

FOR LEASE

+/- 5,000 SF AVAILABLE - NEW MEDICAL/RETAIL
3881 E LEAGUE CITY PARKWAY, LEAGUE CITY, TEXAS 77573

S&P INTERESTS



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WWW.SPINTERESTS.COM | 713.766.4500
5353 WEST ALABAMA, SUITE 602 | HOUSTON, TX 77056

HENRY GARCIA
281.433.5736
henry@spinterests.com

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

3881 E. League City Pkwy
League City, Texas 77573



MEDICAL/MIXED USE DEVELOPMENT

±5,000 NOW LEASING



PARKING

±65 Spaces



TRAFFIC COUNT

SH96 -15,577 VPD ('19)



AVG HH INCOME

\$136,750 within 1 mile



POPULATION

126,119 within 5 miles



LEAGUE CITY
FAMILY DENTISTRY

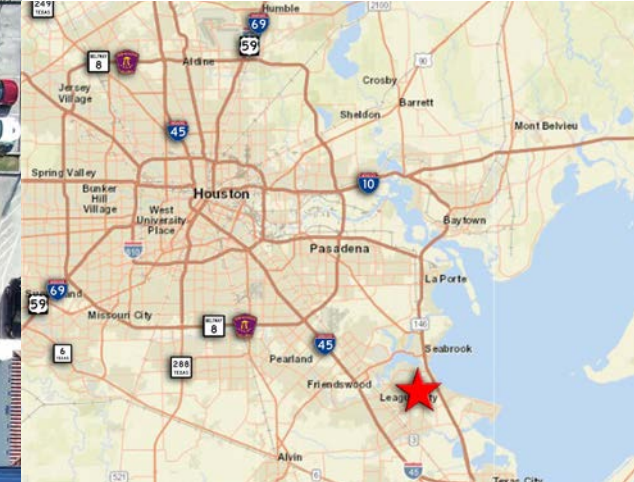
CLEAR FALLS
ANIMAL HOSPITAL

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PROPERTY FEATURES:

- New Medical Office/Mixed Use Development Now Leasing
- +/- 5,000 SF (Divisible)
- New Tenant: Clear Falls Animal Hospital
- Strong Anchor Tenant League City Family Dentistry
- Pylon signage space available
- Lease Rate \$25 + NNN
- Over 65 Parking Spaces

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2020 Population	9,577	59,008	126,119
2025 Population Est.	10,313	63,927	136,528
Daytime Population	8,137	50,471	118,743
Average HH Income	\$136,750	\$112,920	\$108,480

TRAFFIC COUNTS:

League City Pkwy: 15,577 VPD
(TXDOT 2019)

