

FOR LEASE

SWQ League City Pkwy & Bay Ridge Dr

IN-LINE SPACE AVAILABLE

3003 E. LEAGUE CITY PKWY, LEAGUE CITY, TEXAS 77573



PROPERTY OVERVIEW



ADDRESS

3003 E League City Parkway
League City, Texas 77573



LAND SIZE

42,732 SF (Per GCAD)



BUILDING SIZE

3,875 SF (Per GCAD)



VACANT SPACE

1,150 SF (Retail/Office)



LEASE RATE

Call for Pricing

ETHAN BECK

ebeck@spinterests.com | 832.454.8586

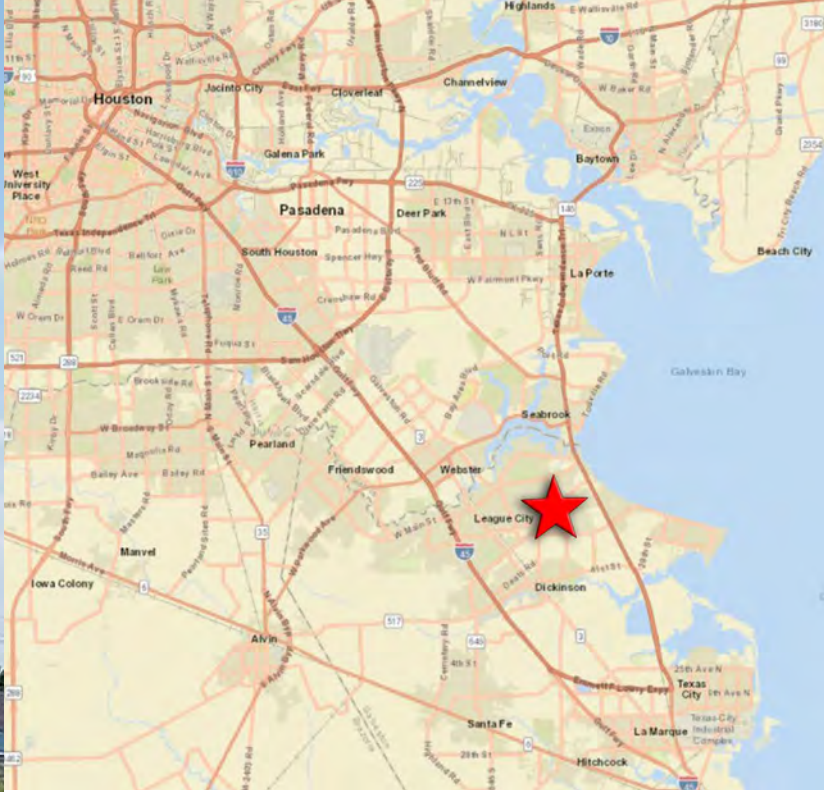
S & P Interests, LLC | www.spinterests.com

5353 WEST ALABAMA, SUITE 306 | HOUSTON, TX 77056

HENRY GARCIA

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PROPERTY FEATURES:

- 3,875 SF Shopping Center located on League City Parkway, just east of South Shore Dr
- 1,150 SF In-Line Space Available
- Excellent Visibility and Easy Access
- Close proximity to HEB & Kroger Anchored Shopping Centers
- Call Broker for Pricing

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2020 Population	9,249	67,793	130,208
2025 Population Est.	10,048	73,317	140,931
Daytime Population	8,867	75,057	132,966
Average HH Income	\$133,989	\$111,594	\$105,968

TRAFFIC COUNTS:

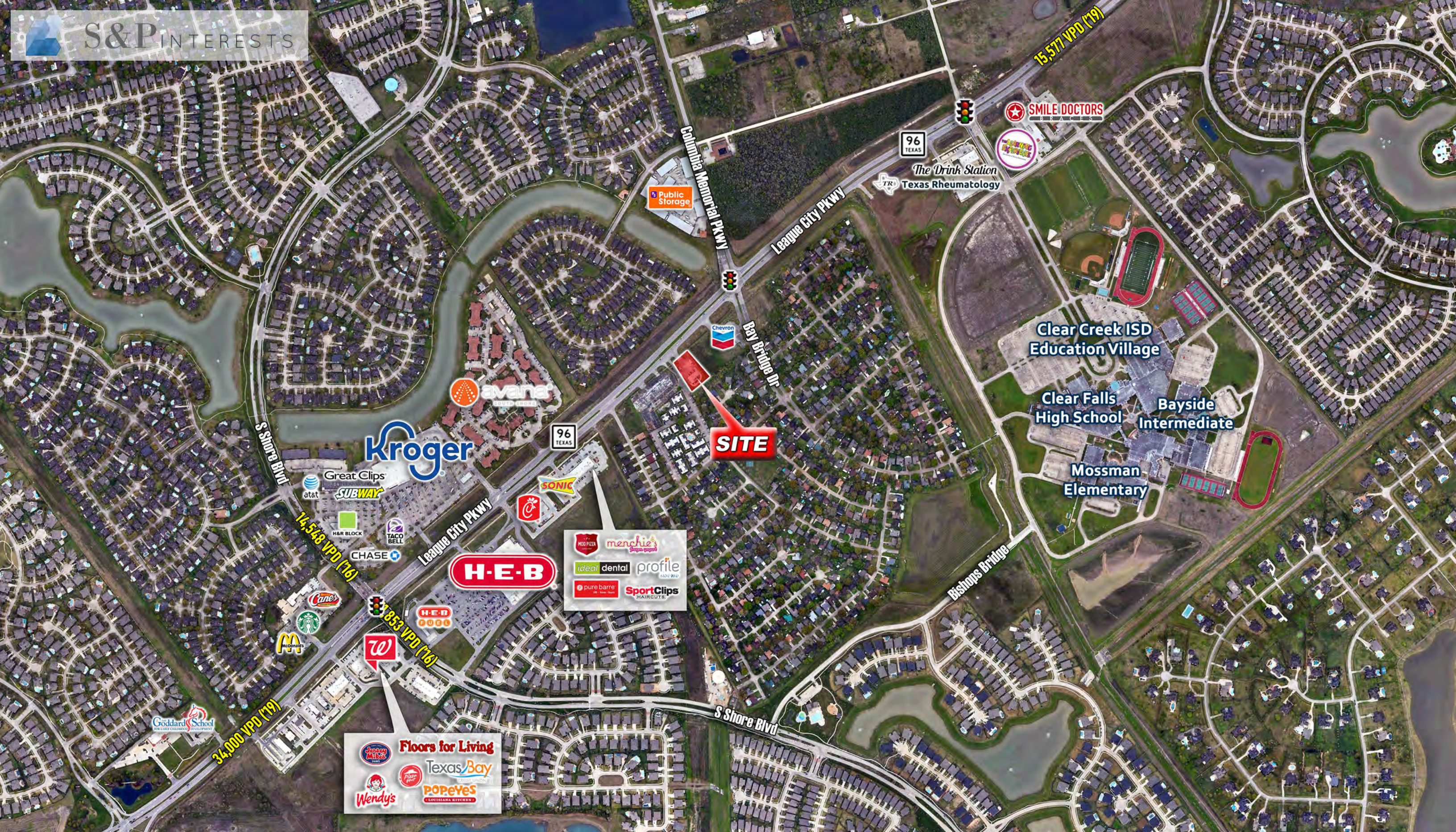
(TXDOT 2019)

League City Pkwy: 34,000 VPD
(West of Site)
League City Pkwy: 34,000 VPD
(East of Site)

