

FOR SALE

# FM 1764 RETAIL HARD CORNER RETAIL

13001 & 13007 FM 1764, SANTA FE, TEXAS

## PROPERTY OVERVIEW



### LOCATION

SWC of FM 1764 & Ave Q  
Santa Fe, Texas 77510



### RETAIL HARD CORNER

±1.34 AC (58,370 SF)



### BUILDING 1

4,200 SF



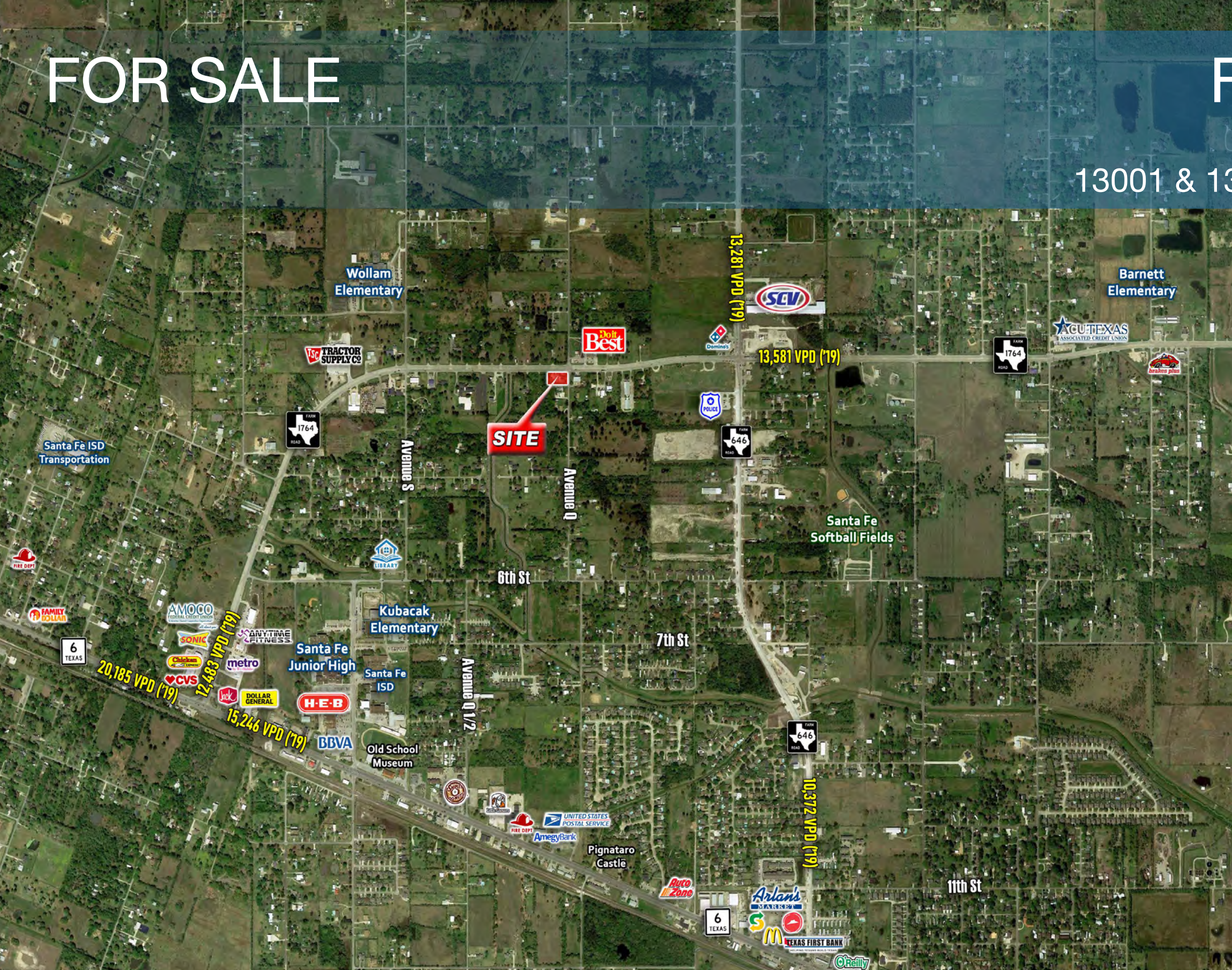
### BUILDING 2

702 SF



### 100% OCCUPIED

MTM Leases

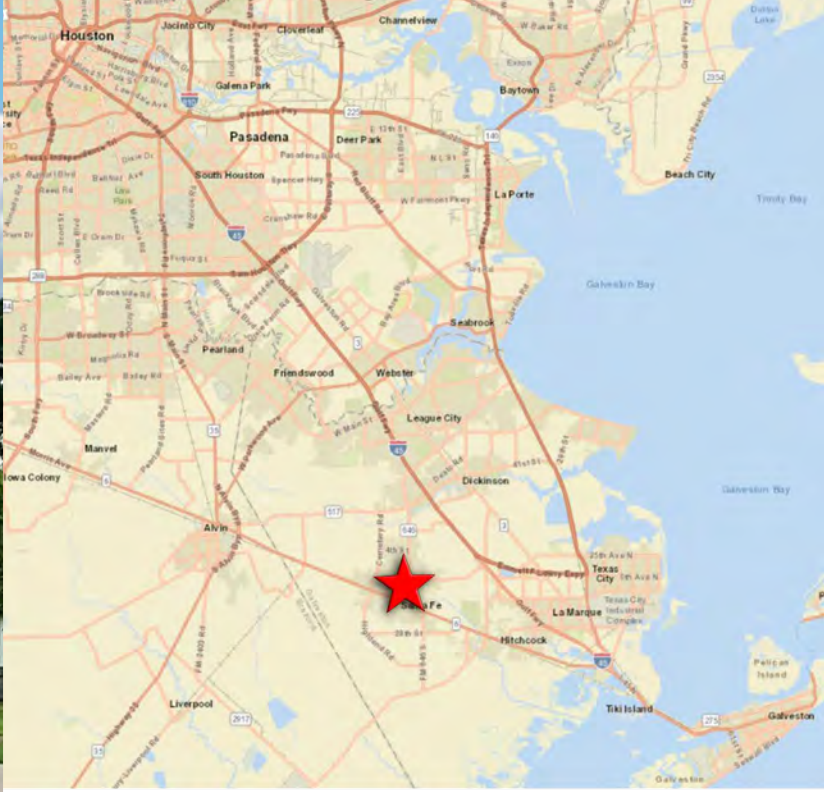


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5353 WEST ALABAMA, SUITE 306 | HOUSTON, TX 77056



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PROPERTY FEATURES:

- SWC FM 1764 & Avenue Q, Santa Fe, TX 77510
- Retail Hard Corner +/- 1.34 AC (58,370 SF)
- Bldg 1: 4,200 SF; Bldg 2: 702 SF
- 100% Occupied MTM Leases
- Call for Pricing

DEMOGRAPHIC SUMMARY:

Radius	3 Mile	5 Mile	7 Mile
2020 Population	18,589	52,693	110,978
2025 Population Est.	22,002	60,865	124,199
Daytime Population	15,097	43,072	93,825
Average HH Income	\$98,050	\$100,921	\$98,433

TRAFFIC COUNTS:

(TXDOT 2019) FM 1764: 13,581 VPD FM 646: 13,281 VPD

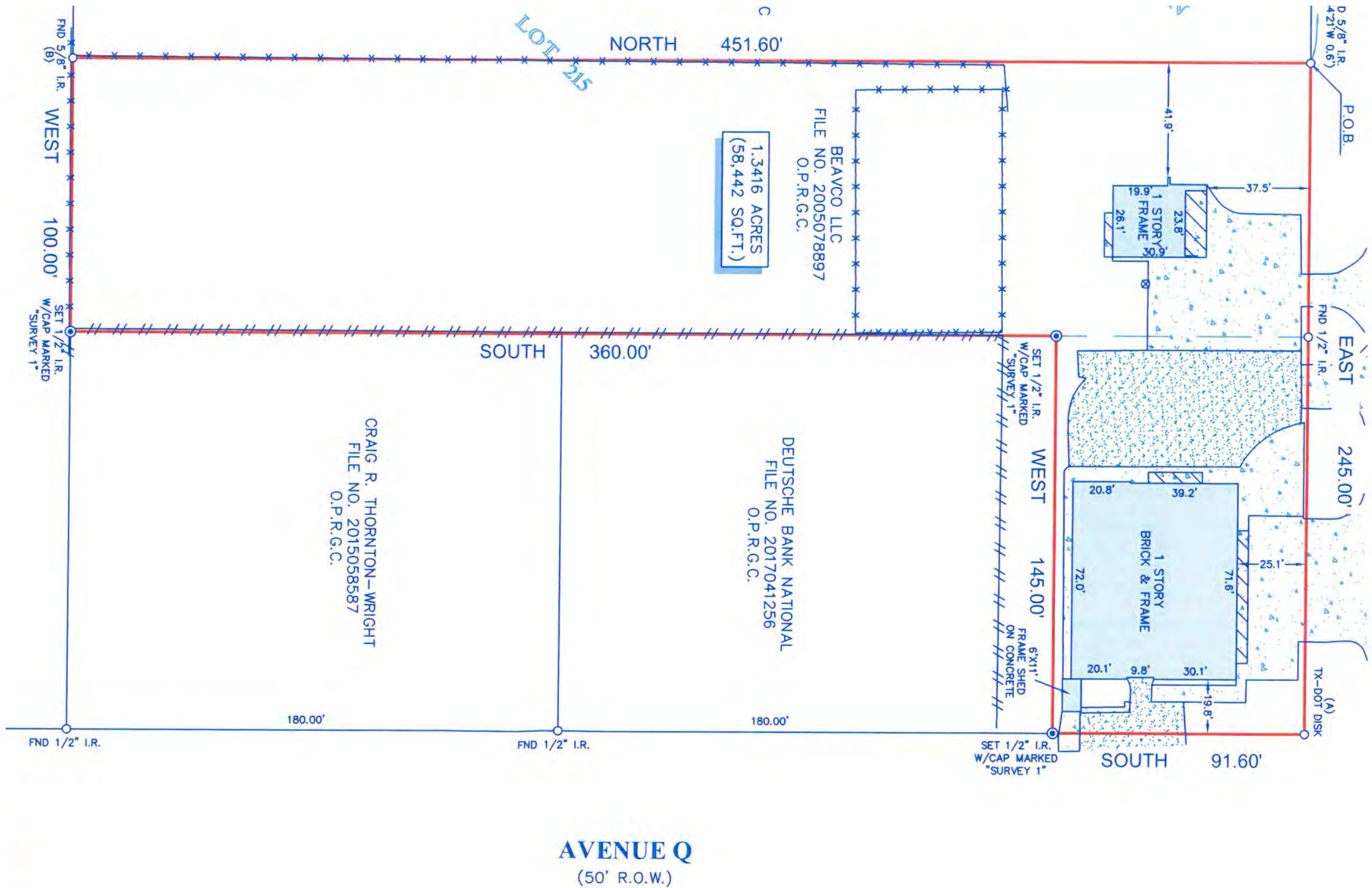


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SCALE 1"=50'

