Kessler Hills SC

FOR LEASE



1050 N. Westmoreland, Dallas, Tx

PROPERTY DETAILS

Highlights

- Re-Developing Market
- Additional Land Included (extra pads available)
- Strong Consumer Demographics
- 500 Employees on site daily due to 60,000sf government tenancy





FOR DETAILED INFORMATION, CONTACT:

Dave Valdez / Robert McWilliams

Broker - Directing Member 214/ 766-7241 214/ 828-6305 Fax dave@icbpropertiesco.com

Part of Davis Garden TIF and City of Dallas Enterprise Zone

The Details



sf <u>Retail - Ofc</u>	Center Overview
101,105sf	Kessler Hills Shopping Center is on approximately 434,729sf of land,
7%	with roughly 100,260sf of retail improvements. There is approx. 5.6 acres additional, undeveloped lots surrounding the center with prime frontage along Westmoreland Road, or Ft. Worth Avenue
,380sf	(see site plan). The center has been significantly renovated. The
\$16.50sf NNN	Texas Department of Family & Protective Services signed a ten year agreement for approximately 40,500sf and brought 300 - 400 employees to the center. This is in addition to the 50 - 75 employed
/sf	with the Social Security Administration, (out parcel) those employed with Texas Rehab, and the many consumers visiting the center for their services and retail operators.

Area Overview

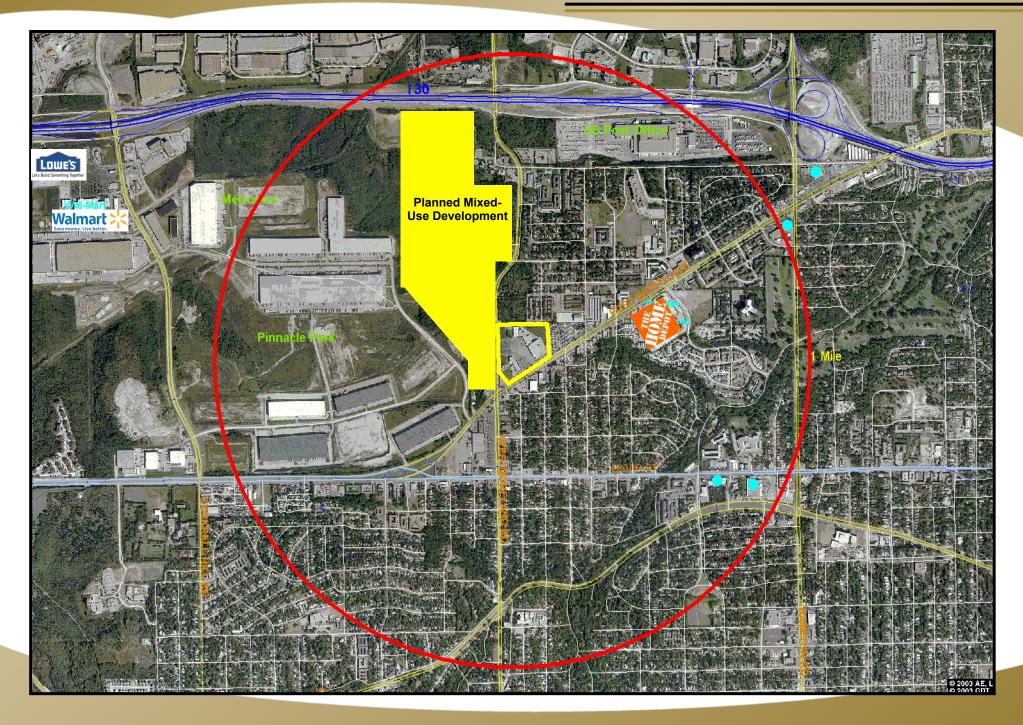
Kessler Hills Shopping Center is located at the NEC of Westmoreland & Ft. Worth Ave, on the going-home route amongst a **population of 18,900**, **62,700 and 127,600 consumers** within a 1, 2, 3 mile radius respectively. This center is at the heart of redevelopment for this north Oak Cliff market, with such redevelopment efforts initiated by the state, private developers and the city of Dallas.

