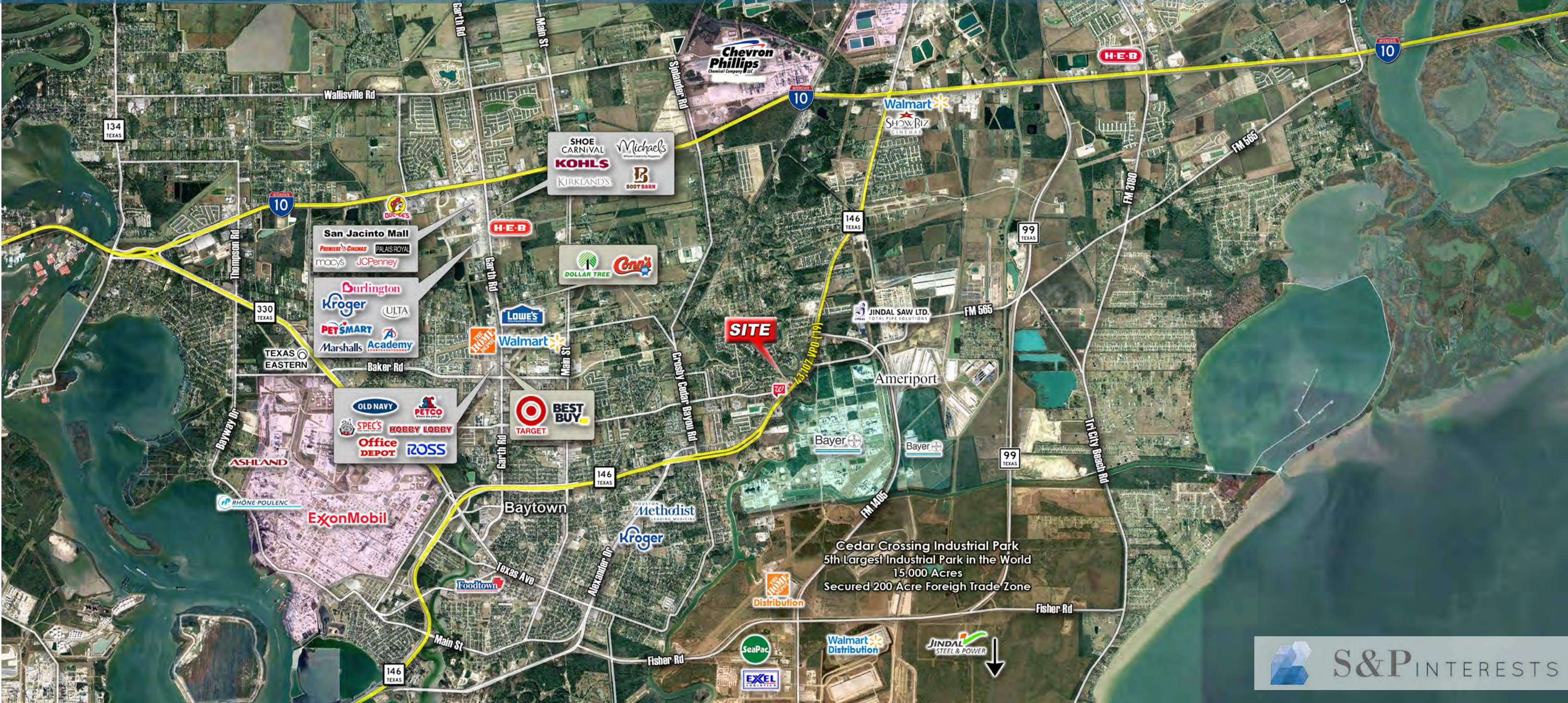


HARD CORNER PAD SITE

ADJACENT TO WALGREENS ON SH 146
SWC SH 146 & TOMPKINS DR, BAYTOWN, TEXAS 77520

FOR SALE

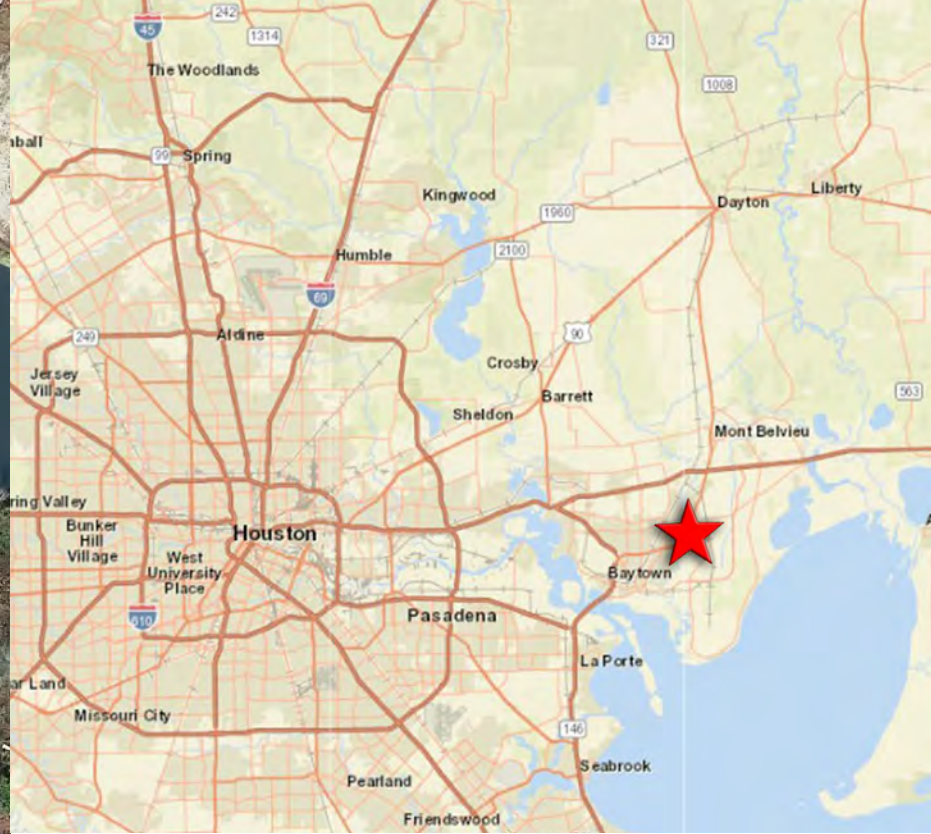


JOSEPH SEBESTA
jsebesta@spinterests.com | 832.455.7355

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

SHAN PATEL
spatel@spinterests.com | 281.948.5352

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PROPERTY FEATURES:

- 1.09 AC or 47,613 SF Hard Corner Available
- Ingress/Egress from both SH 146 & Tompkins
- Cross access with Walgreens to signalized intersection at Massey Tompkins Rd & SH 146
- 179' of frontage on SH 146 & 215' of frontage on Tompkins Dr
- Prime retail site in the flourishing Baytown market at the entrance to the Whispering Pines residential community
- Area employers include Exxon Mobile, Chevron Phillips, Valero, Bayer Chemical, Calpine and Ameriport

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2019 Population	15,277	115,200	252,506
Households	5,124	43,072	94,766
Daytime Population	16,261	121,666	300,154
Average HH Income	\$79,246	\$85,145	\$95,745

TRAFFIC COUNTS: SH 146: 43,107 VPD
(TXDOT 2019)

