

FREESTANDING BUILDING IN THE HEIGHTS

811 N. LOOP WEST, HOUSTON, TX 77008

FOR SALE OR LEASE



S&P INTERESTS

JOSHUA SEBESTA
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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 OVERVIEW



ADDRESS

811 N. Loop West
Houston, Texas 77008



SPACE AVAILABLE

6,130 SF (ON 2 FLOORS)



TRAFFIC COUNT

194,569 VPD ('19)



PARKING

26 Spaces



SIGNAGE

LED BILLBOARD INCLUDED



CURB CUTS

4 driveways



POPULATION

157,588 within 3 miles



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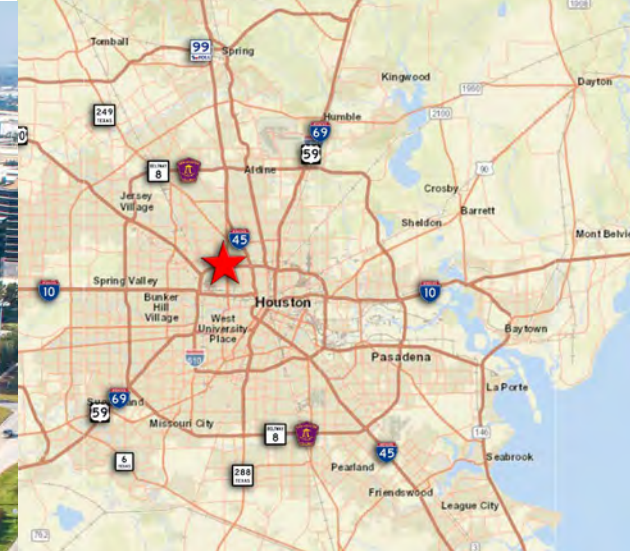
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PROPERTY FEATURES:

- 6,130 SF available on two floors
- Total of four curb cuts
- LED pylon signage available
- Extremely dense population
- 26 parking spaces
- Adjacent lot also available

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2020 Population	18,343	157,588	427,524
2025 Population Est.	23,031	176,654	472,047
Daytime Population	23,154	175,118	530,333
Average HH Income	\$138,670	\$110,172	\$103,872

TRAFFIC COUNTS:

North Loop West/I-610: 194,569 VPD (TXDOT 2019)