The state (TxDot) has completed the widening the I-30 thoroughfare just to the north of the property. A significant part of this redevelopment has provided **direct ingress/egress to the Westmoreland & I-30 intersection**, which previously did not exist. This access has made Westmoreland a primary route in and out of north Oak Cliff (see aerial) and the 128,000 consumers it houses (see demographics).

Private development, which has recently acknowledged these consumers and the increased access to them, include Home Depot, Walgreen's, McDonald's, Aldi, one-half mile east on Fort Worth Ave. Wal-Mart Supercenter and Lowe's one and one-half miles northwest at I-30 & Cockrell Hill (2004 completion), A 100+ acre mixed-use development is planned across Westmoreland west of Kessler Hills SC, where 5 acres of multi-family are under construction now.

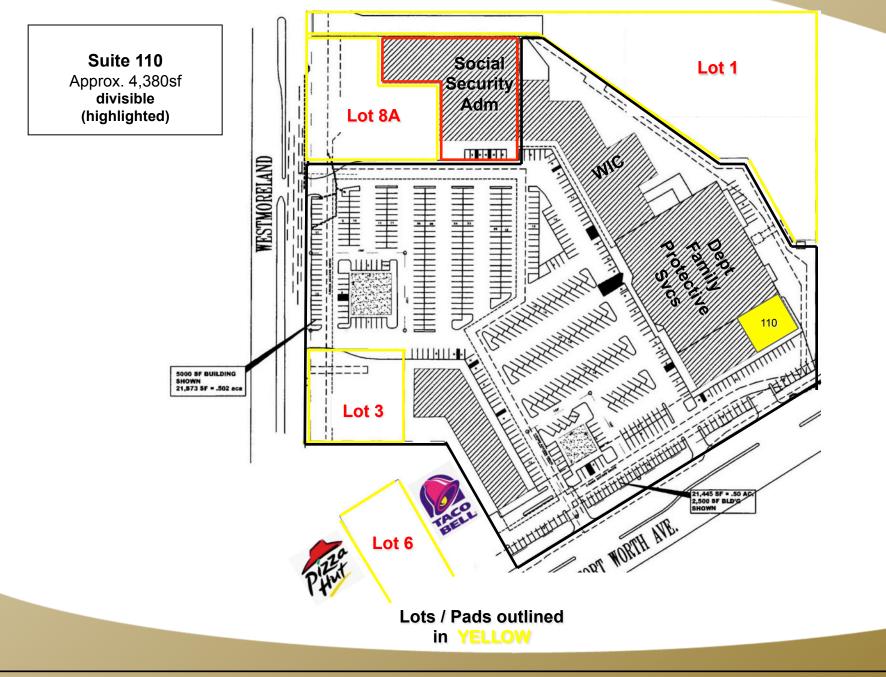
Aerial





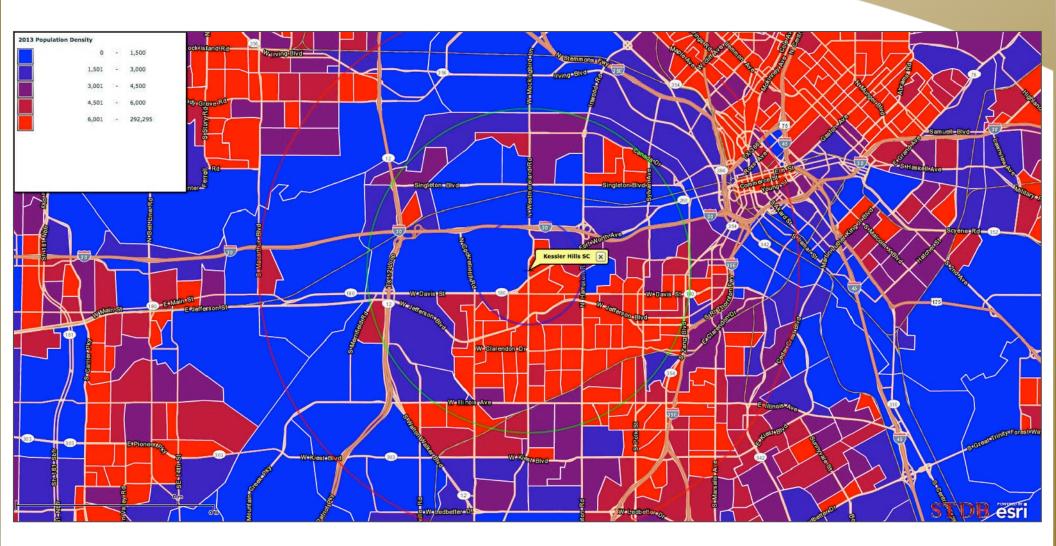
Site Plan





2013 Population Density





Traffic Counts





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April 07, 2014

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14.7% $16.1%$ $5.7%$ $6.3%$ $3.9%$ $5.1%$ $1.2%$ $1.6%$ $5.7%$ $6.3%$ $5.1%$ $1.6%$ $5.13%$ $5.1%$ $5.12%$ $5.1%$ $5.12%$ $1.2%$ $5.12%$ $1.2%$ $1.3.2%$ $1.2%$ $1.3.2%$ $1.2%$ $1.5.6%$ $1.1.7%$ $1.5.6%$ $1.1.2%$ $1.5.%$ $1.2.3%$ $1.7%$ $1.2.3%$ $1.7%$ $1.4.2%$ $1.7%$ $1.4.2%$ $1.7%$ $1.4.2%$ $1.7%$ $1.4.2%$ $1.7%$ $1.7%$ $1.7%$ $1.7%$ $1.5%$ $1.7%$ $1.5%$ $1.1.%$ $1.5%$ $1.1.%$ $1.5%$ $1.1.%$ $1.5%$ $1.1.%$ $1.1.%$ $1.1.%$ $1.1.%$ $1.1.%$ $1.1.%$ $1.1.%$ $1.1.%$ $1.1.5%$ $1.1.%$	\$35,000 - \$49,999	1	9.3%	16.3%	17.1%