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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	3,504	24,992	57,325
2010 Total Population	4,069	30,290	69,853
2020 Total Population	4,522	35,134	82,951
2020 Group Quarters	0	221	503
2025 Total Population	4,739	38,527	90,424
2020-2025 Annual Rate	0.94%	1.86%	1.74%
2020 Total Daytime Population	3,715	29,289	80,693
Workers	1,008	9,227	33,229
Residents	2,707	20,062	47,464
Household Summary			
2000 Households	1,181	9,054	20,529
2000 Average Household Size	2.97	2.74	2.77
2010 Households	1,347	10,514	24,204
2010 Average Household Size	3.02	2.86	2.87
2020 Households	1,473	12,047	28,415
2020 Average Household Size	3.07	2.90	2.90
2025 Households	1,533	13,095	30,797
2025 Average Household Size	3.09	2.93	2.92
2020-2025 Annual Rate	0.80%	1.68%	1.62%
2010 Families	1,116	7,843	17,538
2010 Average Family Size	3.32	3.33	3.39
2020 Families	1,214	8,903	20,444
2020 Average Family Size	3.39	3.39	3.45
2025 Families	1,264	9,701	22,202
2025 Average Family Size	3.41	3.42	3.46
2020-2025 Annual Rate	0.81%	1.73%	1.66%
Housing Unit Summary			
2000 Housing Units	1,281	10,138	22,883
Owner Occupied Housing Units	78.6%	60.9%	54.7%
Renter Occupied Housing Units	13.6%	28.4%	35.0%
Vacant Housing Units	7.8%	10.7%	10.3%
2010 Housing Units	1,464	11,665	27,791
Owner Occupied Housing Units	81.6%	64.0%	55.4%
Renter Occupied Housing Units	10.4%	26.1%	31.7%
Vacant Housing Units	8.0%	9.9%	12.9%
2020 Housing Units	1,560	12,991	31,764
Owner Occupied Housing Units	83.1%	62.8%	53.3%
Renter Occupied Housing Units	11.3%	30.0%	36.1%
Vacant Housing Units	5.6%	7.3%	10.5%
2025 Housing Units	1,623	14,094	34,239
Owner Occupied Housing Units	83.1%	61.3%	53.2%
Renter Occupied Housing Units	11.4%	31.6%	36.8%
Vacant Housing Units	5.5%	7.1%	10.1%
Median Household Income			
2020	\$75,869	\$58,688	\$57,043
2025	\$80,997	\$62,190	\$60,463
Median Home Value			
2020	\$193,238	\$162,049	\$158,007
2025	\$218,868	\$179,841	\$179,033
Per Capita Income			
2020	\$36,704	\$28,013	\$26,642
2025	\$39,227	\$29,754	\$28,593
Median Age			
2010	35.8	33.4	32.2
2020	38.2	35.3	33.7
2025	39.4	35.4	34.0

	1 mile	3 miles	5 miles
2020 Households by Income			
Household Income Base	1,473	12,047	28,415
<\$15,000	7.7%	12.0%	12.3%
\$15,000 - \$24,999	4.3%	9.1%	9.8%
\$25,000 - \$34,999	6.0%	8.0%	8.4%
\$35,000 - \$49,999	13.0%	13.2%	13.1%
\$50,000 - \$74,999	18.5%	17.4%	17.6%
\$75,000 - \$99,999	11.9%	13.8%	12.7%
\$100,000 - \$149,999	19.3%	15.2%	15.5%
\$150,000 - \$199,999	5.2%	4.9%	5.9%
\$200,000+	14.1%	6.3%	4.7%
Average Household Income	\$110,717	\$81,326	\$77,655
2025 Households by Income			
Household Income Base	1,533	13,095	30,797
<\$15,000	6.9%	11.3%	11.5%
\$15,000 - \$24,999	3.8%	8.5%	9.1%
\$25,000 - \$34,999	5.7%	7.6%	7.9%
\$35,000 - \$49,999	12.1%	12.7%	12.5%
\$50,000 - \$74,999	17.9%	17.2%	17.4%
\$75,000 - \$99,999	12.1%	14.4%	13.2%
\$100,000 - \$149,999	20.9%	16.6%	16.8%
\$150,000 - \$199,999	6.0%	5.4%	6.5%
\$200,000+	14.5%	6.4%	5.0%
Average Household Income	\$119,086	\$87,101	\$83,822
2020 Owner Occupied Housing Units by Value			
Total	1,297	8,153	16,945
<\$50,000	4.8%	6.4%	8.3%
\$50,000 - \$99,999	6.9%	14.6%	18.0%
\$100,000 - \$149,999	19.5%	23.7%	20.6%
\$150,000 - \$199,999	21.7%	22.1%	19.4%
\$200,000 - \$249,999	22.4%	14.0%	12.5%
\$250,000 - \$299,999	7.5%	4.7%	7.5%
\$300,000 - \$399,999	11.3%	9.1%	8.8%
\$400,000 - \$499,999	2.7%	0.8%	1.4%
\$500,000 - \$749,999	0.4%	2.7%	1.9%
\$750,000 - \$999,999	2.8%	1.3%	0.8%
\$1,000,000 - \$1,499,999	0.1%	0.5%	0.4%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.0%	0.1%	0.2%
Average Home Value	\$218,943	\$197,933	\$191,857
2025 Owner Occupied Housing Units by Value			
Total	1,349	8,639	18,208
<\$50,000	3.3%	5.1%	6.7%
\$50,000 - \$99,999	4.9%	11.9%	14.9%
\$100,000 - \$149,999	14.4%	20.8%	18.4%
\$150,000 - \$199,999	18.5%	20.4%	17.3%
\$200,000 - \$249,999	23.6%	15.1%	13.7%
\$250,000 - \$299,999	9.8%	6.0%	9.8%
\$300,000 - \$399,999	16.6%	12.4%	11.9%
\$400,000 - \$499,999	4.1%	1.3%	2.0%
\$500,000 - \$749,999	0.4%	4.4%	2.9%
\$750,000 - \$999,999	4.3%	2.0%	1.4%
\$1,000,000 - \$1,499,999	0.1%	0.6%	0.6%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.2%
\$2,000,000 +	0.0%	0.1%	0.3%
Average Home Value	\$252,819	\$225,865	\$223,152

