

HARD CORNER FOR SALE

3834 FM 2920, SPRING, TX 77388

NEC FM 2920 & FALVEL RD

40,574 SF HARD CORNER



S&P INTERESTS

ETHAN BECK

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Main: 713.766.4500

5353 WEST ALABAMA, SUITE 306

HOUSTON, TX 77056

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

3834 FM 2920
Spring, TX 77388



LAND SIZE

40,574 SF



AVERAGE HH INCOME

\$115,324 WITHIN 3 MILES



POPULATION

231,990 WITHIN 5 MILES



CALL FOR PRICING



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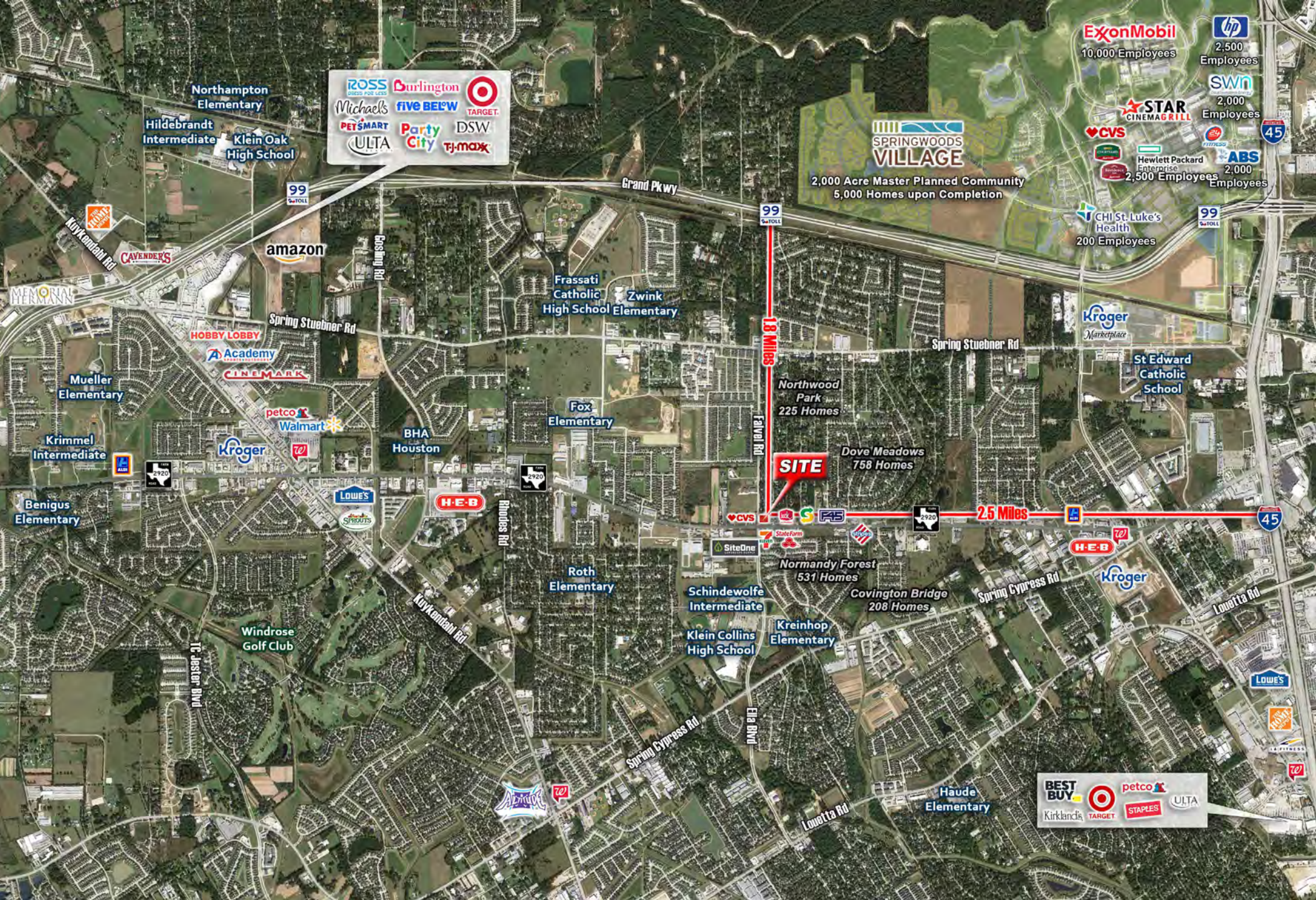
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	6,551	38,165	125,374
2010 Total Population	11,400	62,247	179,266
2020 Total Population	13,513	83,449	231,990
2020 Group Quarters	2	82	428
2025 Total Population	14,707	92,298	256,323
2020-2025 Annual Rate	1.71%	2.04%	2.01%
2020 Total Daytime Population	11,426	84,930	229,894
Workers	4,554	42,963	114,176
Residents	6,872	41,967	115,718
Household Summary			
2000 Households	2,174	12,667	45,469
2000 Average Household Size	3.01	3.01	2.74
2010 Households	3,698	20,822	64,736
2010 Average Household Size	3.08	2.99	2.76
2020 Households	4,284	27,557	82,508
2020 Average Household Size	3.15	3.03	2.81
2025 Households	4,623	30,285	90,671
2025 Average Household Size	3.18	3.04	2.82
2020-2025 Annual Rate	1.53%	1.91%	1.90%
2010 Families	2,990	16,757	47,273
2010 Average Family Size	3.44	3.33	3.23
2020 Families	3,443	22,077	60,442
2020 Average Family Size	3.53	3.38	3.28
2025 Families	3,717	24,286	66,564
2025 Average Family Size	3.56	3.40	3.29
