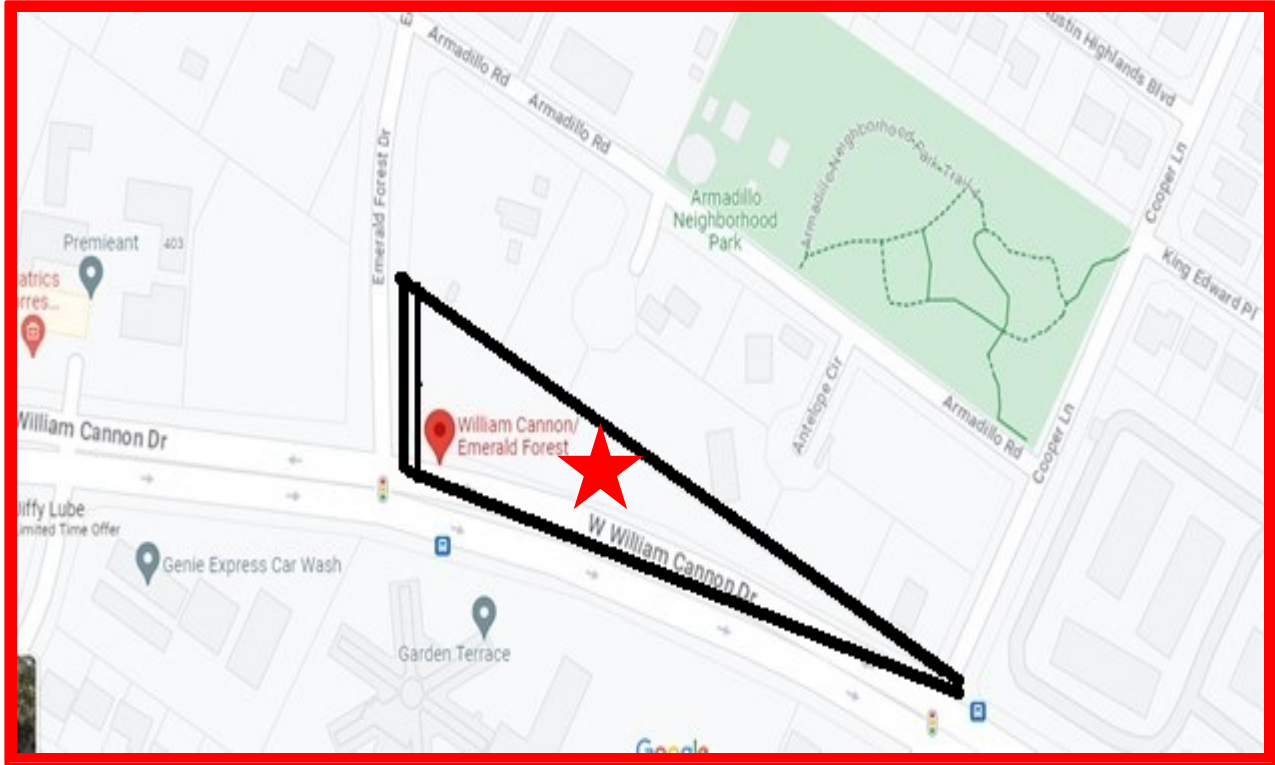


Land for Sale
1.17 Acres
W William Cannon Dr
Austin, Texas 78745



Exclusive Listing of Linsalata Realty
Joe Linsalata, Broker (512) 327-5000

*The Broker is submitting the information contained herein in its capacity as an agent and representative of the owner. The information was obtained from sources believed to be reliable; however, Linsalata Realty Services its Brokers, Agents and Employees make no representations, guarantees or warranties (express or implied) as to the accuracy of the information contained herein. All information submitted is subject to change without notice as relates to price, terms and or availability. The Broker has not conducted an environmental investigation of the property(s) and makes no representations regarding the environmental status of the property(s). The Broker STRONGLY encourages that an independent examination and an environmental examination be conducted, by the buyer and or representatives of the buyer, of any property purchased. Additionally, the Broker makes no representation as to the value of this possible investment; and the Broker urges the buyer to consult his/her business, tax, and legal advisors before making a final determination. **As a condition of reviewing this information the Reader hereby represents, covenants and warrants it will not rely on any information supplied by Broker in deciding whether or not to make an offer to purchase or to purchase the property** THIS PROPERTY IS BEING MARKETED WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.*

Lot Line Dimensions are approximate, survey available-ask Broker for more information.

DISCLAIMER, RELEASE, INDEMNITY, AND CONFIDENTIALITY AGREEMENT

As material inducement and an essential condition to Linsalata Realty Services providing you the accompanying information and by use of the information you and your clients for yourselves and anyone holding or claiming by, through, or under you, agree to the following:

(1) The information contained herein or communicated to you verbally or otherwise by Linsalata Realty Services or from any other source is provided as an accommodation to you and your client in order to facilitate your examination of the property described herein. Linsalata Realty Services does not guarantee the completeness or accuracy of the information contained herein or otherwise supplied to you and expressly disclaims any duty, warranty, or representation, express or implied, related to this or any other information or the property described herein. It is your responsibility to independently confirm the accuracy and completeness of this and any other information and determine the suitability and condition of the property.

(2) Linsalata Realty Services represents the Seller and shall have no duty to you or anyone claiming, by through, or under you to make any inspection or disclosure. You and your clients must perform whatever tests and investigations are necessary to determine the suitability and condition of the property. You and your clients, for yourselves and anyone claiming or holding by, through, or under you, agree to release, indemnify, hold harmless, and defend Linsalata Realty Services and its representatives from any claim, liability, or loss which may occur directly or indirectly from any failure to disclose any information or your use of this and any other information or the property whether or not such loss, cost, or damage may result in whole or in part from any theory of strict liability or the negligence of Linsalata Realty Services or their representatives.

(3) You and your clients agree to hold all information concerning the property confidential and use it solely in connection with your independent evaluation of the purchase of the property and not for any other reason. If any information is used by you or anyone gaining information from you for any other purpose, then you, for yourself and anyone holding by, through, or under you, agree to indemnify Linsalata Realty Services, the Seller, and their successors and assigns for any and all losses, costs, and damages which result directly or indirectly from such prohibited use, including without limitation legal costs, consequential damages, and lost profits.

(4) This information may not be duplicated or redistributed without the written consent of Linsalata Realty Services. The original and copies, excerpts, summaries, or other information derived here from must be returned upon request by Linsalata Realty Services.

IMPORTANT:

PLEASE KEEP THIS INFORMATION CONFIDENTIAL!

**LINSALATA REALTY SERVICES IS A LICENSED REAL ESTATE
BROKERAGE IN THE STATE OF TEXAS, SPECIALIZING IN COMMERCIAL REAL ESTATE.**

Land for Sale
1.17 Acres
W. William Cannon Dr
Austin, Texas 78745



Land for Sale

1.17 Acres

**W. William Cannon at Emerald Forest Drive
Austin, Texas 78745**

Purchase Price: \$800,000

Price per SF: 50,965 Square Feet Parcel at \$15.70 per SF

Ground Lease Price: \$85,000 per Year

Financing: Cash at Closing or Third-Party Financing

Location: Prime corner lot with frontage on heavily traveled William Cannon Dr between Mopac and Interstate 35.

Property Highlights:

- ❖ Commercial land development opportunity in densely populated area of South Austin.
- ❖ Site offers Excellent Drive-by Visibility on West William Cannon Drive.
- ❖ Parcel has continuous William Cannon Street frontage-running the entire block between Emerald Forest Drive to Cooper Lane.
- ❖ Parcel is surrounded by multiple residential subdivisions and multi-family apartments.
- ❖ City of Austin Zoning Code is designated as LR-Neighborhood Commercial
- ❖ Parcel has Electric, Water & Sewer service availability (Ask Broker for more details)

Examples of some of the Suggested and/or Permitted & *Conditional Uses below:

(Verification of permitted uses should be obtained from the City of Austin and the Neighborhood Plan Contact Team)

Residential Use: Bed & Breakfast, Civic Use: Day Care Services, Private Educational Services, Religious Assembly.