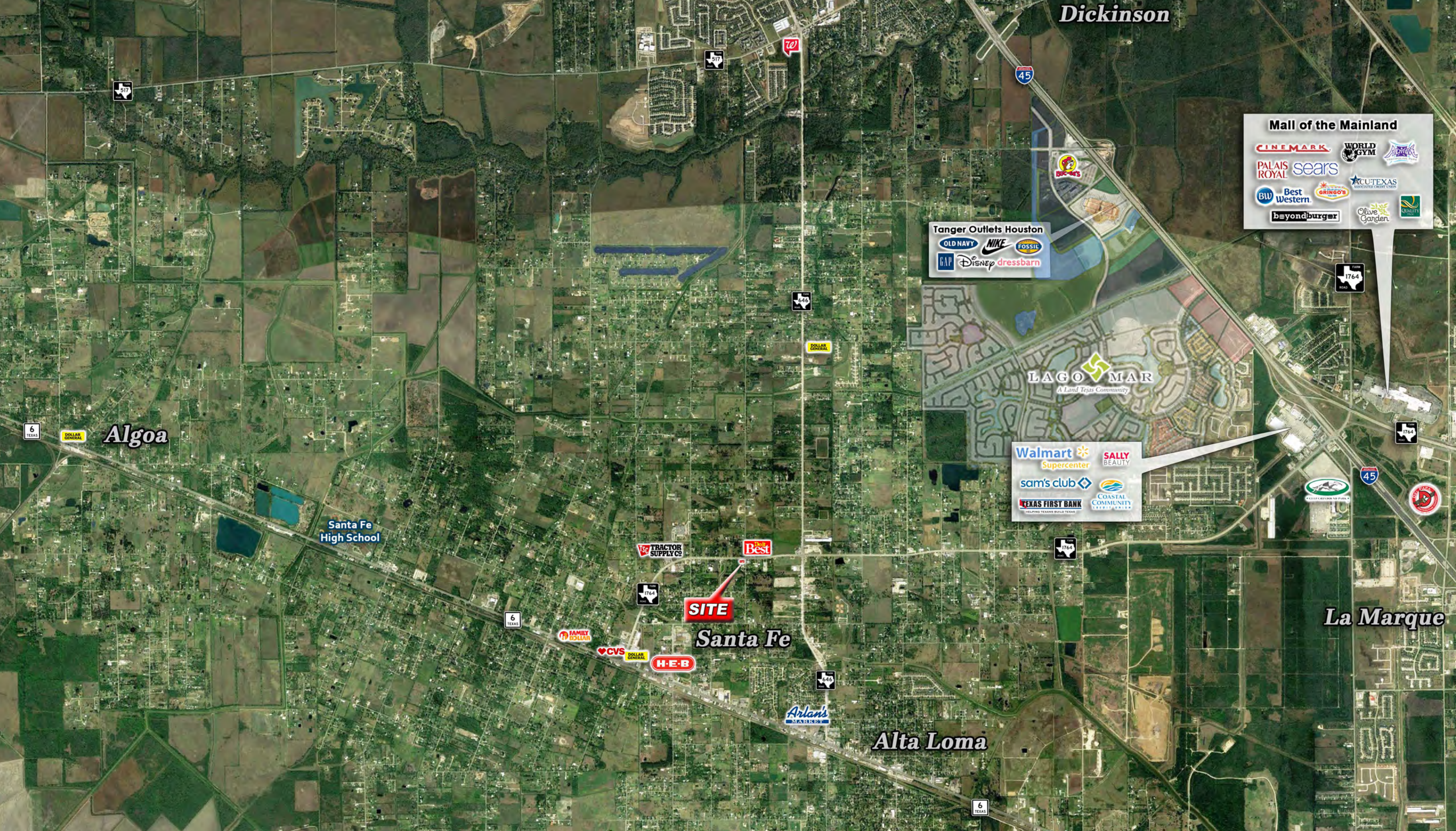


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	3 miles	5 miles	7 miles
<b>Population Summary</b>			
2000 Total Population	13,594	29,396	64,832
2010 Total Population	15,345	41,010	88,552
2020 Total Population	18,589	52,693	110,978
2020 Group Quarters	11	196	1,055
2025 Total Population	22,002	60,865	124,199
2020-2025 Annual Rate	3.43%	2.93%	2.28%
2020 Total Daytime Population	15,097	43,072	93,825
Workers	4,908	15,139	33,051
Residents	10,189	27,933	60,774
<b>Household Summary</b>			
2000 Households	4,926	10,590	23,255
2000 Average Household Size	2.76	2.76	2.76
2010 Households	5,698	14,894	31,459
2010 Average Household Size	2.69	2.74	2.79
2020 Households	6,942	18,989	39,094
2020 Average Household Size	2.68	2.76	2.81
2025 Households	8,234	21,855	43,639
2025 Average Household Size	2.67	2.78	2.82
2020-2025 Annual Rate	3.47%	2.85%	2.22%
2010 Families	4,374	11,277	23,636
2010 Average Family Size	3.05	3.14	3.21
2020 Families	5,234	14,155	29,019
2020 Average Family Size	3.06	3.19	3.26
2025 Families	6,179	16,245	32,314
2025 Average Family Size	3.06	3.20	3.28
2020-2025 Annual Rate	3.38%	2.79%	2.17%
<b>Housing Unit Summary</b>			
2000 Housing Units	5,237	11,259	24,826
Owner Occupied Housing Units	78.3%	74.0%	70.2%
Renter Occupied Housing Units	15.8%	20.0%	23.5%
Vacant Housing Units	6.0%	5.9%	6.3%
2010 Housing Units	6,154	16,041	34,206
Owner Occupied Housing Units	76.4%	74.2%	70.4%
Renter Occupied Housing Units	16.2%	18.6%	21.5%
Vacant Housing Units	7.4%	7.2%	8.0%
2020 Housing Units	7,315	20,125	41,611
Owner Occupied Housing Units	75.6%	76.2%	72.0%
Renter Occupied Housing Units	19.3%	18.2%	22.0%
Vacant Housing Units	5.1%	5.6%	6.0%
2025 Housing Units	8,605	22,957	46,138
Owner Occupied Housing Units	78.3%	78.5%	73.6%
Renter Occupied Housing Units	17.4%	16.7%	21.0%
Vacant Housing Units	4.3%	4.8%	5.4%
<b>Median Household Income</b>			
2020	\$79,098	\$84,556	\$80,484
2025	\$84,460	\$89,741	\$85,760
<b>Median Home Value</b>			
2020	\$204,020	\$198,984	\$198,313
2025	\$221,088	\$220,740	\$222,632
<b>Per Capita Income</b>			
2020	\$36,048	\$36,283	\$34,635
2025	\$39,423	\$39,552	\$38,176
<b>Median Age</b>			
2010	40.1	36.1	35.5
2020	42.4	38.6	37.4
2025	43.4	39.3	38.1