2020-2025 Annual Rate	1.54%	1.93%	1.95%
Housing Unit Summary			
2000 Housing Units	2,223	13,092	48,283
Owner Occupied Housing Units	85.2%	83.8%	62.5%
Renter Occupied Housing Units	12.6%	13.0%	31.7%
Vacant Housing Units	2.2%	3.2%	5.8%
2010 Housing Units	3,821	21,674	71,071
Owner Occupied Housing Units	83.8%	81.3%	60.3%
Renter Occupied Housing Units	13.0%	14.7%	30.7%
Vacant Housing Units	3.2%	3.9%	8.9%
2020 Housing Units	4,334	28,301	88,710
Owner Occupied Housing Units	81.3%	73.6%	57.5%
Renter Occupied Housing Units	17.6%	23.8%	35.5%
Vacant Housing Units	1.2%	2.6%	7.0%
2025 Housing Units	4,671	31,074	97,241
Owner Occupied Housing Units	81.1%	72.8%	57.1%
Renter Occupied Housing Units	17.9%	24.7%	36.2%
Vacant Housing Units	1.0%	2.5%	6.8%
Median Household Income			
2020	\$79,509	\$89,514	\$78,058
2025	\$83,764	\$96,671	\$82,887
Median Home Value			
2020	\$190,912	\$230,059	\$230,989
2025	\$237,113	\$267,773	\$267,543
Per Capita Income			
2020	\$29,556	\$38,514	\$37,288
2025	\$32,442	\$42,793	\$41,041
Median Age			
2010	33.3	35.3	33.9
2020	34.8	36.2	35.3
2025	35.0	36.3	35.5
2020 Households by Income			
Household Income Base	4,284	27,557	82,508
<\$15,000	3.7%	3.8%	5.6%
\$15,000 - \$24,999	4.4%	3.9%	5.7%
\$25,000 - \$34,999	6.0%	5.6%	7.5%
\$35,000 - \$49,999	10.4%	8.8%	10.9%
\$50,000 - \$74,999	20.3%	16.6%	18.2%
\$75,000 - \$99,999	21.5%	17.3%	14.1%
\$100,000 - \$149,999	23.2%	21.2%	18.1%
\$150,000 - \$199,999	5.5%	10.5%	9.2%
\$200,000+	5.1%	12.3%	10.8%
Average Household Income	\$92,191	\$115,324	\$104,814

