

FOR LEASE

NEC KIRBY DR & CR 59

RETAIL SPACE AVAILABLE
11555 MAGNOLIA PARKWAY, PEARLAND, TEXAS 77584



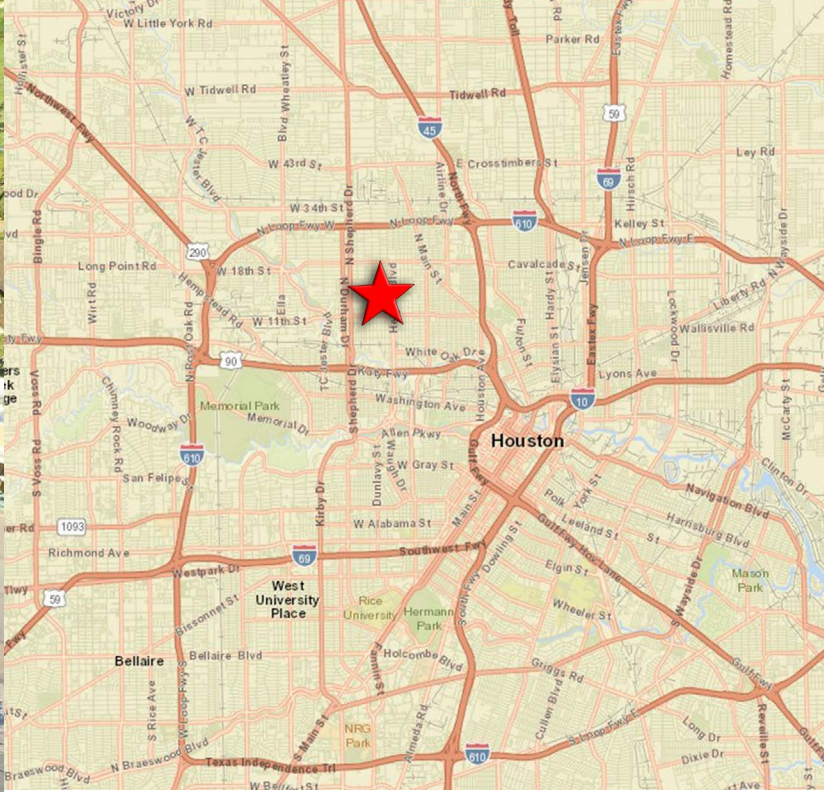
S&P INTERESTS

S & P Interests, LLC | www.spinterests.com
5353 WEST ALABAMA, SUITE 306 | HOUSTON, TX 77056

SHAN PATEL

spatel@spinterests.com | 281.948.5352

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.



PROPERTY FEATURES:

- 14,450 SF shopping center located at the northeast corner of Kirby Dr & CR 59 / Magnolia Pkwy in Pearland, Texas
- 1,750 SF End Cap Available
- Signalized Intersection
- Easy Access to SH 288
- Call Broker for Pricing

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2020 Population	8,573	85,609	154,874
2025 Population Est.	10,025	97,533	176,249
Daytime Population	8,867	75,057	132,966
Average HH Income	\$121,169	\$131,360	\$112,260

TRAFFIC COUNTS:

(TXDOT) Magnolia Pkwy @ SH 288: 13,509 VPD
SH 288/South Fwy: 95,433 VPD ('19)