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MEDICAL/MIXED-USE FOR LEASE

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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	2,864	31,879	79,114
2010 Total Population	5,531	45,214	101,656
2020 Total Population	9,577	59,008	126,119
2020 Group Quarters	0	105	668
2025 Total Population	10,313	63,927	136,528
2020-2025 Annual Rate	1.49%	1.61%	1.60%
2020 Total Daytime Population	8,137	50,471	118,743
Workers	3,004	20,136	55,727
Residents	5,133	30,335	63,016
Household Summary			
2000 Households	1,017	11,410	30,836
2000 Average Household Size	2.82	2.79	2.55
2010 Households	2,058	16,737	39,269
2010 Average Household Size	2.69	2.70	2.57
2020 Households	3,409	21,503	48,120
2020 Average Household Size	2.81	2.74	2.61
2025 Households	3,669	23,272	51,976
2025 Average Household Size	2.81	2.74	2.61
2020-2025 Annual Rate	1.48%	1.59%	1.55%
2010 Families	1,626	12,045	26,660
2010 Average Family Size	3.04	3.17	3.12
2020 Families	2,706	15,458	32,476
2020 Average Family Size	3.16	3.23	3.17
2025 Families	2,904	16,655	34,962
2025 Average Family Size	3.17	3.24	3.19
2020-2025 Annual Rate	1.42%	1.50%	1.49%
Housing Unit Summary			
2000 Housing Units	1,113	12,644	33,896
Owner Occupied Housing Units	67.6%	67.6%	59.7%
Renter Occupied Housing Units	23.9%	22.7%	31.2%
Vacant Housing Units	8.5%	9.8%	9.0%
2010 Housing Units	2,167	18,255	43,641
Owner Occupied Housing Units	76.7%	63.8%	59.0%
Renter Occupied Housing Units	18.2%	27.9%	31.0%
Vacant Housing Units	5.0%	8.3%	10.0%
2020 Housing Units	3,523	22,786	52,009
Owner Occupied Housing Units	84.7%	66.9%	59.2%
Renter Occupied Housing Units	12.1%	27.5%	33.3%
Vacant Housing Units	3.2%	5.6%	7.5%
2025 Housing Units	3,762	24,576	55,991
Owner Occupied Housing Units	85.2%	67.2%	59.5%
Renter Occupied Housing Units	12.3%	27.5%	33.3%
Vacant Housing Units	2.5%	5.3%	7.2%
Median Household Income			
2020	\$109,750	\$93,104	\$84,707
2025	\$116,207	\$100,072	\$90,194
Median Home Value			
2020	\$296,963	\$247,016	\$241,386
2025	\$328,965	\$272,246	\$268,452
Per Capita Income			
2020	\$46,566	\$41,365	\$41,427
2025	\$51,496	\$45,260	\$45,032
Median Age			
2010	33.7	35.3	36.6
2020	36.0	37.1	38.2
2025	35.9	37.2	38.9
2020 Households by Income			
Household Income Base	3,409	21,503	48,120
<\$15,000	3.1%	5.8%	6.5%
\$15,000 - \$24,999	2.6%	5.5%	6.1%
\$25,000 - \$34,999	2.1%	5.0%	5.8%
\$35,000 - \$49,999	5.5%	8.9%	9.9%
\$50,000 - \$74,999	11.6%	12.7%	15.3%
\$75,000 - \$99,999	16.7%	15.4%	13.9%
\$100,000 - \$149,999	28.7%	24.4%	21.3%
\$150,000 - \$199,999	12.3%	10.7%	10.1%
\$200,000+	17.4%	11.5%	11.1%
Average Household Income	\$136,750	\$112,920	\$108,480

