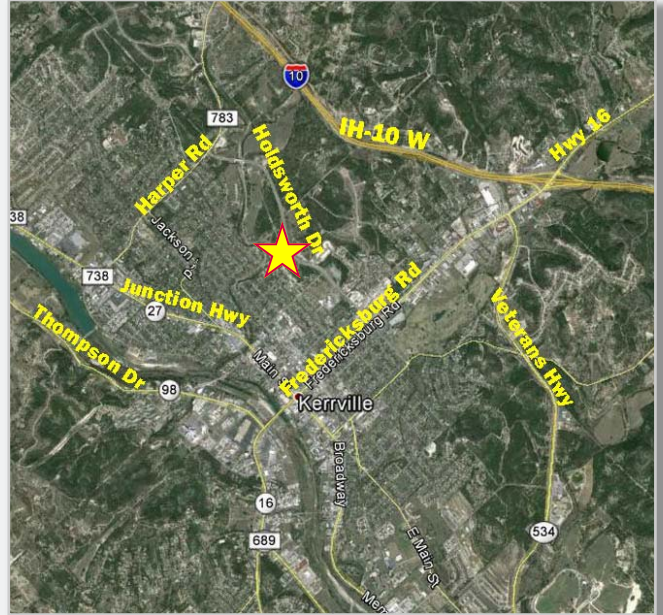


**PRICE REDUCED!**

**FOR SALE**

**±35 Acres in Kerrville, Texas**

**Between Holdsworth Drive North and Town Creek Road**



**Holdsworth Drive North and Paschal Avenue, Kerrville, Texas 78028**

**LOCATION**

This land parcel is located west of IH-10, between Holdsworth Drive North and Town Creek Road.

**SIZE**

Approximately 35 AC, of which 26 AC are buildable

**FRONTAGE**

On both Holdsworth Drive and Town Creek Road

**BEST USES**

Multi-family, Retail

**UTILITIES**

All available to the site

**ZONING**

PD 04-15, City of Kerrville

**PRICE**

~~\$2,500,000.00~~ \$1,990,000.00

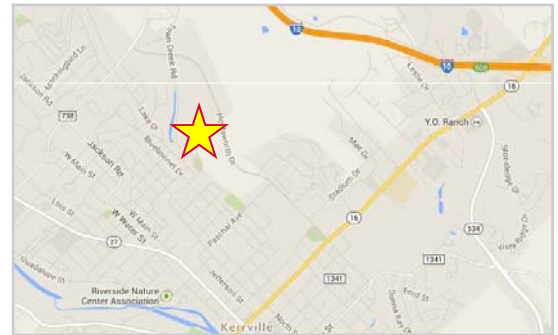
**HIGHLIGHTS**

- Access to the site from Holdsworth Drive, Paschal Avenue and Town Creek Road; all have good traffic counts
- Kerrville is located 62 miles northwest of San Antonio on Interstate 10
- Area is a retirement and recreation destination
- Kerrville area has national big-box retailers, national hotels, many retail stores and services, retail mall, college, university and medical facilities

**Demographics Information**

	1 mile	3 mile	5 mile
Population	5,135	20,784	32,986
Avg. HH Income	\$57,480	\$58,657	\$62,056
Median Age	42.9	46.3	47.0

*Please contact broker to obtain additional demographics information.*



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions, prior sale, lease or withdrawal without notice.



210.222.2424  
www.dhrealtypartners.com  
801 N. St. Mary's  
San Antonio, Texas 78205