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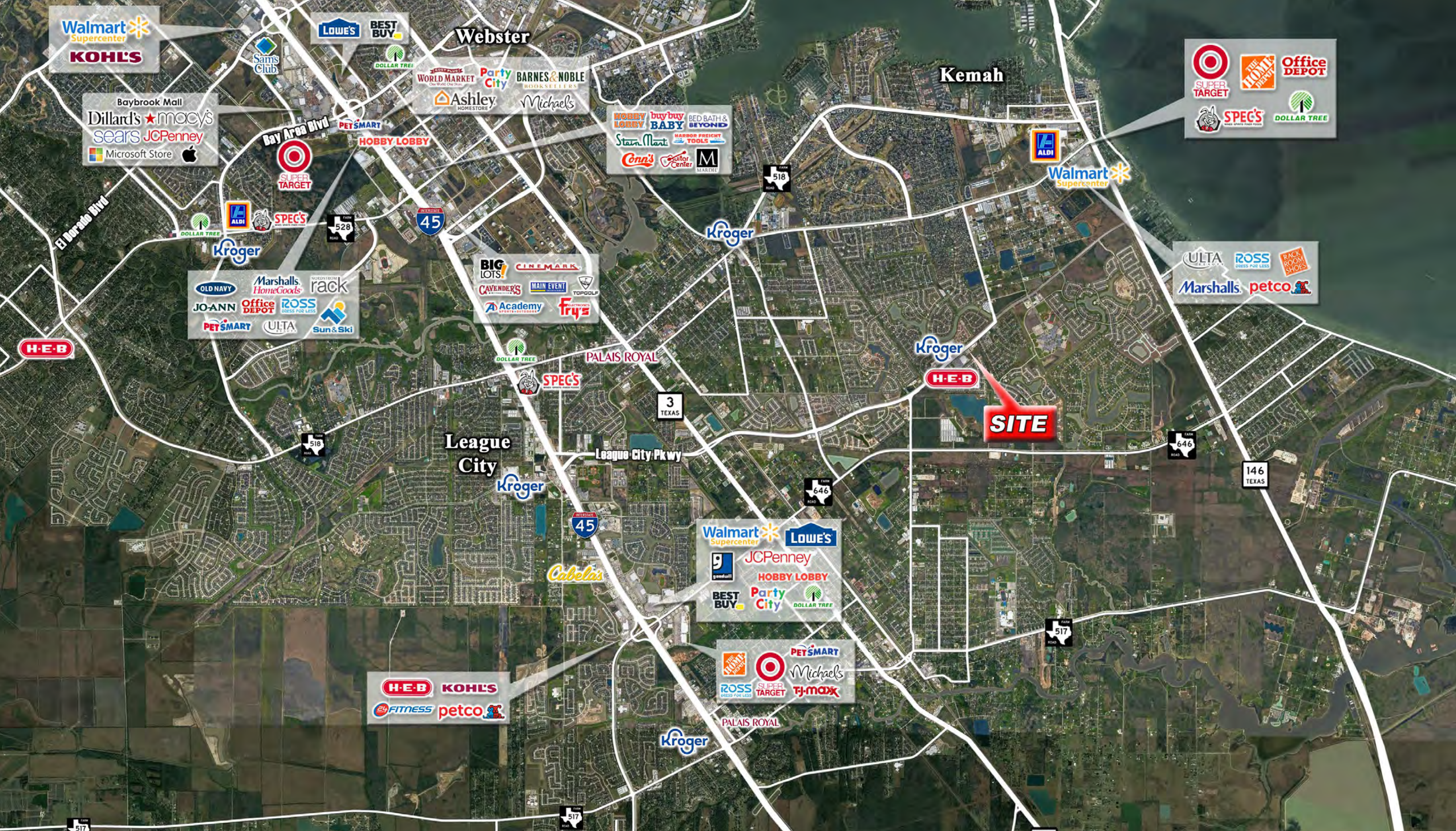


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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	2,778	38,133	81,432
2010 Total Population	6,760	52,412	104,683
2020 Total Population	9,249	67,793	130,208
2020 Group Quarters	0	106	739
2025 Total Population	10,048	73,317	140,931
2020-2025 Annual Rate	1.67%	1.58%	1.60%
2020 Total Daytime Population	7,387	57,429	124,655
Workers	2,715	22,895	59,456
Residents	4,672	34,534	65,199
Household Summary			
2000 Households	981	13,868	31,898
2000 Average Household Size	2.83	2.74	2.54
2010 Households	2,428	19,394	40,638
2010 Average Household Size	2.78	2.70	2.56
2020 Households	3,276	24,818	49,917
2020 Average Household Size	2.82	2.73	2.59
2025 Households	3,553	26,819	53,932
2025 Average Household Size	2.83	2.73	2.60
2020-2025 Annual Rate	1.64%	1.56%	1.56%
2010 Families	1,931	13,820	27,411
2010 Average Family Size	3.13	3.19	3.11
2020 Families	2,608	17,611	33,479
2020 Average Family Size	3.17	3.24	3.17
2025 Families	2,824	18,944	36,038
2025 Average Family Size	3.18	3.25	3.18
2020-2025 Annual Rate	1.60%	1.47%	1.48%
Housing Unit Summary			
2000 Housing Units	1,054	15,264	35,119
Owner Occupied Housing Units	76.5%	64.6%	57.5%
Renter Occupied Housing Units	16.6%	26.3%	33.4%
Vacant Housing Units	6.9%	9.1%	9.2%
2010 Housing Units	2,528	21,080	45,172
Owner Occupied Housing Units	77.4%	62.6%	57.3%
Renter Occupied Housing Units	18.7%	29.4%	32.7%
Vacant Housing Units	4.0%	8.0%	10.0%
2020 Housing Units	3,352	26,252	54,073
Owner Occupied Housing Units	83.3%	64.8%	57.9%
Renter Occupied Housing Units	14.4%	29.7%	34.5%
Vacant Housing Units	2.3%	5.5%	7.7%
2025 Housing Units	3,619	28,281	58,219
Owner Occupied Housing Units	83.5%	65.1%	58.2%
Renter Occupied Housing Units	14.6%	29.8%	34.4%
Vacant Housing Units	1.8%	5.2%	7.4%
Median Household Income			
2020	\$110,405	\$90,498	\$83,036
2025	\$117,070	\$97,358	\$88,281
Median Home Value			
2020	\$289,462	\$244,879	\$237,016
2025	\$318,421	\$269,462	\$263,386
Per Capita Income			
2020	\$46,231	\$40,972	\$40,500
2025	\$50,994	\$44,904	\$44,027
Median Age			
2010	33.5	35.1	36.0
2020	35.5	36.8	37.7
2025	33.8	37.0	38.4