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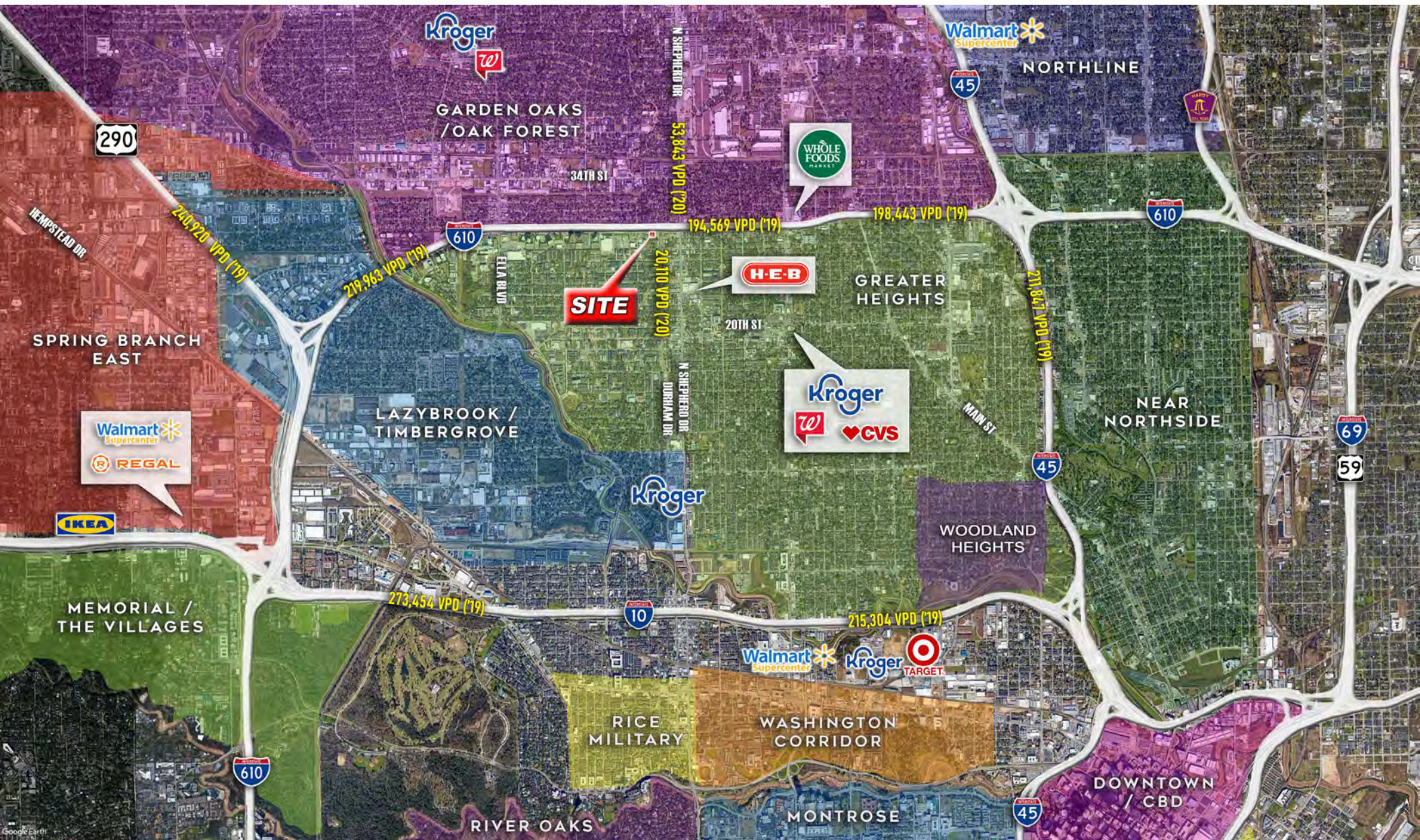
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	11,850	129,317	351,142
2010 Total Population	11,851	128,065	362,620
2020 Total Population	18,343	157,588	427,524
2020 Group Quarters	8	1,129	15,544
2025 Total Population	23,031	176,654	472,047
2020-2025 Annual Rate	4.66%	2.31%	2.00%
2020 Total Daytime Population	23,154	175,118	530,333
Workers	16,397	105,758	330,454
Residents	6,757	69,360	199,879
Household Summary			
2000 Households	4,375	49,541	128,571
2000 Average Household Size	2.69	2.59	2.64
2010 Households	5,313	53,550	140,638
2010 Average Household Size	2.23	2.37	2.48
2020 Households	8,162	66,275	169,473
2020 Average Household Size	2.25	2.36	2.43
2025 Households	10,126	74,094	189,231
2025 Average Household Size	2.27	2.37	2.41
2020-2025 Annual Rate	4.41%	2.26%	2.23%
2010 Families	2,843	29,138	78,252
2010 Average Family Size	2.95	3.17	3.31
2020 Families	4,294	35,234	90,639
2020 Average Family Size	2.99	3.18	3.31
2025 Families	5,337	39,260	99,478
2025 Average Family Size	3.03	3.19	3.30
2020-2025 Annual Rate	4.44%	2.19%	1.88%
Housing Unit Summary			
2000 Housing Units	4,705	53,694	141,764
Owner Occupied Housing Units	52.4%	47.5%	43.8%
Renter Occupied Housing Units	40.6%	44.8%	46.9%
Vacant Housing Units	7.0%	7.7%	9.3%
2010 Housing Units	6,018	60,265	160,502
Owner Occupied Housing Units	56.7%	48.2%	43.6%
Renter Occupied Housing Units	31.6%	40.7%	44.0%
Vacant Housing Units	11.7%	11.1%	12.4%
2020 Housing Units	8,809	72,472	188,202
Owner Occupied Housing Units	64.0%	49.0%	41.6%
Renter Occupied Housing Units	28.6%	42.5%	48.4%
Vacant Housing Units	7.3%	8.6%	10.0%
2025 Housing Units	10,836	80,577	208,683
Owner Occupied Housing Units	58.8%	47.7%	39.9%
Renter Occupied Housing Units	34.7%	44.3%	50.8%
Vacant Housing Units	6.6%	8.0%	9.3%
Median Household Income			
2020	\$102,514	\$71,195	\$61,883
2025	\$106,336	\$77,667	\$68,577
Median Home Value			
2020	\$408,594	\$385,969	\$354,103
2025	\$424,208	\$407,036	\$384,344
Per Capita Income			
2020	\$62,019	\$46,327	\$41,610
2025	\$65,946	\$50,280	\$46,138
Median Age			
2010	36.2	35.2	33.9
2020	38.6	37.3	35.5
2025	39.2	37.4	35.8
2020 Households by Income			
Household Income Base	8,162	66,275	169,473
<\$15,000	6.5%	10.8%	12.2%
\$15,000 - \$24,999	6.1%	8.3%	9.6%
\$25,000 - \$34,999	5.3%	8.6%	9.2%
\$35,000 - \$49,999	6.6%	10.1%	11.0%
\$50,000 - \$74,999	12.9%	13.8%	14.2%
\$75,000 - \$99,999	11.1%	10.6%	10.5%
\$100,000 - \$149,999	18.6%	14.7%	13.2%
\$150,000 - \$199,999	12.1%	8.9%	7.2%
\$200,000+	20.6%	14.2%	12.9%
Average Household Income	\$138,670	\$110,172	\$103,872

