



FRIENDSWOOD PARKWAY & FM 528 | SWC FRIENDSWOOD PARKWAY & FM 528, FRIENDSWOOD, TX 77546

Features

- Friendswood Pkwy & FM 528 to become a four corner lighted intersection
- 26 Acre Business park going caddy corner to site
- Access point on FM 528 to 6,000(+) homes
- Offsite Detention

LAND FOR SALE OR GROUND LEASE
CONTACT FOR MORE INFORMATION

Traffic Counts		Demographics	YEAR: 2025	1 MILE	3 MILES	5 MILES
FM 528	31,823 VPD	Total Population		7,018	43,408	123,189
S. Friendswood Drive	25,000 VPD	Total Daytime Population		4,774	32,511	96,801
		Total Households		2,407	15,043	43,406
		Average Household Income		\$197,636	\$163,887	\$144,363

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Dylan Malsbury
 Associate
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Area Retailers & Businesses



[illegible]

A detailed map of the area around the proposed site location. The map shows a network of roads including Vt. 100, Vt. 102, Vt. 104, Vt. 106, Vt. 108, Vt. 110, Vt. 112, Vt. 114, Vt. 116, Vt. 118, Vt. 120, Vt. 122, Vt. 124, Vt. 126, Vt. 128, Vt. 130, Vt. 132, Vt. 134, Vt. 136, Vt. 138, Vt. 140, Vt. 142, Vt. 144, Vt. 146, Vt. 148, Vt. 150, Vt. 152, Vt. 154, Vt. 156, Vt. 158, Vt. 160, Vt. 162, Vt. 164, Vt. 166, Vt. 168, Vt. 170, Vt. 172, Vt. 174, Vt. 176, Vt. 178, Vt. 180, Vt. 182, Vt. 184, Vt. 186, Vt. 188, Vt. 190, Vt. 192, Vt. 194, Vt. 196, Vt. 198, Vt. 200, Vt. 202, Vt. 204, Vt. 206, Vt. 208, Vt. 210, Vt. 212, Vt. 214, Vt. 216, Vt. 218, Vt. 220, Vt. 222, Vt. 224, Vt. 226, Vt. 228, Vt. 230, Vt. 232, Vt. 234, Vt. 236, Vt. 238, Vt. 240, Vt. 242, Vt. 244, Vt. 246, Vt. 248, Vt. 250, Vt. 252, Vt. 254, Vt. 256, Vt. 258, Vt. 260, Vt. 262, Vt. 264, Vt. 266, Vt. 268, Vt. 270, Vt. 272, Vt. 274, Vt. 276, Vt. 278, Vt. 280, Vt. 282, Vt. 284, Vt. 286, Vt. 288, Vt. 290, Vt. 292, Vt. 294, Vt. 296, Vt. 298, Vt. 300, Vt. 302, Vt. 304, Vt. 306, Vt. 308, Vt. 310, Vt. 312, Vt. 314, Vt. 316, Vt. 318, Vt. 320, Vt. 322, Vt. 324, Vt. 326, Vt. 328, Vt. 330, Vt. 332, Vt. 334, Vt. 336, Vt. 338, Vt. 340, Vt. 342, Vt. 344, Vt. 346, Vt. 348, Vt. 350, Vt. 352, Vt. 354, Vt. 356, Vt. 358, Vt. 360, Vt. 362, Vt. 364, Vt. 366, Vt. 368, Vt. 370, Vt. 372, Vt. 374, Vt. 376, Vt. 378, Vt. 380, Vt. 382, Vt. 384, Vt. 386, Vt. 388, Vt. 390, Vt. 392, Vt. 394, Vt. 396, Vt. 398, Vt. 400, Vt. 402, Vt. 404, Vt. 406, Vt. 408, Vt. 410, Vt. 412, Vt. 414, Vt. 416, Vt. 418, Vt. 420, Vt. 422, Vt. 424, Vt. 426, Vt. 428, Vt. 430, Vt. 432, Vt. 434, Vt. 436, Vt. 438, Vt. 440, Vt. 442, Vt. 444, Vt. 446, Vt. 448, Vt. 450, Vt. 452, Vt. 454, Vt. 456, Vt. 458, Vt. 460, Vt. 462, Vt. 464, Vt. 466, Vt. 468, Vt. 470, Vt. 472, Vt. 474, Vt. 476, Vt. 478, Vt. 480, Vt. 