For Further Information Please Contact

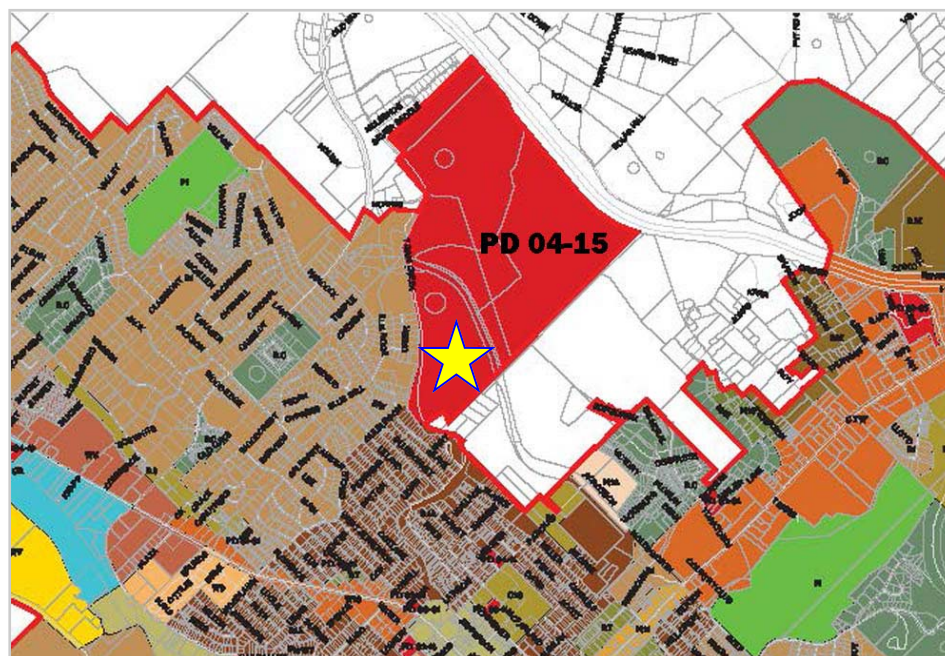
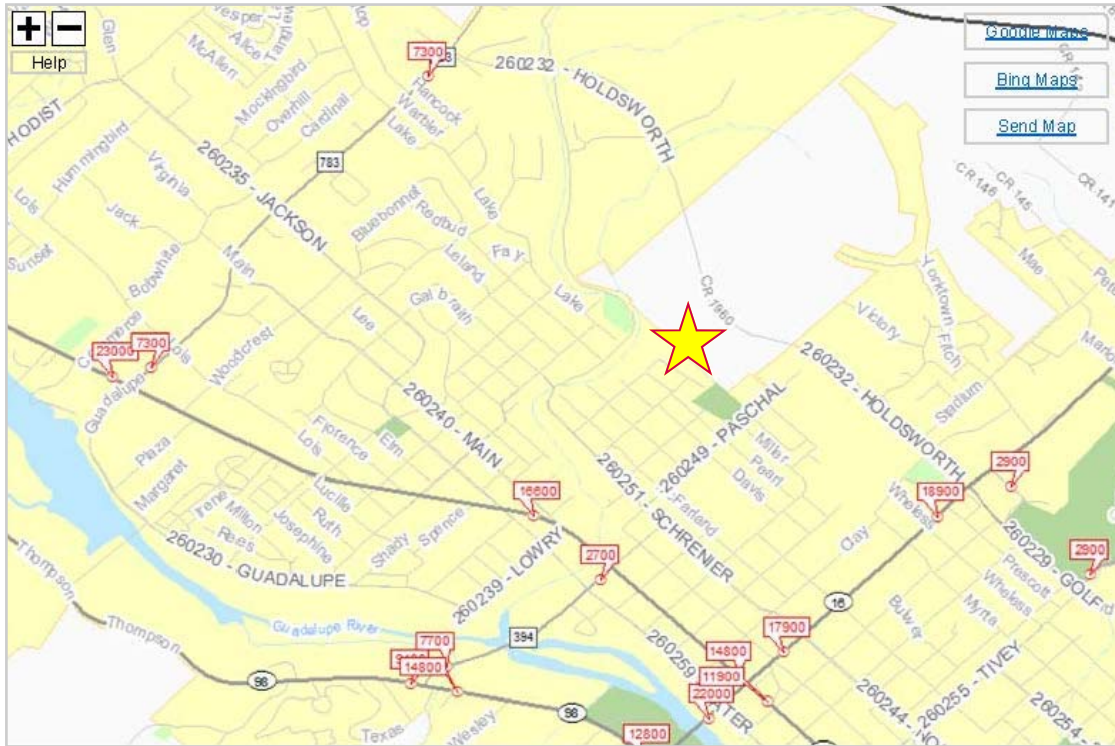
**John Cannon, CCIM**  
210.386.6410 (cell)  
cannon@DHrealtypartners.com