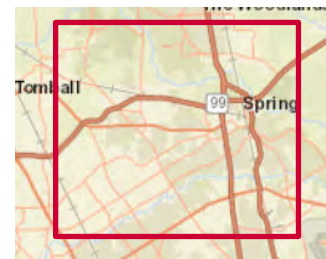
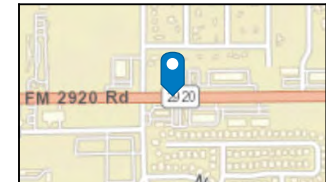
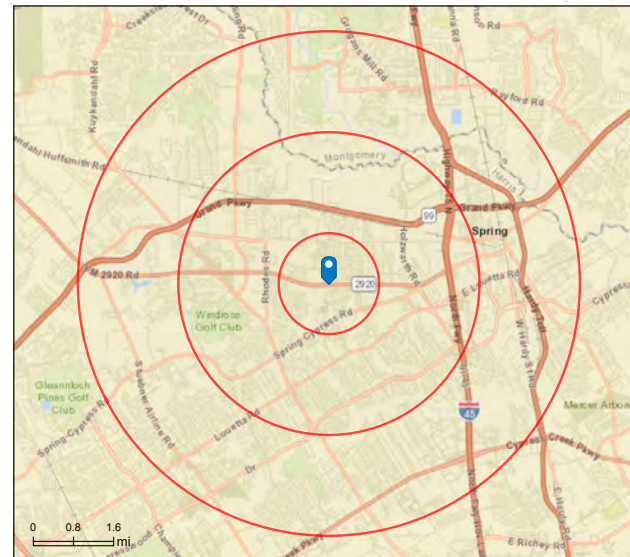
	1 mile	3 miles	5 miles
2025 Households by Income			
Household Income Base	4,623	30,285	90,671
<\$15,000	3.5%	3.7%	5.4%
\$15,000 - \$24,999	3.9%	3.5%	5.1%
\$25,000 - \$34,999	5.5%	5.1%	6.9%
\$35,000 - \$49,999	9.2%	7.9%	10.1%
\$50,000 - \$74,999	18.7%	15.1%	17.3%
\$75,000 - \$99,999	21.1%	16.5%	13.8%
\$100,000 - \$149,999	25.1%	21.6%	18.6%
\$150,000 - \$199,999	6.7%	11.7%	10.1%
\$200,000+	6.3%	15.0%	12.7%
Average Household Income	\$101,980	\$129,010	\$115,996
2020 Owner Occupied Housing Units by Value			
Total	3,522	20,833	50,989
<\$50,000	0.7%	0.8%	1.0%
\$50,000 - \$99,999	4.5%	2.3%	2.6%
\$100,000 - \$149,999	26.1%	11.4%	12.1%
\$150,000 - \$199,999	22.9%	25.2%	24.4%
\$200,000 - \$249,999	14.2%	17.1%	16.0%
\$250,000 - \$299,999	10.6%	14.4%	13.7%
\$300,000 - \$399,999	6.4%	15.3%	15.0%
\$400,000 - \$499,999	7.9%	7.1%	6.2%
\$500,000 - \$749,999	1.1%	4.1%	5.2%
\$750,000 - \$999,999	5.6%	1.7%	2.4%
\$1,000,000 - \$1,499,999	0.0%	0.3%	0.7%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.2%
\$2,000,000 +	0.0%	0.1%	0.4%
Average Home Value	\$251,263	\$272,521	\$290,904
2025 Owner Occupied Housing Units by Value			
Total	3,786	22,619	55,474
<\$50,000	0.4%	0.4%	0.6%
\$50,000 - \$99,999	2.9%	1.4%	1.7%
\$100,000 - \$149,999	18.7%	7.4%	8.5%
\$150,000 - \$199,999	17.3%	18.8%	18.6%
\$200,000 - \$249,999	14.5%	16.1%	15.2%
\$250,000 - \$299,999	15.9%	16.7%	15.5%
\$300,000 - \$399,999	14.5%	20.5%	19.2%
\$400,000 - \$499,999	6.0%	8.9%	8.1%
\$500,000 - \$749,999	1.5%	6.3%	7.5%
\$750,000 - \$999,999	8.3%	2.5%	3.2%
\$1,000,000 - \$1,499,999	0.0%	0.6%	1.0%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.3%
\$2,000,000 +	0.0%	0.1%	0.7%
Average Home Value	\$292,180	\$312,482	\$332,832
2010 Population by Age			
Total	11,401	62,247	179,265
0 - 4	7.6%	7.4%	7.5%
5 - 9	8.0%	7.6%	7.4%
10 - 14	8.9%	8.3%	7.6%
15 - 24	13.6%	13.0%	14.1%
25 - 34	14.4%	13.2%	15.0%
35 - 44	16.6%	15.5%	14.6%
45 - 54	14.6%	15.4%	14.4%
55 - 64	9.6%	11.2%	11.0%
65 - 74	4.4%	5.5%	5.4%
75 - 84	1.6%	2.2%	2.3%
85 +	0.5%	0.7%	0.8%
18 +	70.0%	71.3%	72.7%