	1 mile	3 miles	5 miles
2020 Households by Income			
Household Income Base	3,276	24,818	49,917
<\$15,000	2.2%	6.0%	6.6%
\$15,000 - \$24,999	3.7%	5.7%	6.2%
\$25,000 - \$34,999	1.8%	5.1%	6.1%
\$35,000 - \$49,999	5.7%	9.5%	10.1%
\$50,000 - \$74,999	10.3%	13.3%	15.7%
\$75,000 - \$99,999	17.4%	15.2%	13.9%
\$100,000 - \$149,999	28.8%	23.1%	21.2%
\$150,000 - \$199,999	14.9%	10.7%	9.9%
\$200,000+	15.2%	11.4%	10.4%
Average Household Income	\$133,989	\$111,594	\$105,968
2025 Households by Income			
Household Income Base	3,553	26,819	53,932
<\$15,000	2.0%	5.5%	6.1%
\$15,000 - \$24,999	3.2%	5.0%	5.6%
\$25,000 - \$34,999	1.6%	4.6%	5.6%
\$35,000 - \$49,999	4.8%	8.6%	9.4%
\$50,000 - \$74,999	9.0%	12.4%	15.0%
\$75,000 - \$99,999	16.2%	15.0%	13.8%
\$100,000 - \$149,999	28.8%	24.1%	22.1%
\$150,000 - \$199,999	16.9%	11.9%	11.0%
\$200,000+	17.6%	12.8%	11.5%
Average Household Income	\$148,043	\$122,404	\$115,402
2020 Owner Occupied Housing Units by Value			
Total	2,792	17,019	31,282
<\$50,000	0.3%	4.8%	4.1%
\$50,000 - \$99,999	0.3%	5.4%	5.3%
\$100,000 - \$149,999	4.0%	8.2%	9.1%
\$150,000 - \$199,999	15.8%	15.5%	18.0%
\$200,000 - \$249,999	20.5%	18.0%	18.2%
\$250,000 - \$299,999	11.6%	14.8%	14.9%
\$300,000 - \$399,999	29.2%	18.7%	16.8%
\$400,000 - \$499,999	6.0%	4.6%	4.5%
\$500,000 - \$749,999	11.3%	7.4%	6.9%
\$750,000 - \$999,999	1.0%	1.6%	1.2%
\$1,000,000 - \$1,499,999	0.0%	0.5%	0.4%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.1%
\$2,000,000 +	0.0%	0.5%	0.4%
Average Home Value	\$320,136	\$289,124	\$279,623
2025 Owner Occupied Housing Units by Value			
Total	3,023	18,405	33,883
<\$50,000	0.2%	3.9%	3.2%
\$50,000 - \$99,999	0.1%	4.1%	3.9%
\$100,000 - \$149,999	2.3%	6.3%	6.8%
\$150,000 - \$199,999	10.8%	12.7%	14.5%
\$200,000 - \$249,999	18.3%	16.9%	17.3%
\$250,000 - \$299,999	12.0%	15.7%	16.2%
\$300,000 - \$399,999	33.9%	22.0%	20.6%
\$400,000 - \$499,999	7.2%	5.8%	5.8%
\$500,000 - \$749,999	13.6%	9.2%	8.9%
\$750,000 - \$999,999	1.4%	2.0%	1.6%
\$1,000,000 - \$1,499,999	0.0%	0.6%	0.5%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.2%
\$2,000,000 +	0.1%	0.6%	0.5%
Average Home Value	\$346,379	\$317,306	\$310,393