FOR SALE

±35 Acres in Kerrville, Texas

Between Holdsworth Drive North and Town Creek Road

TRAFFIC COUNT MAP AND ZONING MAP



# Site Map

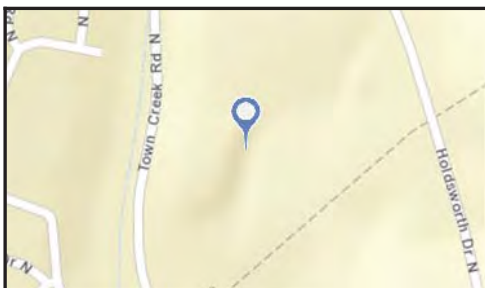
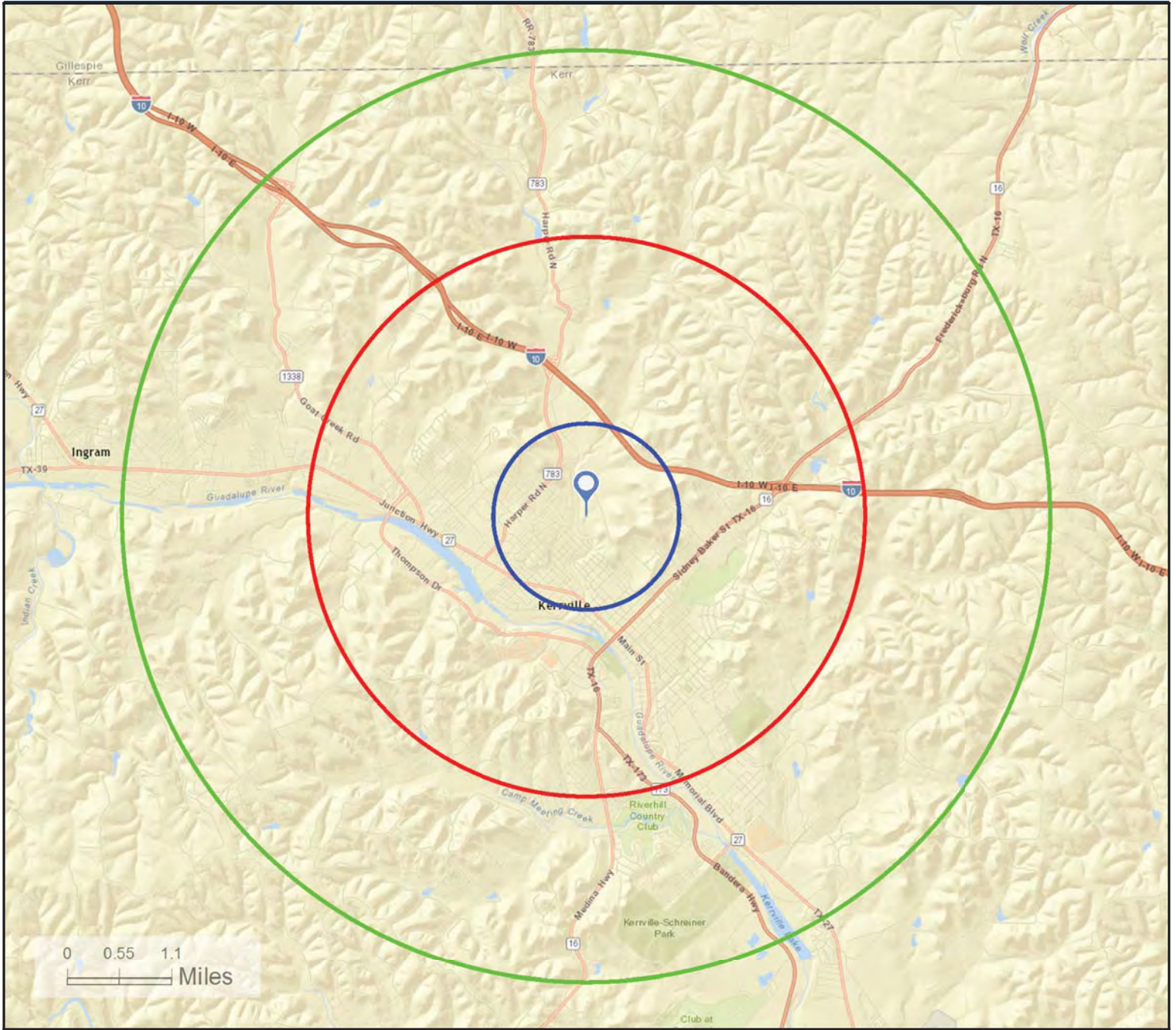
Holdsworth Dr N & Paschal Ave, Kerrville, TX 78028