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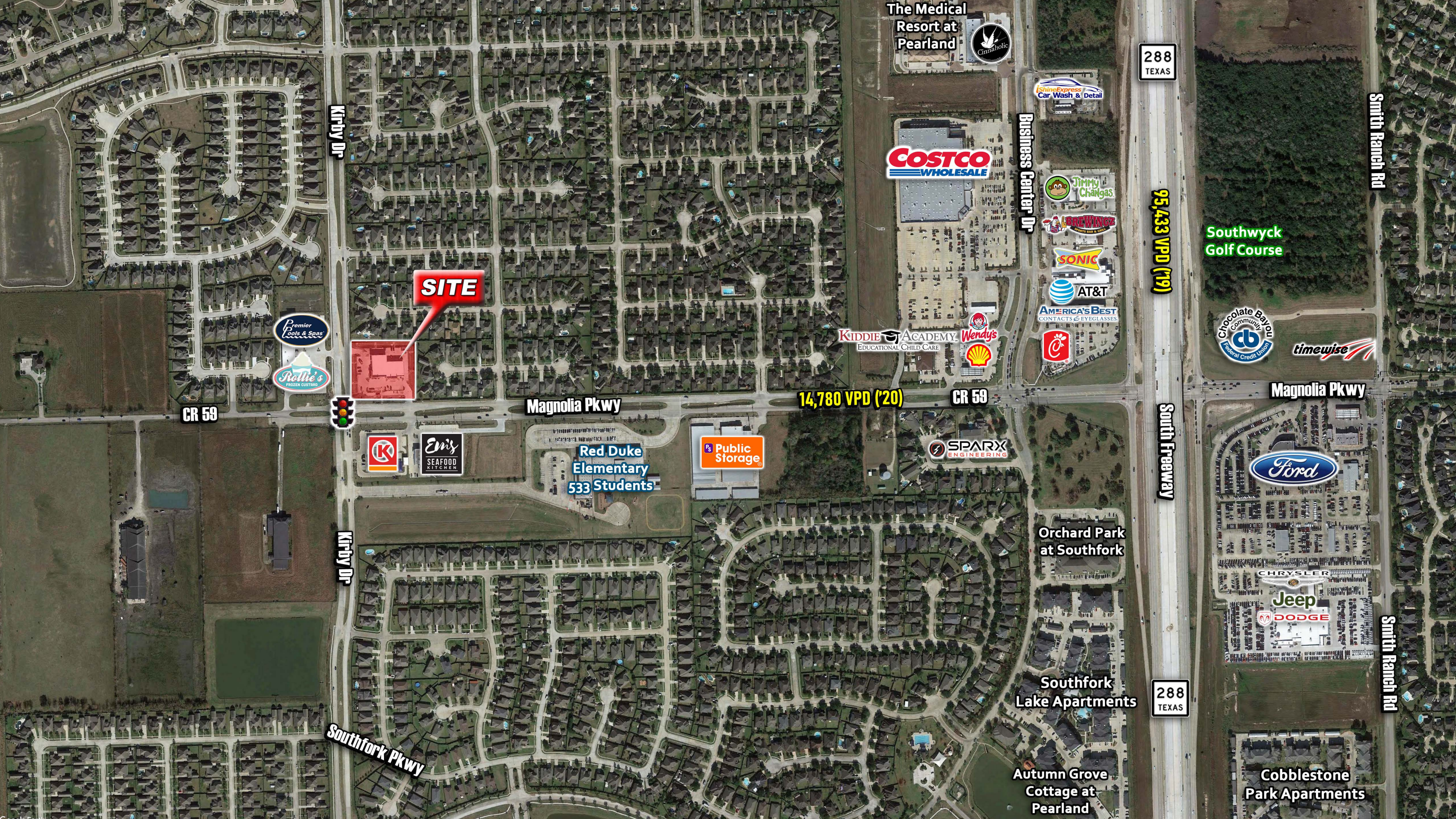
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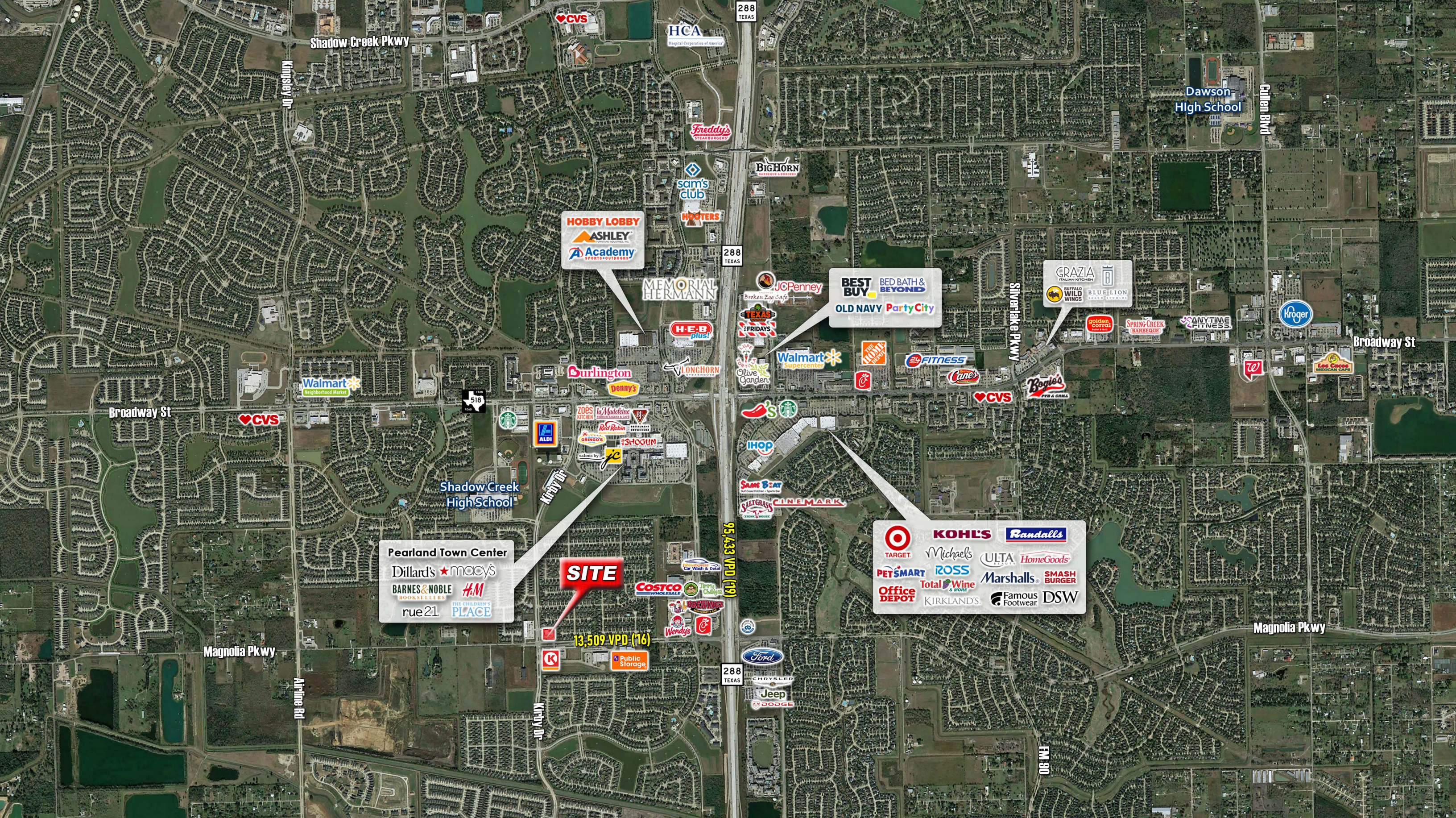
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	432	12,805	43,139
2010 Total Population	3,999	50,456	106,492
2020 Total Population	8,573	85,609	154,874
2020 Group Quarters	15	201	252
2025 Total Population	10,025	97,533	176,249
2020-2025 Annual Rate	3.18%	2.64%	2.62%
2020 Total Daytime Population	8,867	75,057	132,966
Workers	4,384	29,622	50,257
Residents	4,483	45,435	82,709
Household Summary			
2000 Households	180	4,478	14,099
2000 Average Household Size	2.40	2.86	3.06
2010 Households	1,441	16,781	34,488
2010 Average Household Size	2.77	2.99	3.08
2020 Households	3,063	28,301	50,227
2020 Average Household Size	2.79	3.02	3.08
2025 Households	3,576	32,246	56,929
2025 Average Household Size	2.80	3.02	3.09
2020-2025 Annual Rate	3.15%	2.64%	2.54%
2010 Families	1,156	13,319	27,274
2010 Average Family Size	3.11	3.40	3.49
2020 Families	2,445	22,313	39,372
2020 Average Family Size	3.15	3.43	3.50
2025 Families	2,846	25,351	44,558
2025 Average Family Size	3.16	3.44	3.52
2020-2025 Annual Rate	3.08%	2.59%	2.51%
Housing Unit Summary			
2000 Housing Units	224	4,869	15,175
Owner Occupied Housing Units	67.4%	82.0%	80.2%
Renter Occupied Housing Units	12.9%	10.0%	12.7%
Vacant Housing Units	19.6%	8.0%	7.1%
2010 Housing Units	1,673	17,976	36,967
Owner Occupied Housing Units	70.5%	74.8%	73.7%
Renter Occupied Housing Units	15.6%	18.6%	19.6%
Vacant Housing Units	13.9%	6.6%	6.7%
2020 Housing Units	3,155	29,075	52,133
Owner Occupied Housing Units	76.1%	74.7%	73.9%
Renter Occupied Housing Units	21.0%	22.6%	22.4%
Vacant Housing Units	2.9%	2.7%	3.7%
2025 Housing Units	3,676	33,084	59,037
Owner Occupied Housing Units	76.6%	75.0%	74.3%
Renter Occupied Housing Units	20.7%	22.5%	22.1%
Vacant Housing Units	2.7%	2.5%	3.6%
Median Household Income			
2020	\$101,471	\$106,667	\$88,609
2025	\$106,602	\$112,814	\$94,270
Median Home Value			
2020	\$263,115	\$267,194	\$236,857
2025	\$272,383	\$276,067	\$254,234
Per Capita Income			
2020	\$39,816	\$43,370	\$36,453
2025	\$44,403	\$47,998	\$39,989
Median Age			
2010	32.2	33.1	32.0
2020	32.9	34.2	33.1
2025	31.3	33.2	32.8