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	1 mile	3 miles	5 miles
2010 Population by Age			
Total	6,761	52,414	104,684
0 - 4	9.0%	7.5%	7.0%
5 - 9	9.1%	7.6%	7.1%
10 - 14	8.3%	7.8%	7.3%
15 - 24	10.7%	12.8%	12.9%
25 - 34	15.7%	14.3%	14.3%
35 - 44	18.0%	15.0%	14.4%
45 - 54	15.3%	16.1%	16.1%
55 - 64	8.5%	10.8%	11.3%
65 - 74	3.6%	5.3%	5.9%
75 - 84	1.5%	2.2%	2.8%
85 +	0.4%	0.7%	0.9%
18 +	69.4%	72.8%	74.4%
2020 Population by Age			
Total	9,248	67,796	130,210
0 - 4	7.5%	6.7%	6.3%
5 - 9	8.0%	7.0%	6.6%
10 - 14	8.1%	7.2%	6.7%
15 - 24	12.5%	12.3%	12.0%
25 - 34	13.2%	14.2%	14.4%
35 - 44	15.0%	13.9%	13.9%
45 - 54	14.6%	13.6%	13.2%
55 - 64	12.0%	13.0%	13.3%
65 - 74	6.4%	8.3%	8.9%
75 - 84	2.1%	3.0%	3.6%
85 +	0.6%	0.8%	1.2%
18 +	72.1%	75.2%	76.6%
2025 Population by Age			
Total	10,048	73,316	140,929
0 - 4	7.7%	6.7%	6.3%
5 - 9	7.8%	6.8%	6.4%
10 - 14	8.1%	7.2%	6.7%
15 - 24	12.4%	11.9%	11.5%
25 - 34	16.1%	14.5%	14.1%
35 - 44	13.4%	14.2%	14.7%
45 - 54	13.2%	12.7%	12.3%
55 - 64	10.9%	11.7%	11.9%
65 - 74	7.3%	9.3%	10.1%
75 - 84	2.6%	4.0%	4.7%
85 +	0.6%	0.9%	1.3%
18 +	72.0%	75.2%	76.7%
2010 Population by Sex			
Males	3,284	26,130	52,092
Females	3,476	26,282	52,591
2020 Population by Sex			
Males	4,493	33,615	64,395
Females	4,755	34,179	65,814
2025 Population by Sex			
Males	4,869	36,278	69,466
Females	5,179	37,039	71,465

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	6,759	52,412	104,683
White Alone	82.6%	79.4%	78.3%
Black Alone	6.8%	6.6%	7.4%
American Indian Alone	0.3%	0.5%	0.5%
Asian Alone	4.8%	3.1%	3.7%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	2.8%	7.8%	7.3%
Two or More Races	2.5%	2.6%	2.7%
Hispanic Origin	15.3%	23.5%	21.9%
Diversity Index	48.9	59.3	59.3
2020 Population by Race/Ethnicity			
Total	9,249	67,794	130,208
White Alone	80.0%	77.3%	75.7%
Black Alone	7.2%	6.7%	7.4%
American Indian Alone	0.4%	0.4%	0.5%
Asian Alone	5.1%	3.4%	4.4%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	3.9%	8.8%	8.5%
Two or More Races	3.4%	3.3%	3.5%
Hispanic Origin	19.2%	26.7%	25.7%
Diversity Index	55.2	63.3	64.2
2025 Population by Race/Ethnicity			
Total	10,048	73,316	140,930
White Alone	79.0%	76.3%	74.4%
Black Alone	7.1%	6.6%	7.3%
American Indian Alone	0.4%	0.5%	0.5%
Asian Alone	5.5%	3.7%	4.8%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	4.2%	9.3%	9.0%
Two or More Races	3.7%	3.6%	3.9%
Hispanic Origin	21.0%	28.7%	27.9%
Diversity Index	57.7	65.2	66.5
2010 Population by Relationship and Household Type			
Total	6,760	52,412	104,683
In Households	100.0%	99.8%	99.4%
In Family Households	91.1%	86.4%	83.7%
Householder	27.8%	26.5%	26.1%
Spouse	22.6%	20.3%	19.7%
Child	36.1%	33.5%	31.8%
Other relative	2.8%	4.0%	4.0%
Nonrelative	1.7%	2.2%	2.2%
In Nonfamily Households	8.9%	13.4%	15.6%
In Group Quarters	0.0%	0.2%	0.6%
Institutionalized Population	0.0%	0.2%	0.5%
Noninstitutionalized Population	0.0%	0.0%	0.1%

