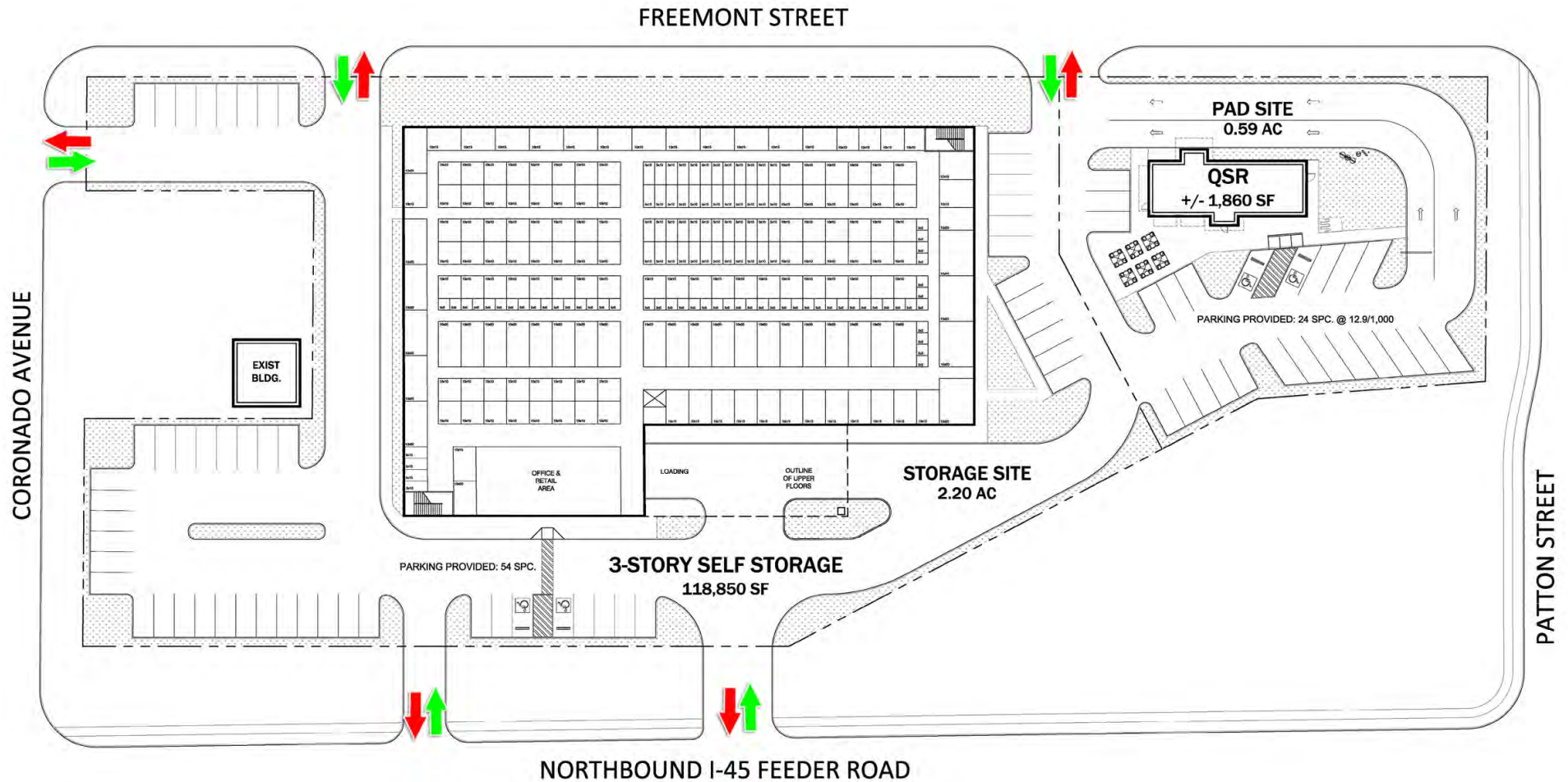
JOSEPH R. SEBESTA

832.455.7355

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

POTENTIAL SITE PLAN

SELF STORAGE



2.78 ACRE URBAN INFILL LAND

2700 & 2770 North Freeway | Houston, Texas 77009

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

www.spinterests.com

JOSEPH R. SEBESTA

832.455.7355

DEMOGRAPHICS

	1 mile	2 miles	3 miles
Population Summary			
2000 Total Population	20,902	72,545	147,264
2010 Total Population	18,633	66,087	146,673
2019 Total Population	20,183	73,634	171,848
2019 Group Quarters	210	838	13,725
2024 Total Population	21,193	78,262	186,372
2019-2024 Annual Rate	0.98%	1.23%	1.64%
2019 Total Daytime Population	15,431	63,994	255,080
Workers	5,817	28,043	178,176
Residents	9,614	35,951	76,904
Household Summary			
2000 Households	7,083	25,758	48,363
2000 Average Household Size	2.93	2.79	2.82
2010 Households	6,919	25,420	52,572
2010 Average Household Size	2.67	2.57	2.55
2019 Households	7,438	28,451	63,214
2019 Average Household Size	2.69	2.56	2.50
2024 Households	7,772	30,277	69,298
2024 Average Household Size	2.70	2.56	2.49
2019-2024 Annual Rate	0.88%	1.25%	1.85%
2010 Families	4,152	14,627	29,109
2010 Average Family Size	3.44	3.41	3.43