	1 mile	3 miles	5 miles
2020 Households by Income			
Household Income Base	3,063	28,301	50,227
<\$15,000	6.7%	4.8%	5.7%
\$15,000 - \$24,999	2.6%	3.0%	4.8%
\$25,000 - \$34,999	3.5%	3.9%	5.8%
\$35,000 - \$49,999	4.9%	5.2%	8.1%
\$50,000 - \$74,999	15.5%	14.1%	16.8%
\$75,000 - \$99,999	15.7%	14.6%	14.3%
\$100,000 - \$149,999	23.8%	22.4%	20.2%
\$150,000 - \$199,999	15.0%	16.3%	13.2%
\$200,000+	12.4%	15.7%	11.0%
Average Household Income	\$121,169	\$131,360	\$112,260
2025 Households by Income			
Household Income Base	3,576	32,246	56,929
<\$15,000	7.1%	5.4%	5.7%
\$15,000 - \$24,999	2.4%	2.8%	4.3%
\$25,000 - \$34,999	3.0%	3.5%	5.3%
\$35,000 - \$49,999	4.3%	4.7%	7.5%
\$50,000 - \$74,999	14.0%	12.9%	15.9%
\$75,000 - \$99,999	14.6%	13.5%	13.8%
\$100,000 - \$149,999	23.1%	21.3%	20.2%
\$150,000 - \$199,999	15.9%	17.1%	14.2%
\$200,000+	15.5%	19.0%	13.1%
Average Household Income	\$134,927	\$145,330	\$123,437
2020 Owner Occupied Housing Units by Value			
Total	2,401	21,733	38,531
<\$50,000	1.1%	1.5%	3.3%
\$50,000 - \$99,999	3.5%	2.1%	5.2%
\$100,000 - \$149,999	3.4%	3.9%	8.5%
\$150,000 - \$199,999	14.0%	12.5%	19.7%
\$200,000 - \$249,999	20.2%	19.7%	18.0%
\$250,000 - \$299,999	29.6%	29.4%	21.9%
\$300,000 - \$399,999	20.8%	22.7%	17.2%
\$400,000 - \$499,999	4.7%	5.0%	3.5%
\$500,000 - \$749,999	2.4%	2.2%	2.0%
\$750,000 - \$999,999	0.0%	0.6%	0.5%
\$1,000,000 - \$1,499,999	0.0%	0.0%	0.1%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.2%	0.1%	0.1%
Average Home Value	\$273,313	\$278,181	\$247,095
2025 Owner Occupied Housing Units by Value			
Total	2,815	24,799	43,883
<\$50,000	0.7%	1.0%	2.3%
\$50,000 - \$99,999	2.3%	1.4%	3.7%
\$100,000 - \$149,999	2.5%	2.8%	6.5%
\$150,000 - \$199,999	10.9%	9.9%	17.3%
\$200,000 - \$249,999	19.2%	18.6%	18.2%
\$250,000 - \$299,999	31.9%	31.2%	24.0%
\$300,000 - \$399,999	23.7%	25.7%	20.1%
\$400,000 - \$499,999	5.5%	6.0%	4.2%
\$500,000 - \$749,999	2.8%	2.7%	2.9%
\$750,000 - \$999,999	0.0%	0.6%	0.5%
\$1,000,000 - \$1,499,999	0.0%	0.0%	0.2%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.3%	0.1%	0.1%
Average Home Value	\$287,402	\$291,795	\$265,639

