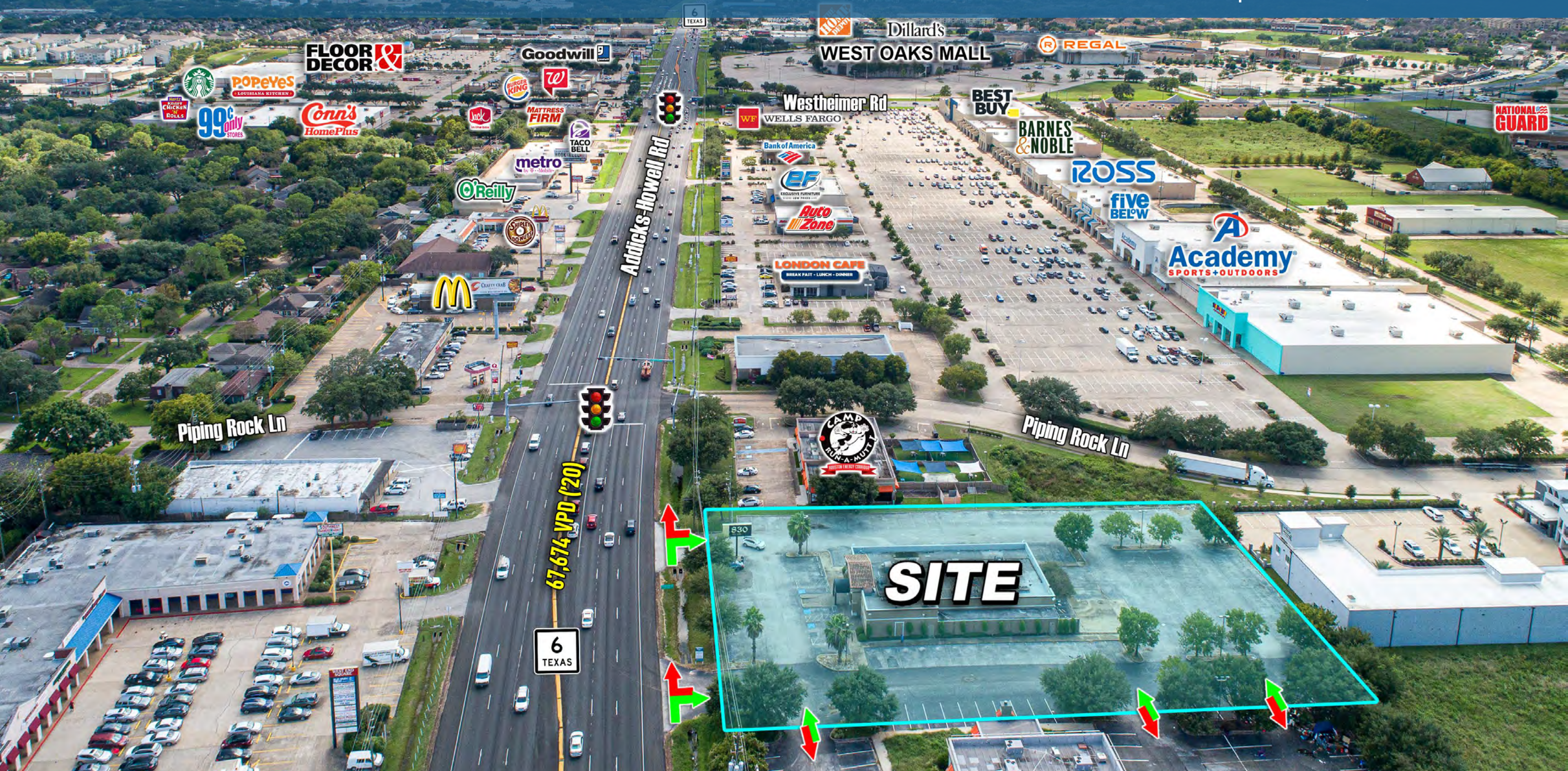


FREESTANDING BUILDING ON 1.74 ACRES - FOR SALE

2210 HIGHWAY 6 SOUTH | HOUSTON, TEXAS 77077



JOSH SEBESTA
josh@spinterests.com | 713.298.1341

JOSEPH SEBESTA
jsebesta@spinterests.com | 832.455.7355

HENRY GARCIA
henry@spinterests.com | 281.433.5736

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



BUILDING SIZE
7,221 SF



LAND SIZE
75,836 SF



FRONTAGE
220' on Highway 6



ADDRESS

2210 Highway 6 South
Houston, Texas 77077



PARKING

144 Parking Spaces



POPULATION

117,401 within 3 miles



TRAFFIC COUNT

67,674 VPD ('20)