Commercial Use: Consumer Convenience Services, Financial Services, Food Sales, General Retail Sales-Convenience & General, Medical Offices (5K Sq Ft Max), Personal Services, Restaurant. *Some uses may need conditional permission to be obtained.

Legal Description: LOT 1 ANDERSON PROFESSIONAL PARK, Travis County, Texas

LR

Neighborhood Commercial

Neighborhood Commercial district is intended for neighborhood shopping facilities that provide limited business services and office facilities predominately for the convenience of residents of the neighborhood.

Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	40 ft or
Minimum Lot Width	50 ft		3 stories
Maximum Building Coverage	50%	Minimum Setbacks	
Maximum Impervious Cover	80%	Front yard	25 ft
Maximum Floor Area Ratio	.5:1	Street side yard	15 ft
		Interior side yard	n/a
		Rear yard	n/a

Permitted and Conditional Uses

† For detail on marked uses in the Neighborhood Commercial district, see the Austin City Code 25-2-586.

Residential

Bed and Breakfast Residential (Group I) *	Bed and Breakfast Residential (Group 2) *
---	---

Civic

Club or Lodge (c)	Group Home Class I—Limited *
College and University Facilities *	Group Home Class II (c) *
Communication Service Facilities *	Guidance Services
Community Events *	Hospital Services—Limited (c)
Community Recreation—Private (c) *	Local Utility Services
Community Recreation—Public (c) *	Private Primary Educational Services *
Congregate Living (c)	Private Secondary Educational Services *
Counseling Services	Public Primary Educational Services *
Cultural Services	Public Secondary Educational Services *
Day Care Services—Commercial	Religious Assembly
Day Care Services—General	Residential Treatment (c) Safety
Day Care Services—Limited	Services Telecommunication Tower
Family Home *	(PC) *
Group Home Class I—General *	

LR (continued)

Commercial

Administrative Business Office	Off-Site Accessory Parking
Alternative Financial Services (c)	Pedicab Storage and Dispatch
Art Gallery	Personal Improvement Services – not
Art Workshop *	exceeding 5,000 sq/ft of gross floor space
Consumer Convenience Services	Personal Services
Consumer Repair Services	Pet Services
Financial Services	Plant Nursery (c) *
Food Sales	Printing and Publishing
General Retail Sales—Convenience	Professional Office
General Retail Sales – General – not exceeding	Restaurant—Limited *
5,000 sq. ft of gross floor space †	Restaurant – General – not exceeding
Medical Offices—not exceeding	4,000 sq/ft of gross floor space † *
5,000 sq/ft of gross floor space	Service Station *
Medical Offices—exceeding	Software Development
5,000 sq/ft of gross floor space (c)	Special Use Historic (c) *

Industrial

Custom Manufacturing (c)