	3 miles	5 miles	7 miles
<b>2020 Households by Income</b>			
Household Income Base	6,942	18,989	39,094
<\$15,000	6.2%	6.1%	8.3%
\$15,000 - \$24,999	4.7%	4.6%	5.7%
\$25,000 - \$34,999	9.8%	6.4%	6.8%
\$35,000 - \$49,999	8.4%	7.6%	9.2%
\$50,000 - \$74,999	17.4%	17.2%	15.7%
\$75,000 - \$99,999	16.2%	17.7%	15.8%
\$100,000 - \$149,999	20.0%	23.7%	21.6%
\$150,000 - \$199,999	10.2%	9.7%	9.0%
\$200,000+	7.0%	7.1%	7.9%
Average Household Income	\$98,050	\$100,921	\$98,433
<b>2025 Households by Income</b>			
Household Income Base	8,234	21,855	43,639
<\$15,000	5.5%	5.5%	7.5%
\$15,000 - \$24,999	4.1%	4.0%	5.0%
\$25,000 - \$34,999	8.4%	5.7%	6.1%
\$35,000 - \$49,999	8.0%	7.2%	8.5%
\$50,000 - \$74,999	16.8%	16.3%	15.0%
\$75,000 - \$99,999	15.9%	17.2%	15.7%
\$100,000 - \$149,999	21.7%	25.0%	22.8%
\$150,000 - \$199,999	11.8%	11.2%	10.3%
\$200,000+	7.8%	8.0%	9.2%
Average Household Income	\$107,881	\$110,412	\$108,776
<b>2020 Owner Occupied Housing Units by Value</b>			
Total	5,528	15,333	29,961
<\$50,000	2.6%	2.6%	4.4%
\$50,000 - \$99,999	7.9%	6.8%	8.7%
\$100,000 - \$149,999	13.3%	13.7%	14.0%
\$150,000 - \$199,999	24.4%	27.4%	23.6%
\$200,000 - \$249,999	21.6%	19.5%	17.3%
\$250,000 - \$299,999	13.9%	12.7%	12.5%
\$300,000 - \$399,999	9.8%	10.1%	11.4%
\$400,000 - \$499,999	5.1%	3.9%	4.6%
\$500,000 - \$749,999	1.2%	2.7%	2.6%
\$750,000 - \$999,999	0.0%	0.2%	0.4%
\$1,000,000 - \$1,499,999	0.0%	0.1%	0.2%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.1%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$218,852	\$225,789	\$225,194
<b>2025 Owner Occupied Housing Units by Value</b>			
Total	6,740	18,015	33,969
<\$50,000	1.5%	1.6%	3.2%
\$50,000 - \$99,999	5.7%	5.0%	6.5%
\$100,000 - \$149,999	10.8%	10.8%	11.2%
\$150,000 - \$199,999	22.0%	23.7%	20.7%
\$200,000 - \$249,999	23.5%	21.4%	18.5%
\$250,000 - \$299,999	15.9%	15.0%	14.7%
\$300,000 - \$399,999	12.4%	12.9%	14.5%
\$400,000 - \$499,999	6.6%	5.3%	6.1%
\$500,000 - \$749,999	1.5%	3.7%	3.6%
\$750,000 - \$999,999	0.0%	0.3%	0.6%
\$1,000,000 - \$1,499,999	0.0%	0.1%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.1%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$236,534	\$247,824	\$249,352

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	3 miles	5 miles	7 miles
2010 Population by Age			
Total	15,346	41,009	88,552
0 - 4	5.9%	7.3%	7.7%
5 - 9	6.5%	7.3%	7.7%
10 - 14	7.4%	7.3%	7.4%
15 - 24	13.0%	12.4%	12.4%
25 - 34	10.8%	14.2%	14.0%
35 - 44	13.4%	13.7%	13.9%
45 - 54	16.8%	15.5%	14.8%
55 - 64	13.2%	11.8%	11.4%
65 - 74	7.7%	6.4%	6.1%
75 - 84	4.0%	3.3%	3.4%
85 +	1.2%	0.9%	1.1%
18 +	75.4%	73.8%	72.8%
2020 Population by Age			
Total	18,588	52,693	110,978
0 - 4	5.3%	6.5%	7.0%
5 - 9	5.9%	6.9%	7.3%
10 - 14	6.3%	7.1%	7.2%
15 - 24	10.5%	10.9%	11.2%
25 - 34	13.1%	13.2%	13.6%
35 - 44	12.1%	14.2%	14.3%
45 - 54	13.5%	12.8%	12.3%
55 - 64	15.7%	13.6%	12.8%
65 - 74	11.2%	9.5%	9.0%
75 - 84	4.9%	4.0%	3.9%
85 +	1.5%	1.2%	1.4%
18 +	79.1%	75.9%	74.7%
2025 Population by Age			
Total	22,003	60,865	124,200
0 - 4	5.1%	6.4%	6.9%
5 - 9	5.7%	6.8%	7.2%
10 - 14	6.4%	7.2%	7.3%
15 - 24	9.9%	10.9%	11.1%
25 - 34	11.7%	12.7%	13.1%
35 - 44	13.3%	14.1%	14.5%
45 - 54	12.5%	12.4%	12.1%
55 - 64	14.4%	12.2%	11.4%
65 - 74	12.9%	10.8%	10.1%
75 - 84	6.4%	5.2%	5.0%
85 +	1.7%	1.3%	1.4%
18 +	79.2%	75.7%	74.6%
2010 Population by Sex			
Males	7,685	20,306	43,306
Females	7,660	20,704	45,246
2020 Population by Sex			
Males	9,281	25,926	54,045
Females	9,308	26,767	56,933
2025 Population by Sex			
Males	10,978	29,921	60,484
Females	11,024	30,944	63,715