482, Vt. 484, Vt. 486, Vt. 488, Vt. 490, Vt. 492, Vt. 494, Vt. 496, Vt. 498, Vt. 500, Vt. 502, Vt. 504, Vt. 506, Vt. 508, Vt. 510, Vt. 512, Vt. 514, Vt. 516, Vt. 518, Vt. 520, Vt. 522, Vt. 524, Vt. 526, Vt. 528, Vt. 530, Vt. 532, Vt. 534, Vt. 536, Vt. 538, Vt. 540, Vt. 542, Vt. 544, Vt. 546, Vt. 548, Vt. 550, Vt. 552, Vt. 554, Vt. 556, Vt. 558, Vt. 560, Vt. 562, Vt. 564, Vt. 566, Vt. 568, Vt. 570, Vt. 572, Vt. 574, Vt. 576, Vt. 578, Vt. 580, Vt. 582, Vt. 584, Vt. 586, Vt. 588, Vt. 590, Vt. 592, Vt. 594, Vt. 596, Vt. 598, Vt. 600, Vt. 602, Vt. 604, Vt. 606, Vt. 608, Vt. 610, Vt. 612, Vt. 614, Vt. 616, Vt. 618, Vt. 620, Vt. 622, Vt. 624, Vt. 626, Vt. 628, Vt. 630, Vt. 632, Vt. 634, Vt. 636, Vt. 638, Vt. 640, Vt. 642, Vt. 644, Vt. 646, Vt. 648, Vt. 650, Vt. 652, Vt. 654, Vt. 656, Vt. 658, Vt. 660, Vt. 662, Vt. 664, Vt. 666, Vt. 668, Vt. 670, Vt. 672, Vt. 674, Vt. 676, Vt. 678, Vt. 680, Vt. 682, Vt. 684, Vt. 686, Vt. 688, Vt. 690, Vt. 692, Vt. 694, Vt. 696, Vt. 698, Vt. 700, Vt. 702, Vt. 704, Vt. 706, Vt. 708, Vt. 710, Vt. 712, Vt. 714, Vt. 716, Vt. 718, Vt. 720, Vt. 722, Vt. 724, Vt. 726, Vt. 728, Vt. 730, Vt. 732, Vt. 734, Vt. 736, Vt. 738, Vt. 740, Vt. 742, Vt. 744, Vt. 746, Vt. 748, Vt. 750, Vt. 752, Vt. 754, Vt. 756, Vt. 758, Vt. 760, Vt. 762, Vt. 764, Vt. 766, Vt. 768, Vt. 770, Vt. 772, Vt. 774, Vt. 776, Vt. 778, Vt. 780, Vt. 782, Vt. 784, Vt. 786, Vt. 788, Vt. 790, Vt. 792, Vt. 794, Vt. 796, Vt. 798, Vt. 800, Vt. 802, Vt. 804, Vt. 806, Vt. 808, Vt. 810, Vt. 812, Vt. 814, Vt. 816, Vt. 818, Vt. 820, Vt. 822, Vt. 824, Vt. 826, Vt. 828, Vt. 830, Vt. 832, Vt. 834, Vt. 836, Vt. 838, Vt. 840, Vt. 842, Vt. 844, Vt. 846, Vt. 848, Vt. 850, Vt. 852, Vt. 854, Vt. 856, Vt. 858, Vt. 860, Vt. 862, Vt. 864, Vt. 866, Vt. 868, Vt. 870, Vt. 872, Vt. 874, Vt. 876, Vt. 878, Vt. 880, Vt. 882, Vt. 884, Vt. 886, Vt. 888, Vt. 890, Vt. 892, Vt. 894, Vt. 896, Vt. 898, Vt. 900, Vt. 902, Vt. 904, Vt. 906, Vt. 908, Vt. 910, Vt. 912, Vt. 914, Vt. 916, Vt. 918, Vt. 920, Vt. 922, Vt. 924, Vt. 926, Vt. 928, Vt. 930, Vt. 932, Vt. 934, Vt. 936, Vt. 938, Vt. 940, Vt. 942, Vt. 944, Vt. 946, Vt. 948, Vt. 950, Vt. 952, Vt. 954, Vt. 956, Vt. 958, Vt. 960, Vt. 962, Vt. 964, Vt. 966, Vt. 968, Vt. 970, Vt. 972, Vt. 974, Vt. 976, Vt. 978, Vt. 980, Vt. 982, Vt. 984, Vt. 986, Vt. 988, Vt. 990, Vt. 992, Vt. 994, Vt. 996, Vt. 998, Vt. 1000. The map also shows various landmarks such as the 'SITING LOCATION' marked with a red dot and label, and the 'SITING LOCATION' marked with a red dot and label. The map also shows various landmarks such as the 'SITING LOCATION' marked with a red dot and label, and the 'SITING LOCATION' marked with a red dot and label.