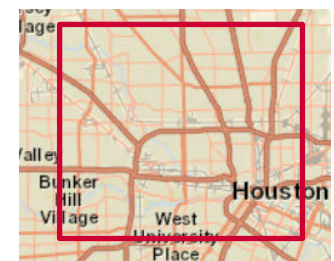
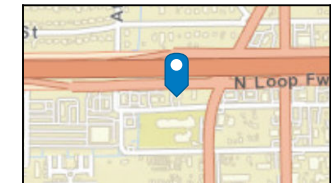
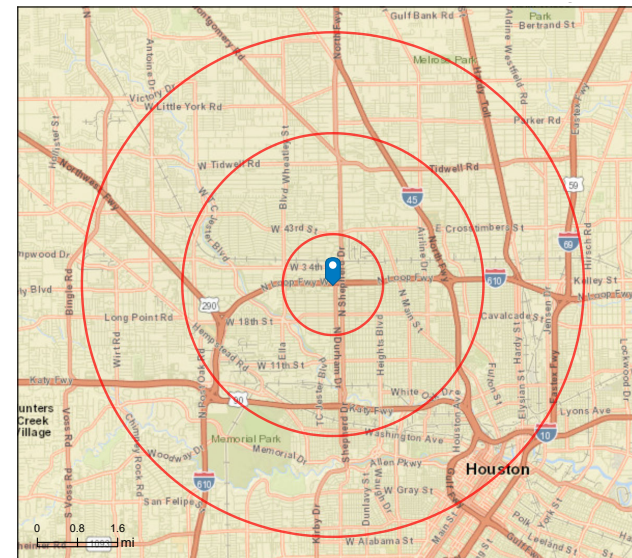
	1 mile	3 miles	5 miles
2025 Households by Income			
Household Income Base	3,669	23,272	51,976
<\$15,000	2.9%	5.3%	6.0%
\$15,000 - \$24,999	2.2%	4.9%	5.5%
\$25,000 - \$34,999	1.9%	4.6%	5.4%
\$35,000 - \$49,999	4.7%	8.1%	9.2%
\$50,000 - \$74,999	10.2%	11.8%	14.6%
\$75,000 - \$99,999	15.5%	15.1%	13.8%
\$100,000 - \$149,999	28.5%	25.2%	22.1%
\$150,000 - \$199,999	13.9%	11.9%	11.0%
\$200,000+	20.2%	12.9%	12.3%
Average Household Income	\$151,436	\$123,670	\$118,170
2020 Owner Occupied Housing Units by Value			
Total	2,983	15,239	30,781
<\$50,000	0.3%	4.3%	4.1%
\$50,000 - \$99,999	0.5%	5.0%	5.3%
\$100,000 - \$149,999	4.6%	7.5%	8.5%
\$150,000 - \$199,999	14.1%	15.0%	17.2%
\$200,000 - \$249,999	19.2%	19.4%	17.9%
\$250,000 - \$299,999	11.9%	14.7%	15.2%
\$300,000 - \$399,999	24.3%	19.4%	17.5%
\$400,000 - \$499,999	6.7%	4.5%	4.6%
\$500,000 - \$749,999	16.8%	7.9%	7.0%
\$750,000 - \$999,999	1.4%	1.3%	1.4%
\$1,000,000 - \$1,499,999	0.0%	0.4%	0.5%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.1%
\$2,000,000 +	0.1%	0.5%	0.5%
Average Home Value	\$340,999	\$291,813	\$286,773
2025 Owner Occupied Housing Units by Value			
Total	3,205	16,509	33,342
<\$50,000	0.2%	3.5%	3.2%
\$50,000 - \$99,999	0.2%	3.8%	3.9%
\$100,000 - \$149,999	2.7%	5.6%	6.3%
\$150,000 - \$199,999	9.8%	12.0%	13.8%
\$200,000 - \$249,999	17.0%	18.2%	16.9%
\$250,000 - \$299,999	12.1%	15.6%	16.4%
\$300,000 - \$399,999	27.7%	22.9%	21.4%
\$400,000 - \$499,999	8.0%	5.7%	6.0%
\$500,000 - \$749,999	20.2%	9.8%	9.0%
\$750,000 - \$999,999	2.1%	1.8%	1.8%
\$1,000,000 - \$1,499,999	0.0%	0.4%	0.6%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.2%
\$2,000,000 +	0.1%	0.6%	0.7%
Average Home Value	\$371,321	\$319,509	\$318,572
2010 Population by Age			
Total	5,530	45,215	101,657
0 - 4	8.7%	7.5%	6.8%
5 - 9	9.0%	7.5%	7.0%
10 - 14	8.5%	7.7%	7.3%
15 - 24	10.9%	12.6%	12.8%
25 - 34	15.1%	14.1%	13.8%
35 - 44	17.4%	15.2%	14.5%
45 - 54	15.7%	16.2%	16.4%
55 - 64	8.7%	11.0%	11.6%
65 - 74	3.7%	5.3%	6.0%
75 - 84	1.8%	2.2%	2.8%
85 +	0.6%	0.7%	1.0%
18 +	69.5%	72.8%	74.5%