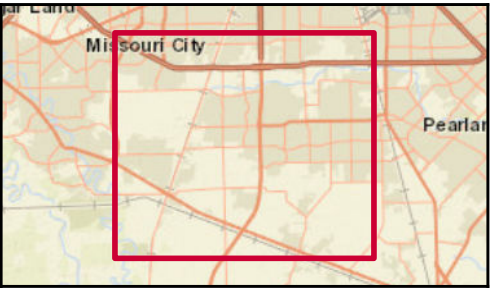
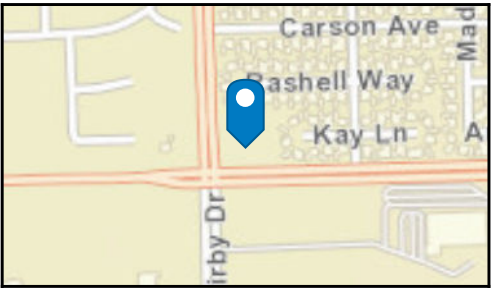
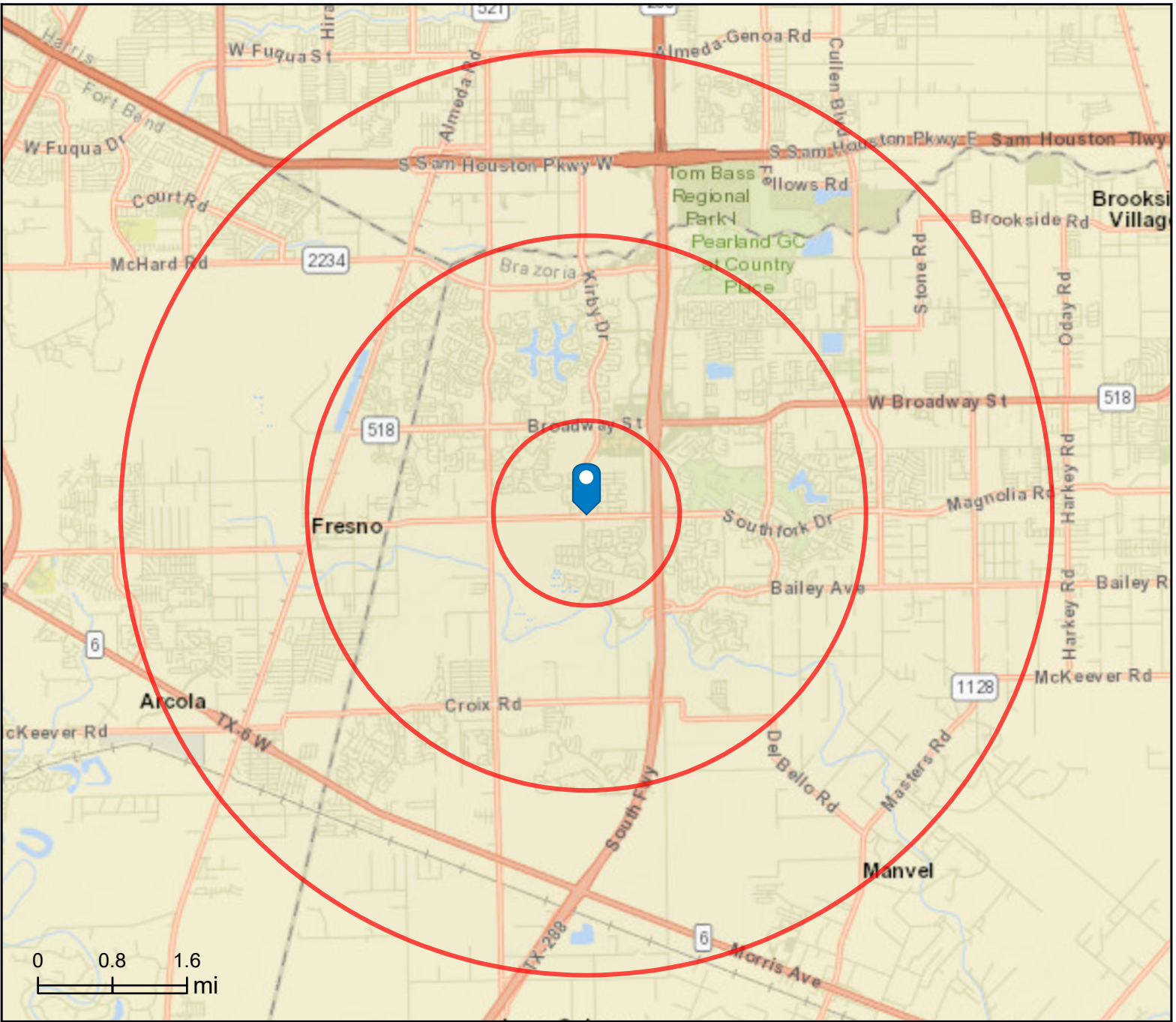
	1 mile	3 miles	5 miles
2010 Population by Age			
Total	4,003	50,454	106,494
0 - 4	12.0%	11.0%	10.1%
5 - 9	9.7%	9.9%	9.6%
10 - 14	6.9%	7.4%	8.1%
15 - 24	8.7%	9.1%	11.5%
25 - 34	18.9%	16.4%	16.2%
35 - 44	20.7%	20.6%	18.1%
45 - 54	11.2%	12.7%	12.5%
55 - 64	7.2%	7.7%	8.0%
65 - 74	3.1%	3.6%	3.8%
75 - 84	1.1%	1.3%	1.7%
85 +	0.3%	0.5%	0.5%
18 +	67.9%	68.1%	67.8%
2020 Population by Age			
Total	8,573	85,606	154,875
0 - 4	9.6%	9.0%	8.7%
5 - 9	10.6%	10.2%	9.3%
10 - 14	10.0%	9.7%	8.9%
15 - 24	10.4%	10.5%	11.8%
25 - 34	12.0%	11.8%	14.0%
35 - 44	19.2%	18.5%	16.4%
45 - 54	13.9%	14.3%	13.4%
55 - 64	7.7%	8.7%	9.2%
65 - 74	4.6%	5.1%	5.5%
75 - 84	1.5%	1.8%	2.1%
85 +	0.3%	0.5%	0.6%
18 +	65.5%	66.9%	68.8%
2025 Population by Age			
Total	10,027	97,532	176,247
0 - 4	9.8%	9.1%	8.8%
5 - 9	10.3%	9.8%	9.1%
10 - 14	9.9%	9.4%	8.8%
15 - 24	12.1%	11.6%	12.2%
25 - 34	13.8%	12.8%	14.9%
35 - 44	16.6%	16.9%	15.7%
45 - 54	14.0%	14.0%	12.8%
55 - 64	7.2%	8.3%	8.8%
65 - 74	4.3%	5.3%	5.9%
75 - 84	1.7%	2.2%	2.6%
85 +	0.4%	0.5%	0.6%
18 +	64.7%	66.6%	68.6%
2010 Population by Sex			
Males	1,952	24,630	51,754
Females	2,047	25,826	54,738
2020 Population by Sex			
Males	4,186	41,825	75,485
Females	4,387	43,784	79,389
2025 Population by Sex			
Males	4,895	47,699	86,080
Females	5,129	49,834	90,168