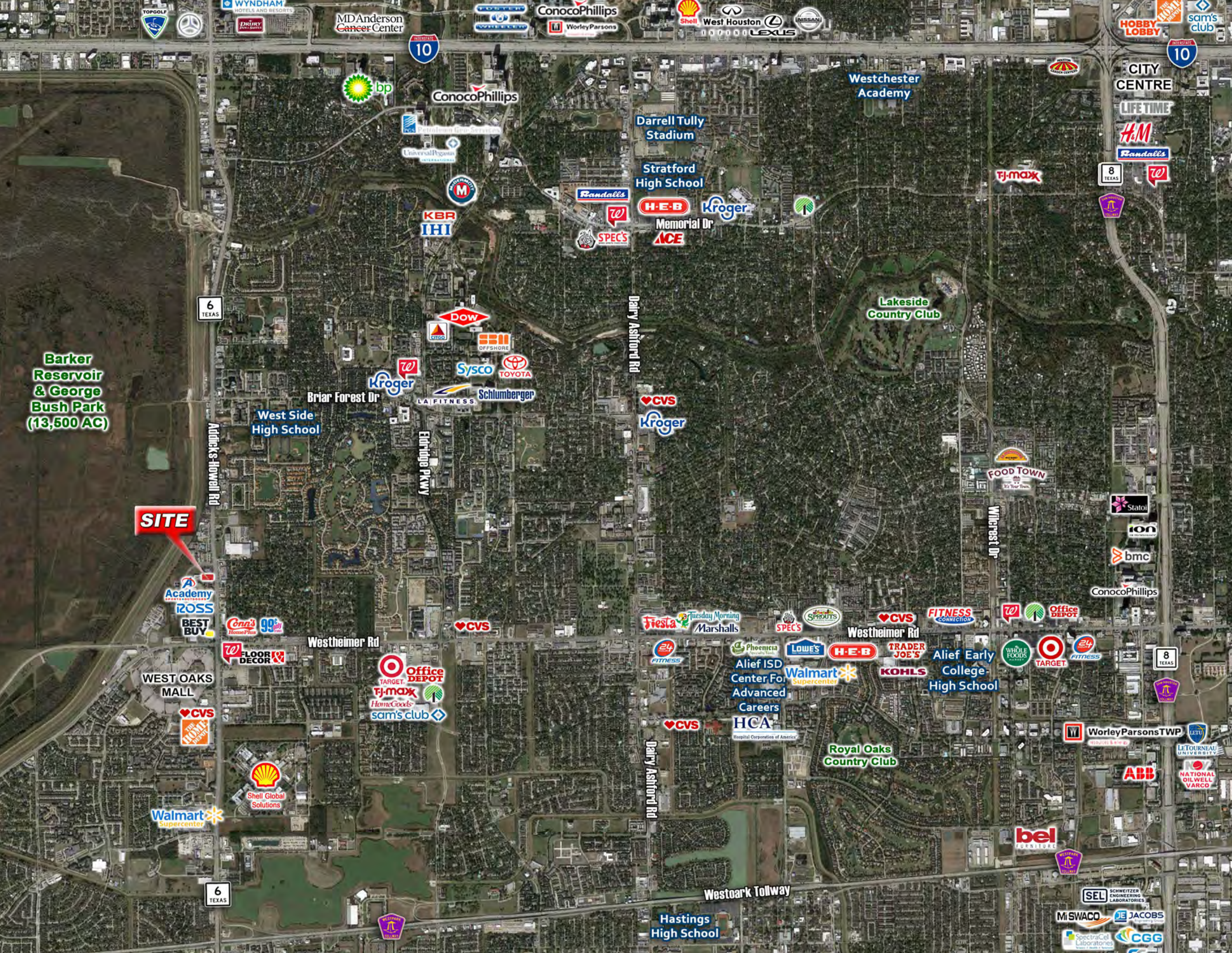


JOSH SEBESTA
josh@spinterests.com | 713.298.1341

JOSEPH SEBESTA
jsebesta@spinterests.com | 832.455.7355

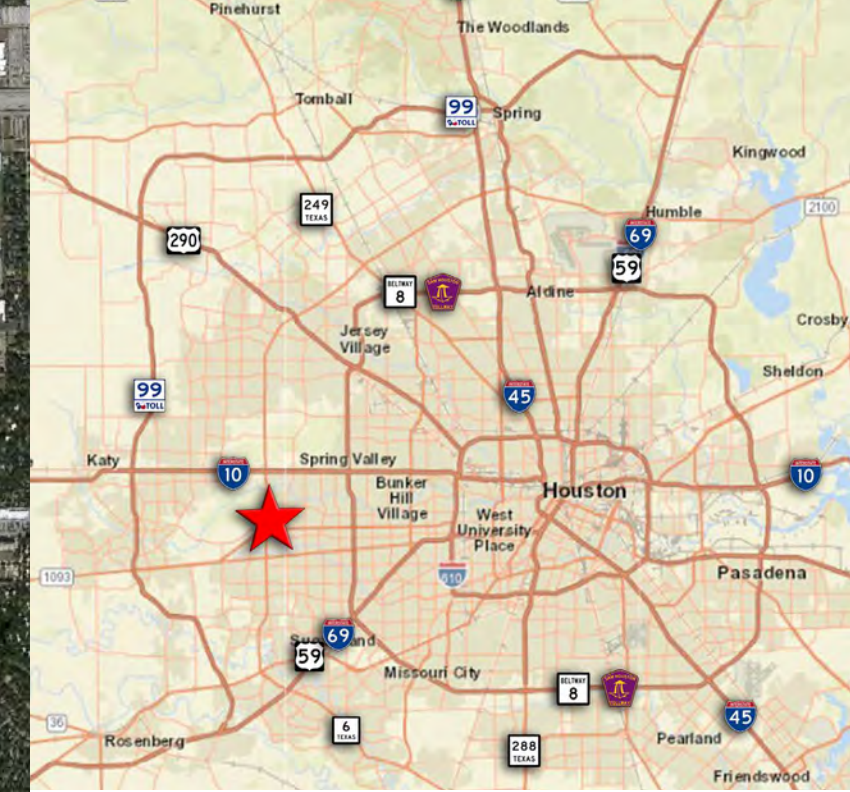
HENRY GARCIA
henry@spinterests.com | 281.433.5736