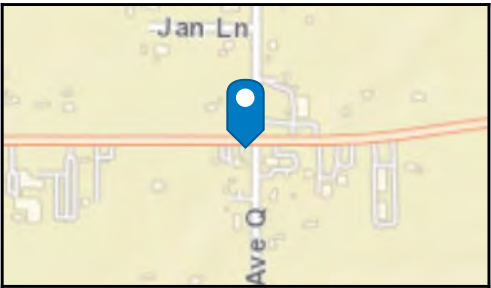
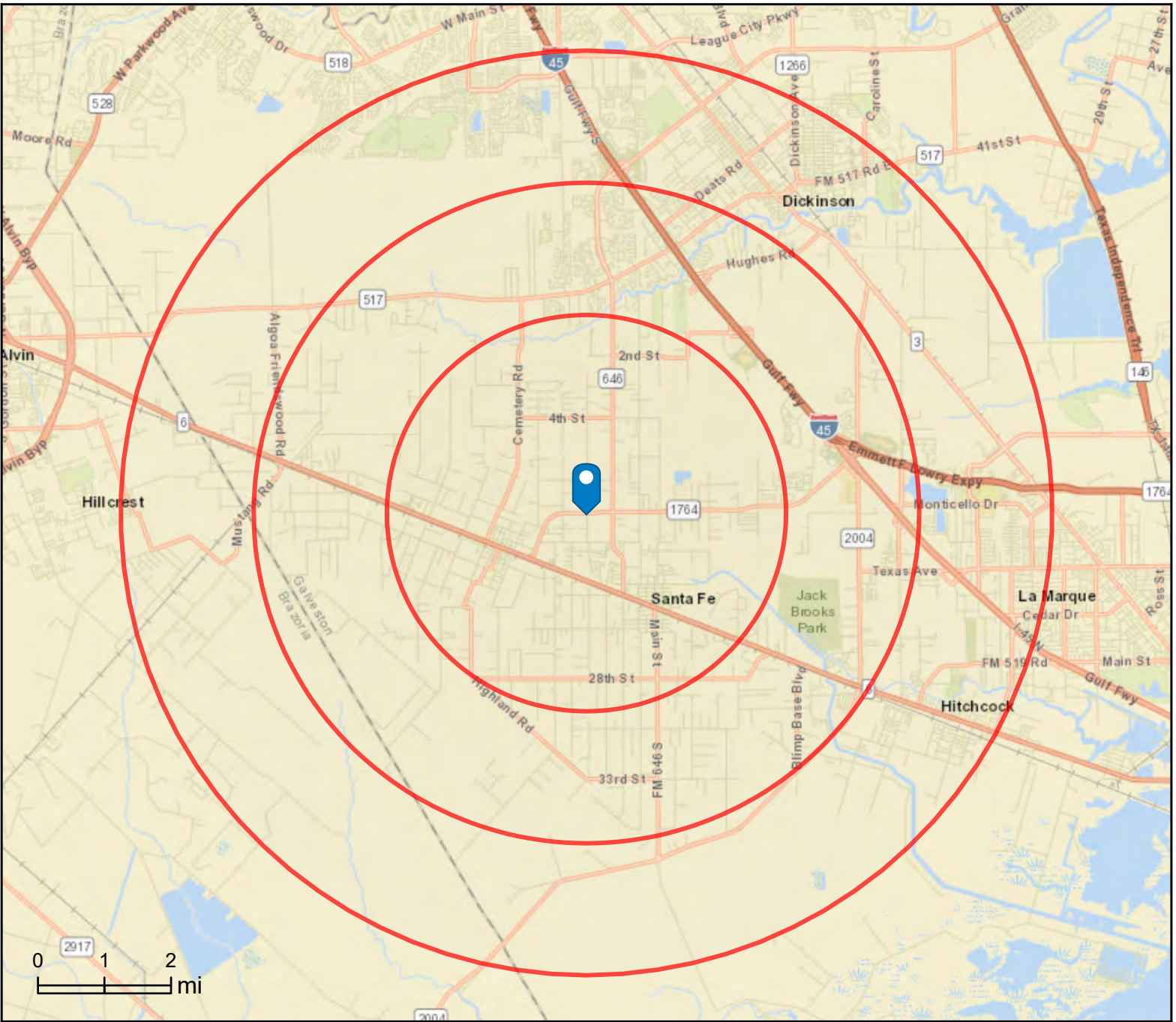
	3 miles	5 miles	7 miles
2010 Population by Race/Ethnicity			
Total	15,345	41,010	88,553
White Alone	92.6%	82.1%	71.4%
Black Alone	1.0%	7.3%	16.1%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	0.6%	2.0%	2.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.5%	5.6%	6.8%
Two or More Races	1.8%	2.5%	2.7%
Hispanic Origin	12.4%	17.8%	21.0%
Diversity Index	33.0	52.0	64.2
2020 Population by Race/Ethnicity			
Total	18,588	52,693	110,977
White Alone	90.6%	79.7%	70.1%
Black Alone	1.4%	7.6%	15.1%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	0.8%	2.3%	3.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.4%	6.8%	7.9%
Two or More Races	2.2%	3.1%	3.3%
Hispanic Origin	15.4%	21.4%	24.3%
Diversity Index	39.2	57.5	67.5
2025 Population by Race/Ethnicity			
Total	22,002	60,865	124,198
White Alone	89.1%	78.9%	69.8%
Black Alone	1.9%	7.4%	14.4%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	1.0%	2.5%	3.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.9%	7.2%	8.2%
Two or More Races	2.4%	3.3%	3.6%
Hispanic Origin	17.2%	23.0%	25.9%
Diversity Index	43.2	59.4	68.7
2010 Population by Relationship and Household Type			
Total	15,345	41,010	88,552
In Households	99.9%	99.6%	99.0%
In Family Households	89.4%	88.6%	88.1%
Householder	28.3%	27.4%	26.7%
Spouse	21.7%	20.8%	19.6%
Child	33.1%	33.9%	35.0%
Other relative	3.9%	4.1%	4.4%
Nonrelative	2.4%	2.4%	2.3%
In Nonfamily Households	10.6%	11.0%	10.9%
In Group Quarters	0.1%	0.4%	1.0%
Institutionalized Population	0.0%	0.4%	0.9%
Noninstitutionalized Population	0.0%	0.0%	0.1%