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	3,997	50,456	106,493
White Alone	43.4%	47.5%	44.2%
Black Alone	25.6%	23.0%	30.2%
American Indian Alone	0.4%	0.4%	0.5%
Asian Alone	20.5%	20.7%	12.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	7.1%	5.3%	10.1%
Two or More Races	2.9%	3.0%	3.0%
Hispanic Origin	20.5%	17.6%	27.2%
Diversity Index	80.1	77.1	81.8
2020 Population by Race/Ethnicity			
Total	8,573	85,610	154,874
White Alone	36.5%	40.1%	39.6%
Black Alone	29.4%	26.4%	30.9%
American Indian Alone	0.4%	0.5%	0.5%
Asian Alone	21.1%	22.4%	14.6%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	9.1%	7.1%	11.0%
Two or More Races	3.3%	3.4%	3.4%
Hispanic Origin	24.8%	21.8%	29.3%
Diversity Index	83.4	81.5	84.0
2025 Population by Race/Ethnicity			
Total	10,025	97,533	176,249
White Alone	33.7%	36.7%	37.2%
Black Alone	31.1%	28.0%	31.8%
American Indian Alone	0.4%	0.5%	0.5%
Asian Alone	22.5%	24.1%	15.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	8.8%	7.0%	11.1%
Two or More Races	3.4%	3.6%	3.5%
Hispanic Origin	24.9%	22.2%	30.2%
Diversity Index	83.7	82.2	84.7
2010 Population by Relationship and Household Type			
Total	3,999	50,456	106,492
In Households	99.7%	99.6%	99.8%
In Family Households	91.5%	91.1%	91.4%
Householder	26.3%	26.4%	25.6%
Spouse	22.0%	22.0%	19.7%
Child	36.5%	36.5%	38.2%
Other relative	5.3%	4.8%	5.8%
Nonrelative	1.5%	1.4%	2.0%
In Nonfamily Households	8.1%	8.5%	8.4%
In Group Quarters	0.3%	0.4%	0.2%
Institutionalized Population	0.3%	0.4%	0.2%
Noninstitutionalized Population	0.0%	0.0%	0.0%