2019 Families	4,472	16,164	33,870
2019 Average Family Size	3.47	3.42	3.41
2024 Families	4,675	17,133	36,703
2024 Average Family Size	3.49	3.42	3.41
2019-2024 Annual Rate	0.89%	1.17%	1.62%
Housing Unit Summary			
2000 Housing Units	7,556	28,219	53,664
Owner Occupied Housing Units	51.5%	45.6%	41.4%
Renter Occupied Housing Units	42.2%	45.7%	48.7%
Vacant Housing Units	6.3%	8.7%	9.9%
2010 Housing Units	7,681	28,860	59,910
Owner Occupied Housing Units	50.6%	45.9%	41.3%
Renter Occupied Housing Units	39.5%	42.2%	46.4%
Vacant Housing Units	9.9%	11.9%	12.2%
2019 Housing Units	7,982	31,178	69,716
Owner Occupied Housing Units	47.7%	45.0%	40.7%
Renter Occupied Housing Units	45.5%	46.2%	50.0%
Vacant Housing Units	6.8%	8.7%	9.3%
2024 Housing Units	8,311	33,029	75,923
Owner Occupied Housing Units	48.2%	45.3%	40.5%
Renter Occupied Housing Units	45.3%	46.3%	50.7%
Vacant Housing Units	6.5%	8.3%	8.7%
Median Household Income			
2019	\$53,504	\$52,603	\$53,367
2024	\$61,307	\$60,902	\$62,632
Median Home Value			
2019	\$312,157	\$339,525	\$330,005
2024	\$348,972	\$370,729	\$361,842
Per Capita Income			
2019	\$30,453	\$32,257	\$33,289
2024	\$34,409	\$37,201	\$38,858
Median Age			
2010	34.9	34.9	33.6
2019	36.4	36.8	34.9
2024	37.8	37.6	35.2