6.7% $6.3%$ $5.1%$ $6.3%$ $1.2%$ $1.2%$ $1.5%$ $5.1%$ $1.2%$ $1.4%$ $1.5%$ $5.1%$ $5,258$ 38.395 $5,25%$ $5.25%$ $5,258$ 38.395 $5,2%$ $5,2%$ $14.4%$ $12.7%$ $12.7%$ $12.7%$ $15.6%$ $12.5%$ $13.9%$ $5.7%$ $15.6%$ $12.7%$ $12.7%$ $5.7%$ $15.6%$ $12.7%$ $12.7%$ $5.7%$ $1.7.0%$ $1.7.0%$ $1.7%$ $5.7%$ $0.5%$ $4.8%$ $2.3%$ $2.3%$ $1.9%$ $5.5.261$ $8.3%$ $2.3%$ $1.17%$ $2.5%$ $4.1.1%$ $2.7%$ $1.17%$ $2.5%$ $2.4%$ $1.7%$ $1.1.7%$ $2.5%$ $2.4%$ $1.7%$ $1.1.7%$ $2.5%$ $2.4%$ $1.7%$ $1.1.7%$ $2.5%$ $2.4%$ $1.7%$ $2.5%$ $2.4%$	\$50,000 - \$74,999		.4.7%	16.1%	15.5%
$\begin{array}{llllllllllllllllllllllllllllllllllll$	\$75,000 - \$99,999		6.7%	6.3%	7.2%
1.2% $1.6%$ $0.4%$ $1.5%$ $5,128$ $38,395$ $5,258$ $38,395$ $5,26%$ $14,2%$ $13,2%$ $12,7%$ $15,6%$ $13,2%$ $15,6%$ $11,7%$ $15,6%$ $11,7%$ $15,6%$ $11,7%$ $15,6%$ $11,7%$ $15,6%$ $11,7%$ $15,6%$ $11,7%$ $15,7%$ $12,3%$ $1,976$ $12,3%$ $1,976$ $12,7%$ $1,976$ $13,713$ $1,976$ $13,713$ $1,976$ $13,713$ $1,976$ $12,7%$ $30,35%$ $40,%$ $30,35%$ $23,55,561$ $11,7%$ $11,7%$ $11,7%$ $11,7%$ $11,7%$ $11,7%$ $1,1,7%$ $1,1,7%$ $2,5%$ $2,1,4%$ $2,1,3%$ $2,1,4%$ $2,1,3%$ $2,1,4%$ $1,1,7%$ $1,1,7%$ $1,1,7%$ $1,1,7%$	\$100,000 - \$149,999		3.9%	5.1%	5.7%
0.4% 1.5% 41,599 46,965 \$ 5,258 38,395 20.0% 112.7% 112.7% 14,4% 113.2% 113.9% 112.7% \$ 15,6% 113.9% 113.9% 112.7% \$ 15,6% 11.70% 13.9% 11.70% \$ 15,6% 1.7% 7.7% 11.2% \$ 1,976 1.7% 7.3% 10.5% \$ 1,976 1.7% 2.3% 1.8% \$ 0.5% 48,3% 2.3% 1.1% \$ 1,976 1.9% 2.3% 1.1% \$ 1,976 1.1% 2.3% 2.4% \$ \$ 1,1% 5.3% 2.4% 1.1% \$ \$ \$ 1,1% 5.4% 1.1% 2.4% \$	\$150,000 - \$199,999		1.2%	1.6%	2.0%