	1 mile	3 miles	5 miles
2020 Population 25+ by Educational Attainment			
Total	5,085	51,938	94,815
Less than 9th Grade	3.3%	3.1%	5.7%
9th - 12th Grade, No Diploma	2.9%	2.7%	4.4%
High School Graduate	12.6%	10.0%	14.6%
GED/Alternative Credential	2.1%	1.5%	2.1%
Some College, No Degree	18.3%	17.8%	20.5%
Associate Degree	7.5%	6.9%	6.7%
Bachelor's Degree	29.2%	31.6%	26.0%
Graduate/Professional Degree	24.1%	26.4%	20.1%
2020 Population 15+ by Marital Status			
Total	5,978	60,901	113,131
Never Married	27.8%	26.8%	30.6%
Married	63.4%	64.0%	58.9%
Widowed	3.7%	3.5%	3.6%
Divorced	5.1%	5.7%	6.8%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	4,428	43,406	78,792
Population 16+ Employed	93.4%	93.3%	92.4%
Population 16+ Unemployment rate	6.6%	6.7%	7.6%
Population 16-24 Employed	9.4%	7.9%	9.3%
Population 16-24 Unemployment rate	10.6%	10.7%	13.2%
Population 25-54 Employed	77.4%	76.8%	74.5%
Population 25-54 Unemployment rate	5.8%	6.1%	6.8%
Population 55-64 Employed	10.5%	11.9%	12.5%
Population 55-64 Unemployment rate	7.5%	7.2%	7.5%
Population 65+ Employed	2.8%	3.3%	3.8%
Population 65+ Unemployment rate	10.9%	10.3%	9.9%
2020 Employed Population 16+ by Industry			
Total	4,135	40,487	72,786
Agriculture/Mining	2.1%	2.3%	2.0%
Construction	5.1%	4.7%	7.1%
Manufacturing	8.8%	9.6%	9.3%
Wholesale Trade	2.3%	2.5%	2.3%
Retail Trade	6.7%	6.2%	7.6%
Transportation/Utilities	5.8%	5.7%	6.4%
Information	2.0%	1.8%	1.6%
Finance/Insurance/Real Estate	4.6%	4.2%	4.3%
Services	59.7%	59.2%	55.0%
Public Administration	3.0%	3.8%	4.5%
2020 Employed Population 16+ by Occupation			
Total	4,135	40,488	72,787
White Collar	73.0%	76.8%	68.4%
Management/Business/Financial	18.6%	21.0%	17.3%
Professional	39.6%	41.0%	33.7%
Sales	6.0%	6.0%	6.4%
Administrative Support	8.8%	8.8%	11.0%
Services	15.0%	11.0%	13.9%
Blue Collar	12.0%	12.2%	17.7%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	3.4%	2.9%	4.9%
Installation/Maintenance/Repair	2.7%	3.2%	3.6%
Production	2.7%	3.0%	4.1%