	1 mile	2 miles	3 miles
2019 Households by Income			
Household Income Base	7,438	28,451	63,214
<\$15,000	12.3%	14.4%	16.2%
\$15,000 - \$24,999	10.9%	12.0%	11.4%
\$25,000 - \$34,999	11.1%	10.3%	9.4%
\$35,000 - \$49,999	12.7%	11.1%	10.3%
\$50,000 - \$74,999	15.8%	15.2%	14.9%
\$75,000 - \$99,999	11.5%	10.8%	10.1%
\$100,000 - \$149,999	13.3%	12.9%	13.1%
\$150,000 - \$199,999	5.0%	4.7%	5.5%
\$200,000+	7.5%	8.6%	9.1%
Average Household Income	\$81,960	\$83,831	\$86,045
2024 Households by Income			
Household Income Base	7,772	30,277	69,298
<\$15,000	10.1%	11.9%	13.3%
\$15,000 - \$24,999	9.3%	10.4%	9.7%
\$25,000 - \$34,999	9.9%	9.1%	8.4%
\$35,000 - \$49,999	11.9%	10.4%	9.6%
\$50,000 - \$74,999	16.0%	15.5%	15.3%
\$75,000 - \$99,999	12.3%	11.5%	10.7%
\$100,000 - \$149,999	15.7%	15.1%	15.4%
\$150,000 - \$199,999	6.4%	6.0%	7.0%
\$200,000+	8.3%	10.1%	10.6%
Average Household Income	\$93,045	\$96,627	\$99,523
2019 Owner Occupied Housing Units by Value			
Total	3,808	14,034	28,342
<\$50,000	0.6%	2.9%	5.2%
\$50,000 - \$99,999	4.7%	8.5%	10.9%
\$100,000 - \$149,999	9.5%	7.9%	8.0%
\$150,000 - \$199,999	10.0%	7.2%	5.7%
\$200,000 - \$249,999	9.3%	7.5%	6.5%
\$250,000 - \$299,999	13.4%	8.8%	7.9%
\$300,000 - \$399,999	21.1%	18.3%	19.3%
\$400,000 - \$499,999	8.4%	12.1%	15.2%
\$500,000 - \$749,999	18.6%	17.8%	14.5%
\$750,000 - \$999,999	2.4%	4.8%	3.6%
\$1,000,000 - \$1,499,999	2.1%	3.7%	2.6%
\$1,500,000 - \$1,999,999	0.0%	0.4%	0.3%
\$2,000,000 +	0.0%	0.2%	0.3%
Average Home Value	\$366,122	\$399,699	\$367,319
2024 Owner Occupied Housing Units by Value			
Total	4,004	14,977	30,774
<\$50,000	0.3%	2.1%	4.0%
\$50,000 - \$99,999	2.9%	6.1%	8.5%
\$100,000 - \$149,999	6.6%	6.3%	6.9%
\$150,000 - \$199,999	9.2%	6.9%	5.5%
\$200,000 - \$249,999	7.3%	6.9%	5.8%
\$250,000 - \$299,999	11.2%	7.3%	6.5%
\$300,000 - \$399,999	25.5%	20.3%	20.6%
\$400,000 - \$499,999	10.6%	14.9%	18.9%
\$500,000 - \$749,999	21.0%	19.1%	15.5%
\$750,000 - \$999,999	2.9%	5.6%	4.4%
\$1,000,000 - \$1,499,999	2.4%	3.8%	2.8%
\$1,500,000 - \$1,999,999	0.1%	0.4%	0.3%
\$2,000,000 +	0.0%	0.2%	0.3%
Average Home Value	\$398,608	\$427,295	\$395,496

2.78 ACRE URBAN INFILL LAND

2700 & 2770 North Freeway | Houston, Texas 77009

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

www.spinterests.com

JOSEPH R. SEBESTA
832.455.7355

DEMOGRAPHICS

	1 mile	2 miles	3 miles
2010 Population by Age			
Total	18,632	66,086	146,671
0 - 4	7.6%	7.8%	7.3%
5 - 9	6.6%	6.8%	6.1%
10 - 14	5.7%	5.7%	5.2%
15 - 24	13.2%	12.4%	14.2%
25 - 34	17.1%	17.4%	19.8%
35 - 44	14.8%	15.0%	15.1%
45 - 54	13.9%	14.3%	13.9%
55 - 64	11.0%	11.0%	9.7%
65 - 74	5.4%	5.3%	4.8%
75 - 84	3.4%	3.1%	2.8%
85 +	1.3%	1.2%	1.1%
18 +	76.2%	76.1%	78.0%
2019 Population by Age			
Total	20,184	73,633	171,848
0 - 4	6.9%	6.9%	6.4%
5 - 9	6.8%	6.7%	6.0%
10 - 14	6.5%	6.4%	5.6%
15 - 24	11.3%	11.3%	13.2%
25 - 34	16.2%	15.8%	19.0%
35 - 44	14.5%	14.7%	15.1%
45 - 54	13.0%	13.1%	12.5%
55 - 64	12.2%	12.3%	11.0%
65 - 74	7.9%	8.0%	7.0%
75 - 84	3.3%	3.3%	3.0%
85 +	1.4%	1.3%	1.2%
18 +	76.5%	76.7%	78.9%
2024 Population by Age			
Total	21,192	78,260	186,372
0 - 4	6.8%	6.8%	6.3%
5 - 9	6.4%	6.4%	5.7%
10 - 14	6.4%	6.2%	5.4%
15 - 24	11.6%	11.7%	13.4%
25 - 34	14.8%	15.1%	19.0%
35 - 44	14.6%	14.4%	14.8%
45 - 54	12.8%	12.8%	12.1%
55 - 64	12.0%	11.9%	10.5%
65 - 74	9.0%	9.1%	7.9%
75 - 84	4.2%	4.2%	3.7%
85 +	1.4%	1.4%	1.2%
18 +	76.9%	77.1%	79.5%
2010 Population by Sex			
Males	9,655	33,981	79,712
Females	8,978	32,106	66,961
2019 Population by Sex			
Males	10,447	37,743	92,634
Females	9,737	35,891	79,214
2024 Population by Sex			
Males	10,941	39,975	99,646
Females	10,253	38,286	86,727