	1 mile	3 miles	5 miles
2020 Population by Age			
Total	9,577	59,007	126,119
0 - 4	7.3%	6.7%	6.1%
5 - 9	7.8%	7.1%	6.4%
10 - 14	8.1%	7.2%	6.7%
15 - 24	12.4%	12.1%	11.8%
25 - 34	13.0%	14.0%	14.3%
35 - 44	14.9%	13.9%	13.7%
45 - 54	14.4%	13.6%	13.3%
55 - 64	12.4%	13.2%	13.6%
65 - 74	6.7%	8.4%	9.1%
75 - 84	2.3%	3.1%	3.6%
85 +	0.7%	0.8%	1.2%
18 +	72.6%	75.2%	77.0%
2025 Population by Age			
Total	10,312	63,927	136,528
0 - 4	7.2%	6.7%	6.2%
5 - 9	7.4%	6.9%	6.3%
10 - 14	7.9%	7.2%	6.6%
15 - 24	11.8%	11.7%	11.3%
25 - 34	14.4%	14.4%	13.9%
35 - 44	14.2%	14.1%	14.7%
45 - 54	13.3%	12.6%	12.4%
55 - 64	11.7%	11.9%	12.2%
65 - 74	8.1%	9.4%	10.4%
75 - 84	3.2%	4.1%	4.8%
85 +	0.8%	1.0%	1.4%
18 +	73.1%	75.1%	77.1%
2010 Population by Sex			
Males	2,694	22,483	50,673
Females	2,837	22,731	50,983
2020 Population by Sex			
Males	4,688	29,156	62,462
Females	4,889	29,851	63,657
2025 Population by Sex			
Males	5,053	31,509	67,420
Females	5,260	32,418	69,108
2010 Population by Race/Ethnicity			
Total	5,530	45,214	101,656
White Alone	81.5%	80.8%	79.4%
Black Alone	7.5%	5.8%	6.7%
American Indian Alone	0.4%	0.5%	0.5%
Asian Alone	4.5%	3.2%	3.7%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	3.4%	7.1%	7.0%
Two or More Races	2.7%	2.6%	2.7%
Hispanic Origin	16.5%	22.1%	21.3%
Diversity Index	51.4	56.9	57.7
2020 Population by Race/Ethnicity			
Total	9,577	59,007	126,120
White Alone	78.6%	78.5%	76.6%
Black Alone	7.9%	6.1%	6.9%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	4.6%	3.5%	4.4%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	4.7%	8.1%	8.2%
Two or More Races	3.7%	3.3%	3.4%
Hispanic Origin	20.9%	25.4%	25.1%
Diversity Index	58.0	61.5	63.0