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.



Barker Reservoir & George Bush Park (13,500 AC)

SITE



PROPERTY FEATURES:

- 1.74 Acre Site
- 7,221 SF Freestanding Building
- Approx. 220' frontage on Highway 6
- Multiple curb cuts on Highway 6
- Pylon signage available
- Extremely Dense Population

TRAFFIC COUNTS: Highway 6: 67,674 VPD (Kalibrate 2020)

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2020 Population	10,228	117,401	334,649
2025 Population Est.	11,211	126,135	358,725
Daytime Population	16,773	119,901	335,769
Average HH Income	\$92,721	\$93,235	\$94,709

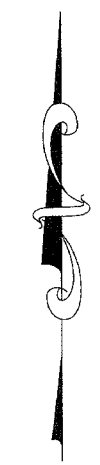
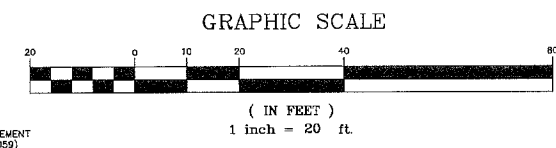
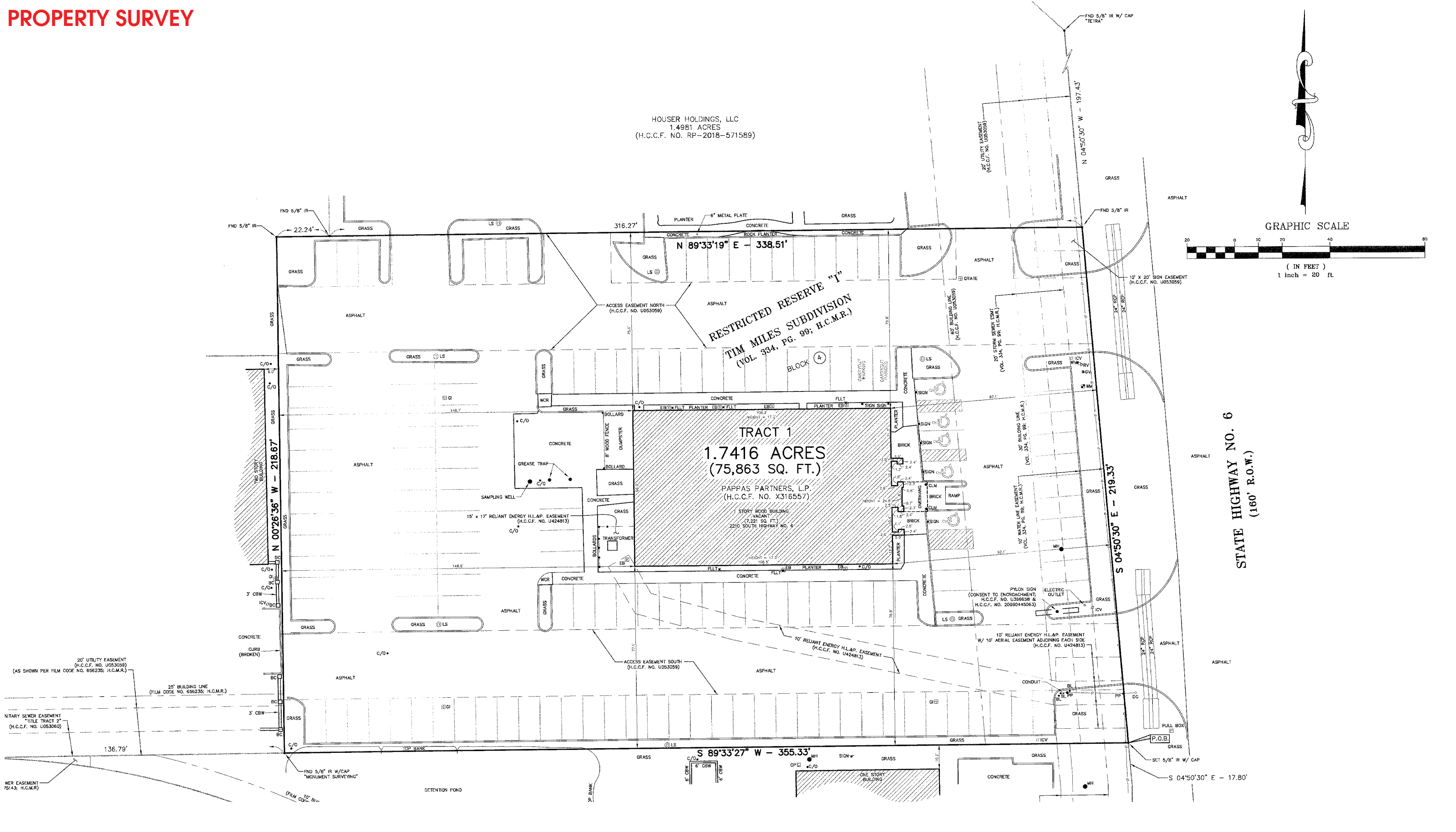
JOSH SEBESTA
 josh@spinterests.com | 713.298.1341