Agricultural

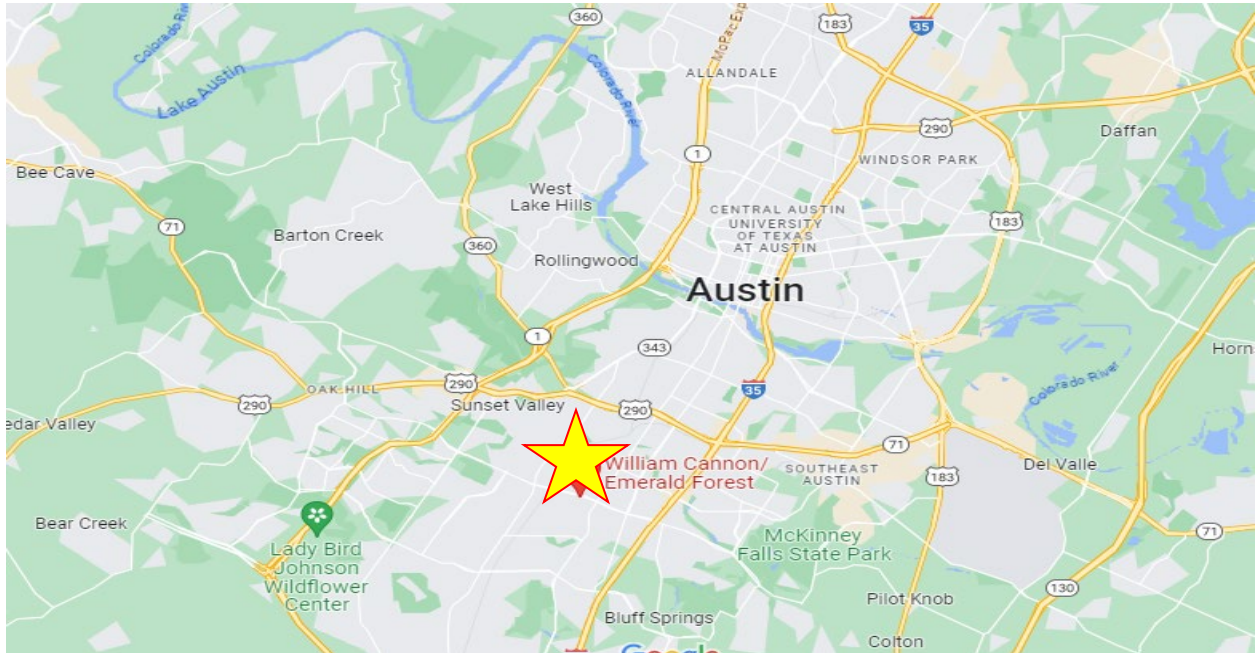
Community Garden

Urban Farm *

Land for Sale

1.17 Acres

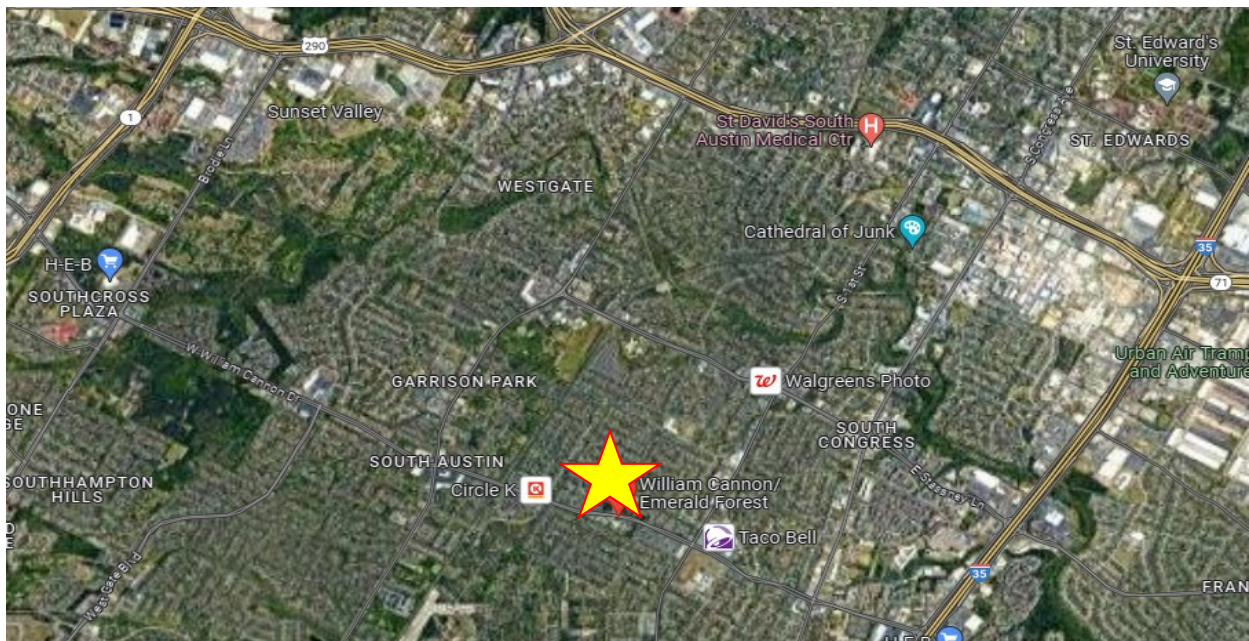
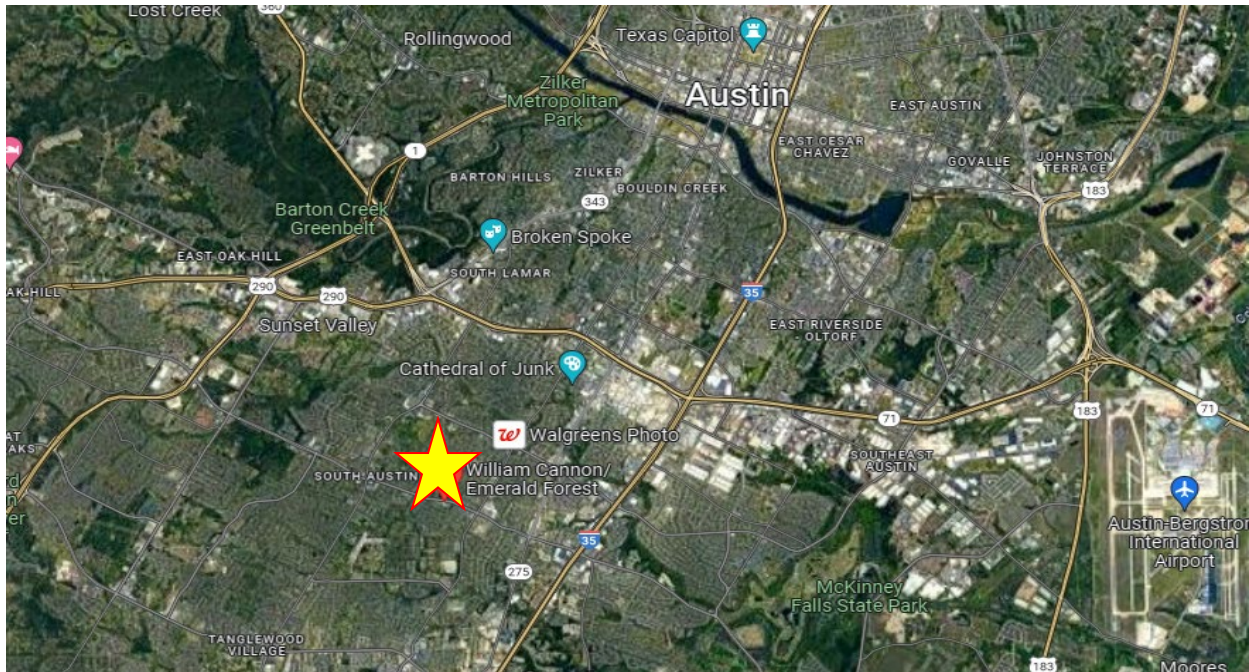
**W. William Cannon Dr
Austin, Texas 78745**



Land for Sale

1.17 Acres

**W. William Cannon Dr
Austin, Texas 78745**





Crockett High School

Emerald Wood KinderCare

WEST

Garrison Park

W Stassney Ln

Valvoline Instant Oil Change

Logos: Lu Pasa, Starbucks, DOLLAR GENERAL, ups, and a portrait of a woman.

El Pollo Rico #4

Thrift Land

Logos: Local Cashier Plaza and a portrait of a woman.

Summer Moon Coffee (Mobile Moon)

Austin Piano

Logos: Target, DOLLAR GENERAL, O'Reilly AUTO PARTS, HCA Healthcare, and UNITED.

Just Concrete Floors

Logos: PHARMACY, Low Center, and SPROUTS.

Logos: WELLS FARGO, PNC, SHIPLEY, CVS Health, and Pizza Pilot.

TOWNE SQUARE CENTER

Logos: McDonald's, DOLLAR TREE, HCA Healthcare, and Chevron.

TIMBER VILAGE

CARRELL OAKS

1.56 Acre Parcel

Logo: CIRCLE K

COOPER'S HILL

Dollar Tree

SWEETBRI

1.56 ACRES-W WILLIAM CANNON DR

ELM WOOD ESTATES

ABCDee Learning Center

Bedichek Middle School

The Little Darlin'