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	4,071	30,288	69,854
0 - 4	7.2%	8.1%	8.5%
5 - 9	8.3%	8.0%	8.3%
10 - 14	8.4%	8.0%	7.9%
15 - 24	12.6%	14.3%	15.0%
25 - 34	12.3%	13.8%	14.4%
35 - 44	13.6%	13.5%	13.5%
45 - 54	14.8%	13.2%	12.7%
55 - 64	12.9%	11.0%	10.3%
65 - 74	6.6%	5.8%	5.2%
75 - 84	2.4%	3.1%	3.0%
85 +	0.8%	1.3%	1.3%
18 +	71.1%	71.1%	70.6%

	1 mile	3 miles	5 miles
2020 Population by Age			
Total	4,524	35,133	82,951
0 - 4	6.6%	7.4%	7.8%
5 - 9	7.1%	7.4%	7.8%
10 - 14	7.2%	7.1%	7.3%
15 - 24	12.8%	12.9%	13.3%
25 - 34	11.9%	14.8%	15.8%
35 - 44	12.6%	13.0%	12.9%
45 - 54	12.6%	11.8%	11.5%
55 - 64	13.2%	11.5%	10.8%
65 - 74	10.5%	8.9%	8.1%
75 - 84	4.4%	3.8%	3.4%
85 +	1.0%	1.4%	1.3%
18 +	74.7%	74.1%	73.2%

	1 mile	3 miles	5 miles
2025 Population by Age			
Total	4,740	38,526	90,424
0 - 4	6.4%	7.4%	7.9%
5 - 9	6.9%	7.4%	7.7%
10 - 14	7.5%	7.4%	7.5%
15 - 24	12.0%	12.4%	12.9%
25 - 34	11.9%	14.8%	15.6%
35 - 44	12.8%	13.5%	13.6%
45 - 54	12.2%	11.5%	10.9%
55 - 64	11.6%	10.3%	9.8%
65 - 74	11.5%	9.3%	8.3%
75 - 84	5.7%	4.7%	4.3%
85 +	1.3%	1.3%	1.3%
18 +	75.1%	73.8%	72.9%

	1 mile	3 miles	5 miles
2010 Population by Sex			
Males	1,995	14,811	34,289
Females	2,074	15,479	35,564

	1 mile	3 miles	5 miles
2020 Population by Sex			
Males	2,209	17,231	40,755
Females	2,312	17,903	42,196