	1 mile	3 miles	5 miles
2020 Population by Age			
Total	13,514	83,448	231,989
0 - 4	7.0%	6.9%	6.9%
5 - 9	7.4%	7.3%	7.1%
10 - 14	7.2%	7.4%	7.0%
15 - 24	12.2%	11.4%	12.4%
25 - 34	16.6%	15.1%	16.1%
35 - 44	14.5%	14.6%	14.4%
45 - 54	13.6%	13.0%	12.4%
55 - 64	11.4%	12.3%	11.7%
65 - 74	7.0%	8.0%	8.0%
75 - 84	2.6%	3.1%	3.2%
85 +	0.6%	0.8%	0.9%
18 +	74.6%	74.4%	75.2%
2025 Population by Age			
Total	14,707	92,297	256,324
0 - 4	7.1%	7.2%	7.1%
5 - 9	7.1%	7.2%	6.9%
10 - 14	7.4%	7.3%	6.9%
15 - 24	10.9%	10.5%	11.9%
25 - 34	17.5%	15.5%	16.4%
35 - 44	15.7%	15.8%	15.2%
45 - 54	12.2%	12.0%	11.6%
55 - 64	10.5%	10.9%	10.4%
65 - 74	7.6%	8.6%	8.5%
75 - 84	3.3%	4.0%	4.1%
85 +	0.7%	0.9%	1.0%
18 +	74.5%	74.3%	75.3%
2010 Population by Sex			
Males	5,621	30,601	88,358
Females	5,779	31,646	90,908
2020 Population by Sex			
Males	6,668	41,025	114,360
Females	6,845	42,424	117,630
2025 Population by Sex			
Males	7,275	45,468	126,261
Females	7,432	46,830	130,062
2010 Population by Race/Ethnicity			
Total	11,401	62,246	179,266
White Alone	71.0%	73.7%	68.3%
Black Alone	9.8%	8.6%	14.1%
American Indian Alone	0.5%	0.4%	0.5%
Asian Alone	7.0%	6.9%	5.8%
Pacific Islander Alone	0.2%	0.1%	0.2%
Some Other Race Alone	8.5%	7.4%	8.1%
Two or More Races	2.9%	2.9%	3.0%
Hispanic Origin	24.4%	21.6%	23.3%
Diversity Index	67.2	63.3	68.5
2020 Population by Race/Ethnicity			
Total	13,513	83,448	231,990
White Alone	64.0%	66.9%	62.9%
Black Alone	11.7%	10.1%	15.3%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	9.0%	8.7%	7.5%
Pacific Islander Alone	0.2%	0.1%	0.1%
Some Other Race Alone	10.9%	9.9%	9.9%
Two or More Races	3.9%	3.9%	3.9%
Hispanic Origin	30.7%	28.0%	28.3%
Diversity Index	75.2	72.2	74.8