DESCRIPTION OF A TRACT OF LAND CONTAINING
2.780 ACRES (121,091 SQUARE FEET) SITUATED
IN THE GEORGE W. PATTERSON SURVEY, ABSTRACT 645

BEING A TRACT OF LAND CONTAINING 2,780 ACRES (121,200 SQUARE FEET), SITUATED IN THE GEORGE M. PATTERSON SURVEY, ABSTRACT 645, GALVESTON COUNTY, TEXAS, BEING PART OF A TRACT OF LAND CONVEYED UNTO FRIENDSHOULDS COMMERCIAL SERVICES, L.L.C. BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2003084475 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, BEING A PORTION OF RESERVED 1/4 AND A PORTION OF A 30 FOOT WIDE DRAINAGE EASEMENT, OF FRIENDSHOULDS LAKES, SECTION 1, A SUBDIVISION PLAT RECORDED IN VOLUME 18, PAGE 1716 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS. SAID 2,780-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE SOUTHWEST RIGHT-OF-WAY LINE OF FRIENDSWOOD LAKES BOULEVARD (WIDTH VARIES) FOR THE NORTH CORNER OF THE FINAL REPLAT OF UNRESTRICTED RESERVE ⁹⁹ BEING 3.549 ACRES, FRIENDSWOOD LAKES, SECTION 1, A SUBDIVISION PLAT RECORDED IN VOLUME 2007A, PAGE 128 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, BEING IN THE NORTHEAST LINE OF SAID RESERVE ⁹⁹, AND FOR THE MOST NORTHERLY EAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 45° 01' 42" WEST, WITH THE NORTHWEST CORNER OF SAID FINAL REPLAT OF UNRESTRICTED RESERVE \approx A DISTANCE OF 218.63 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE WEST CORNER OF SAID FINAL REPLAT OF UNRESTRICTED RESERVE \approx BEING IN THE SOUTHWEST LINE OF SAID RESERVE \approx AND FOR AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 45° 00' 09" EAST, WITH THE SOUTHWEST LINE OF SAID FINAL REPLAT OF UNRESTRICTED RESERVE \approx A DISTANCE OF 244.67 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE NORTHWEST RIGHT-OF-WAY LINE OF EAGLE CREEK DRIVE (WIDTH Varies) FOR THE MOST SOUTHWESTLY EAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 45° 01' 42" WEST, WITH THE NORTHWEST LINE OF SAID EAGLE CREEK DRIVE, A DISTANCE OF 30.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE NORTHEAST LINE OF RESERVE "C", OF STERLING CREEK, A SUBDIVISION PLAT RECORDED IN VOLUME 2012A, PAGE 45 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, AND FOR THE SOUTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 45° 00' 00" WEST, A DISTANCE OF 743.49 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE SOUTHEAST RIGHT-OF-WAY LINE OF F.M. 528 (180.00 FEET WIDE) FOR THE WEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 528, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,774.49 FEET, AN ARC LENGTH OF 55.50 FEET, A CHORD BEARING OF NORTH 44° 00' 29" EAST, AND A CHORD LENGTH OF 55.50 FEET TO A POINT OF TANGENCY IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 528, FROM WHICH A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "TRITECH" BEARS SOUTH 39° 08' 54" WEST A DISTANCE OF 0.92 FEET, AND BEING IN THE NORTHWEST LINE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 44° 34' 52" EAST, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 528, A DISTANCE OF 103.64 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "RPLS 5565" FOR THE MOST WESTERLY NORTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 45° 25' 08" EAST, A DISTANCE OF 28.05 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "RPLS 5565" FOR AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 45° 00' 14" EAST, A DISTANCE OF 28.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "RPLS 5565" IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FRIENDSWOOD LAKES BOULEVARD, BEING IN THE NORTHEAST LINE OF SAID RESERVE 94, AND FOR THE MOST EASTERLY NORTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 44° 59' 46" EAST, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FRIENDSWOOD LAKES BOULEVARD AND THE NORTHEAST LINE OF SAID RESERVE 79%, A DISTANCE OF 57.25 FEET TO A SET 1/2-1-INCH IRON ROD WITH CAP MARKED "SURVEY 1" AT A POINT OF CURVATURE IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FRIENDSWOOD LAKES BOULEVARD, AND BEING IN THE NORTHEAST LINE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FRIENDSWOOD LAKES BOULEVARD AND THE NORTHEAST LINE OF SAID RESERVE 70, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,000.0 FEET, AN ARC LENGTH OF 101.65 FEET, A CHORD BEARING OF SOUTH 47° 54' 30" EAST, AND A CHORD LENGTH OF 101.61 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "TRITECH" AT A POINT OF TANGENCY IN THE SOUTHWEST