	1 mile	3 miles	5 miles
2025 Population by Sex			
Males	2,312	18,905	44,349
Females	2,427	19,622	46,075

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	4,069	30,291	69,854
White Alone	77.7%	69.9%	64.5%
Black Alone	5.8%	12.3%	14.6%
American Indian Alone	0.9%	0.7%	0.6%
Asian Alone	0.8%	1.2%	1.7%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	13.0%	13.5%	15.9%
Two or More Races	1.8%	2.3%	2.6%
Hispanic Origin	30.2%	33.0%	39.2%
Diversity Index	64.9	71.8	77.1

	1 mile	3 miles	5 miles
2020 Population by Race/Ethnicity			
Total	4,521	35,133	82,952
White Alone	72.7%	63.8%	59.2%
Black Alone	6.9%	14.2%	16.1%
American Indian Alone	0.9%	0.7%	0.6%
Asian Alone	1.1%	1.6%	2.3%
Pacific Islander Alone	0.1%	0.0%	0.1%
Some Other Race Alone	16.0%	16.7%	18.4%
Two or More Races	2.3%	3.0%	3.2%
Hispanic Origin	37.2%	40.3%	44.6%
Diversity Index	71.6	77.8	80.9

	1 mile	3 miles	5 miles
2025 Population by Race/Ethnicity			
Total	4,738	38,526	90,423
White Alone	70.7%	61.4%	57.3%
Black Alone	7.4%	14.7%	16.5%
American Indian Alone	0.9%	0.7%	0.6%
Asian Alone	1.2%	1.8%	2.6%
Pacific Islander Alone	0.1%	0.0%	0.1%
Some Other Race Alone	17.1%	18.1%	19.4%
Two or More Races	2.5%	3.2%	3.5%
Hispanic Origin	40.5%	43.7%	47.3%
Diversity Index	73.8	79.7	82.1

	1 mile	3 miles	5 miles
2010 Population by Relationship and Household Type			
Total	4,069	30,290	69,853
In Households	100.0%	99.4%	99.3%
In Family Households	93.1%	88.7%	87.7%
Householder	27.7%	26.0%	25.1%
Spouse	22.5%	19.2%	17.9%
Child	36.6%	36.5%	37.1%
Other relative	4.4%	4.6%	5.1%
Nonrelative	1.9%	2.4%	2.6%
In Nonfamily Households	6.9%	10.7%	11.6%
In Group Quarters	0.0%	0.6%	0.7%
Institutionalized Population	0.0%	0.6%	0.6%
Noninstitutionalized Population	0.0%	0.1%	0.1%



JOSEPH SEBESTA
jsebesta@spinterests.com | 832.455.7355

S & P Interests, LLC | www.spinterests.com
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SHAN PATEL
spatel@spinterests.com | 281.948.5352