Rings: 1, 3, 5 mile radii

Prepared by John Cannon

Latitude: 30.065840

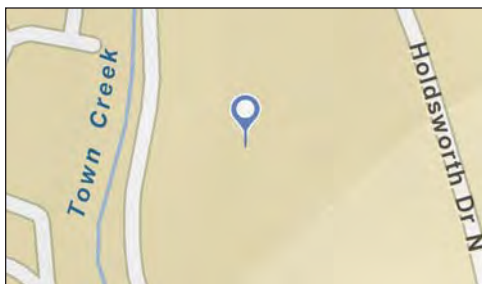
Longitude: -99.14601



# Traffic Count Map

Holdsworth Dr N & Paschal Ave, Kerrville, TX 78028  
Ring: 1, 3, 5 Miles

Prepared by John Cannon  
Latitude: 30.065842  
Longitude: -99.146006



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2012 Market Planning Solutions, Inc.

December 18, 2014

Made with Esri Business Analyst

## Executive Summary

Holdsworth Dr N & Paschal Ave, Kerrville, TX 78028  
Ring: 1, 3, 5 Miles

Prepared by John Cannon  
Latitude: 30.06584  
Longitude: -99.14601

	1 mile	3 mile	5 mile
<b>Population</b>			
2000 Population	5,036	19,196	28,859
2010 Population	5,065	20,326	32,042
2014 Population	5,135	20,784	32,986
2019 Population	5,189	21,195	33,819
2000-2010 Annual Rate	0.06%	0.57%	1.05%
2010-2014 Annual Rate	0.32%	0.53%	0.69%
2014-2019 Annual Rate	0.21%	0.39%	0.50%
2014 Male Population	46.9%	47.5%	48.0%
2014 Female Population	53.1%	52.5%	52.0%
2014 Median Age	42.9	46.3	47.0

In the identified area, the current year population is 32,986. In 2010, the Census count in the area was 32,042. The rate of change since 2010 was 0.69% annually. The five-year projection for the population in the area is 33,819 representing a change of 0.50% annually from 2014 to 2019. Currently, the population is 48.0% male and 52.0% female.

### Median Age

The median age in this area is 42.9, compared to U.S. median age of 37.7.

### Race and Ethnicity

2014 White Alone	80.2%	84.7%	85.4%
2014 Black Alone	6.2%	3.8%	3.0%
2014 American Indian/Alaska Native Alone	0.5%	0.6%	0.7%
2014 Asian Alone	1.2%	1.0%	1.0%
2014 Pacific Islander Alone	0.0%	0.1%	0.1%
2014 Other Race	8.5%	7.2%	7.3%
2014 Two or More Races	3.4%	2.6%	2.5%
2014 Hispanic Origin (Any Race)	33.4%	27.4%	27.2%

Persons of Hispanic origin represent 27.2% of the population in the identified area compared to 17.5% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 55.9 in the identified area, compared to 62.6 for the U.S. as a whole.

### Households

2000 Households	2,121	8,147	11,969
2010 Households	2,135	8,614	13,396
2014 Total Households	2,175	8,855	13,850
2019 Total Households	2,205	9,059	14,232
2000-2010 Annual Rate	0.07%	0.56%	1.13%
2010-2014 Annual Rate	0.44%	0.65%	0.79%
2014-2019 Annual Rate	0.27%	0.46%	0.55%
2014 Average Household Size	2.33	2.20	2.26

The household count in this area has changed from 13,396 in 2010 to 13,850 in the current year, a change of 0.79% annually. The five-year projection of households is 14,232, a change of 0.55% annually from the current year total. Average household size is currently 2.26, compared to 2.27 in the year 2010. The number of families in the current year is 8,721 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

## Executive Summary

Holdsworth Dr N & Paschal Ave, Kerrville, TX 78028  
Ring: 1, 3, 5 Miles

Prepared by John Cannon  
Latitude: 30.06584  
Longitude: -99.14601

	1 mile	3 mile	5 mile
<b>Median Household Income</b>			
2014 Median Household Income	\$41,564	\$41,044	\$43,546
2019 Median Household Income	\$51,050	\$50,958	\$53,374
2014-2019 Annual Rate	4.20%	4.42%	4.15%
<b>Average Household Income</b>			
2014 Average Household Income	\$57,480	\$58,657	\$62,056
2019 Average Household Income	\$66,546	\$68,363	\$71,487
2014-2019 Annual Rate	2.97%	3.11%	2.87%
<b>Per Capita Income</b>			
2014 Per Capita Income	\$24,327	\$25,142	\$26,287
2019 Per Capita Income	\$28,219	\$29,419	\$30,372
2014-2019 Annual Rate	3.01%	3.19%	2.93%