	1 mile	3 miles	5 miles
2025 Population by Race/Ethnicity			
Total	14,706	92,297	256,323
White Alone	61.0%	63.9%	60.5%
Black Alone	12.4%	10.7%	15.8%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	10.0%	9.6%	8.3%
Pacific Islander Alone	0.2%	0.1%	0.1%
Some Other Race Alone	11.8%	10.9%	10.6%
Two or More Races	4.3%	4.3%	4.3%
Hispanic Origin	34.0%	31.2%	31.1%
Diversity Index	78.1	75.5	77.3
2010 Population by Relationship and Household Type			
Total	11,400	62,247	179,266
In Households	100.0%	99.9%	99.8%
In Family Households	92.0%	91.5%	87.5%
Householder	26.4%	27.1%	26.4%
Spouse	20.5%	22.0%	19.9%
Child	38.0%	36.0%	34.1%
Other relative	5.3%	4.5%	4.8%
Nonrelative	1.9%	1.9%	2.3%
In Nonfamily Households	8.0%	8.4%	12.3%
In Group Quarters	0.0%	0.1%	0.2%
Institutionalized Population	0.0%	0.1%	0.2%
Noninstitutionalized Population	0.0%	0.1%	0.1%
2020 Population 25+ by Educational Attainment			
Total	8,955	55,856	154,381
Less than 9th Grade	3.7%	2.2%	3.4%
9th - 12th Grade, No Diploma	3.7%	4.7%	4.7%
High School Graduate	18.4%	16.6%	16.4%
GED/Alternative Credential	3.9%	2.6%	3.2%
Some College, No Degree	24.1%	23.1%	24.2%
Associate Degree	10.3%	9.4%	8.5%
Bachelor's Degree	24.1%	27.6%	26.5%
Graduate/Professional Degree	11.8%	13.7%	13.1%
2020 Population 15+ by Marital Status			
Total	10,601	65,340	183,218
Never Married	32.9%	29.2%	32.2%
Married	49.9%	56.9%	53.8%
Widowed	5.8%	4.8%	3.9%
Divorced	11.5%	9.2%	10.1%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	7,312	45,543	127,903
Population 16+ Employed	91.8%	91.9%	91.8%
Population 16+ Unemployment rate	8.2%	8.1%	8.2%
Population 16-24 Employed	8.9%	9.3%	10.9%
Population 16-24 Unemployment rate	15.7%	14.9%	14.9%
Population 25-54 Employed	69.9%	68.5%	67.8%
Population 25-54 Unemployment rate	7.6%	7.3%	7.5%
Population 55-64 Employed	15.5%	16.4%	15.7%
Population 55-64 Unemployment rate	6.8%	7.6%	6.9%
Population 65+ Employed	5.6%	5.8%	5.6%
Population 65+ Unemployment rate	5.5%	7.7%	7.4%
2020 Employed Population 16+ by Industry			
Total	6,715	41,847	117,361
Agriculture/Mining	1.8%	3.7%	3.6%
Construction	8.3%	7.2%	7.7%
Manufacturing	9.1%	9.8%	8.8%
Wholesale Trade	7.8%	5.3%	4.2%
Retail Trade	11.2%	10.8%	11.4%
Transportation/Utilities	8.9%	8.6%	9.1%
Information	0.7%	1.2%	1.2%
Finance/Insurance/Real Estate	5.3%	5.6%	6.4%
Services	44.8%	45.8%	45.2%
Public Administration	2.1%	2.0%	2.4%