RIGHT-OF-WAY LINE OF SAID FRIENDSWOOD LAKES BOULEVARD, AND BEING IN THE NORTHEAST LINE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FRIENDSWOOD LAKES BOULEVARD, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET, AN ARC LENGTH OF 101.58 FEET, A CHORD BEARING OF SOUTH 47° 54' 37" EAST, AND A CHORD LENGTH OF 101.54 FEET TO A POINT 1/2-INCH IRON ROD WITH CAP MARKED "T8T0020" AT A POINT OF TANGENCY IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FRIENDSWOOD

THENCE SOUTH 45° 00' 00" EAST, WITH THE SOUTHWEST-OF-WAY LINE OF SAID FRIENDSWOOD LAKES BOULEVARD AND THE NORTHEAST LINE OF SAID RESERVE 74; A DISTANCE OF 30.34 FEET TO THE POINT OF BEGINNING, 2119 02°34'10" W 0.20 ACRES (0.0001 ACRES LESS-100% HERE CALLED OFF.

BEGINNING AND CONTAINING 2.780 ACRES (121,091 SQUARE FEET), MORE OR LESS,

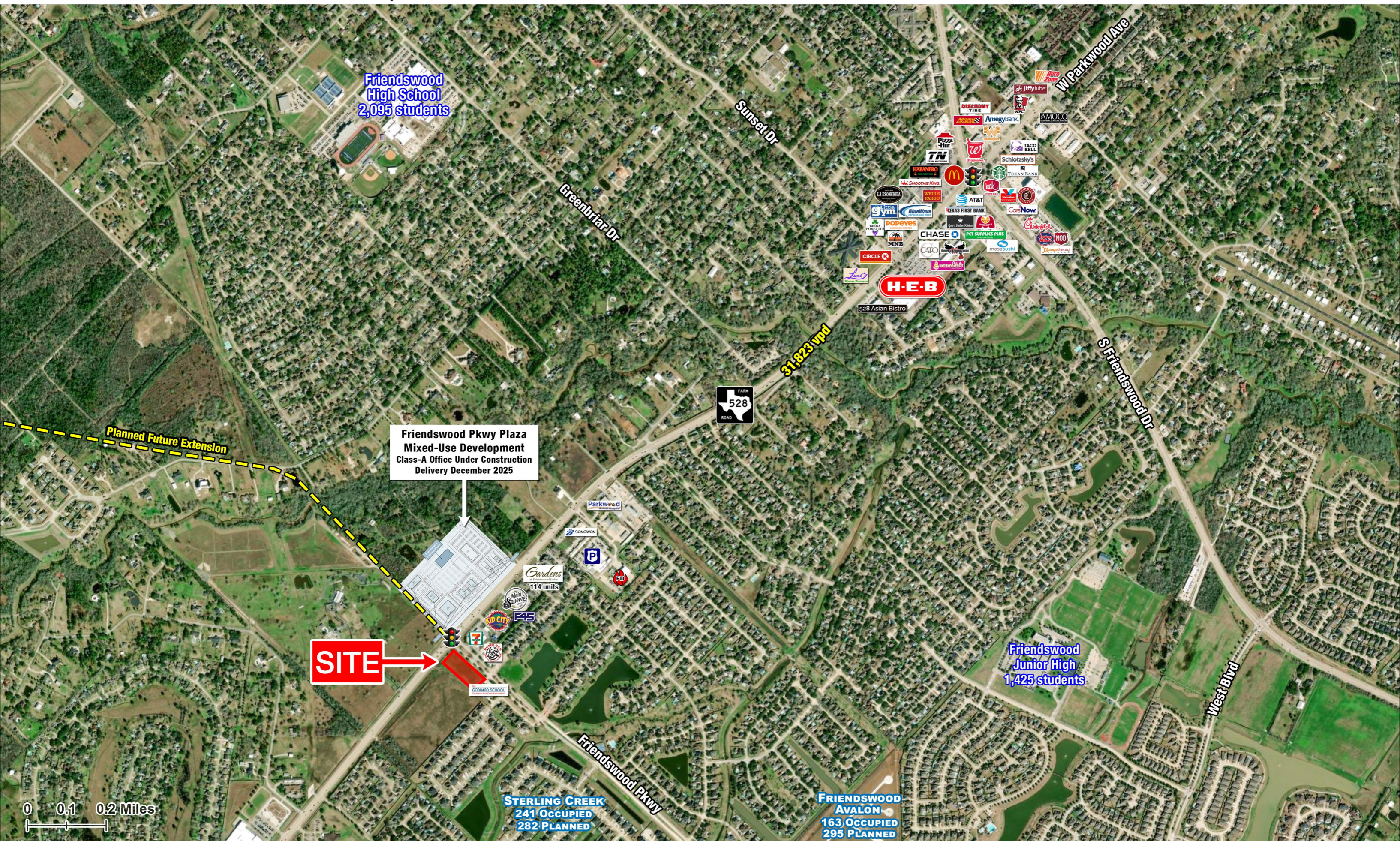
REVISÉ: LEGAL/NOTES 11-24

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED ON THE RIGHT, POINTS A AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 2. FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD RISK MAP FOR THE COUNTY LISTED BELOW.
 3. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
 4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDING PLAT NUMBERED AS NOTED. THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUCCESSOR OWNERS.
 5. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDING PLAT NUMBERED AS NOTED OTHERWISE NOTED.
 6. SUBJECT RESTRICTIVE COVENANTS ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DATED ON OCTOBER 28, 2004, UNDER G.P. NO. AT04W0455326.
 7. SUBJECT RESTRICTIVE COVENANTS ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT DATED ON OCTOBER 28, 2004, UNDER G.P. NO. AT04W0455326.
 8. 10' EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN UG 2645, PG. 28 SURJOSHCHEN, 1994 (UNRECORDED).
 9. 10' EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN UG 2645, PG. 28 SURJOSHCHEN, 1994 (UNRECORDED).
 10. 10' EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN UG 2645, PG. 28 SURJOSHCHEN, 1994 (UNRECORDED).
 11. 10' EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN UG 2645, PG. 28 SURJOSHCHEN, 1994 (UNRECORDED).
 12. 10' EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN UG 2645, PG. 28 SURJOSHCHEN, 1994 (UNRECORDED).
 13. 10' EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN UG 2645, PG. 28 SURJOSHCHEN, 1994 (UNRECORDED).
 14. 10' EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN UG 2645, PG. 28 SURJOSHCHEN, 1994 (UNRECORDED).
 15. 10' EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN UG 2645, PG. 28 SURJOSHCHEN, 1994 (UNRECORDED).