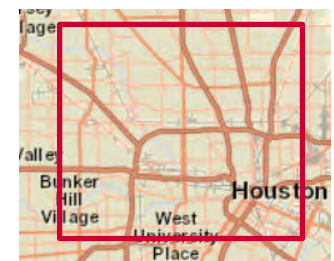
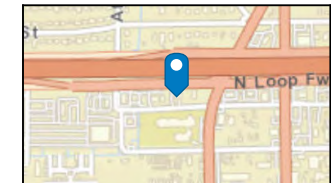
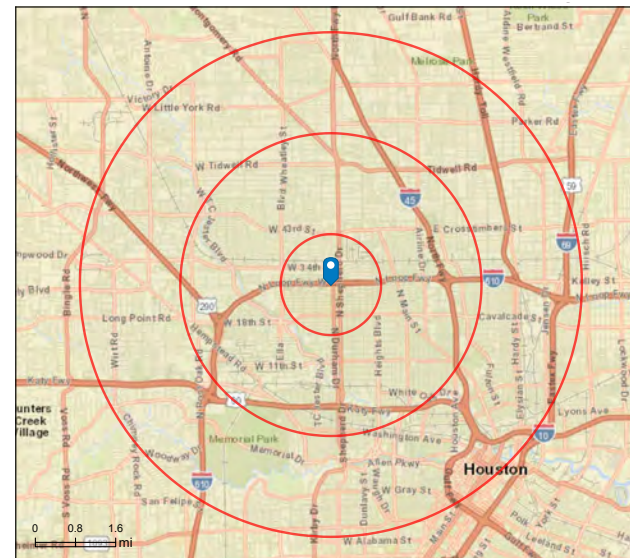
	1 mile	3 miles	5 miles
2025 Households by Income			
Household Income Base	10,126	74,094	189,231
<\$15,000	6.1%	9.7%	11.0%
\$15,000 - \$24,999	5.4%	7.5%	8.6%
\$25,000 - \$34,999	5.0%	8.1%	8.6%
\$35,000 - \$49,999	6.5%	9.6%	10.4%
\$50,000 - \$74,999	12.6%	13.7%	14.2%
\$75,000 - \$99,999	11.1%	11.0%	11.1%
\$100,000 - \$149,999	18.6%	15.6%	14.2%
\$150,000 - \$199,999	12.9%	9.8%	8.1%
\$200,000+	21.9%	15.1%	13.8%
Average Household Income	\$149,335	\$119,952	\$114,045
2020 Owner Occupied Housing Units by Value			
Total	5,639	35,489	78,274
<\$50,000	0.4%	2.2%	3.5%
\$50,000 - \$99,999	0.3%	4.6%	9.2%
\$100,000 - \$149,999	1.0%	4.0%	7.7%
\$150,000 - \$199,999	1.6%	3.5%	6.7%
\$200,000 - \$249,999	4.2%	5.5%	6.1%
\$250,000 - \$299,999	8.6%	8.3%	7.5%
\$300,000 - \$399,999	31.8%	25.4%	17.2%
\$400,000 - \$499,999	25.5%	18.5%	13.6%
\$500,000 - \$749,999	18.4%	18.3%	15.3%
\$750,000 - \$999,999	5.5%	6.0%	5.5%
\$1,000,000 - \$1,499,999	2.4%	3.0%	3.6%
\$1,500,000 - \$1,999,999	0.3%	0.3%	1.4%
\$2,000,000 +	0.3%	0.3%	2.6%
Average Home Value	\$464,710	\$438,651	\$457,729
2025 Owner Occupied Housing Units by Value			
Total	6,367	38,399	83,279
<\$50,000	0.2%	1.6%	2.7%
\$50,000 - \$99,999	0.1%	3.7%	7.2%
\$100,000 - \$149,999	0.5%	3.2%	6.3%
\$150,000 - \$199,999	0.9%	2.6%	5.5%
\$200,000 - \$249,999	2.8%	4.2%	5.6%
\$250,000 - \$299,999	7.4%	7.6%	7.5%
\$300,000 - \$399,999	31.5%	25.7%	18.1%
\$400,000 - \$499,999	27.8%	20.5%	15.2%
\$500,000 - \$749,999	20.1%	20.4%	17.7%
\$750,000 - \$999,999	5.8%	6.5%	6.2%
\$1,000,000 - \$1,499,999	2.6%	3.3%	4.0%
\$1,500,000 - \$1,999,999	0.3%	0.3%	1.4%
\$2,000,000 +	0.2%	0.3%	2.7%
Average Home Value	\$482,310	\$463,833	\$488,179
2010 Population by Age			
Total	11,852	128,068	362,620
0 - 4	7.3%	7.6%	7.4%
5 - 9	4.6%	5.9%	6.4%
10 - 14	3.8%	4.9%	5.5%
15 - 24	9.2%	11.4%	13.4%
25 - 34	22.9%	19.9%	19.2%
35 - 44	17.6%	15.5%	14.6%
45 - 54	14.8%	14.0%	13.5%
55 - 64	10.8%	10.8%	10.4%
65 - 74	5.2%	5.3%	5.2%
75 - 84	2.6%	3.3%	3.1%
85 +	1.2%	1.4%	1.2%
18 +	82.0%	78.6%	77.2%