JOSEPH SEBESTA
 jsebesta@spinterests.com | 832.455.7355

HENRY GARCIA
 henry@spinterests.com | 281.433.5736

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 SURVEY



JOSH SEBESTA
josh@spinterests.com | 713.298.1341

JOSEPH SEBESTA
jsebesta@spinterests.com | 832.455.7355

HENRY GARCIA
henry@spinterests.com | 281.433.5736

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.

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	4,344	79,010	233,950
2010 Total Population	8,088	99,211	298,035
2020 Total Population	10,228	117,401	334,649
2020 Group Quarters	0	311	652
2025 Total Population	11,211	126,135	358,725
2020-2025 Annual Rate	1.85%	1.45%	1.40%
2020 Total Daytime Population	16,773	119,901	335,769
Workers	11,882	62,731	166,937
Residents	4,891	57,170	168,832
Household Summary			
2000 Households	1,904	32,816	88,880
2000 Average Household Size	2.28	2.40	2.62
2010 Households	3,384	40,374	109,902
2010 Average Household Size	2.39	2.45	2.71
2020 Households	4,132	47,539	122,511
2020 Average Household Size	2.48	2.46	2.73
2025 Households	4,486	50,873	130,714
2025 Average Household Size	2.50	2.47	2.74
2020-2025 Annual Rate	1.66%	1.36%	1.30%
2010 Families	2,093	24,900	73,780
2010 Average Family Size	3.06	3.15	3.35
2020 Families	2,558	28,862	81,201
2020 Average Family Size	3.17	3.19	3.39
2025 Families	2,787	30,874	86,656
2025 Average Family Size	3.19	3.20	3.41
2020-2025 Annual Rate	1.73%	1.36%	1.31%
Housing Unit Summary			
2000 Housing Units	2,034	36,243	96,059
Owner Occupied Housing Units	40.6%	42.3%	47.9%
Renter Occupied Housing Units	52.9%	48.3%	44.6%
Vacant Housing Units	6.4%	9.5%	7.5%
2010 Housing Units	3,702	45,451	121,678
Owner Occupied Housing Units	39.5%	38.9%	46.7%
Renter Occupied Housing Units	51.9%	49.9%	43.6%
Vacant Housing Units	8.6%	11.2%	9.7%
2020 Housing Units	4,369	52,225	133,732
Owner Occupied Housing Units	35.5%	34.4%	42.7%
Renter Occupied Housing Units	59.0%	56.7%	48.9%
Vacant Housing Units	5.4%	9.0%	8.4%
2025 Housing Units	4,739	55,830	142,549
Owner Occupied Housing Units	36.4%	34.2%	42.6%
Renter Occupied Housing Units	58.2%	56.9%	49.1%
Vacant Housing Units	5.3%	8.9%	8.3%
Median Household Income			
2020	\$65,471	\$61,570	\$61,029
2025	\$69,886	\$64,432	\$64,495
Median Home Value			
2020	\$247,342	\$228,793	\$206,225
2025	\$304,333	\$262,388	\$238,140
Per Capita Income			
2020	\$38,716	\$37,688	\$34,909
2025	\$42,212	\$40,330	\$37,426
Median Age			
2010	33.5	34.2	33.5
2020	35.6	35.6	34.8
2025	35.7	35.8	35.1