 16. 10' EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN UG 2645, PG. 28 SURJOSHCHEN, 1994 (UNRECORDED).
 17. 10' EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN UG 2645, PG. 28 SURJOSHCHEN, 1994 (UNRECORDED).
 18. 10' EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN UG 2645, PG. 28 SURJOSHCHEN, 1994 (UNRECORDED).
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 21. 10' EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN UG 2645, PG. 28 SURJOSHCHEN, 1994 (UNRECORDED).
 22. 10' EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN UG 2645, PG. 28 SURJOSHCHEN, 1994 (UNRECORDED).
 23. 10' EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN UG 2645, PG. 28 SURJOSHCHEN, 1994 (UNRECORDED).
 24. 10' EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN UG 2645, PG. 28 SURJOSHCHEN, 1994 (UNRECORDED).
 25. 10' EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN UG 2645, PG. 28 SURJOSHCHEN, 1994 (UNRECORDED).
 26. 10' EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN UG 2645, PG. 28 SURJOSHCHEN, 1994 (UNRECORDED).
 27. 10' EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN UG 2645, PG. 28 SURJOSHCHEN, 1994 (UNRECORDED).
 28. 10' EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN UG 2645, PG. 28 SURJOSHCHEN, 1994 (UNRECORDED).
 29. 10' EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN UG 2645, PG. 28 SURJOSHCHEN, 1994 (UNRECORDED).
 30. 10' EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN UG 2645, PG. 28 SURJOSHCHEN, 1994 (UNRECORDED).

The image shows the Alamo Title Company logo, which features a stylized red and blue 'A' above the company name. To the left of the logo is an aerial photograph of a land tract outlined in red. To the right is a photograph of a green field with mountains in the background.

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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.



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 on 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 listening 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

James Nathan Namken

Licensed Supervisor of Sales Agent/ Associate

477965

License No.

jnamken@weitzmangroup.com

Email

713-781-7111

Phone

James Nathan Namken

Sales Agent/Associate's Name

477965

License No.

jnamken@weitzmangroup.com

Email

713-980-5622

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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- **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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date