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Henry Garcia

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2020 Population 25+ by Educational Attainment			
Total	5,909	45,314	89,144
Less than 9th Grade	1.5%	4.6%	3.9%
9th - 12th Grade, No Diploma	4.8%	5.0%	4.6%
High School Graduate	12.5%	17.1%	17.6%
GED/Alternative Credential	4.3%	3.3%	3.6%
Some College, No Degree	20.3%	20.7%	21.2%
Associate Degree	14.0%	10.8%	10.6%
Bachelor's Degree	29.8%	24.8%	24.9%
Graduate/Professional Degree	12.8%	13.7%	13.8%
2020 Population 15+ by Marital Status			
Total	7,060	53,650	104,712
Never Married	24.2%	30.6%	31.2%
Married	64.3%	55.1%	52.2%
Widowed	5.3%	4.5%	4.7%
Divorced	6.2%	9.8%	11.9%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	4,958	36,440	71,570
Population 16+ Employed	93.3%	91.9%	91.5%
Population 16+ Unemployment rate	6.7%	8.1%	8.5%
Population 16-24 Employed	8.2%	10.1%	10.0%
Population 16-24 Unemployment rate	15.5%	16.4%	16.8%
Population 25-54 Employed	72.8%	68.3%	66.5%
Population 25-54 Unemployment rate	5.2%	6.5%	7.2%
Population 55-64 Employed	16.1%	16.6%	17.4%
Population 55-64 Unemployment rate	8.5%	9.2%	8.6%
Population 65+ Employed	2.9%	4.9%	6.1%
Population 65+ Unemployment rate	5.7%	7.2%	7.3%
2020 Employed Population 16+ by Industry			
Total	4,625	33,492	65,476
Agriculture/Mining	2.0%	3.4%	2.3%
Construction	7.1%	9.6%	8.9%
Manufacturing	11.4%	10.8%	10.5%
Wholesale Trade	1.6%	1.9%	2.2%
Retail Trade	7.3%	8.5%	8.9%
Transportation/Utilities	2.3%	4.5%	5.3%
Information	1.3%	0.7%	0.8%
Finance/Insurance/Real Estate	5.9%	6.2%	5.4%
Services	55.8%	50.0%	51.6%
Public Administration	5.2%	4.4%	3.9%
2020 Employed Population 16+ by Occupation			
Total	4,625	33,492	65,477
White Collar	71.3%	67.1%	67.3%
Management/Business/Financial	24.2%	20.7%	18.6%
Professional	24.1%	24.3%	26.4%
Sales	9.8%	10.7%	11.2%
Administrative Support	13.1%	11.5%	11.1%
Services	11.4%	13.7%	14.3%
Blue Collar	17.4%	19.2%	18.5%
Farming/Forestry/Fishing	0.1%	0.9%	0.6%
Construction/Extraction	3.7%	5.6%	5.1%
Installation/Maintenance/Repair	2.5%	2.5%	2.9%
Production	7.2%	6.0%	5.4%

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	2,429	19,394	40,639
Households with 1 Person	16.3%	22.9%	26.2%
Households with 2+ People	83.7%	77.1%	73.8%
Family Households	79.5%	71.3%	67.4%
Husband-wife Families	64.6%	54.8%	50.9%
With Related Children	37.2%	28.1%	24.6%
Other Family (No Spouse Present)	14.9%	16.5%	16.6%
Other Family with Male Householder	4.0%	5.4%	5.2%
With Related Children	2.8%	3.3%	3.2%
Other Family with Female Householder	11.0%	11.1%	11.3%
With Related Children	7.9%	7.8%	7.8%
Nonfamily Households	4.2%	5.9%	6.4%
All Households with Children	48.4%	39.7%	36.1%
Multigenerational Households	3.5%	4.3%	4.1%
Unmarried Partner Households	5.3%	6.5%	6.6%
Male-female	4.7%	5.9%	5.9%
Same-sex	0.6%	0.7%	0.7%
2010 Households by Size			
Total	2,430	19,395	40,638
1 Person Household	16.3%	22.9%	26.2%
2 Person Household	30.1%	31.8%	32.4%
3 Person Household	20.9%	17.7%	16.6%
4 Person Household	21.4%	15.9%	14.2%
5 Person Household	8.0%	7.4%	6.6%
6 Person Household	2.3%	2.8%	2.5%
7 + Person Household	0.9%	1.6%	1.5%
2010 Households by Tenure and Mortgage Status			
Total	2,428	19,394	40,638
Owner Occupied	80.6%	68.0%	63.7%
Owned with a Mortgage/Loan	71.9%	51.2%	46.4%
Owned Free and Clear	8.7%	16.8%	17.3%
Renter Occupied	19.4%	32.0%	36.3%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	164	165	159
Percent of Income for Mortgage	11.0%	11.3%	11.9%
Wealth Index	167	128	120
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	2,528	21,080	45,172
Housing Units Inside Urbanized Area	99.2%	99.1%	99.3%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.8%	0.9%	0.7%
2010 Population By Urban/ Rural Status			
Total Population	6,760	52,412	104,683
Population Inside Urbanized Area	99.3%	99.2%	99.2%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.7%	0.8%	0.8%