	1 mile	3 miles	5 miles
2020 Households by Income			
Household Income Base	4,132	47,539	122,511
<\$15,000	8.9%	9.2%	9.0%
\$15,000 - \$24,999	6.8%	7.8%	8.3%
\$25,000 - \$34,999	9.3%	8.9%	9.5%
\$35,000 - \$49,999	10.1%	12.7%	13.4%
\$50,000 - \$74,999	21.1%	20.2%	18.4%
\$75,000 - \$99,999	11.6%	11.1%	11.6%
\$100,000 - \$149,999	13.9%	13.7%	13.7%
\$150,000 - \$199,999	10.0%	7.1%	6.5%
\$200,000+	8.3%	9.3%	9.7%
Average Household Income	\$92,721	\$93,235	\$94,709
2025 Households by Income			
Household Income Base	4,486	50,873	130,714
<\$15,000	8.5%	8.7%	8.5%
\$15,000 - \$24,999	6.2%	7.1%	7.6%
\$25,000 - \$34,999	8.6%	8.4%	8.9%
\$35,000 - \$49,999	9.3%	12.1%	12.8%
\$50,000 - \$74,999	20.6%	20.3%	18.4%
\$75,000 - \$99,999	11.9%	11.5%	12.1%
\$100,000 - \$149,999	14.7%	14.4%	14.6%
\$150,000 - \$199,999	11.1%	7.7%	7.1%
\$200,000+	9.3%	9.7%	10.2%
Average Household Income	\$101,558	\$100,177	\$101,992
2020 Owner Occupied Housing Units by Value			
Total	1,552	17,933	57,091
<\$50,000	0.3%	0.8%	1.3%
\$50,000 - \$99,999	3.2%	6.5%	9.7%
\$100,000 - \$149,999	12.0%	17.2%	18.4%
\$150,000 - \$199,999	16.2%	19.2%	19.4%
\$200,000 - \$249,999	19.4%	11.0%	10.4%
\$250,000 - \$299,999	8.8%	9.7%	9.2%
\$300,000 - \$399,999	6.2%	12.0%	11.4%
\$400,000 - \$499,999	3.2%	8.0%	6.4%
\$500,000 - \$749,999	20.7%	10.3%	8.1%
\$750,000 - \$999,999	5.7%	3.2%	3.2%
\$1,000,000 - \$1,499,999	3.9%	1.6%	2.0%
\$1,500,000 - \$1,999,999	0.1%	0.2%	0.2%
\$2,000,000 +	0.3%	0.2%	0.4%
Average Home Value	\$387,484	\$311,877	\$297,367
2025 Owner Occupied Housing Units by Value			
Total	1,727	19,091	60,744
<\$50,000	0.2%	0.4%	0.9%
\$50,000 - \$99,999	2.1%	4.5%	7.5%
\$100,000 - \$149,999	7.6%	13.7%	15.3%
\$150,000 - \$199,999	12.4%	17.3%	17.8%
\$200,000 - \$249,999	17.9%	11.4%	11.1%
\$250,000 - \$299,999	9.5%	10.5%	10.6%
\$300,000 - \$399,999	8.7%	13.5%	13.0%
\$400,000 - \$499,999	14.4%	10.5%	7.8%
\$500,000 - \$749,999	16.7%	11.4%	9.2%
\$750,000 - \$999,999	5.8%	4.2%	3.8%
\$1,000,000 - \$1,499,999	4.3%	1.9%	2.2%
\$1,500,000 - \$1,999,999	0.2%	0.4%	0.3%
\$2,000,000 +	0.3%	0.2%	0.5%
Average Home Value	\$413,881	\$343,778	\$324,727

JOSH SEBESTA
josh@spinterests.com | 713.298.1341

JOSEPH SEBESTA
jsebesta@spinterests.com | 832.455.7355

HENRY GARCIA
henry@spinterests.com | 281.433.5736

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	8,085	99,212	298,036
0 - 4	7.7%	7.5%	7.6%
5 - 9	6.3%	6.5%	7.3%
10 - 14	6.6%	6.3%	7.2%
15 - 24	13.9%	13.5%	14.3%
25 - 34	18.0%	17.6%	16.0%
35 - 44	14.6%	14.5%	14.8%
45 - 54	14.7%	14.0%	14.3%
55 - 64	10.7%	11.1%	10.6%
65 - 74	5.0%	5.1%	4.8%
75 - 84	2.0%	2.8%	2.4%
85 +	0.4%	1.1%	0.8%
18 +	75.1%	75.8%	73.5%
2020 Population by Age			
Total	10,228	117,401	334,648
0 - 4	6.7%	6.6%	6.8%
5 - 9	6.7%	6.2%	6.7%
10 - 14	6.9%	6.1%	6.6%
15 - 24	12.9%	13.2%	13.4%
25 - 34	15.9%	17.0%	16.9%
35 - 44	15.4%	13.8%	13.5%
45 - 54	12.7%	12.3%	12.4%
55 - 64	11.8%	11.7%	11.8%
65 - 74	7.9%	8.2%	7.8%
75 - 84	2.6%	3.3%	3.1%
85 +	0.6%	1.4%	1.1%
18 +	76.1%	77.7%	76.2%
2025 Population by Age			
Total	11,212	126,135	358,726
0 - 4	6.7%	6.7%	6.9%
5 - 9	6.4%	5.9%	6.5%
10 - 14	6.5%	5.9%	6.5%
15 - 24	12.9%	12.9%	12.7%
25 - 34	16.5%	17.5%	17.2%
35 - 44	14.6%	13.5%	14.2%
45 - 54	12.9%	11.9%	11.6%
55 - 64	10.8%	10.8%	10.7%
65 - 74	8.6%	9.0%	8.6%
75 - 84	3.5%	4.4%	4.0%
85 +	0.6%	1.5%	1.2%
18 +	76.3%	78.2%	76.5%
2010 Population by Sex			
Males	3,835	47,450	144,083
Females	4,253	51,761	153,952
2020 Population by Sex			
Males	4,925	56,533	162,207
Females	5,303	60,868	172,442
2025 Population by Sex			
Males	5,415	60,698	173,845
Females	5,796	65,437	184,880