	1 mile	3 miles	5 miles
2020 Employed Population 16+ by Occupation			
Total	6,714	41,848	117,359
White Collar	64.7%	68.6%	67.1%
Management/Business/Financial	13.5%	19.2%	17.5%
Professional	23.6%	24.2%	23.2%
Sales	13.9%	12.7%	12.3%
Administrative Support	13.7%	12.5%	14.0%
Services	15.4%	14.4%	14.4%
Blue Collar	19.9%	17.0%	18.5%
Farming/Forestry/Fishing	0.0%	0.1%	0.2%
Construction/Extraction	5.7%	3.9%	4.4%
Installation/Maintenance/Repair	3.5%	3.7%	3.6%
Production	4.9%	4.5%	4.3%
Transportation/Material Moving	5.8%	4.8%	6.0%
2010 Households by Type			
Total	3,698	20,822	64,736
Households with 1 Person	15.1%	15.5%	21.4%
Households with 2+ People	84.9%	84.5%	78.6%
Family Households	80.9%	80.5%	73.0%
Husband-wife Families	62.8%	65.3%	55.2%
With Related Children	37.3%	35.3%	28.0%
Other Family (No Spouse Present)	18.1%	15.1%	17.8%
Other Family with Male Householder	5.3%	4.3%	4.9%
With Related Children	3.1%	2.6%	2.9%
Other Family with Female Householder	12.8%	10.9%	12.9%
With Related Children	8.5%	7.2%	9.1%
Nonfamily Households	4.0%	4.1%	5.6%
All Households with Children	49.4%	45.4%	40.5%
Multigenerational Households	6.9%	5.7%	4.9%
Unmarried Partner Households	5.2%	4.6%	5.8%
Male-female	4.5%	3.9%	5.0%
Same-sex	0.7%	0.7%	0.8%
2010 Households by Size			
Total	3,698	20,821	64,735
1 Person Household	15.1%	15.5%	21.4%
2 Person Household	27.6%	30.9%	31.2%
3 Person Household	20.4%	19.5%	18.4%
4 Person Household	20.0%	19.1%	15.9%
5 Person Household	10.5%	9.5%	8.0%
6 Person Household	3.9%	3.5%	3.2%
7 + Person Household	2.5%	2.0%	1.9%
2010 Households by Tenure and Mortgage Status			
Total	3,698	20,822	64,736
Owner Occupied	86.6%	84.7%	66.3%
Owned with a Mortgage/Loan	73.5%	68.9%	52.2%
Owned Free and Clear	13.1%	15.8%	14.0%
Renter Occupied	13.4%	15.3%	33.7%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	181	171	152
Percent of Income for Mortgage	10.0%	10.7%	12.4%
Wealth Index	88	132	118
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,821	21,674	71,071
Housing Units Inside Urbanized Area	99.9%	99.8%	99.6%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.1%	0.2%	0.4%
2010 Population By Urban/ Rural Status			
Total Population	11,400	62,247	179,266
Population Inside Urbanized Area	99.9%	99.8%	99.5%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.1%	0.2%	0.5%
Top 3 Tapestry Segments			
1.	Soccer Moms (4A)	Soccer Moms (4A)	Soccer Moms (4A)
2.	Up and Coming Families (7A)	Up and Coming Families (7A)	Up and Coming Families (7A)
3.		Boomburbs (1C)	Boomburbs (1C)

	1 mile	3 miles	5 miles
2020 Consumer Spending			
Apparel & Services: Total \$	\$8,314,779	\$63,282,279	\$144,558,309
Average Spent	\$3,197.99	\$2,802.21	\$2,764.02
Spending Potential Index	149	131	129
Education: Total \$	\$6,641,254	\$49,913,888	\$114,233,602
Average Spent	\$2,554.33	\$2,210.24	\$2,184.20
Spending Potential Index	143	124	122
Entertainment/Recreation: Total \$	\$12,426,054	\$93,462,010	\$210,290,980
Average Spent	\$4,779.25	\$4,138.60	\$4,020.86
Spending Potential Index	147	127	124
Food at Home: Total \$	\$19,805,212	\$151,094,511	\$346,037,590
Average Spent	\$7,617.39	\$6,690.63	\$6,616.40
Spending Potential Index	143	125	124
Food Away from Home: Total \$	\$14,456,951	\$110,040,203	\$252,327,181
Average Spent	\$5,560.37	\$4,872.70	\$4,824.61
Spending Potential Index	147	129	128
Health Care: Total \$	\$21,951,396	\$164,750,046	\$369,092,823
Average Spent	\$8,442.84	\$7,295.31	\$7,057.22
Spending Potential Index	147	127	123
HH Furnishings & Equipment: Total \$	\$8,759,620	\$65,681,508	\$147,054,544
Average Spent	\$3,369.08	\$2,908.45	\$2,811.75
Spending Potential Index	154	133	129
Personal Care Products & Services: Total \$	\$3,634,934	\$27,473,507	\$62,238,980
Average Spent	\$1,398.05	\$1,216.56	\$1,190.04
Spending Potential Index	152	132	130
Shelter: Total \$	\$71,846,267	\$549,803,522	\$1,268,031,353
Average Spent	\$27,633.18	\$24,345.90	\$24,245.34
Spending Potential Index	143	126	125
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$9,517,989	\$70,807,972	\$156,248,133
Average Spent	\$3,660.76	\$3,135.45	\$2,987.54
Spending Potential Index	156	134	128
Travel: Total \$	\$9,530,848	\$70,906,041	\$158,874,818
Average Spent	\$3,665.71	\$3,139.80	\$3,037.76
Spending Potential Index	152	130	126
Vehicle Maintenance & Repairs: Total \$	\$4,378,677	\$33,086,579	\$75,373,332
Average Spent	\$1,684.11	\$1,465.11	\$1,441.17
Spending Potential Index	145	126	124



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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.

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
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