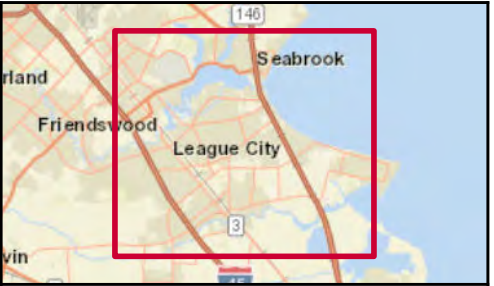
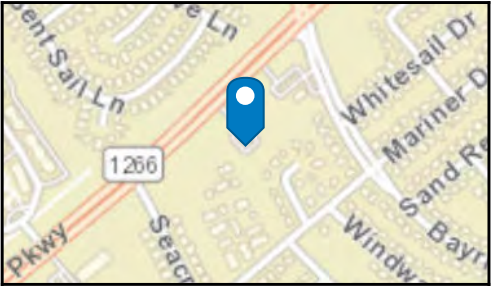
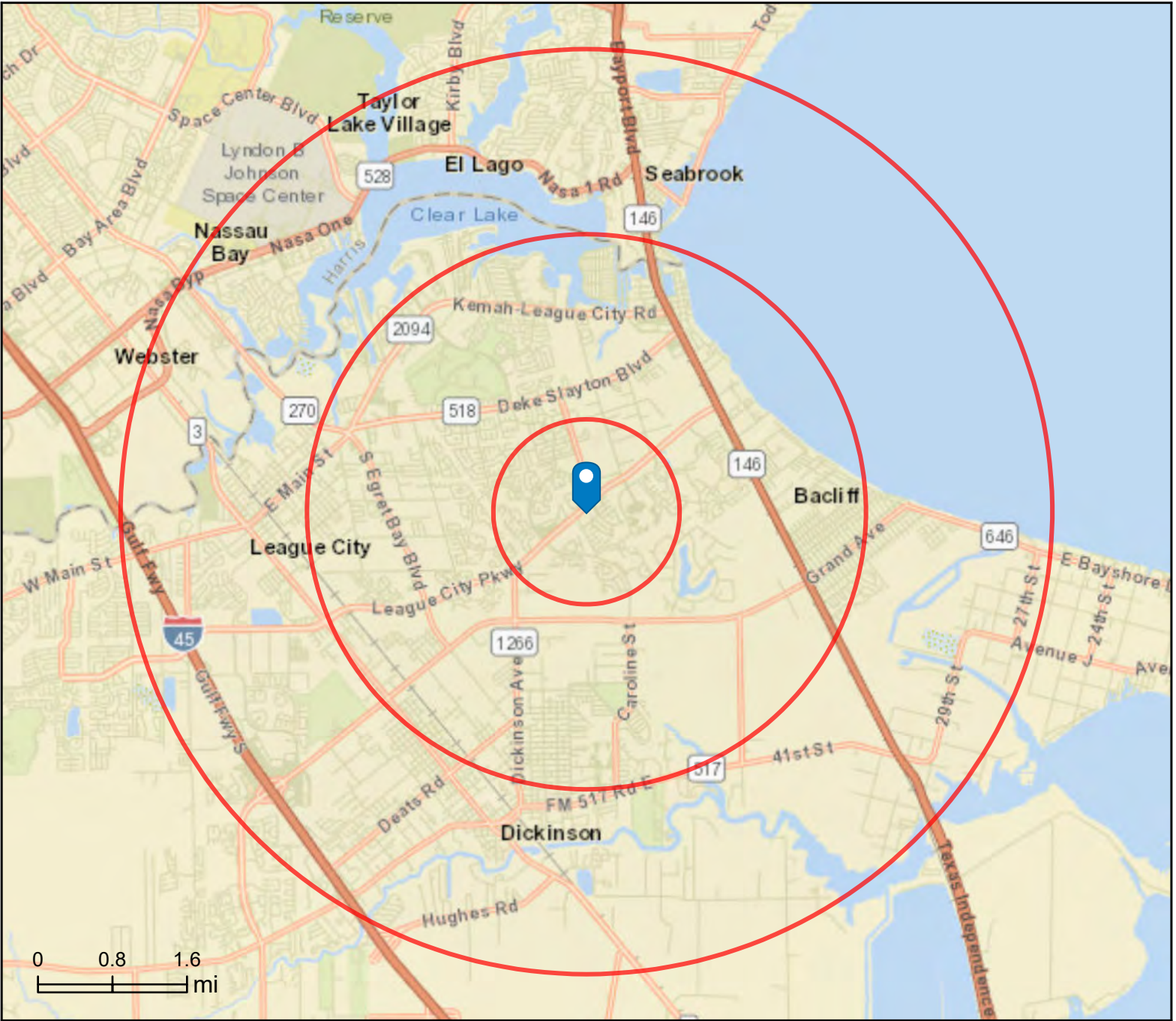
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Top 3 Tapestry Segments			
1.	Up and Coming Families (7A)	Soccer Moms (4A)	Soccer Moms (4A)
2.	Soccer Moms (4A)	American Dreamers (7C)	Bright Young Professionals (8C)
3.	Middleburg (4C)	Up and Coming Families (7A)	American Dreamers (7C)
2020 Consumer Spending			
Apparel & Services: Total \$	\$10,743,209	\$67,176,585	\$128,077,802
Average Spent	\$3,279.37	\$2,706.77	\$2,565.82
Spending Potential Index	153	126	120
Education: Total \$	\$7,946,979	\$51,882,085	\$101,096,938
Average Spent	\$2,425.82	\$2,090.50	\$2,025.30
Spending Potential Index	136	117	113
Entertainment/Recreation: Total \$	\$15,777,236	\$98,907,641	\$189,412,225
Average Spent	\$4,816.01	\$3,985.32	\$3,794.54
Spending Potential Index	148	123	117
Food at Home: Total \$	\$25,535,993	\$162,967,063	\$311,928,520
Average Spent	\$7,794.87	\$6,566.49	\$6,248.94
Spending Potential Index	146	123	117
Food Away from Home: Total \$	\$18,633,282	\$117,777,011	\$224,168,420
Average Spent	\$5,687.82	\$4,745.63	\$4,490.82
Spending Potential Index	151	126	119
Health Care: Total \$	\$28,041,977	\$176,148,793	\$336,833,216