4 C00,004 39,395 5,258 38,395 14,4% 11,2% 14,4% 11,1% 15,6% 11,2% 15,6% 11,2% 15,6% 11,2% 12,3% 10,5% 12,3% 19,5% 5,48,399 55,261 6,1% 1,9% 7,7% 1,9% 6,1% 1,9% 1,9% 1,9% 5,48,339 55,261 6,1% 1,9% 1,9% 2,9% 1,9% 2,19% 1,1% 33,3% 2,9% 2,9% 1,1% 1,5% 1,1% 2,146 2,145,734 5,135,02 2,145,734 5,136,0 2,145,734 5,135,620 2,145,734 5,135,620 2,145,734 5,135,620 2,145,734 5,135,620 2,145,734 5,135,620 2,145,734 5,135,620 2,145,734 5,135,620 2,145,734 5,136,620 2,145,734 5,136,620 2,145,734 5,136,620 2,145,734 5,136,620 2,145,734 5,136,620 2,14	\$200,000+	4	0.4%	1.5%	1.7%
5,258 $38,395$ $38,395$ $20,006$ $19,966$ $11,2766$ $113,296$ $114,296$ $112,796$ $15,376$ $112,396$ $117,096$ $15,376$ $117,966$ $12,396$ $15,376$ $12,396$ $10,596$ $6,196$ $1,796$ $2,396$ $1,796$ $1,796$ $2,396$ $1,976$ $19,713$ $8,199$ $4,87,399$ $55,261$ $8,1396$ $4,896$ $30,396$ $41,196$ $30,386$ $41,196$ $30,396$ $11,796$ $8,796$ $8,796$ $11,796$ $2,496$ $1,796$ $11,796$ $2,496$ $1,796$ $2,596$ $2,496$ $2,496$ $2,134$ $2,196$ $2,196$ $2,596$ $2,196$ $2,196$ $2,596$ $2,496$ $2,196$ $2,196$ $2,196$ $2,196$ $2,196$ $2,196$ $2,196$ $2,596$ $2,296$ $2,196$ $2,596$ $2,196$		g	<i>еес</i> , 1	COV,044	\$49,311
20.0% 19.9% 13.2% 14.4% 12.7% 13.2% 14.4% 12.7% 13.2% 12.7% 13.2% 12.7% 13.2% 17.0% 12.3% 17.0% 12.3% 17.0% 17.7% 17.7% 17.7% 17.7% 17.7% 10.5% 11.7% 10.5% 12.3% 10.5% 10.5% 19.7% 10.5% 19.7% 10.5% 19.7% 10.5% 19.7\% 19.7\%			5,258	38,395	83,110
$ \begin{array}{llllllllllllllllllllllllllllllllllll$	<\$15,000		0.0%	19.9%	19.4%
$ \begin{array}{llllllllllllllllllllllllllllllllllll$	\$15,000 - \$24,999	4	.4.4%	12.7%	12.2%
$\begin{array}{llllllllllllllllllllllllllllllllllll$	\$25,000 - \$34,999	1	.3.2%	14.2%	12.8%
10.5% $11.0%$ $11.0%$ $11.7%$ $1.0%$ $10.5%$ $11.7%$ $2.3%$ $10.5%$ $1.7%$ $1.9%$ $2.3%$ $1.7%$ 1.976 19.713 $4.8%$ $335.5%$ $41.1%$ $39.5%$ $41.1%$ $38.3%$ $39.5%$ $41.1%$ $28.5%$ $11.7%$ $28.5%$ $41.1%$ $11.7%$ $1.7%$ $8.7%$ $30.3%$ $28.5%$ $41.0%$ $11.7%$ $1.7%$ $8.7%$ $11.7%$ $1.1.