Current median household income is \$43,546 in the area, compared to \$52,076 for all U.S. households. Median household income is projected to be \$53,374 in five years, compared to \$59,599 for all U.S. households

Current average household income is \$62,056 in this area, compared to \$72,809 for all U.S. households. Average household income is projected to be \$71,487 in five years, compared to \$83,937 for all U.S. households

Current per capita income is \$26,287 in the area, compared to the U.S. per capita income of \$27,871. The per capita income is projected to be \$30,372 in five years, compared to \$32,168 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	2,314	8,969	13,118
2000 Owner Occupied Housing Units	1,394	5,348	8,304
2000 Renter Occupied Housing Units	727	2,800	3,665
2000 Vacant Housing Units	193	821	1,149
2010 Total Housing Units	2,377	9,641	14,923
2010 Owner Occupied Housing Units	1,348	5,639	9,219
2010 Renter Occupied Housing Units	787	2,975	4,177
2010 Vacant Housing Units	242	1,027	1,527
2014 Total Housing Units	2,417	9,899	15,393
2014 Owner Occupied Housing Units	1,338	5,673	9,334
2014 Renter Occupied Housing Units	837	3,182	4,516
2014 Vacant Housing Units	242	1,044	1,543
2019 Total Housing Units	2,458	10,159	15,860
2019 Owner Occupied Housing Units	1,344	5,756	9,535
2019 Renter Occupied Housing Units	860	3,303	4,697
2019 Vacant Housing Units	253	1,100	1,628

Currently, 60.6% of the 15,393 housing units in the area are owner occupied; 29.3%, renter occupied; and 10.0% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 14,923 housing units in the area - 61.8% owner occupied, 28.0% renter occupied, and 10.2% vacant. The annual rate of change in housing units since 2010 is 1.39%. Median home value in the area is \$174,174, compared to a median home value of \$190,791 for the U.S. In five years, median value is projected to change by 3.98% annually to \$211,707.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

Holdsworth Dr N & Paschal Ave, Kerrville, TX 78028  
 Ring: 1, 3, 5 Miles

Prepared by John Cannon

Latitude: 30.06584

Longitude: -99.14601

Summary	Census 2010	2014	2019
Population	5,065	5,135	5,189
Households	2,135	2,175	2,205
Families	1,322	1,337	1,349
Average Household Size	2.34	2.33	2.32
Owner Occupied Housing Units	1,348	1,338	1,344
Renter Occupied Housing Units	787	837	860
Median Age	42.4	42.9	44.3
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	0.21%	1.49%	0.73%
Households	0.27%	1.51%	0.75%
Families	0.18%	1.44%	0.66%
Owner HHs	0.09%	1.44%	0.69%
Median Household Income	4.20%	3.41%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	318	14.6%	307	13.9%
\$15,000 - \$24,999	354	16.3%	274	12.4%
\$25,000 - \$34,999	244	11.2%	200	9.1%
\$35,000 - \$49,999	329	15.1%	300	13.6%
\$50,000 - \$74,999	324	14.9%	353	16.0%
\$75,000 - \$99,999	294	13.5%	374	17.0%
\$100,000 - \$149,999	200	9.2%	247	11.2%
\$150,000 - \$199,999	55	2.5%	73	3.3%
\$200,000+	56	2.6%	77	3.5%

Median Household Income	\$41,564	\$51,050
Average Household Income	\$57,480	\$66,546
Per Capita Income	\$24,327	\$28,219

Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	315	6.2%	304	5.9%	305	5.9%
5 - 9	310	6.1%	306	6.0%	291	5.6%
10 - 14	327	6.5%	313	6.1%	305	5.9%
15 - 19	316	6.2%	306	6.0%	299	5.8%
20 - 24	293	5.8%	321	6.3%	294	5.7%
25 - 34	568	11.2%	587	11.4%	594	11.4%
35 - 44	552	10.9%	544	10.6%	542	10.4%
45 - 54	720	14.2%	667	13.0%	590	11.4%
55 - 64	596	11.8%	667	13.0%	741	14.3%
65 - 74	455	9.0%	509	9.9%	588	11.3%
75 - 84	412	8.1%	398	7.8%	423	8.2%
85+	204	4.0%	212	4.1%	216	4.2%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,158	82.1%	4,120	80.2%	4,064	78.3%
Black Alone	257	5.1%	318	6.2%	378	7.3%
American Indian Alone	23	0.5%	25	0.5%	27	0.5%
Asian Alone	53	1.0%	61	1.2%	73	1.4%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	413	8.2%	435	8.5%	452	8.7%
Two or More Races	160	3.2%	175	3.4%	194	3.7%
Hispanic Origin (Any Race)	1,628	32.1%	1,712	33.3%	1,818	35.0%

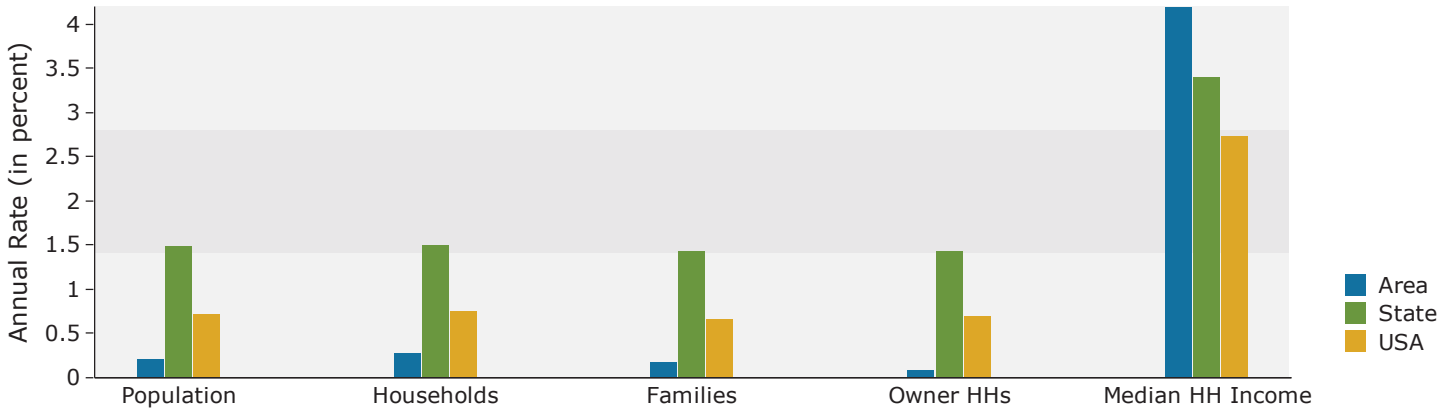
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

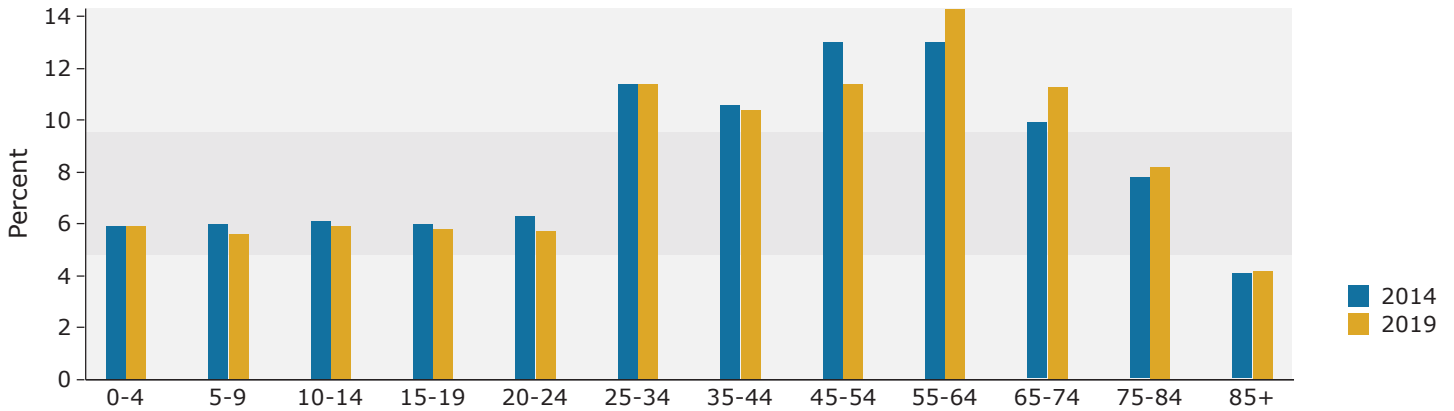
Holdsworth Dr N & Paschal Ave, Kerrville, TX 78028  
Ring: 1, 3, 5 Miles