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	8,088	99,211	298,034
White Alone	48.9%	48.2%	44.9%
Black Alone	26.6%	24.8%	24.2%
American Indian Alone	0.3%	0.5%	0.5%
Asian Alone	15.0%	14.3%	16.5%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	5.1%	8.6%	10.3%
Two or More Races	3.9%	3.6%	3.5%
Hispanic Origin	21.1%	26.9%	29.2%
Diversity Index	77.8	80.9	83.1
2020 Population by Race/Ethnicity			
Total	10,227	117,402	334,649
White Alone	43.8%	43.7%	41.1%
Black Alone	26.5%	25.4%	24.2%
American Indian Alone	0.3%	0.4%	0.4%
Asian Alone	18.7%	16.8%	18.9%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	5.7%	9.4%	11.1%
Two or More Races	4.8%	4.3%	4.1%
Hispanic Origin	24.2%	29.7%	31.5%
Diversity Index	81.2	83.5	85.0
2025 Population by Race/Ethnicity			
Total	11,212	126,136	358,726
White Alone	41.7%	42.0%	39.6%
Black Alone	26.3%	25.3%	24.0%
American Indian Alone	0.3%	0.4%	0.4%
Asian Alone	20.4%	18.0%	20.3%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	6.0%	9.7%	11.3%
Two or More Races	5.2%	4.6%	4.3%
Hispanic Origin	26.0%	31.4%	32.8%
Diversity Index	82.5	84.5	85.7
2010 Population by Relationship and Household Type			
Total	8,088	99,211	298,035
In Households	100.0%	99.7%	99.8%
In Family Households	81.2%	81.2%	85.1%
Householder	25.7%	25.1%	24.8%
Spouse	17.0%	16.9%	17.1%
Child	31.1%	30.9%	34.1%
Other relative	5.4%	6.1%	6.9%
Nonrelative	2.0%	2.2%	2.2%
In Nonfamily Households	18.8%	18.6%	14.7%
In Group Quarters	0.0%	0.3%	0.2%
Institutionalized Population	0.0%	0.3%	0.2%
Noninstitutionalized Population	0.0%	0.0%	0.0%

JOSH SEBESTA
josh@spinterests.com | 713.298.1341

JOSEPH SEBESTA
jsebesta@spinterests.com | 832.455.7355

HENRY GARCIA
henry@spinterests.com | 281.433.5736

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.

	1 mile	3 miles	5 miles
2020 Population 25+ by Educational Attainment			
Total	6,836	79,677	222,754
Less than 9th Grade	3.3%	5.3%	7.6%
9th - 12th Grade, No Diploma	1.1%	4.3%	5.7%
High School Graduate	14.5%	16.4%	17.0%
GED/Alternative Credential	1.7%	2.0%	2.4%
Some College, No Degree	18.4%	18.6%	19.1%
Associate Degree	8.3%	7.4%	6.8%
Bachelor's Degree	28.6%	27.6%	25.7%
Graduate/Professional Degree	24.1%	18.5%	15.8%
2020 Population 15+ by Marital Status			
Total	8,155	95,214	267,541
Never Married	40.7%	36.4%	37.1%
Married	45.2%	49.8%	50.3%
Widowed	3.8%	5.1%	4.2%
Divorced	10.3%	8.7%	8.4%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	5,908	66,874	184,548
Population 16+ Employed	90.5%	91.0%	90.9%
Population 16+ Unemployment rate	9.5%	9.0%	9.1%
Population 16-24 Employed	11.6%	11.8%	10.8%
Population 16-24 Unemployment rate	11.4%	14.0%	16.3%
Population 25-54 Employed	64.6%	65.6%	67.1%
Population 25-54 Unemployment rate	10.0%	8.2%	8.3%
Population 55-64 Employed	16.6%	16.2%	16.0%
Population 55-64 Unemployment rate	7.2%	7.8%	7.9%
Population 65+ Employed	7.1%	6.4%	6.1%
Population 65+ Unemployment rate	6.9%	9.6%	8.0%
2020 Employed Population 16+ by Industry			
Total	5,346	60,879	167,668
Agriculture/Mining	3.6%	4.3%	3.6%
Construction	2.7%	5.4%	7.1%
Manufacturing	9.0%	7.4%	7.1%
Wholesale Trade	5.7%	3.5%	3.2%
Retail Trade	14.3%	11.3%	11.5%
Transportation/Utilities	1.8%	5.1%	5.4%
Information	1.8%	1.5%	1.2%
Finance/Insurance/Real Estate	6.6%	8.1%	7.5%
Services	52.2%	50.6%	50.8%
Public Administration	2.5%	2.8%	2.6%
2020 Employed Population 16+ by Occupation			
Total	5,343	60,877	167,669
White Collar	77.1%	69.6%	65.0%
Management/Business/Financial	18.4%	16.2%	15.9%
Professional	31.5%	27.7%	24.0%
Sales	10.9%	11.3%	11.7%
Administrative Support	16.3%	14.5%	13.5%
Services	15.8%	15.8%	17.6%
Blue Collar	7.0%	14.6%	17.4%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	1.2%	3.4%	5.0%
Installation/Maintenance/Repair	1.2%	2.7%	2.7%
Production	2.2%	3.3%	4.1%