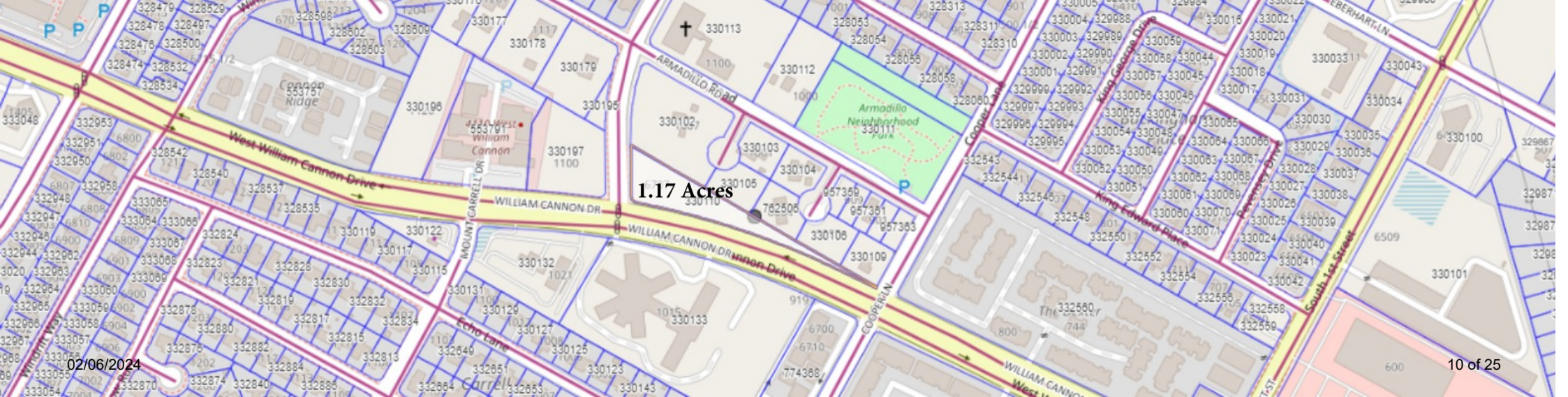
Jack in the Box

Public Storage

MEADOWCREEK

BUCK R

Joe Linsalata
 Joe@asklrs.com
 5123275000
 askLRS.com

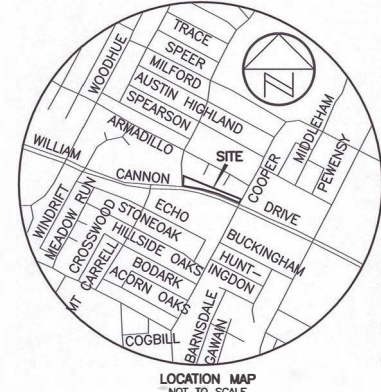
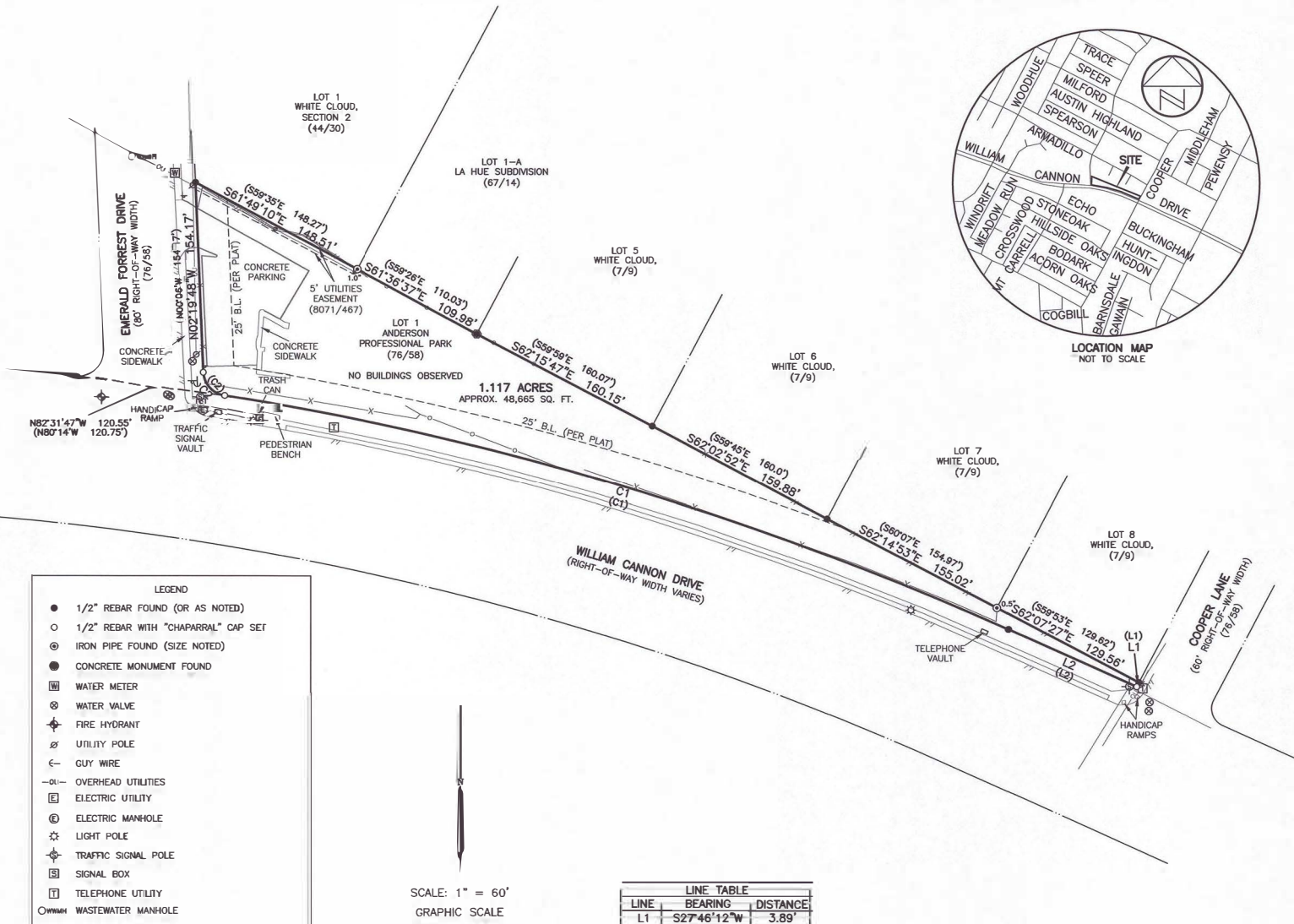


1.17 Acres

02/06/2024

10 of 25

A LAND TITLE SURVEY OF 1.117 ACRES (APPROXIMATELY 48,665 SQ. FT.), BEING ALL OF LOT 1, ANDERSON PROFESSIONAL PARK, A SUBDIVISION OF RECORD IN VOLUME 76, PAGE 58 OF THE MAP OR PLAT RECORDS OF TRAVIS COUNTY, TEXAS. CONVEYED IN A GENERAL WARRANTY DEED TO JBS HOLDINGS, LP, DATED DECEMBER 26, 2002 AND RECORDED IN DOCUMENT NO. 2002251880, OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.



LEGAL DESCRIPTION:
 Lot 1, ANDERSON PROFESSIONAL PARK, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 76, Page 58, Plat Records, Travis County, Texas.

TITLE COMMITMENT NOTE:
 COMMITMENT FOR TITLE INSURANCE PREPARED BY:
 Title Resources Guaranty Company
 G.F. No.: 2344111-ROL Effective Date: 12/17/23 Issued: 12/28/23

The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.

Schedule "B" items contained therein and re-listed below were considered:

1) Restrictive Covenants:
 Volume 76, Page 58, Plat Records; Document No. 2016016367, Official Public Records, Travis County, Texas. ---Subject To---

10b)Easement:
 Recorded: Volume 8071, Page 467, Deed Records, Travis County, Texas.
 To: City of Austin
 Purpose: electric Lines and systems and/or telephone lines
 ---Affects this Tract--- Shown Hereon

FLOOD-PLAIN NOTE:
 The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48453C0585H, dated 9/26/2008, for Travis County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

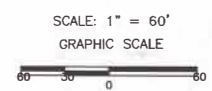
GENERAL SURVEY NOTES:
 PROPERTY ADDRESS: Lot 1, Anderson Professional Park, Austin, Texas
 DATE OF SURVEY: December 15, 2023
 ATTACHMENTS: None

SURVEYOR'S CERTIFICATE:
 CERTIFIED TO:
 JBS Holdings, LP
 Title Resources Guaranty Company

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief: there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown hereon, and that this property abuts or adjoins a dedicated road right-of-way or access easement, unless noted hereon.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 2 Land Title Survey.
 Eff. 12/31/2024
 Marvin Dearbonne, Jr. Date
 Registered Professional Land Surveyor
 State of Texas No. 5697

- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - ⊙ IRON PIPE FOUND (SIZE NOTED)
 - CONCRETE MONUMENT FOUND
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ UTILITY POLE
 - GUY WIRE
 - OVERHEAD UTILITIES
 - ⊕ ELECTRIC UTILITY
 - ⊕ ELECTRIC MANHOLE
 - ☆ LIGHT POLE
 - ⊕ TRAFFIC SIGNAL POLE
 - ⊕ SIGNAL BOX
 - ⊕ TELEPHONE UTILITY
 - ⊕ WASTEWATER MANHOLE
 - SIGN
 - HOG WIRE FENCE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - EDGE OF ASPHALT PAVEMENT
 - BL. BUILDING SETBACK LINE
 - () RECORD INFORMATION



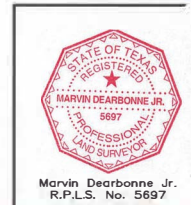
THIS IS A GRID DRAWING.
 BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) (2011), SOUTH CENTRAL ZONE; US SURVEY FEET; BASED ON GPS SOLUTIONS FROM THE LOCAL REAL TIME NETWORK (RTN)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S27°46'12"W	3.89'
(L1)	(S30°00'W)	(3.88)'
L2	N65°45'48"W	113.50'
(L2)	(N63°32'W)	(113.50)'