	1 mile	3 miles	5 miles
2020 Population by Age			
Total	18,346	157,588	427,523
0 - 4	5.8%	6.4%	6.5%
5 - 9	5.7%	6.0%	6.1%
10 - 14	5.9%	5.9%	5.9%
15 - 24	9.7%	11.3%	12.7%
25 - 34	16.2%	16.5%	17.8%
35 - 44	17.9%	15.9%	14.8%
45 - 54	14.1%	12.9%	12.1%
55 - 64	12.1%	11.8%	11.3%
65 - 74	8.0%	8.2%	7.8%
75 - 84	3.3%	3.6%	3.4%
85 +	1.3%	1.5%	1.5%
18 +	80.1%	78.6%	78.1%
2025 Population by Age			
Total	23,032	176,653	472,046
0 - 4	5.6%	6.4%	6.5%
5 - 9	5.2%	5.7%	5.9%
10 - 14	5.3%	5.4%	5.6%
15 - 24	10.6%	11.9%	12.9%
25 - 34	16.8%	17.1%	18.0%
35 - 44	15.9%	14.5%	14.5%
45 - 54	14.0%	12.8%	11.8%
55 - 64	11.4%	11.0%	10.5%
65 - 74	9.4%	9.0%	8.5%
75 - 84	4.3%	4.6%	4.3%
85 +	1.5%	1.6%	1.5%
18 +	80.8%	79.3%	78.8%
2010 Population by Sex			
Males	6,098	65,397	189,244
Females	5,753	62,668	173,376
2020 Population by Sex			
Males	9,343	79,953	221,930
Females	9,000	77,635	205,594
2025 Population by Sex			
Males	11,653	89,206	243,472
Females	11,378	87,448	228,575
2010 Population by Race/Ethnicity			
Total	11,851	128,066	362,620
White Alone	75.6%	65.7%	60.7%
Black Alone	5.3%	12.5%	16.4%
American Indian Alone	0.9%	0.7%	0.7%
Asian Alone	2.8%	2.0%	2.3%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	12.3%	16.0%	16.9%
Two or More Races	3.1%	3.1%	2.9%
Hispanic Origin	35.9%	45.6%	47.6%
Diversity Index	68.9	77.4	80.1
2020 Population by Race/Ethnicity			
Total	18,342	157,587	427,524
White Alone	70.1%	62.7%	58.4%
Black Alone	5.9%	12.3%	16.3%
American Indian Alone	0.9%	0.7%	0.6%
Asian Alone	3.7%	2.8%	3.2%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	15.3%	17.7%	18.0%
Two or More Races	4.0%	3.7%	3.4%
Hispanic Origin	44.5%	50.6%	50.7%
Diversity Index	74.9	79.5	81.6