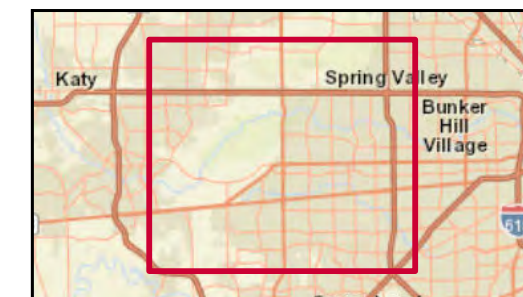
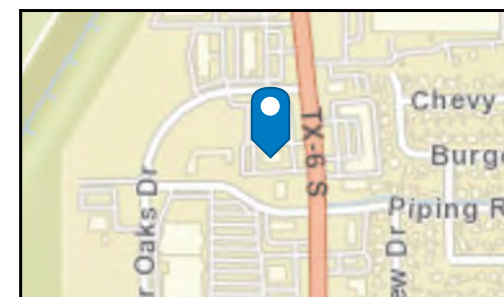
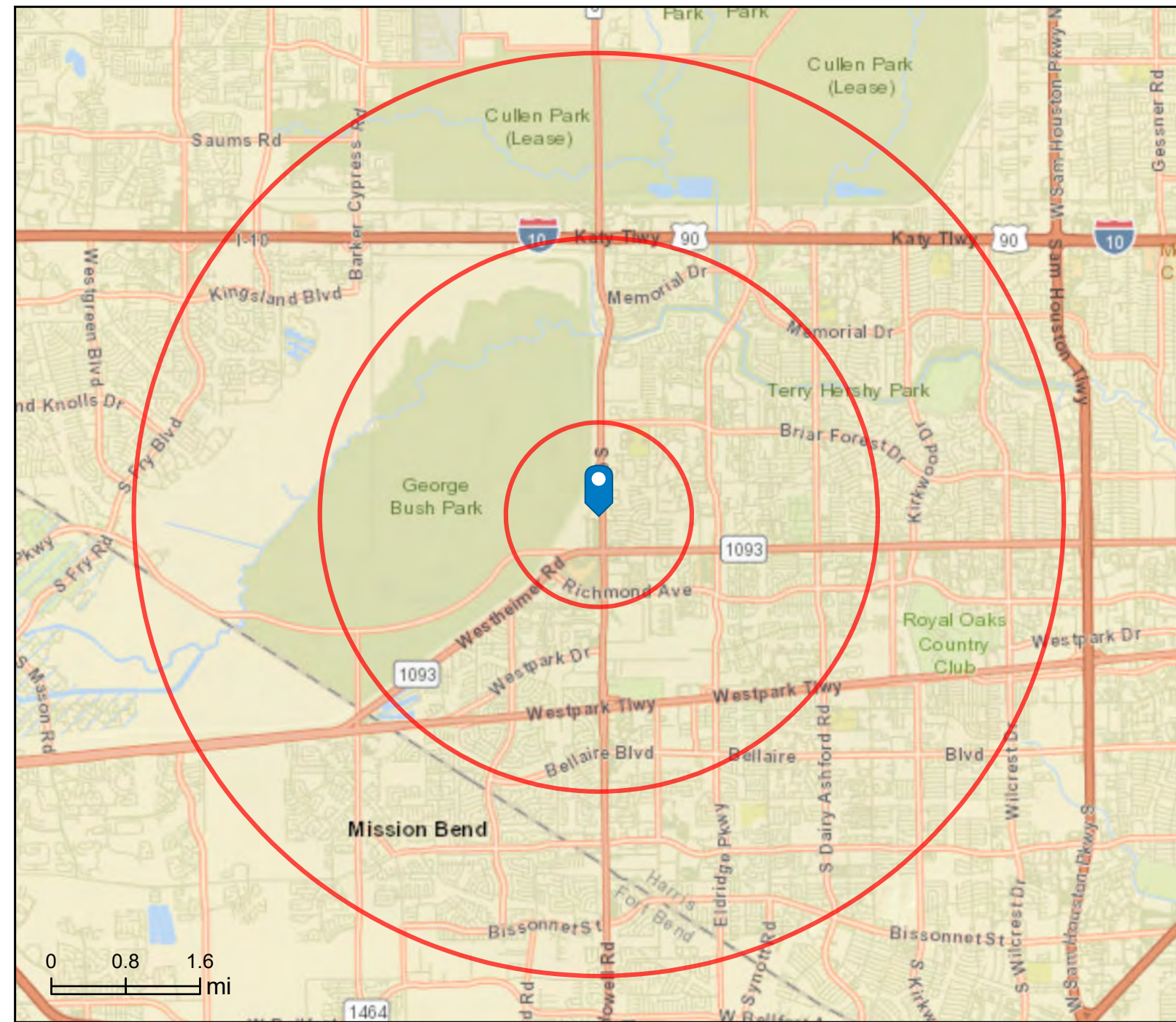
	1 mile	3 miles	5 miles
2010 Households by Type			
Total	3,384	40,374	109,902
Households with 1 Person	32.3%	32.3%	27.3%
Households with 2+ People	67.7%	67.7%	72.7%
Family Households	61.8%	61.7%	67.1%
Husband-wife Families	40.2%	41.6%	46.2%
With Related Children	20.0%	19.6%	24.1%
Other Family (No Spouse Present)	21.6%	20.1%	20.9%
Other Family with Male Householder	4.6%	4.8%	5.2%
With Related Children	2.5%	2.6%	2.9%
Other Family with Female Householder	17.0%	15.3%	15.7%
With Related Children	12.1%	10.7%	10.8%
Nonfamily Households	5.9%	6.0%	5.6%
All Households with Children	35.1%	33.2%	38.1%
Multigenerational Households	3.9%	4.4%	5.7%
Unmarried Partner Households	6.0%	6.1%	5.8%
Male-female	5.3%	5.4%	5.1%
Same-sex	0.7%	0.7%	0.7%
2010 Households by Size			
Total	3,384	40,374	109,901
1 Person Household	32.3%	32.3%	27.3%
2 Person Household	29.0%	29.7%	27.9%
3 Person Household	17.3%	15.9%	16.8%
4 Person Household	13.2%	12.2%	14.3%
5 Person Household	4.8%	5.8%	7.6%
6 Person Household	2.0%	2.4%	3.4%
7 + Person Household	1.3%	1.7%	2.6%
2010 Households by Tenure and Mortgage Status			
Total	3,384	40,374	109,902
Owner Occupied	43.2%	43.8%	51.7%
Owned with a Mortgage/Loan	33.7%	33.0%	39.5%
Owned Free and Clear	9.5%	10.9%	12.2%
Renter Occupied	56.8%	56.2%	48.3%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	120	125	136
Percent of Income for Mortgage	15.8%	15.5%	14.1%
Wealth Index	83	92	98
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,702	45,451	121,678
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	8,088	99,211	298,035
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%