	1 mile	3 miles	5 miles
2025 Population by Race/Ethnicity			
Total	10,312	63,927	136,527
White Alone	77.6%	77.5%	75.3%
Black Alone	7.8%	5.9%	6.8%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	5.0%	3.8%	4.9%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	5.1%	8.6%	8.7%
Two or More Races	4.1%	3.6%	3.8%
Hispanic Origin	22.8%	27.5%	27.3%
Diversity Index	60.5	63.6	65.4
2010 Population by Relationship and Household Type			
Total	5,531	45,214	101,656
In Households	100.0%	99.8%	99.4%
In Family Households	91.1%	86.7%	84.1%
Householder	27.5%	26.6%	26.2%
Spouse	22.4%	20.6%	20.0%
Child	36.2%	33.4%	31.8%
Other relative	3.2%	3.9%	3.9%
Nonrelative	1.8%	2.2%	2.1%
In Nonfamily Households	8.9%	13.1%	15.4%
In Group Quarters	0.0%	0.2%	0.6%
Institutionalized Population	0.0%	0.2%	0.5%
Noninstitutionalized Population	0.0%	0.0%	0.1%
2020 Population 25+ by Educational Attainment			
Total	6,177	39,531	86,927
Less than 9th Grade	2.3%	4.5%	3.7%
9th - 12th Grade, No Diploma	4.9%	5.4%	4.5%
High School Graduate	14.5%	16.5%	17.4%
GED/Alternative Credential	3.5%	3.3%	3.5%
Some College, No Degree	19.0%	20.1%	20.9%
Associate Degree	12.4%	11.0%	10.6%
Bachelor's Degree	29.7%	25.3%	25.4%
Graduate/Professional Degree	13.7%	13.9%	14.0%
2020 Population 15+ by Marital Status			
Total	7,361	46,644	101,841
Never Married	25.3%	30.0%	30.9%
Married	63.6%	56.0%	52.5%
Widowed	3.9%	4.4%	4.9%
Divorced	7.2%	9.6%	11.7%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	4,887	31,416	69,330
Population 16+ Employed	91.9%	91.9%	91.7%
Population 16+ Unemployment rate	8.1%	8.1%	8.3%
Population 16-24 Employed	6.5%	9.7%	9.8%
Population 16-24 Unemployment rate	24.1%	16.5%	16.2%
Population 25-54 Employed	73.2%	68.2%	66.2%
Population 25-54 Unemployment rate	6.5%	6.7%	7.1%
Population 55-64 Employed	16.8%	17.0%	17.7%
Population 55-64 Unemployment rate	8.3%	8.9%	8.4%
Population 65+ Employed	3.5%	5.1%	6.3%
Population 65+ Unemployment rate	6.1%	6.7%	7.1%
2020 Employed Population 16+ by Industry			
Total	4,489	28,871	63,552
Agriculture/Mining	2.3%	3.6%	2.4%
Construction	6.6%	9.1%	8.8%
Manufacturing	13.6%	11.0%	11.0%
Wholesale Trade	1.6%	2.1%	2.3%
Retail Trade	7.6%	9.0%	8.7%
Transportation/Utilities	2.1%	4.7%	5.3%
Information	0.6%	0.7%	0.8%
Finance/Insurance/Real Estate	5.9%	6.0%	5.4%
Services	55.5%	49.6%	51.4%
Public Administration	4.3%	4.3%	4.0%

	1 mile	3 miles	5 miles
2020 Employed Population 16+ by Occupation			
Total	4,488	28,873	63,554
White Collar	70.3%	68.6%	67.5%
Management/Business/Financial	23.3%	21.5%	19.1%
Professional	26.4%	24.3%	26.3%
Sales	9.2%	11.3%	11.2%
Administrative Support	11.4%	11.4%	10.9%
Services	11.2%	12.4%	14.1%
Blue Collar	18.5%	19.1%	18.5%
Farming/Forestry/Fishing	0.2%	1.1%	0.6%
Construction/Extraction	3.5%	4.9%	5.2%
Installation/Maintenance/Repair	2.3%	2.6%	2.8%
Production	6.9%	6.5%	5.3%
Transportation/Material Moving	5.6%	4.0%	4.6%
2010 Households by Type			
Total	2,058	16,737	39,269
Households with 1 Person	17.0%	22.3%	25.8%
Households with 2+ People	83.0%	77.7%	74.2%
Family Households	79.0%	72.0%	67.9%
Husband-wife Families	64.2%	55.8%	51.9%
With Related Children	36.9%	28.5%	24.8%
Other Family (No Spouse Present)	14.9%	16.2%	16.0%
Other Family with Male Householder	4.3%	5.3%	5.2%
With Related Children	2.9%	3.2%	3.2%
Other Family with Female Householder	10.6%	10.9%	10.9%
With Related Children	7.3%	7.7%	7.4%
Nonfamily Households	4.0%	5.7%	6.3%
All Households with Children	47.5%	39.9%	35.9%
Multigenerational Households	3.8%	4.2%	4.1%
Unmarried Partner Households	5.4%	6.4%	6.4%
Male-female	4.8%	5.8%	5.8%
Same-sex	0.7%	0.6%	0.6%
2010 Households by Size			
Total	2,057	16,739	39,267
1 Person Household	17.0%	22.3%	25.8%
2 Person Household	29.6%	32.1%	32.8%
3 Person Household	19.9%	17.8%	16.6%
4 Person Household	21.6%	16.1%	14.3%
5 Person Household	8.1%	7.4%	6.6%
6 Person Household	2.7%	2.8%	2.5%
7 + Person Household	1.1%	1.5%	1.4%
2010 Households by Tenure and Mortgage Status			
Total	2,058	16,737	39,269
Owner Occupied	80.8%	69.6%	65.6%
Owned with a Mortgage/Loan	71.1%	52.6%	47.8%
Owned Free and Clear	9.8%	17.0%	17.8%
Renter Occupied	19.2%	30.4%	34.4%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	158	168	160
Percent of Income for Mortgage	11.3%	11.1%	11.9%
Wealth Index	182	133	125
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	2,167	18,255	43,641
Housing Units Inside Urbanized Area	98.0%	99.0%	99.2%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	2.0%	1.0%	0.8%
2010 Population By Urban/ Rural Status			
Total Population	5,531	45,214	101,656
Population Inside Urbanized Area	98.2%	99.1%	99.2%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	1.8%	0.9%	0.8%
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)	Bright Young Professionals (8C)
3.	Middleburg (4C)	American Dreamers (7C)	American Dreamers (7C)