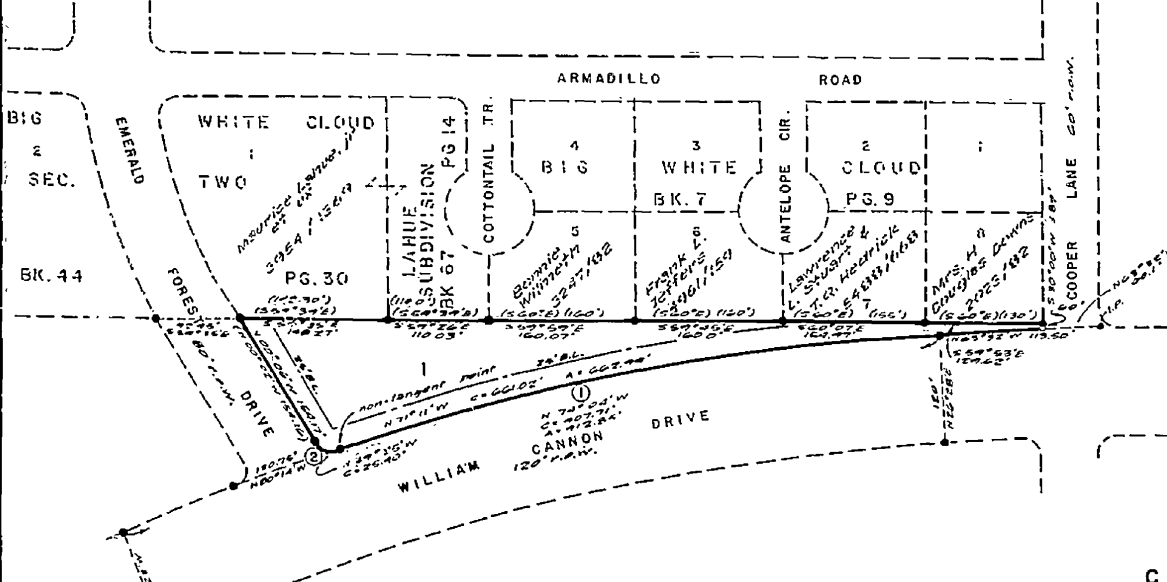
CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2480.75'	15°18'45"	662.99'	N73°24'48"W	661.02'
(C1)	(2480.75)		(662.99)	(N71°11'W)	(661.02)
C2	20.00'	79°13'42"	27.66'	N42°35'45"W	25.50'
(C2)	(19.97)	(78°58')	(27.52)'	(N39°35'W)	(25.40)'



Chaparral
 Professional Land Surveying, Inc.
 Surveying and Mapping
 3500 McCall Lane
 Austin, Texas 78744
 512-443-1724
 T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.: 2078-001
 DRAWING NO.: 2078-001-T11
 PLOT DATE: 02/03/24
 PLOT SCALE: 1"=60'
 DRAWN BY: EMD
 SHEET 01 OF 01



ANDERSON PROFESSIONAL PARK

CURVE DATA

	1	2	3
Δ	21°26'	78°55'	78°55'
R	280.76'	19.77'	20.00'
T	201.66'	10.45'	
C	407.71'	20.40'	20.42'
A	412.86'	27.65'	27.65'

State of Texas:
County of Travis:
Know All Men by These Presents:

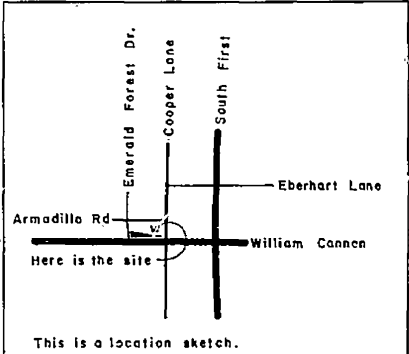
That we Edward R. Rathgeber and Jessie B. Anderson owners of 1.56 acres of land situated in the William Cannon Survey No. 19, Abstract No. 6 all in Travis County, TEXAS do convey to us by deeds recorded in Volume 4362 of Page 40 of the Deed Records of Travis County, TEXAS do hereby subdivide said 1.56 acres of land to be known as "Anderson Professional Park" and do hereby dedicate to the public use of all easements shown hereon subject to any easements or restrictions heretofore granted.

Witness Our Hands this the 30th day of June, A.D. 1977.

Edward R. Rathgeber Jessie B. Anderson
Edward R. Rathgeber, Jr. Jessie B. Anderson
3306 Cypress Pointe Drive 3006 Balcones Drive
Austin, Texas Austin, Texas

Legend

- Iron pin set
- Iron pin found
- () Record
- Concrete monument found



State of Texas:
County of Travis:

Before me, the undersigned authority, on this day personally appeared Edward R. Rathgeber and Jessie B. Anderson known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations expressed therein.

Given under my hand and seal of office this 30th day of June, A.D. 1977.

Richard Salke
Notary Public in and for Travis County, Texas

Approved for Acceptance

This the 9th day of Nov. A.D. 1977.

Richard Salke
Director, Department of Planning

Accepted and Authorized for Record

By the Planning Commission of the City of Austin, Texas, this the 9th day of Nov. A.D. 1977.

Richard Salke Miguel A. Guerrero
Secretary Chairman

Filed for Record

At 3:30 P.M. this the 9 day of Nov. A.D. 1977.

Mike Kilgore
Deputy
Doris Shropshire, Clerk of the County Court, Travis County, Texas.

State of Texas:
County of Travis:

I, Doris Shropshire, Clerk of the County Court in and for Travis County, Texas do hereby certify that the foregoing instrument with its duplicate of authentication was filed in my office at 3:30 P.M. this the 9 day of Nov. 1977 and duly recorded at 3:50 P.M. this the 9 day of Nov. A.D. 1977 in the Plat Records of Travis County, Texas in Book 76 at Page 58.

Witness my hand and seal of office of the County Court of Travis County, Texas on the last date written above.

Mike Kilgore Doris Shropshire
Deputy Doris Shropshire, Clerk of the County Court, Travis Co., Texas

I hereby certify that Austin City Code Chapter 23.27 of 1954 has been complied with.

Richard Salke
Registered Professional Engineer

June 30 1977
Date

Surveyed by:

TRAVIS ASSOCIATES
CONSULTING ENGINEERS
AUSTIN DALLAS PASO

RECEIVED
JUL 2 1977



City of Austin | Austin Water
6310 Wilhelmina Drive
Austin, Texas 78752
<http://www.austintexas.gov/SER>
WWWSA@austintexas.gov

December 6, 2023

Linsalata Realty Services
14975 Doria Dr.
Austin, Texas 78728

Re: Water and Wastewater Service Availability to 6707 Emerald Forest Drive
TCAD ID #0418140117

Ms. Strait:

The above described property is located within the service area of Austin Water. Water and wastewater service for this property will be provided in accordance with all applicable policies, ordinances and regulatory requirements. Please refer to the Austin City Code and the Utilities Criteria Manual (<https://www.municode.com/library/tx/austin>).