	1 mile	2 miles	3 miles
2010 Population by Race/Ethnicity			
Total	18,634	66,086	146,671
White Alone	67.5%	63.8%	55.3%
Black Alone	3.9%	9.8%	21.3%
American Indian Alone	0.8%	0.7%	0.7%
Asian Alone	1.0%	1.0%	1.5%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	23.4%	21.4%	18.3%
Two or More Races	3.3%	3.2%	2.9%
Hispanic Origin	70.0%	61.0%	50.7%
Diversity Index	73.4	78.2	82.4
2019 Population by Race/Ethnicity			
Total	20,184	73,635	171,848
White Alone	65.2%	62.1%	54.5%
Black Alone	3.8%	9.7%	20.3%
American Indian Alone	0.7%	0.7%	0.6%
Asian Alone	1.1%	1.2%	2.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	25.5%	22.7%	19.1%
Two or More Races	3.7%	3.6%	3.3%
Hispanic Origin	75.0%	64.4%	53.3%
Diversity Index	73.4	78.6	83.0
2024 Population by Race/Ethnicity			
Total	21,194	78,262	186,373
White Alone	64.6%	61.6%	54.2%
Black Alone	3.8%	9.5%	19.7%
American Indian Alone	0.7%	0.7%	0.6%
Asian Alone	1.1%	1.3%	2.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	25.9%	23.0%	19.4%
Two or More Races	3.8%	3.8%	3.6%
Hispanic Origin	77.5%	66.6%	55.4%
Diversity Index	72.7	78.4	83.1
2010 Population by Relationship and Household Type			
Total	18,633	66,087	146,673
In Households	99.0%	98.9%	91.3%
In Family Households	79.7%	78.3%	70.6%
Householder	22.4%	22.1%	19.9%
Spouse	14.1%	14.1%	12.1%
Child	33.4%	32.8%	29.7%
Other relative	6.9%	6.6%	6.3%
Nonrelative	3.0%	2.7%	2.6%
In Nonfamily Households	19.2%	20.6%	20.7%
In Group Quarters	1.0%	1.1%	8.7%
Institutionalized Population	0.1%	0.2%	7.5%
Noninstitutionalized Population	0.9%	0.9%	1.2%

2.78 ACRE URBAN INFILL LAND

2700 & 2770 North Freeway | Houston, Texas 77009

www.spinterests.com

JOSEPH R. SEBESTA
832.455.7355

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

DEMOGRAPHICS

	1 mile	2 miles	3 miles
2019 Population 25+ by Educational Attainment			
Total	13,832	50,538	118,313
Less than 9th Grade	15.2%	13.9%	12.7%
9th - 12th Grade, No Diploma	10.5%	10.7%	11.1%
High School Graduate	18.6%	16.1%	17.0%
GED/Alternative Credential	2.8%	3.4%	3.9%
Some College, No Degree	15.7%	15.6%	15.2%
Associate Degree	5.3%	4.7%	4.4%
Bachelor's Degree	18.0%	20.3%	20.5%
Graduate/Professional Degree	13.9%	15.3%	15.1%
2019 Population 15+ by Marital Status			
Total	16,118	58,895	140,950
Never Married	41.1%	40.5%	45.3%
Married	44.6%	43.7%	39.1%
Widowed	4.5%	5.2%	4.7%
Divorced	9.8%	10.7%	10.8%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	95.9%	95.2%	95.4%
Civilian Unemployed (Unemployment Rate)	4.1%	4.8%	4.6%
2019 Employed Population 16+ by Industry			
Total	10,770	38,366	84,920
Agriculture/Mining	3.8%	4.3%	5.2%
Construction	9.7%	10.8%	11.0%
Manufacturing	10.1%	9.8%	9.4%
Wholesale Trade	4.3%	4.1%	4.1%
Retail Trade	8.4%	7.4%	7.0%
Transportation/Utilities	7.0%	6.2%	6.2%
Information	1.0%	1.2%	1.4%
Finance/Insurance/Real Estate	7.2%	6.7%	6.5%
Services	44.7%	46.7%	47.1%
Public Administration	3.8%	2.7%	2.1%
2019 Employed Population 16+ by Occupation			
Total	10,769	38,367	84,918
White Collar	60.7%	62.0%	63.2%
Management/Business/Financial	15.3%	16.5%	18.1%
Professional	24.6%	24.5%	25.6%
Sales	9.9%	10.1%	9.7%
Administrative Support	11.0%	10.8%	9.8%
Services	15.2%	15.8%	15.3%
Blue Collar	24.1%	22.2%	21.5%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	6.7%	7.6%	8.1%
Installation/Maintenance/Repair	2.3%	2.9%	2.5%
Production	6.3%	5.2%	4.6%
Transportation/Material Moving	8.6%	6.5%	6.1%
2010 Population By Urban/ Rural Status			
Total Population	18,633	66,087	146,673
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%