%$ $2.4%$ $11.7%$ $1.2%$ $2.4%$ $11.7%$ $1.2%$ $2.4%$ $11.7%$ $1.7%$ $2.4%$ $1.1%$ $1.1%$ $2.4%$ $1.1%$ $1.1%$ $2.4%$ $1.1%$ $1.1%$ $2.4%$ $1.1%$ $1.1%$ $2.1.169$ $2.5%$ $2.1.169$ $2.1.169$ $2.7%$ $2.1.169$ $2.1.169$ $2.5%$ $2.1.169$ $2.2.5%$ $2.5%$ <	\$35,000 - \$49,999 	1 1	.5.6%	13.9%	14.6%
$\begin{array}{llllllllllllllllllllllllllllllllllll$	\$50,000 - \$/4,999		.6.3%	1/.0%	16.4%
$\begin{array}{llllllllllllllllllllllllllllllllllll$	\$100 000 - \$140 999	-	6 1%	%C.U1	%5.8 %5.8
$\begin{array}{llllllllllllllllllllllllllllllllllll$	\$150.000 - \$199.999		1.7%	2.3%	2.8%
\$48,399 \$55,261 \$ 1,976 19,713 1,976 19,713 4.8% 8.3% 41.1% 39.5% 41.1% 30.3% 28.5% 41.1% 30.3% 2.85% 41.1% 5.5% 2.8% 2.9% 0.4% 1.5% 2.9% 0.4% 1.5% 0.4% 1.7% 0.4% 1.7% 0.4% 1.7% 0.4% 1.7% 0.4% 4.8% 5.5% 2.4% 1.3% 6.3% 5.5% 2.4% 1.3% 6.3% 5.5% 6.3% 6.3% 6.3% 6.3% 6.3% 6.3% 6.3% 6.3	\$200,000+		0.5%	1.8%	1.9%
1,976 $19,713$ $4.8%$ $8.3%$ $39.5%$ $41.1%$ $39.5%$ $41.1%$ $30.3%$ $28.5%$ $11.7%$ $8.7%$ $5.5%$ $41.1%$ $11.7%$ $8.7%$ $5.5%$ $4.0%$ $5.5%$ $4.0%$ $5.5%$ $4.0%$ $5.5%$ $2.4%$ $0.1%$ $0.1%$ $0.1%$ $0.1%$ $0.1%$ $0.1%$ $0.1%$ $0.1%$ $0.1%$ $0.1%$ $0.2%$ $0.4%$ $0.2%$ $0.4%$ $0.2%$ $0.4%$ $0.2%$ $0.1%$ $0.2%$ $0.1%$ $0.2%$ $0.1%$ $0.2%$ $0.4%$ $0.2%$ $0.4%$ $0.2%$ $0.4%$ $0.2%$ $0.4%$ $0.2%$ $0.4%$ $0.2%$ $0.4%$ $0.2%$ $0.4%$ $0.2%$ $0.4%$ $0.2%$ $0.4%$ <	Average Household Incor		8,399	\$55,261	\$57,651
1,976 $19,713$ $4.8%$ $8.3%$ $39,5%$ $41.1%$ $39,5%$ $31.3%$ $39,5%$ $31.3%$ $39,5%$ $31.3%$ $39,5%$ $31.3%$ $30,3%$ $28,5%$ $11,7%$ $8.7%$ $5.5%$ $2.4%$ $1.5%$ $2.4%$ $1.5%$ $2.9%$ $0.1%$ $1.5%$ $0.2%$ $0.4%$ $1.1%$ $0.4%$ $2.6%$ $0.4%$ $2.6%$ $0.4%$ $2.6%$ $0.4%$ $2.6%$ $0.4%$ 2.134 $21,169$ $2.9%$ $0.4%$ 2.134 $21,169$ $2.7%$ $2.9%$ $2.7%$ $2.9%$ $2.7%$ 2.136 $2.7%$ $2.7%$ $1.7%$ $0.7%$ $0.7%$ $0.7%$ $0.7%$ $0.5%$	2013 Owner Occupied H				