	1 mile	3 miles	5 miles
2020 Consumer Spending			
Apparel & Services: Total \$	\$11,224,432	\$58,833,018	\$125,778,962
Average Spent	\$3,292.59	\$2,736.04	\$2,613.86
Spending Potential Index	153	128	122
Education: Total \$	\$8,727,718	\$45,102,665	\$100,223,781
Average Spent	\$2,560.20	\$2,097.51	\$2,082.79
Spending Potential Index	143	117	116
Entertainment/Recreation: Total \$	\$16,717,568	\$87,234,625	\$187,009,935
Average Spent	\$4,903.95	\$4,056.86	\$3,886.32
Spending Potential Index	151	125	120
Food at Home: Total \$	\$26,812,896	\$143,205,831	\$306,685,740
Average Spent	\$7,865.33	\$6,659.81	\$6,373.35
Spending Potential Index	147	125	119
Food Away from Home: Total \$	\$19,540,893	\$103,088,408	\$220,222,436
Average Spent	\$5,732.15	\$4,794.14	\$4,576.53
Spending Potential Index	152	127	121
Health Care: Total \$	\$29,686,534	\$155,887,979	\$332,671,845
Average Spent	\$8,708.28	\$7,249.59	\$6,913.38
Spending Potential Index	152	126	120
HH Furnishings & Equipment: Total \$	\$11,796,418	\$61,109,371	\$129,609,140
Average Spent	\$3,460.37	\$2,841.90	\$2,693.46
Spending Potential Index	158	130	123
Personal Care Products & Services: Total \$	\$4,903,196	\$25,485,350	\$54,446,030
Average Spent	\$1,438.31	\$1,185.20	\$1,131.46
Spending Potential Index	157	129	123
Shelter: Total \$	\$96,422,173	\$509,560,363	\$1,107,307,319
Average Spent	\$28,284.59	\$23,697.18	\$23,011.37
Spending Potential Index	146	122	119
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$12,872,219	\$66,518,244	\$139,587,274
Average Spent	\$3,775.95	\$3,093.44	\$2,900.82
Spending Potential Index	161	132	124
Travel: Total \$	\$12,685,743	\$65,025,868	\$140,259,390
Average Spent	\$3,721.25	\$3,024.04	\$2,914.78
Spending Potential Index	154	125	121
Vehicle Maintenance & Repairs: Total \$	\$5,935,333	\$31,590,316	\$67,728,326
Average Spent	\$1,741.08	\$1,469.11	\$1,407.49
Spending Potential Index	150	127	121



S&P INTERESTS

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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.

S&P Interests, LLC

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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