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	1 mile	3 miles	5 miles
2020 Population 25+ by Educational Attainment			
Total	2,995	22,890	52,961
Less than 9th Grade	4.0%	6.5%	7.8%
9th - 12th Grade, No Diploma	11.3%	9.0%	9.4%
High School Graduate	19.1%	22.6%	22.1%
GED/Alternative Credential	2.5%	3.3%	4.1%
Some College, No Degree	23.7%	28.6%	27.4%
Associate Degree	14.0%	11.7%	11.5%
Bachelor's Degree	15.9%	13.4%	12.5%
Graduate/Professional Degree	9.5%	5.0%	5.2%
2020 Population 15+ by Marital Status			
Total	3,576	27,431	64,007
Never Married	26.0%	34.3%	34.9%
Married	60.4%	50.2%	48.9%
Widowed	6.5%	5.6%	5.4%
Divorced	7.2%	9.9%	10.7%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	1,964	16,992	40,020
Population 16+ Employed	93.1%	89.7%	89.5%
Population 16+ Unemployment rate	6.9%	10.3%	10.5%
Population 16-24 Employed	12.1%	12.9%	13.5%
Population 16-24 Unemployment rate	13.7%	17.6%	16.7%
Population 25-54 Employed	62.3%	66.0%	67.0%
Population 25-54 Unemployment rate	6.0%	9.5%	9.7%
Population 55-64 Employed	18.5%	14.9%	14.2%
Population 55-64 Unemployment rate	6.1%	8.2%	9.1%
Population 65+ Employed	7.2%	6.1%	5.3%
Population 65+ Unemployment rate	5.1%	7.4%	7.3%
2020 Employed Population 16+ by Industry			
Total	1,828	15,242	35,821
Agriculture/Mining	1.0%	0.9%	1.5%
Construction	12.3%	18.6%	19.1%
Manufacturing	19.2%	13.6%	13.1%
Wholesale Trade	2.2%	2.0%	2.1%
Retail Trade	8.0%	9.7%	9.4%
Transportation/Utilities	6.1%	8.1%	7.3%
Information	0.9%	0.6%	0.4%
Finance/Insurance/Real Estate	7.0%	5.6%	3.8%
Services	41.7%	39.4%	41.0%
Public Administration	1.5%	1.5%	2.3%
2020 Employed Population 16+ by Occupation			
Total	1,826	15,245	35,821
White Collar	59.9%	49.7%	47.6%
Management/Business/Financial	13.4%	8.9%	8.9%
Professional	24.1%	18.4%	17.9%
Sales	8.0%	7.0%	7.0%
Administrative Support	14.3%	15.4%	13.7%
Services	7.2%	14.9%	16.5%
Blue Collar	32.8%	35.5%	36.0%
Farming/Forestry/Fishing	0.0%	0.2%	0.3%
Construction/Extraction	8.2%	14.3%	15.0%
Installation/Maintenance/Repair	4.4%	3.7%	3.8%
Production	13.2%	9.0%	8.0%
Transportation/Material Moving	7.1%	8.3%	8.9%

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	1,347	10,514	24,203
Households with 1 Person	14.3%	21.1%	22.8%
Households with 2+ People	85.7%	78.9%	77.2%
Family Households	82.9%	74.6%	72.5%
Husband-wife Families	67.1%	55.2%	51.5%
With Related Children	32.0%	28.2%	27.9%
Other Family (No Spouse Present)	15.7%	19.4%	21.0%
Other Family with Male Householder	4.6%	5.4%	6.0%
With Related Children	3.0%	3.5%	3.8%
Other Family with Female Householder	11.1%	14.0%	15.0%
With Related Children	7.4%	9.6%	10.5%
Nonfamily Households	2.9%	4.3%	4.7%
All Households with Children	42.8%	41.9%	42.7%
Multigenerational Households	5.9%	6.0%	6.3%
Unmarried Partner Households	4.8%	6.4%	6.7%
Male-female	4.3%	5.7%	6.0%
Same-sex	0.5%	0.7%	0.7%
2010 Households by Size			
Total	1,347	10,513	24,204
1 Person Household	14.3%	21.1%	22.8%
2 Person Household	33.3%	29.6%	27.9%
3 Person Household	18.5%	17.9%	17.5%
4 Person Household	17.1%	16.0%	15.8%
5 Person Household	10.5%	9.1%	9.3%
6 Person Household	3.9%	3.9%	4.1%
7 + Person Household	2.4%	2.4%	2.8%
2010 Households by Tenure and Mortgage Status			
Total	1,347	10,514	24,204
Owner Occupied	88.7%	71.0%	63.6%
Owned with a Mortgage/Loan	59.4%	46.7%	41.6%
Owned Free and Clear	29.3%	24.2%	22.0%
Renter Occupied	11.3%	29.0%	36.4%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	174	161	162
Percent of Income for Mortgage	10.6%	11.5%	11.6%
Wealth Index	169	91	79
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	1,464	11,665	27,791
Housing Units Inside Urbanized Area	96.6%	97.2%	94.9%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	3.4%	2.8%	5.1%
2010 Population By Urban/ Rural Status			
Total Population	4,069	30,290	69,853
Population Inside Urbanized Area	96.6%	97.1%	94.8%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	3.4%	2.9%	5.2%