$\begin{array}{llllllllllllllllllllllllllllllllllll$	Total		1,976	19,713	36,617
$\begin{array}{llllllllllllllllllllllllllllllllllll$	<\$50,000	c	4.8%	8.3%	8.9%
$\begin{array}{llllllllllllllllllllllllllllllllllll$	\$50,000 - \$99,999 ********************************	Υ Υ	39.5% 20.2%	41.1% 20 F0/	40.3%
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	¢150,000 - \$149,999		0/.2.00	0/C.02	20.67 100.01
$\begin{array}{llllllllllllllllllllllllllllllllllll$	\$200.000 - \$249.999		5.5%	4.0%	3.4%
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$\begin{array}{llllllllllllllllllllllllllllllllllll$	\$300,000 - \$399,999		1.5%	2.9%	2.3%
$\begin{array}{llllllllllllllllllllllllllllllllllll$	\$400,000 - \$499,999		0.1%	1.5%	1.1%
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	\$500,000 - \$749,999		2.6%	1.7%	1.5%
1.1% $0.4%$ $$1345,734$ $$135,620$ $$1$ $2,134$ $$1,169$ $$1$ $2,9%$ $6.3%$ $$2,9%$ $$13,9%$ $22,5%$ $28,4%$ $$24,8%$ $$23,5%$ $$24,8%$ $25,7%$ $$24,8%$ $$23,5%$ $$24,8%$ $$25,9%$ $$24,8%$ $55,7%$ $$24,8%$ $$23,5%$ $$24,8%$ $$25,2%$ $$24,8%$ $$25,2%$ $$24,8%$ $$25,2%$ $$24,8%$ $$25,2%$ $$25,2%$ $$25,2%$ $$25,2%$ $$25,2%$ $$25,2%$ $$25,2%$ $$25,2%$ $$25,2%$ $$27,0%$ $$27,0%$ $$21,7%$ $$21,9%$ $$21,9%$ $$21,9%$ $$21,9%$ $$21,9%$ $$21,9%$ $$21,9%$ $$21,9%$ $$21,9%$ $$21,9%$ $$21,9%$ $$21,9%$ $$21,9%$ <	\$750,000 - \$999,999		0.2%	0.4%	0.3%