	3 miles	5 miles	7 miles
2020 Population 25+ by Educational Attainment			
Total	13,389	36,131	74,651
Less than 9th Grade	2.5%	2.8%	4.0%
9th - 12th Grade, No Diploma	5.7%	6.4%	6.5%
High School Graduate	28.1%	24.0%	23.2%
GED/Alternative Credential	9.1%	7.9%	6.7%
Some College, No Degree	31.5%	27.7%	25.5%
Associate Degree	9.7%	11.1%	10.5%
Bachelor's Degree	10.4%	14.2%	16.4%
Graduate/Professional Degree	3.0%	5.8%	7.4%
2020 Population 15+ by Marital Status			
Total	15,347	41,879	87,061
Never Married	26.6%	28.6%	29.5%
Married	57.9%	56.3%	53.8%
Widowed	5.2%	4.3%	5.5%
Divorced	10.2%	10.8%	11.1%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	9,311	27,389	55,462
Population 16+ Employed	90.8%	90.9%	91.0%
Population 16+ Unemployment rate	9.2%	9.1%	9.0%
Population 16-24 Employed	7.7%	9.8%	10.3%
Population 16-24 Unemployment rate	19.0%	17.6%	17.5%
Population 25-54 Employed	64.3%	65.5%	67.3%
Population 25-54 Unemployment rate	7.9%	7.4%	7.2%
Population 55-64 Employed	20.4%	18.2%	16.8%
Population 55-64 Unemployment rate	10.0%	9.7%	10.0%
Population 65+ Employed	7.7%	6.6%	5.6%
Population 65+ Unemployment rate	6.8%	9.1%	9.7%
2020 Employed Population 16+ by Industry			
Total	8,451	24,910	50,487
Agriculture/Mining	2.0%	1.5%	1.6%
Construction	8.2%	9.5%	9.5%
Manufacturing	13.2%	11.6%	11.4%
Wholesale Trade	3.3%	2.4%	2.3%
Retail Trade	8.8%	8.4%	7.7%
Transportation/Utilities	4.8%	5.5%	5.2%
Information	0.9%	1.0%	1.3%
Finance/Insurance/Real Estate	7.5%	6.5%	6.1%
Services	48.4%	49.4%	50.1%
Public Administration	2.9%	4.2%	4.8%
2020 Employed Population 16+ by Occupation			
Total	8,450	24,908	50,486
White Collar	59.9%	61.7%	62.2%
Management/Business/Financial	14.0%	13.3%	14.0%
Professional	19.0%	24.2%	25.4%
Sales	12.4%	10.2%	10.0%
Administrative Support	14.6%	14.0%	12.8%
Services	12.7%	13.7%	15.6%
Blue Collar	27.4%	24.6%	22.2%
Farming/Forestry/Fishing	0.1%	0.1%	0.2%
Construction/Extraction	8.9%	7.9%	7.1%
Installation/Maintenance/Repair	5.8%	5.1%	4.1%
Production	8.9%	8.1%	6.9%