	1 mile	2 miles	3 miles
2010 Households by Type			
Total	6,919	25,420	52,572
Households with 1 Person	30.6%	33.0%	34.7%
Households with 2+ People	69.4%	67.0%	65.3%
Family Households	60.0%	57.5%	55.4%
Husband-wife Families	37.8%	36.7%	33.6%
With Related Children	19.0%	18.7%	16.9%
Other Family (No Spouse Present)	22.2%	20.9%	21.7%
Other Family with Male Householder	7.3%	6.4%	6.2%
With Related Children	3.5%	3.0%	2.9%
Other Family with Female Householder	14.9%	14.5%	15.5%
With Related Children	9.1%	8.7%	9.4%
Nonfamily Households	9.4%	9.5%	9.9%
All Households with Children	32.1%	30.8%	29.5%
Multigenerational Households	7.6%	6.8%	6.4%
Unmarried Partner Households	8.9%	8.4%	8.1%
Male-female	6.6%	6.3%	6.3%
Same-sex	2.2%	2.1%	1.8%
2010 Households by Size			
Total	6,918	25,420	52,573
1 Person Household	30.6%	33.0%	34.7%
2 Person Household	28.8%	28.5%	28.2%
3 Person Household	14.7%	14.1%	13.7%
4 Person Household	11.4%	10.8%	10.2%
5 Person Household	6.8%	6.5%	6.3%
6 Person Household	3.6%	3.6%	3.5%
7 + Person Household	4.0%	3.5%	3.5%
2010 Households by Tenure and Mortgage Status			
Total	6,919	25,420	52,572
Owner Occupied	56.2%	52.1%	47.1%
Owned with a Mortgage/Loan	33.4%	31.0%	28.6%
Owned Free and Clear	22.7%	21.1%	18.5%
Renter Occupied	43.8%	47.9%	52.9%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	7,681	28,860	59,910
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%

2.78 ACRE URBAN INFILL LAND

2700 & 2770 North Freeway | Houston, Texas 77009

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

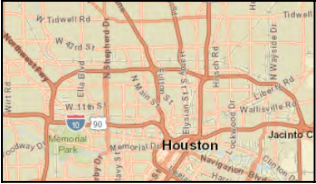
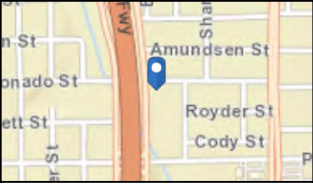
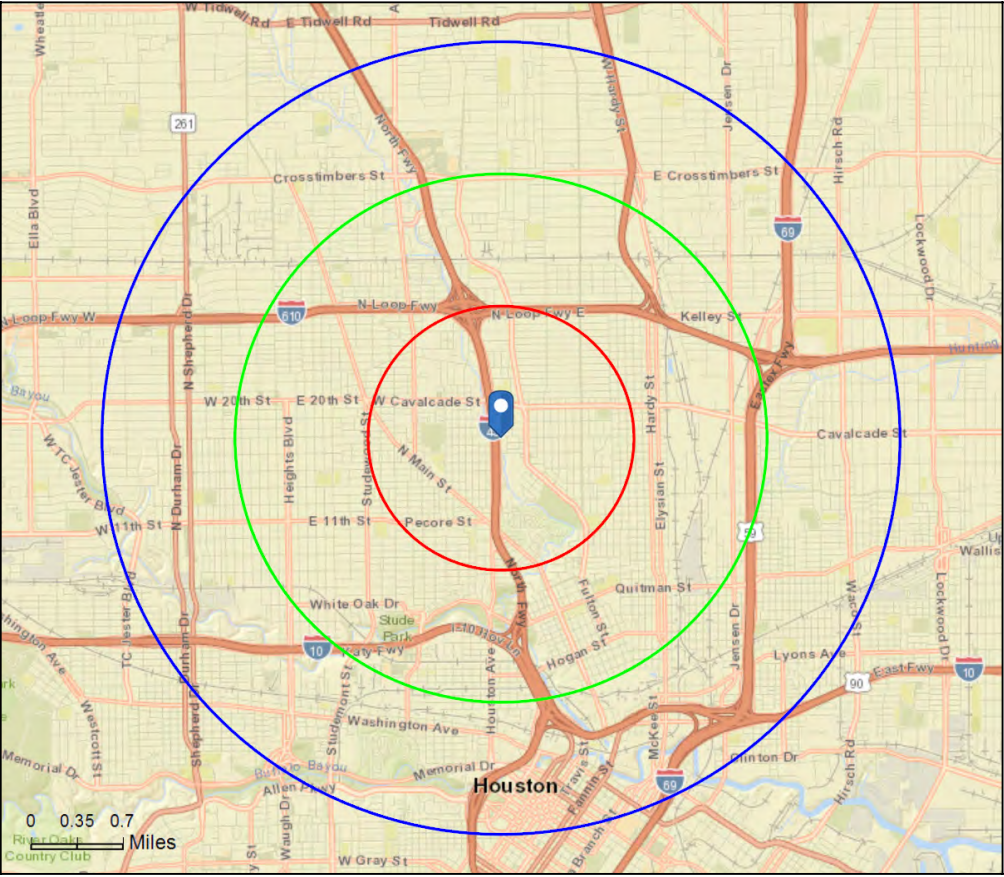
www.spinterests.com