	1 mile	3 miles	5 miles
2025 Population by Race/Ethnicity			
Total	23,030	176,654	472,046
White Alone	67.5%	61.6%	57.8%
Black Alone	6.0%	12.0%	16.0%
American Indian Alone	1.0%	0.7%	0.6%
Asian Alone	4.1%	3.2%	3.7%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	17.0%	18.4%	18.1%
Two or More Races	4.4%	4.0%	3.7%
Hispanic Origin	49.6%	53.7%	52.4%
Diversity Index	76.9	80.1	81.9
2010 Population by Relationship and Household Type			
Total	11,851	128,065	362,620
In Households	99.9%	99.2%	96.0%
In Family Households	72.8%	74.8%	74.2%
Householder	24.0%	22.8%	21.6%
Spouse	18.0%	15.3%	14.1%
Child	24.2%	28.2%	29.7%
Other relative	4.7%	5.8%	6.1%
Nonrelative	1.9%	2.7%	2.7%
In Nonfamily Households	27.2%	24.4%	21.9%
In Group Quarters	0.1%	0.8%	4.0%
Institutionalized Population	0.0%	0.3%	3.3%
Noninstitutionalized Population	0.1%	0.5%	0.7%
2020 Population 25+ by Educational Attainment			
Total	13,389	110,938	293,645
Less than 9th Grade	4.3%	8.3%	10.9%
9th - 12th Grade, No Diploma	3.6%	6.8%	8.8%
High School Graduate	10.0%	14.6%	16.8%
GED/Alternative Credential	0.9%	2.3%	3.3%
Some College, No Degree	15.0%	12.7%	13.6%
Associate Degree	3.5%	4.7%	4.3%
Bachelor's Degree	35.7%	29.5%	24.5%
Graduate/Professional Degree	26.9%	21.0%	17.7%
2020 Population 15+ by Marital Status			
Total	15,166	128,684	348,055
Never Married	37.5%	40.1%	44.3%
Married	48.6%	45.7%	41.4%
Widowed	2.7%	4.3%	4.6%
Divorced	11.2%	9.9%	9.7%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	12,428	95,865	237,392
Population 16+ Employed	93.8%	92.5%	92.0%
Population 16+ Unemployment rate	6.2%	7.5%	8.0%
Population 16-24 Employed	8.5%	10.6%	11.1%
Population 16-24 Unemployment rate	12.8%	14.1%	14.3%
Population 25-54 Employed	68.9%	68.0%	67.5%
Population 25-54 Unemployment rate	5.7%	6.6%	7.2%
Population 55-64 Employed	15.2%	14.4%	14.2%
Population 55-64 Unemployment rate	5.2%	6.9%	7.5%
Population 65+ Employed	7.4%	7.1%	7.2%
Population 65+ Unemployment rate	4.9%	6.5%	6.7%
2020 Employed Population 16+ by Industry			
Total	11,660	88,672	218,287
Agriculture/Mining	7.0%	5.5%	4.7%
Construction	7.0%	9.9%	12.2%
Manufacturing	9.0%	9.4%	9.0%
Wholesale Trade	5.5%	3.5%	3.3%
Retail Trade	4.5%	6.0%	7.0%
Transportation/Utilities	4.9%	5.5%	5.7%
Information	1.3%	1.3%	1.2%
Finance/Insurance/Real Estate	7.7%	8.1%	7.7%
Services	50.6%	48.5%	47.1%
Public Administration	2.3%	2.3%	2.1%