	3 miles	5 miles	7 miles
2010 Households by Type			
Total	5,697	14,894	31,458
Households with 1 Person	18.8%	19.3%	20.1%
Households with 2+ People	81.2%	80.7%	79.9%
Family Households	76.8%	75.7%	75.1%
Husband-wife Families	58.9%	57.4%	55.2%
With Related Children	25.9%	26.9%	27.1%
Other Family (No Spouse Present)	17.8%	18.3%	20.0%
Other Family with Male Householder	6.2%	5.8%	5.7%
With Related Children	3.8%	3.6%	3.4%
Other Family with Female Householder	11.7%	12.5%	14.3%
With Related Children	7.6%	8.5%	9.7%
Nonfamily Households	4.4%	5.0%	4.8%
All Households with Children	37.8%	39.5%	40.6%
Multigenerational Households	5.7%	5.4%	6.0%
Unmarried Partner Households	6.1%	6.3%	6.3%
Male-female	5.4%	5.7%	5.7%
Same-sex	0.7%	0.7%	0.7%
2010 Households by Size			
Total	5,698	14,895	31,459
1 Person Household	18.8%	19.3%	20.1%
2 Person Household	35.3%	33.8%	32.0%
3 Person Household	19.3%	19.0%	18.7%
4 Person Household	15.4%	15.9%	16.1%
5 Person Household	7.1%	7.4%	8.1%
6 Person Household	2.7%	2.9%	3.1%
7 + Person Household	1.3%	1.7%	2.0%
2010 Households by Tenure and Mortgage Status			
Total	5,698	14,894	31,459
Owner Occupied	82.5%	79.9%	76.6%
Owned with a Mortgage/Loan	49.9%	54.3%	52.5%
Owned Free and Clear	32.6%	25.6%	24.1%
Renter Occupied	17.5%	20.1%	23.4%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	184	196	188
Percent of Income for Mortgage	10.8%	9.8%	10.3%
Wealth Index	119	114	109
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	6,154	16,041	34,206
Housing Units Inside Urbanized Area	88.8%	85.0%	89.7%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	11.2%	15.0%	10.3%
2010 Population By Urban/ Rural Status			
Total Population	15,345	41,010	88,552
Population Inside Urbanized Area	88.6%	84.8%	89.5%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	11.4%	15.2%	10.5%



	3 miles	5 miles	7 miles
Top 3 Tapestry Segments			
1.	Middleburg (4C)Up and Coming Families (7A)		Soccer Moms (4A)
2.	Salt of the Earth (6B)	Southern Satellites (10A)	Up and Coming Families (7A)
3.	Southern Satellites (10A)	Middleburg (4C)	Middleburg (4C)
2020 Consumer Spending			
Apparel & Services: Total \$	\$15,845,672	\$45,740,712	\$92,026,882
Average Spent	\$2,282.58	\$2,408.80	\$2,353.99
Spending Potential Index	106	112	110
Education: Total \$	\$12,931,767	\$35,433,955	\$71,748,579
Average Spent	\$1,862.83	\$1,866.03	\$1,835.28
Spending Potential Index	104	104	103
Entertainment/Recreation: Total \$	\$25,128,975	\$70,168,141	\$140,158,166
Average Spent	\$3,619.85	\$3,695.20	\$3,585.16
Spending Potential Index	111	114	110
Food at Home: Total \$	\$40,168,350	\$113,441,092	\$227,661,443
Average Spent	\$5,786.28	\$5,974.04	\$5,823.44
Spending Potential Index	108	112	109
Food Away from Home: Total \$	\$28,036,317	\$80,357,853	\$161,574,495
Average Spent	\$4,038.65	\$4,231.81	\$4,132.97
Spending Potential Index	107	112	110
Health Care: Total \$	\$46,284,435	\$127,937,104	\$254,313,953
Average Spent	\$6,667.31	\$6,737.43	\$6,505.19
Spending Potential Index	116	117	113
HH Furnishings & Equipment: Total \$	\$16,958,145	\$48,353,345	\$96,335,933
Average Spent	\$2,442.83	\$2,546.39	\$2,464.21
Spending Potential Index	112	117	113
Personal Care Products & Services: Total \$	\$7,004,172	\$20,045,295	\$40,275,438
Average Spent	\$1,008.96	\$1,055.63	\$1,030.22
Spending Potential Index	110	115	112
Shelter: Total \$	\$137,411,723	\$391,980,764	\$797,681,852
Average Spent	\$19,794.26	\$20,642.52	\$20,404.20
Spending Potential Index	102	107	105
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$18,530,156	\$52,904,990	\$104,688,924
Average Spent	\$2,669.28	\$2,786.09	\$2,677.88
Spending Potential Index	114	119	114
Travel: Total \$	\$18,244,281	\$50,999,132	\$102,529,346
Average Spent	\$2,628.10	\$2,685.72	\$2,622.64
Spending Potential Index	109	111	109
Vehicle Maintenance & Repairs: Total \$	\$8,841,760	\$25,000,430	\$50,090,915
Average Spent	\$1,273.66	\$1,316.57	\$1,281.29
Spending Potential Index	110	114	111





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