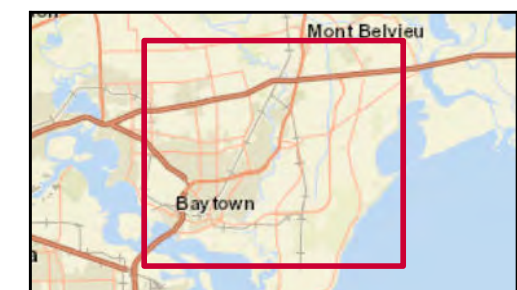
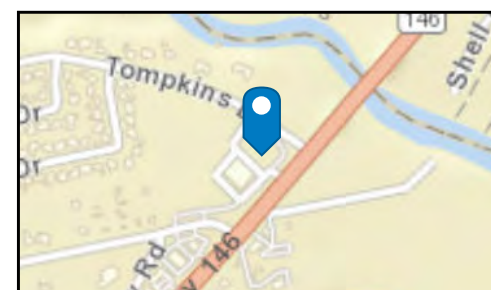
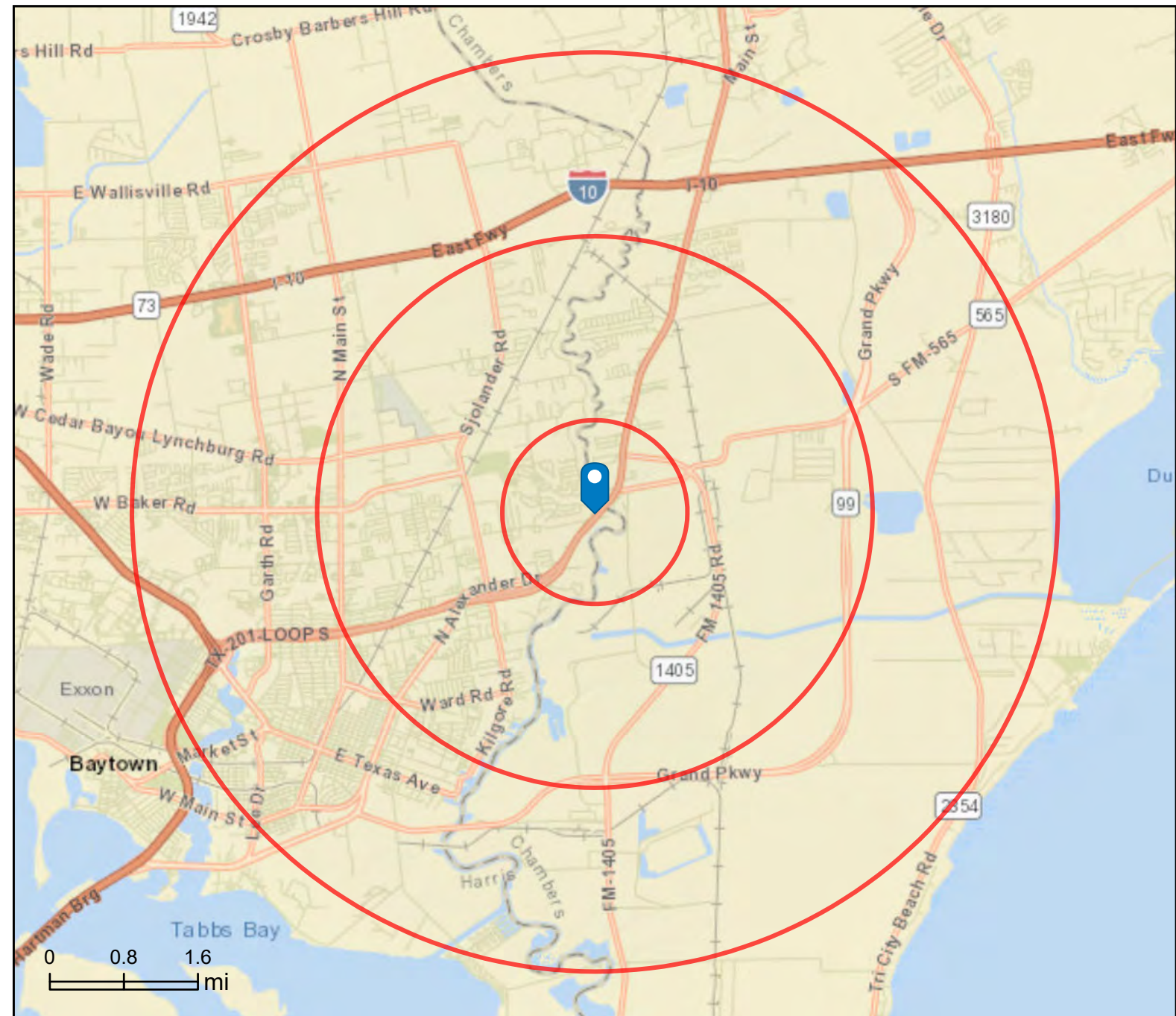
JOSEPH SEBESTA
jsebesta@spinterests.com | 832.455.7355