	1 mile	3 miles	5 miles
2020 Employed Population 16+ by Occupation			
Total	11,659	88,672	218,289
White Collar	80.4%	70.8%	64.8%
Management/Business/Financial	26.6%	21.5%	20.0%
Professional	36.1%	29.8%	25.2%
Sales	8.2%	9.1%	9.5%
Administrative Support	9.5%	10.3%	10.1%
Services	9.8%	12.3%	14.2%
Blue Collar	9.8%	16.9%	21.0%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	3.8%	6.7%	9.1%
Installation/Maintenance/Repair	2.1%	2.0%	2.2%
Production	1.3%	3.4%	4.3%
Transportation/Material Moving	2.5%	4.7%	5.3%
2010 Households by Type			
Total	5,313	53,550	140,637
Households with 1 Person	34.2%	35.2%	34.7%
Households with 2+ People	65.8%	64.8%	65.3%
Family Households	53.5%	54.4%	55.6%
Husband-wife Families	40.0%	36.7%	36.3%
With Related Children	16.2%	16.7%	17.2%
Other Family (No Spouse Present)	13.5%	17.7%	19.4%
Other Family with Male Householder	4.3%	5.5%	5.7%
With Related Children	1.8%	2.6%	2.8%
Other Family with Female Householder	9.2%	12.3%	13.6%
With Related Children	4.9%	7.3%	8.6%
Nonfamily Households	12.3%	10.4%	9.6%
All Households with Children	23.0%	26.9%	29.0%
Multigenerational Households	3.1%	4.6%	5.3%
Unmarried Partner Households	9.1%	8.5%	7.9%
Male-female	6.1%	6.2%	6.1%
Same-sex	3.0%	2.3%	1.8%
2010 Households by Size			
Total	5,313	53,551	140,637
1 Person Household	34.2%	35.2%	34.7%
2 Person Household	36.6%	31.5%	29.7%
3 Person Household	13.9%	13.9%	13.4%
4 Person Household	8.6%	9.6%	10.1%
5 Person Household	3.6%	4.9%	6.0%
6 Person Household	1.6%	2.6%	3.2%
7 + Person Household	1.5%	2.3%	2.9%
2010 Households by Tenure and Mortgage Status			
Total	5,313	53,550	140,638
Owner Occupied	64.2%	54.2%	49.7%
Owned with a Mortgage/Loan	48.8%	36.0%	31.1%
Owned Free and Clear	15.4%	18.2%	18.6%
Renter Occupied	35.8%	45.8%	50.3%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	120	89	85
Percent of Income for Mortgage	16.7%	22.6%	23.9%
Wealth Index	153	109	101
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	6,018	60,265	160,502
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%
2010 Population By Urban/ Rural Status			
Total Population	11,851	128,065	362,620
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%
Top 3 Tapestry Segments			
1.	Trendsetters (3C)	Emerald City (8B)	Metro Renters (3B)
2.	Urban Chic (2A)	Metro Renters (3B)	Barrios Urbanos (7D)
3.	Enterprising Professionals (2D)	Urban Chic (2A)	Laptops and Lattes (3A)

	1 mile	3 miles	5 miles
2020 Consumer Spending			
Apparel & Services: Total \$	\$27,287,165	\$181,559,150	\$441,773,406
Average Spent	\$3,343.20	\$2,739.48	\$2,606.75
Spending Potential Index	156	128	122
Education: Total \$	\$23,814,013	\$146,106,431	\$352,484,334
Average Spent	\$2,917.67	\$2,204.55	\$2,079.88
Spending Potential Index	163	123	116
Entertainment/Recreation: Total \$	\$38,887,936	\$254,393,050	\$611,907,106
Average Spent	\$4,764.51	\$3,838.45	\$3,610.65
Spending Potential Index	147	118	111
Food at Home: Total \$	\$65,540,558	\$434,995,589	\$1,054,936,620
Average Spent	\$8,029.96	\$6,563.49	\$6,224.81
Spending Potential Index	150	123	117
Food Away from Home: Total \$	\$48,560,954	\$318,598,512	\$773,832,886
Average Spent	\$5,949.64	\$4,807.22	\$4,566.11
Spending Potential Index	158	128	121
Health Care: Total \$	\$64,071,115	\$436,719,596	\$1,054,383,949
Average Spent	\$7,849.93	\$6,589.51	\$6,221.55
Spending Potential Index	137	115	108
HH Furnishings & Equipment: Total \$	\$25,801,006	\$174,946,815	\$423,002,290
Average Spent	\$3,161.11	\$2,639.71	\$2,495.99
Spending Potential Index	145	121	114
Personal Care Products & Services: Total \$	\$11,359,673	\$75,505,883	\$182,811,967
Average Spent	\$1,391.78	\$1,139.28	\$1,078.71
Spending Potential Index	151	124	117
Shelter: Total \$	\$260,265,503	\$1,649,425,017	\$3,981,940,096
Average Spent	\$31,887.47	\$24,887.59	\$23,496.01
Spending Potential Index	165	128	121
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$25,728,972	\$176,515,812	\$419,342,884
Average Spent	\$3,152.29	\$2,663.38	\$2,474.39
Spending Potential Index	135	114	106
Travel: Total \$	\$30,430,918	\$190,097,140	\$453,067,437
Average Spent	\$3,728.37	\$2,868.31	\$2,673.39
Spending Potential Index	155	119	111
Vehicle Maintenance & Repairs: Total \$	\$13,293,842	\$91,641,370	\$220,267,437
Average Spent	\$1,628.75	\$1,382.74	\$1,299.72
Spending Potential Index	141	119	112





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.

11-2-2015

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
IABS 1-0