JOSEPH R. SEBESTA

832.455.7355

DEMOGRAPHICS

	1 mile	2 miles	3 miles
Top 3 Tapestry Segments			
1.	Southwestern Families (7F)	Emerald City (8B)	Emerald City (8B)
2.	International Marketplace (13A)	Southwestern Families (7F)	Southwestern Families (7F)
3.	Emerald City (8B)	Barrios Urbanos (7D)	Metro Renters (3B)
2019 Consumer Spending			
Apparel & Services: Total \$	\$15,592,912	\$61,340,869	\$141,572,250
Average Spent	\$2,096.39	\$2,156.02	\$2,239.57
Spending Potential Index	98	101	105
Education: Total \$	\$10,774,776	\$41,746,779	\$96,200,602
Average Spent	\$1,448.61	\$1,467.32	\$1,521.82
Spending Potential Index	91	92	95
Entertainment/Recreation: Total \$	\$22,490,970	\$87,637,840	\$198,714,912
Average Spent	\$3,023.79	\$3,080.31	\$3,143.53
Spending Potential Index	92	94	96
Food at Home: Total \$	\$37,373,157	\$144,803,289	\$331,642,477
Average Spent	\$5,024.62	\$5,089.57	\$5,246.35
Spending Potential Index	97	98	101
Food Away from Home: Total \$	\$26,635,546	\$105,210,471	\$242,536,802
Average Spent	\$3,581.01	\$3,697.95	\$3,836.76
Spending Potential Index	97	101	104
Health Care: Total \$	\$40,580,388	\$157,673,843	\$352,814,744
Average Spent	\$5,455.82	\$5,541.94	\$5,581.28
Spending Potential Index	92	93	94
HH Furnishings & Equipment: Total \$	\$15,102,054	\$59,779,916	\$134,532,419
Average Spent	\$2,030.39	\$2,101.15	\$2,128.21
Spending Potential Index	95	99	100
Personal Care Products & Services: Total \$	\$6,199,312	\$24,634,852	\$56,166,442
Average Spent	\$833.46	\$865.87	\$888.51
Spending Potential Index	94	98	100
Shelter: Total \$	\$133,520,539	\$518,921,425	\$1,198,577,745
Average Spent	\$17,951.13	\$18,239.13	\$18,960.64
Spending Potential Index	97	99	102
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$16,427,075	\$65,240,374	\$146,351,049
Average Spent	\$2,208.53	\$2,293.08	\$2,315.17
Spending Potential Index	89	92	93
Travel: Total \$	\$15,144,917	\$59,333,656	\$133,521,039
Average Spent	\$2,036.15	\$2,085.47	\$2,112.21
Spending Potential Index	91	93	94
Vehicle Maintenance & Repairs: Total \$	\$7,963,467	\$31,503,152	\$71,455,720
Average Spent	\$1,070.65	\$1,107.28	\$1,130.38
Spending Potential Index	94	97	99



2.78 ACRE URBAN INFILL LAND

2700 & 2770 North Freeway | Houston, Texas 77009

www.spinterests.com

JOSEPH R. SEBESTA
832.455.7355

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.



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:
 - 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.

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