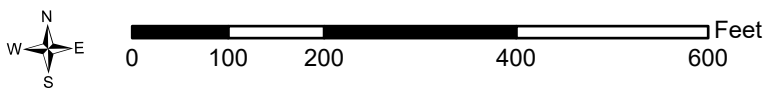
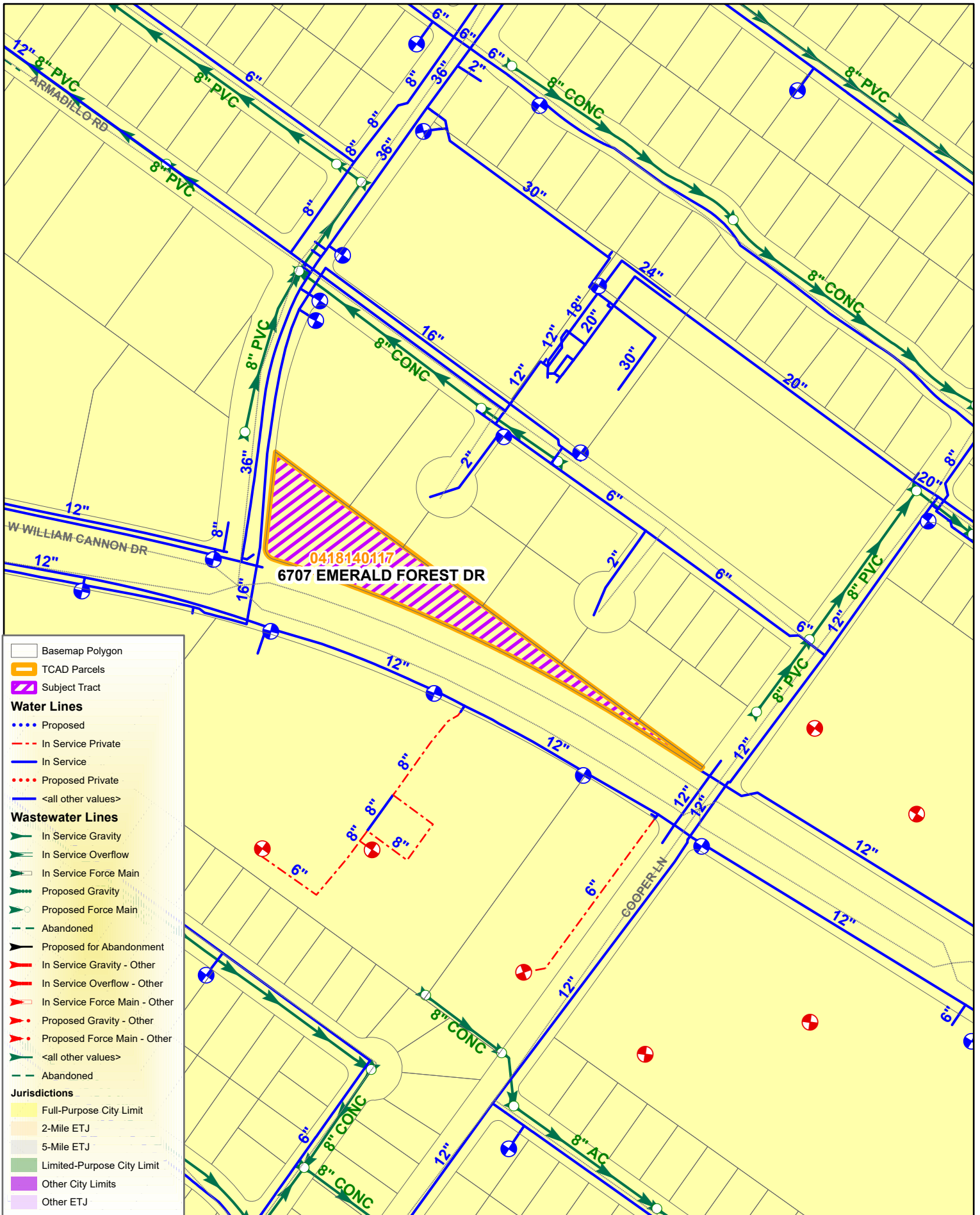
The property owner and/or developer of this property is responsible for design and construction of water and wastewater infrastructure required to accommodate proposed development of this property. Service Extension Requests may be required for future water and wastewater service (<http://www.austintexas.gov/ser>). Actual service delivery will be contingent upon available system capacity at the time an application for Tap and/or Service Extension Request is made and will be subject to all fees, charges, ordinances and policies in effect at that time.

If we can provide additional information, please email me at Natalie.Ortiz@austintexas.gov

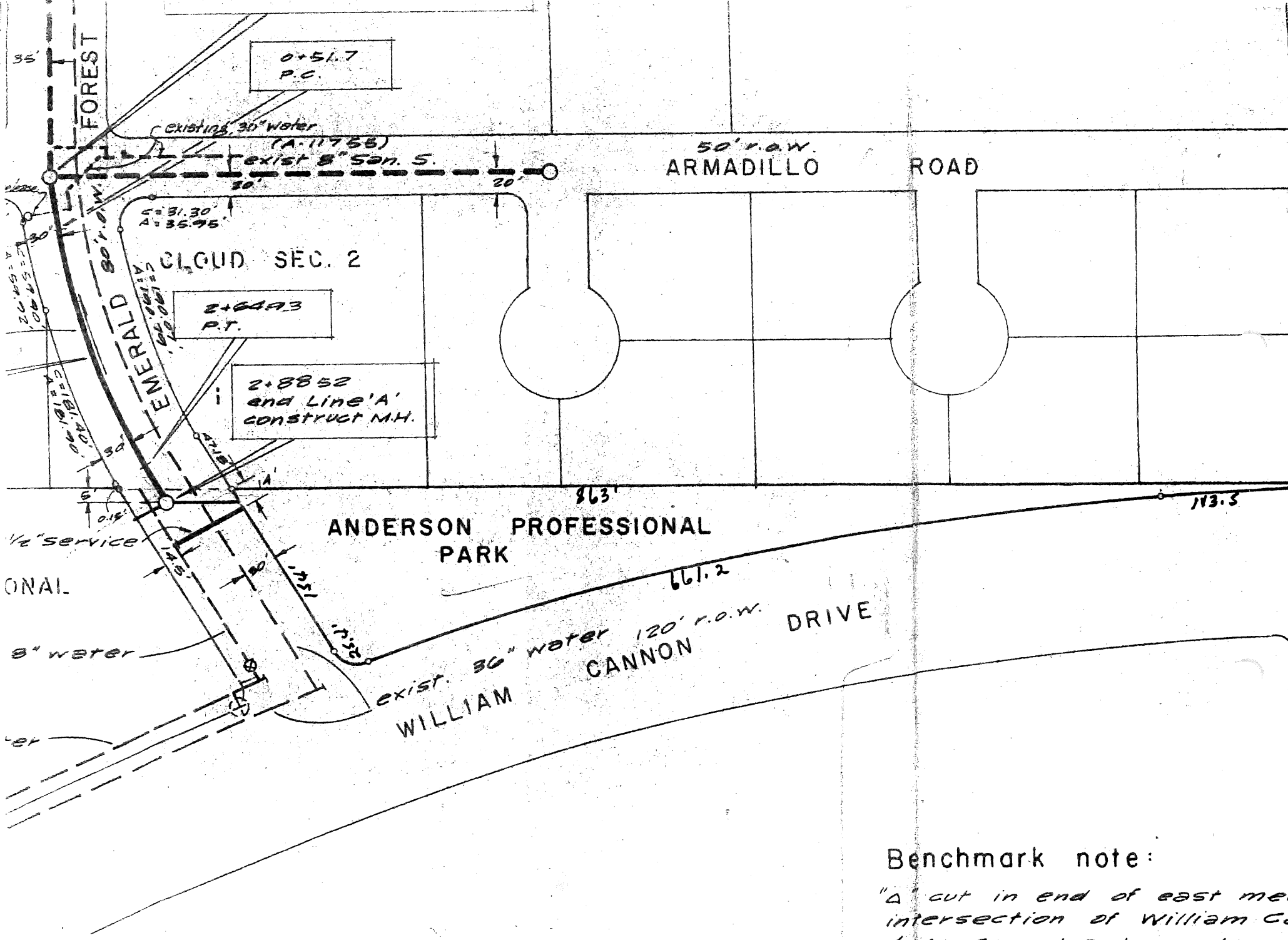
Sincerely,

A handwritten signature in black ink that reads "Natalie Ortiz".