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	1,442	16,781	34,488
Households with 1 Person	15.5%	16.4%	16.8%
Households with 2+ People	84.5%	83.6%	83.2%
Family Households	80.2%	79.4%	79.1%
Husband-wife Families	67.0%	66.2%	60.6%
With Related Children	43.3%	42.3%	38.0%
Other Family (No Spouse Present)	13.2%	13.2%	18.5%
Other Family with Male Householder	3.7%	3.4%	4.6%
With Related Children	2.5%	2.3%	3.0%
Other Family with Female Householder	9.5%	9.7%	13.9%
With Related Children	6.7%	6.8%	9.9%
Nonfamily Households	4.3%	4.2%	4.1%
All Households with Children	52.9%	51.7%	51.3%
Multigenerational Households	5.9%	5.5%	6.9%
Unmarried Partner Households	5.1%	4.6%	5.5%
Male-female	4.1%	3.7%	4.6%
Same-sex	1.0%	0.9%	0.9%
2010 Households by Size			
Total	1,443	16,780	34,487
1 Person Household	15.5%	16.4%	16.8%
2 Person Household	27.0%	27.4%	26.5%
3 Person Household	20.2%	20.0%	19.3%
4 Person Household	22.0%	21.6%	20.1%
5 Person Household	9.3%	9.2%	10.0%
6 Person Household	3.8%	3.4%	4.2%
7 + Person Household	2.2%	1.9%	3.1%
2010 Households by Tenure and Mortgage Status			
Total	1,441	16,781	34,488
Owner Occupied	81.9%	80.1%	79.0%
Owned with a Mortgage/Loan	72.8%	69.6%	64.6%
Owned Free and Clear	9.1%	10.5%	14.3%
Renter Occupied	18.1%	19.9%	21.0%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	156	165	159
Percent of Income for Mortgage	10.8%	10.5%	11.2%
Wealth Index	114	139	116
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	1,673	17,976	36,967
Housing Units Inside Urbanized Area	95.9%	97.4%	96.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	4.1%	2.6%	4.0%
2010 Population By Urban/ Rural Status			
Total Population	3,999	50,456	106,492
Population Inside Urbanized Area	95.9%	97.3%	96.1%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	4.1%	2.7%	3.9%