Average Spent	\$8,559.82	\$7,097.62	\$6,747.87
Spending Potential Index	149	123	117
HH Furnishings & Equipment: Total \$	\$11,248,513	\$69,224,875	\$131,476,711
Average Spent	\$3,433.61	\$2,789.30	\$2,633.91
Spending Potential Index	157	128	121
Personal Care Products & Services: Total \$	\$4,673,968	\$29,055,213	\$55,332,838
Average Spent	\$1,426.73	\$1,170.73	\$1,108.50
Spending Potential Index	155	127	121
Shelter: Total \$	\$91,158,142	\$586,837,271	\$1,125,313,103
Average Spent	\$27,826.05	\$23,645.63	\$22,543.68
Spending Potential Index	144	122	116
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$12,331,636	\$74,613,875	\$141,215,085
Average Spent	\$3,764.24	\$3,006.44	\$2,829.00
Spending Potential Index	161	128	121
Travel: Total \$	\$11,813,214	\$74,286,457	\$141,554,067
Average Spent	\$3,605.99	\$2,993.25	\$2,835.79
Spending Potential Index	150	124	118
Vehicle Maintenance & Repairs: Total \$	\$5,643,133	\$35,701,443	\$68,831,826
Average Spent	\$1,722.57	\$1,438.53	\$1,378.93
Spending Potential Index	149	124	119

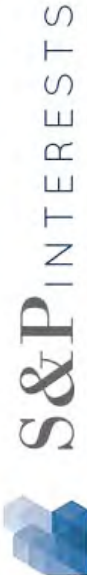


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11-2-2015

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:
 - 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