\$145,734 \$135,620 \$1 2,134 21,169 2,9% 6.3% 2.8.4% 2.2.5% 28.4% 2.2.5% 24.8% 13.9% 24.8% 15.5% 15.5% 13.9% 4.8% 5.2% 13.9% 4.1% 10.5% 4.1% 10.5% 11.7% 2.7% 11.3% 10.5% 4.1% 10.5% 11.3% 11.3% 11.7% 11.3% 11.3% 11.7% 11.3% 11.3% 11.7% 11.3% 11.3% 11.3% 11.7% 11.3% 11.3% 11.3% 11.2% 11.3% 11.3% 11.2% 11.2% 11.3% 11.3% 11.2% 11.2% 11.3% 11.3% 11.2% 11.3% 11.2% 11.3% 11.2% 11.2% 11.3% 11.3% 11.3% 11.2% 11.2% 11.2% 11.3% 11.3% 11.2% 11.2% 11.2% 11.3% 11.3% 11.2% 11.2% 11.2% 11.3% 11.2% 11.3% 11.3% 11.3% 11.2% 11.2% 11.2% 11.3% 11.3% 11.3% 11.3% 11.2% 11.2% 11.3% 11.3% 11.3% 11.2% 11.2% 11.3\% 11.3\% 1	\$1,000,000 +		1.1%	0.4%	0.5%
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	Average Home Value		5,/34	\$135,620	\$131,371
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	Total		2,134	21,169	39,192
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	<\$50,000		2.9%	6.3%	6.9%
99 23.5% 24.8% 99 15.5% 13.9% 99 9.7% 7.8% 99 5.7% 4.8% 99 5.7% 4.8% 99 5.7% 4.8% 99 5.7% 4.8% 99 1.7% 2.7% 99 1.7% 2.7% 99 0.7% 4.1% 99 0.7% 1.3% 99 1.7% 2.7% 99 0.7% 1.3% 99 0.7% 0.7% 99 0.7% 0.7% 99 0.7% 0.7%	\$50,000 - \$99,999	2	22.5%	28.4%	29.1%
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	\$100,000 - \$149,999	2	23.5%	24.8%	24.6%
99 9.7% 7.8% 99 5.7% 4.8% 99 5.5% 5.2% 99 1.7% 5.2% 99 1.7% 2.7% 99 0.7% 4.1% 99 0.7% 1.3% 99 0.7% 1.3% 99 0.7% 0.6%	\$150,000 - \$199,999	1	15.5%	13.9%	15.9%
99 5.7% 4.8% 99 5.5% 5.2% 99 1.7% 2.7% 99 0.7% 1.3% 99 0.7% 1.3% 99 0.7% 1.3% 99 0.7% 0.6%	\$200,000 - \$249,999		9.7%	7.8%	7.1%
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	\$250,000 - \$299,999		5.7%	4.8%	4.0%
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	\$300,000 - \$399,999 *100,000 +100,000		5.5% 1 702	5.2% 2702 c	4.3%
	\$400,000 - \$499,999 \$500,000 - \$740,000		1./%	2.1% A 10%	2.2%
1.7% 0.6%	\$750.000 - \$999.999	T	0.7%	4.1%	3.8% 1.1%
	\$1.000.000 +		1.7%	0.6%	%6.0
\$232,066 \$184,408	Average Home Value	\$23	2.066	\$184,408	\$178.768