Natalie Ortiz
Utility Development Services Division
Austin Water



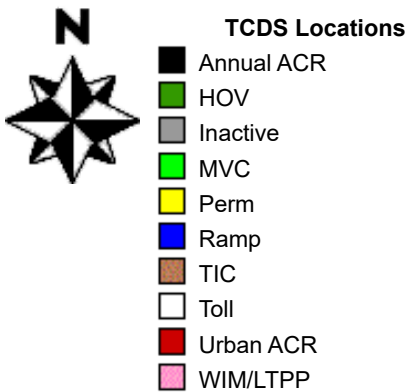
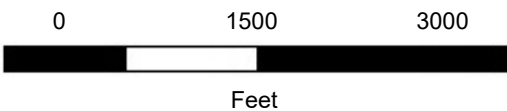
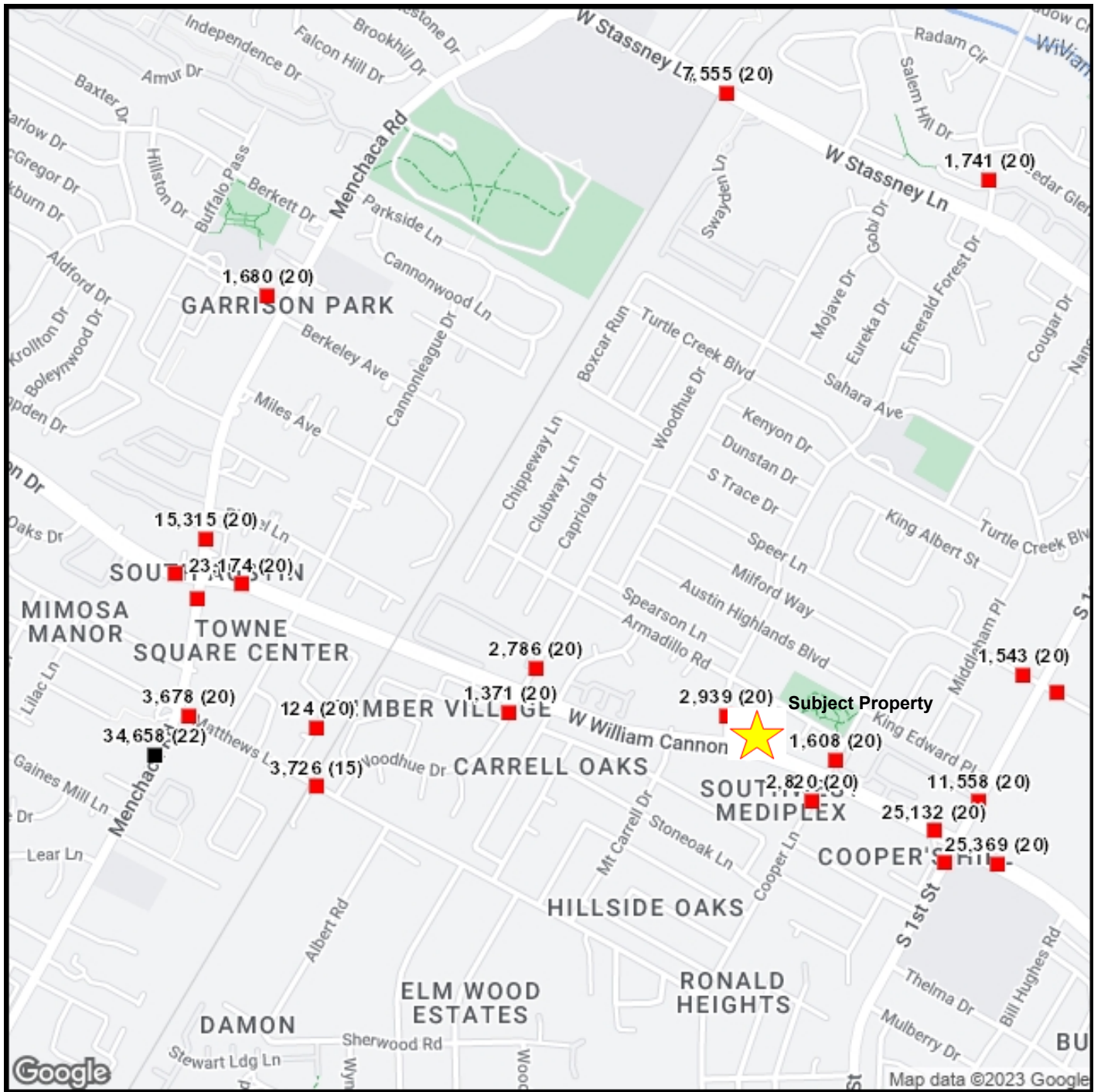
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Benchmark note:

"A" cut in end of east med
 intersection of William Ca
 & Mt. Carrel Drive. elev. =

All Stations



11/6/2023

Pop-Facts® Demographics | Housing & Household



Trade Area: 1.56 Acres - 3 mi.

Population: 137,841 | Households: 60,704

MEDIAN AGE OF HOUSEHOLDER

45

Index: 85

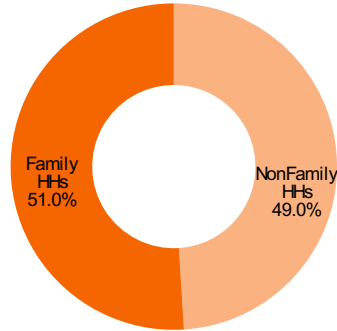
PRESENCE OF CHILDREN*



28.3%

Index: 84

HOUSEHOLD TYPE



HOUSING TENURE



Own

41.2%

Index: 64



Rent

58.8%

Index: 165

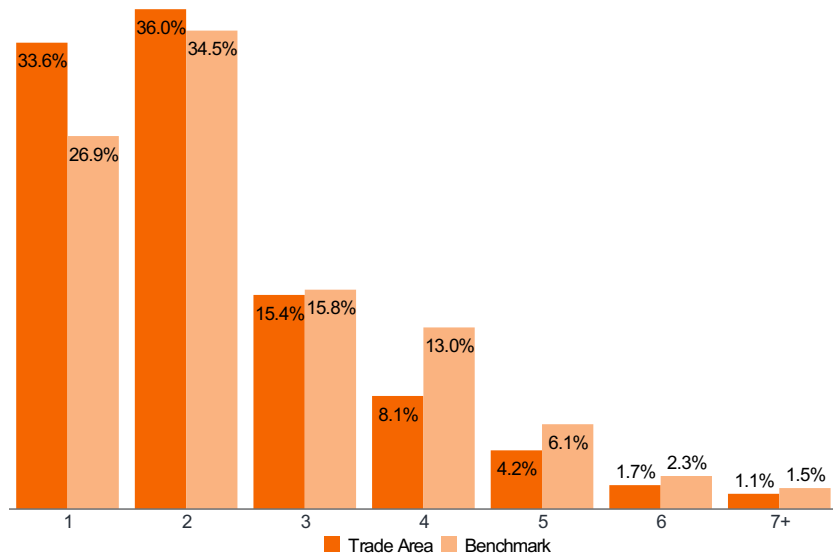
AGE OF HOUSING**



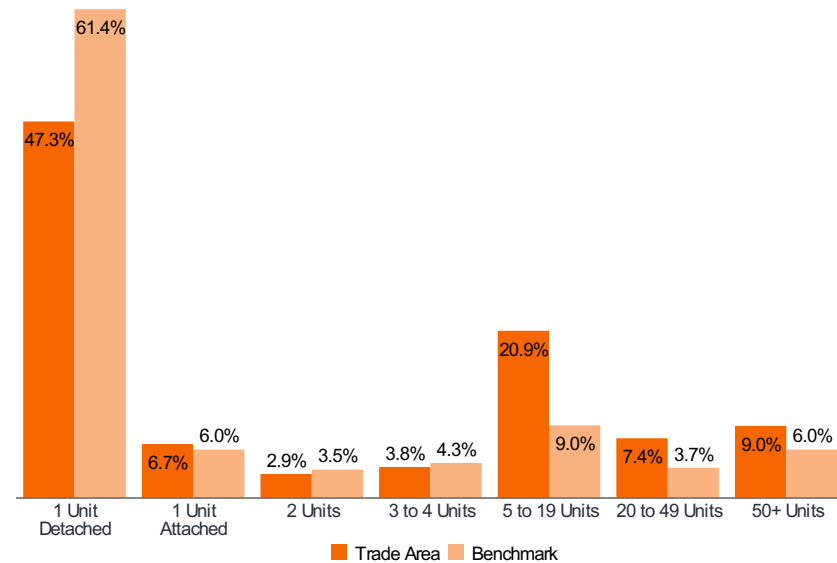
39 - 48 years old

% Comp: 20.6 Index: 141

HOUSEHOLD SIZE



HOUSING UNITS IN STRUCTURE



Benchmark: USA

© 2023 Claritas, LLC. All rights reserved. Source: ©Claritas, LLC 2023. (<https://claritas.easpotlight.com/Spotlight/About/3/2023>)

*Uses the variable "Households with people under age 18"

**Chosen from percent composition ranking

Index Colors:	<80	80 - 110	110+
---------------	-----	----------	------

Trade Area: 1.56 Acres - 3 mi.