JOSH SEBESTA
josh@spinterests.com | 713.298.1341

JOSEPH SEBESTA
jsebesta@spinterests.com | 832.455.7355

HENRY GARCIA
henry@spinterests.com | 281.433.5736

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Enterprising Professionals (2D)	Young and Restless (11B)	Young and Restless (11B)
2.	Bright Young Professionals (8C)	Enterprising Professionals	Enterprising Professionals (2D)
3.	Metro Fusion (11C)	Bright Young Professionals	American Dreamers (7C)
2020 Consumer Spending			
Apparel & Services: Total \$	\$9,538,802	\$110,552,178	\$287,799,806
Average Spent	\$2,308.52	\$2,325.50	\$2,349.18
Spending Potential Index	108	108	110
Education: Total \$	\$7,540,118	\$88,796,253	\$231,771,123
Average Spent	\$1,824.81	\$1,867.86	\$1,891.84
Spending Potential Index	102	104	106
Entertainment/Recreation: Total \$	\$13,260,004	\$154,053,700	\$404,681,272
Average Spent	\$3,209.10	\$3,240.58	\$3,303.22
Spending Potential Index	99	100	102
Food at Home: Total \$	\$22,867,998	\$265,777,353	\$690,389,352
Average Spent	\$5,534.37	\$5,590.72	\$5,635.33
Spending Potential Index	104	105	106
Food Away from Home: Total \$	\$16,927,186	\$194,954,284	\$505,088,624
Average Spent	\$4,096.61	\$4,100.93	\$4,122.80
Spending Potential Index	109	109	109
Health Care: Total \$	\$22,497,559	\$263,981,841	\$696,299,848
Average Spent	\$5,444.71	\$5,552.95	\$5,683.57
Spending Potential Index	95	97	99
HH Furnishings & Equipment: Total \$	\$9,026,117	\$105,793,346	\$279,608,322
Average Spent	\$2,184.44	\$2,225.40	\$2,282.31
Spending Potential Index	100	102	104
Personal Care Products & Services: Total \$	\$4,002,615	\$46,265,325	\$120,938,964
Average Spent	\$968.69	\$973.21	\$987.17
Spending Potential Index	105	106	107
Shelter: Total \$	\$86,442,969	\$1,002,564,050	\$2,592,546,739
Average Spent	\$20,920.37	\$21,089.30	\$21,161.75
Spending Potential Index	108	109	109
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$9,014,482	\$106,772,436	\$285,518,598
Average Spent	\$2,181.63	\$2,246.00	\$2,330.55
Spending Potential Index	93	96	100
Travel: Total \$	\$10,059,652	\$115,825,909	\$305,427,916
Average Spent	\$2,434.57	\$2,436.44	\$2,493.07
Spending Potential Index	101	101	103
Vehicle Maintenance & Repairs: Total \$	\$4,778,827	\$56,846,359	\$147,437,443
Average Spent	\$1,156.54	\$1,195.78	\$1,203.46
Spending Potential Index	100	103	104



JOSH SEBESTA
josh@spinterests.com | 713.298.1341

JOSEPH SEBESTA
jsebesta@spinterests.com | 832.455.7355

HENRY GARCIA
henry@spinterests.com | 281.433.5736

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.



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 _____