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony. Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

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April 07, 2014

ICB PROPERTIES	Market Profile			
	Kessler Hills SC 1050 N Westmoreland Rd. Dallas. Texas. 75211.		Prepared	Prepared by David Valdez Latitude: 32.755730695
	Rings: 1, 3, 5 mile radii		Longitude	Longitude: -96.87397760
		1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity Total	e/Ethnicity	15.979	124.553	254.342
White Alone		59.2%	56.6%	49.4%
Black Alone		7.5%	10.7%	20.2%
American Indian Alone		1.2%	0.9%	0.8%
Asian Alone		0.6%	0.7%	1.5%
Pacific Islander Alone		0.0%	0.0%	0.0%
Some Other Race Alone	Ð	28.0%	28.0%	25.2%
Two or More Races		3.4%	3.1%	2.8%
Hispanic Origin		81.6%	78.1%	64.5%
Diversity Index	Bace /Ethnicity	75.0	78.2	84.5
Total		16,122	126,131	257.345
White Alone		59.2%	56.6%	49.6%
Black Alone		7.2%	10.2%	19.3%
American Indian Alone		1.2%	0.9%	0.8%
Asian Alone		0.6%	0.6%	1.5%
Pacific Islander Alone		0.0%	0.0%	0.0%
Some Other Race Alone	e	28.4%	28.5%	25.9%
Two or More Races		3.5%	3.1%	2.9%
Hispanic Origin		82.8%	79.4%	66.1%
Diversity Index	. (Februicite.	/4.6	///	84.4
оригатиоп ру	kace/ Ethnicity	16 055	107 E02	
I OLAI White Alene		10,033 F0 404	20072CT	40.00
		0/2.4%	0/6-0C	49.9%
black Alolle		1 20/	06C.6	10.10
American Inglan Alone Asian Alone		1.2% D.5%	0.9%0	0.8%
Pacific Islander Alone		% C:0	0.1%	0.1%
Some Other Race Alone	e	28.7%	28.9%	26.6%
Two or More Races		3.5%	3.2%	3.0%
Hispanic Origin		84.8%	81.5%	68.7%
Diversity Index		73.5	76.8	83.9
opulation by	Relationship and Household Type			
Total		15,979	124,553	254,342
In Households To Fomily Households		98.0% 8F 80/	99.4% 00.200	%5.CV
	2	0/ 0.CO	202 10	202.00
Essentiolidei		20.0%	20C C F	2002
Spouse		38 Q%	41 0%	37 7%
Other relative		0 2.02	0/ 0/ 0	о/ 8 5%
Nonrelative		4.4%	3.6%	3.2%
In Nonfamily Households	holds	12.8%	10.1%	13.3%
In Group Quarters		1.4%	0.6%	4.7%
Institutionalized Population	pulation	1.3%	0.4%	3.7%
Noninctitutionalized Bonulation	Population	0.1%	%C U	1.0%

The Diversity Index measures the probability that two people from the same area will be from different Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be race/ethnic groups. Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

The information contained herein was obtained from sources believed reliable; however, ICB Properties, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

April 07, 2014

Approved by the Texas Real Estate Commission for Voluntary Use

about brokerage services to prospective buyers, tenants, sellers and landlords. Texas law requires all real estate licensees to give the following information

Services Brokerage Information About



know that the duties of a broker depend on whom If you are a prospective efore working with a real estate broker, you should seller or landlord (owner) or a prospective buyer or the broker represents.

cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as tenant (buyer), you should know that the broker who lists broker who acts as a subagent represents the owner in between the parties if the parties consent in writing. A broker can assist you in locating a A broker is obligated preparing a contract or lease, or obtaining the property for sale or lease is the owner's agent. financing without representing you. by law to treat you honestly. intermediary property, an

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an listing broker or subagent can assist the buyer but does represent the buyer and must place the interests of The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A the owner, usually through a written subagent may work in a different real estate office. owner any material information known to the agent. owner first. agreement with not the

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an represent the buyer, usually through a written buyer representation agreement. A buyer's agent owner but does not represent the owner and must place the interests of the buyer first. The owner not want the buyer to know because a buyer's agent must should not tell a buyer's agent anything the owner would disclose to the buyer any material information known to the 9 the agreement can assist agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

The Act. The broker must obtain the written consent of each written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with A broker who acts party to the transaction to act as an intermediary. The Texas Real Estate License Act. as an intermediary in a transaction:

shall treat all parties honestly;

price less than the asking price unless authorized in may not disclose that the owner will accept a writing to do so by the owner; ମି

may not disclose that the buyer will pay a price unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or broker in writing not to disclose unless authorized in The Texas Real Estate License Act or a court greater than the price submitted in a written offer any information that a party specifically instructs the writing to disclose the information or required to do so order or if the information materially relates to the condition of the property. ල à

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who and associated with the broker to communicate with and carry out instructions of one party and another person who out instructions of the Texas Real Estate License Act is licensed under that Act and associated with the broker carry to communicate with and is licensed under The other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you and that clearly establishes the broker's obligations and your responsibilities of the broker, you should resolve those duties the regarding questions before proceeding. questions any have

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



Date