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Boomburbs (1C)	Boomburbs (1C)	Boomburbs (1C)
2.	Up and Coming Families (7A)	Up and Coming Families (7A)	Up and Coming Families (7A)
3.		Soccer Moms (4A)	Soccer Moms (4A)
2020 Consumer Spending			
Apparel & Services: Total \$	\$9,137,725	\$90,220,047	\$138,205,960
Average Spent	\$2,983.26	\$3,187.87	\$2,751.63
Spending Potential Index	139	149	128
Education: Total \$	\$6,866,839	\$71,229,404	\$104,913,572
Average Spent	\$2,241.87	\$2,516.85	\$2,088.79
Spending Potential Index	125	141	117
Entertainment/Recreation: Total \$	\$13,147,006	\$131,340,517	\$200,325,840
Average Spent	\$4,292.20	\$4,640.84	\$3,988.41
Spending Potential Index	132	143	123
Food at Home: Total \$	\$21,111,532	\$209,117,876	\$325,882,399
Average Spent	\$6,892.44	\$7,389.06	\$6,488.19
Spending Potential Index	129	138	121
Food Away from Home: Total \$	\$15,808,990	\$156,537,260	\$240,605,791
Average Spent	\$5,161.28	\$5,531.16	\$4,790.37
Spending Potential Index	137	147	127
Health Care: Total \$	\$22,695,591	\$226,283,214	\$351,347,595
Average Spent	\$7,409.60	\$7,995.59	\$6,995.19
Spending Potential Index	129	139	122
HH Furnishings & Equipment: Total \$	\$9,413,734	\$93,228,950	\$142,354,407
Average Spent	\$3,073.37	\$3,294.19	\$2,834.22
Spending Potential Index	141	151	130
Personal Care Products & Services: Total \$	\$3,964,371	\$39,279,901	\$59,854,366
Average Spent	\$1,294.28	\$1,387.93	\$1,191.68
Spending Potential Index	141	151	130
Shelter: Total \$	\$77,407,045	\$772,976,290	\$1,180,963,269
Average Spent	\$25,271.64	\$27,312.68	\$23,512.52
Spending Potential Index	130	141	121
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$10,318,808	\$102,010,832	\$155,358,580
Average Spent	\$3,368.86	\$3,604.50	\$3,093.13
Spending Potential Index	144	154	132
Travel: Total \$	\$10,016,579	\$101,401,703	\$151,378,663
Average Spent	\$3,270.19	\$3,582.97	\$3,013.89
Spending Potential Index	136	149	125
Vehicle Maintenance & Repairs: Total \$	\$4,581,967	\$45,335,304	\$70,678,681
Average Spent	\$1,495.91	\$1,601.90	\$1,407.19
Spending Potential Index	129	138	121





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