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5353 WEST ALABAMA, SUITE 306 | HOUSTON, TX 77056

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	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Green Acres (6A)	Green Acres (6A)	Barrios Urbanos (7D)
2.	Comfortable Empty Nesters (5A)	Down the Road (10D)	Up and Coming Families (7A)
3.	Barrios Urbanos (7D)	Barrios Urbanos (7D)	Bright Young Professionals (8C)
2020 Consumer Spending			
Apparel & Services: Total \$	\$3,899,739	\$24,016,197	\$54,978,745
Average Spent	\$2,647.48	\$1,993.54	\$1,934.85
Spending Potential Index	123	93	90
Education: Total \$	\$3,157,305	\$18,058,815	\$40,579,355
Average Spent	\$2,143.45	\$1,499.03	\$1,428.10
Spending Potential Index	120	84	80
Entertainment/Recreation: Total \$	\$5,877,441	\$35,524,123	\$78,979,030
Average Spent	\$3,990.12	\$2,948.79	\$2,779.48
Spending Potential Index	123	91	86
Food at Home: Total \$	\$9,524,571	\$59,413,179	\$133,802,334
Average Spent	\$6,466.10	\$4,931.78	\$4,708.86
Spending Potential Index	121	92	88
Food Away from Home: Total \$	\$6,803,205	\$42,182,721	\$96,270,415
Average Spent	\$4,618.60	\$3,501.51	\$3,388.01
Spending Potential Index	123	93	90
Health Care: Total \$	\$10,830,094	\$64,560,374	\$142,807,534
Average Spent	\$7,352.41	\$5,359.04	\$5,025.78
Spending Potential Index	128	93	87
HH Furnishings & Equipment: Total \$	\$4,160,669	\$24,761,384	\$55,971,509
Average Spent	\$2,824.62	\$2,055.40	\$1,969.79
Spending Potential Index	129	94	90
Personal Care Products & Services: Total \$	\$1,701,802	\$10,340,077	\$23,465,571
Average Spent	\$1,155.33	\$858.31	\$825.82
Spending Potential Index	126	93	90
Shelter: Total \$	\$33,997,204	\$207,119,179	\$474,461,695
Average Spent	\$23,080.25	\$17,192.59	\$16,697.58
Spending Potential Index	119	89	86
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$4,419,189	\$26,575,610	\$59,072,406
Average Spent	\$3,000.13	\$2,205.99	\$2,078.92
Spending Potential Index	128	94	89
Travel: Total \$	\$4,383,874	\$25,611,949	\$57,242,379
Average Spent	\$2,976.15	\$2,126.00	\$2,014.51
Spending Potential Index	123	88	84
Vehicle Maintenance & Repairs: Total \$	\$2,105,737	\$13,020,907	\$29,260,584
Average Spent	\$1,429.56	\$1,080.84	\$1,029.76
Spending Potential Index	123	93	89



JOSEPH SEBESTA
jsebesta@spinterests.com | 832.455.7355

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

SHAN PATEL
spatel@spinterests.com | 281.948.5352

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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
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date
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