Population: 137,841 | Households:60,704

EDUCATIONAL ATTAINMENT: TOP 2*



Bachelor's Degree



High School Graduate

EDUCATION: HISPANIC/LATINO



Bachelor's degree or higher

POVERTY STATUS



At or above poverty

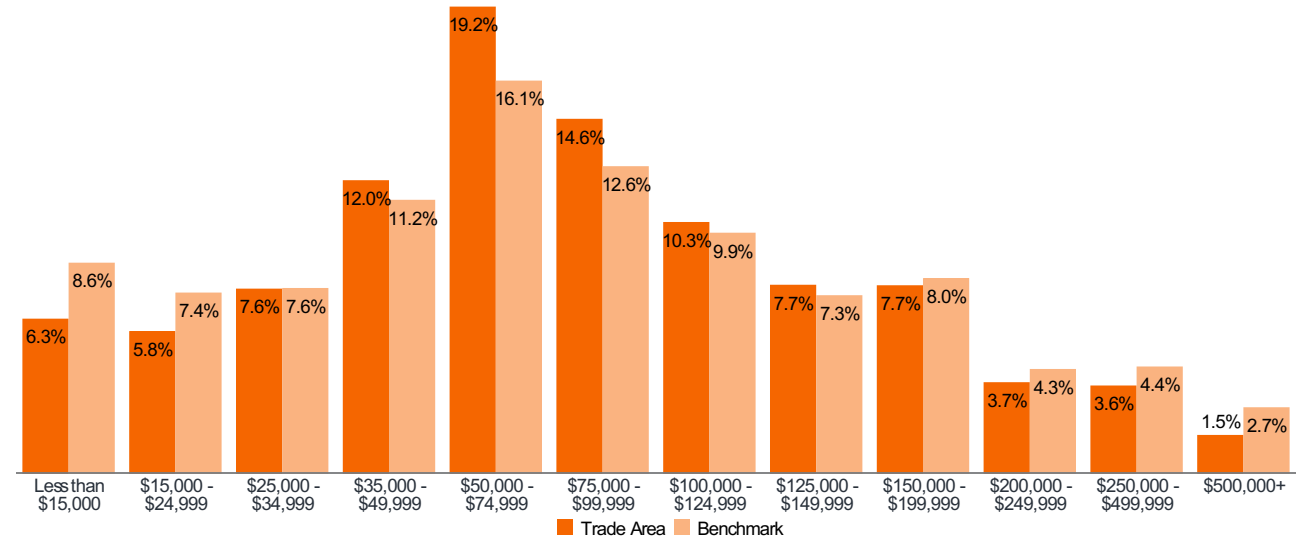
HOUSEHOLD INCOME



Median Household Income
\$73,701
Index: **100**

Average Household Income
\$98,663
Index: **94**

HOUSEHOLD INCOME DISTRIBUTION



Benchmark:USA

*Ranked by percent composition

© 2023 Claritas, LLC. All rights reserved. Source: ©Claritas, LLC 2023.
<https://claritas.easpotlight.com/Spotlight/About/3/2023>

Index Colors:	<80	80 - 110	110+
---------------	-----	----------	------

Pop-Facts® Demographics | Employment & Occupation



Trade Area: 1.56 Acres - 3 mi.

Population: 137,841 | Households: 60,704

OCCUPATIONAL CLASS*



64.0%

Index:106

White Collar

UNEMPLOYMENT RATE



3.6%

Index:77

Percent of civilian labor force unemployed

METHOD OF TRAVEL TO WORK: TOP 2*



76.6%

Index:101

Travel to work by **Driving Alone**

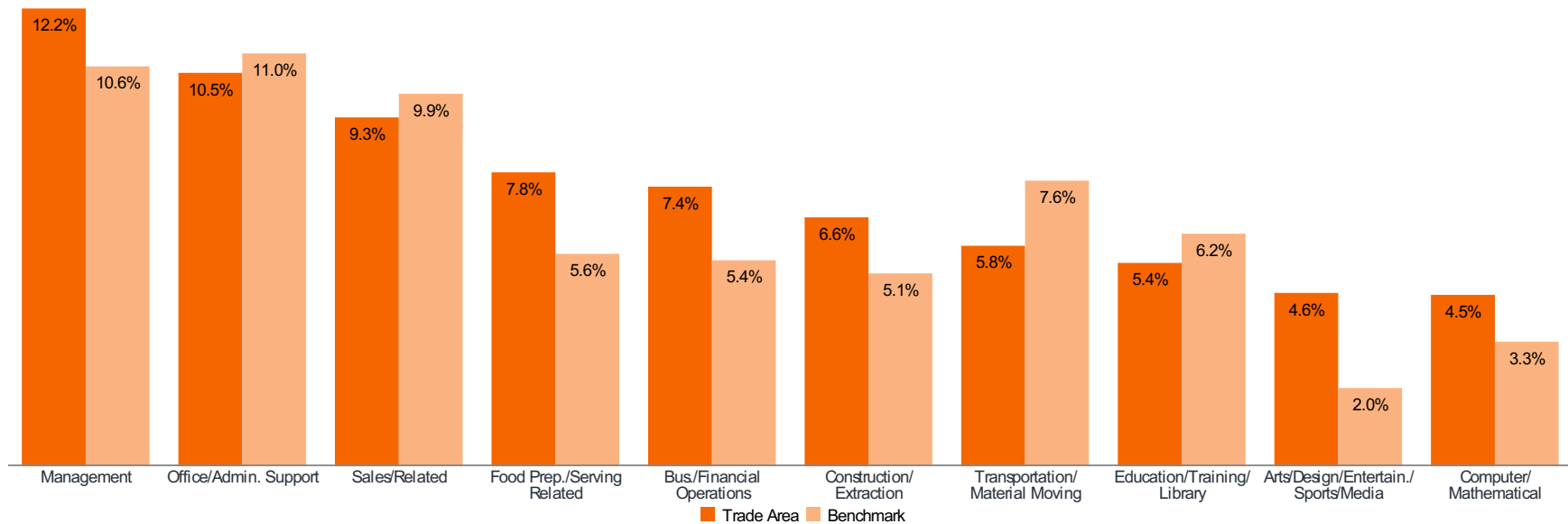


8.6%

Index:97

Travel to work by **Carpooling**

OCCUPATION: TOP 10*



Benchmark: USA

*Chosen from percent composition ranking

© 2023 Claritas, LLC. All rights reserved. Source: ©Claritas, LLC 2023. (<https://claritas.easpolight.com/Spotlight/About/3/2023>)

Index Colors:	<80	80 - 110	110+
---------------	-----	----------	------

WHY THE AUSTIN, TEXAS REGION?



An aerial photograph of a large outdoor festival in Austin, Texas. The foreground is filled with a dense crowd of people sitting on blankets on a grassy field. In the middle ground, there are several white tents and a stage area. The background shows a city skyline with various buildings under a sunset sky with orange and yellow clouds.

Why the Austin region?

The Austin region, known as the “Human Capital,” has developed a diverse, creative, and innovative ecosystem that has many different layers. We are home to entrepreneurs, startups, growing companies, and tech giants. It is impossible to convey everything that makes our region special and contributes to our unique way of life. Our economy is thriving, and we welcome you to join us.





About Austin

- Capital of the State of Texas
- 11th largest U.S. city
- 2.2 million metro area population
- 80% of the population lives within the Texas triangle of Dallas, Houston & San Antonio— and Austin is in the center!
- Central time zone
- Austin Bergstrom International Airport— runner-up for Best U.S. Airport in Fodor's 2019 Travel Awards
- Affordable cost of living—below national average and significantly lower than many major markets
- State & local tax burden 18% lower than national average
- No personal state income tax

Linsalata Realty Services

Approved by the Texas Real Estate Commission for Voluntary Use

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

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

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyers agent by entering into agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner buy does not represent the owner and must place the interests of the buyer first. The buyer should not tell the buyer's agent anything the buyer would not want the owner to know because an buyer's agent must disclose to the owner any material information known to the 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 Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The 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 The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by the Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

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

If you choose to have a broker represent you,

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your 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 have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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

Buyer, Seller, Landlord or Tenant

Date

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.

01A TREC No. OP-K