Prepared by John Cannon  
Latitude: 30.06584  
Longitude: -99.14601

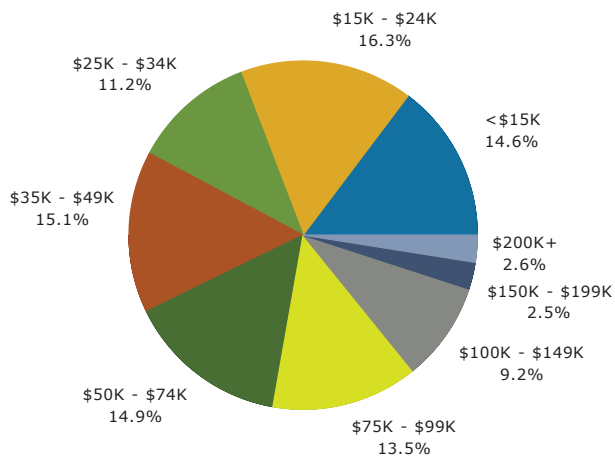
## Trends 2014-2019



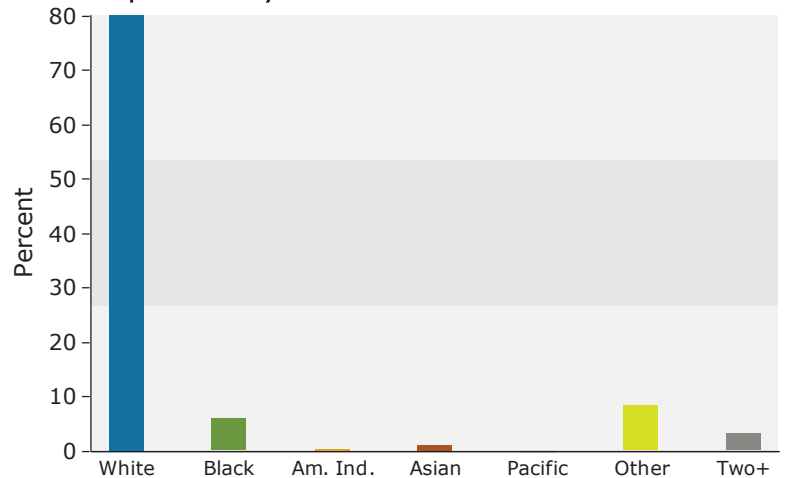
## Population by Age



## 2014 Household Income



## 2014 Population by Race



2014 Percent Hispanic Origin: 33.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



# Demographic and Income Profile

Holdsworth Dr N & Paschal Ave, Kerrville, TX 78028  
Ring: 1, 3, 5 Miles

Prepared by John Cannon

Latitude: 30.06584  
Longitude: -99.14601

Summary	Census 2010	2014	2019
Population	20,326	20,784	21,195
Households	8,614	8,855	9,059
Families	5,255	5,362	5,456
Average Household Size	2.21	2.20	2.20
Owner Occupied Housing Units	5,639	5,673	5,756
Renter Occupied Housing Units	2,975	3,182	3,303
Median Age	45.4	46.3	47.8
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	0.39%	1.49%	0.73%
Households	0.46%	1.51%	0.75%
Families	0.35%	1.44%	0.66%
Owner HHs	0.29%	1.44%	0.69%
Median Household Income	4.42%	3.41%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	1,354	15.3%	1,293	14.3%
\$15,000 - \$24,999	1,344	15.2%	1,015	11.2%
\$25,000 - \$34,999	1,100	12.4%	920	10.2%
\$35,000 - \$49,999	1,301	14.7%	1,213	13.4%
\$50,000 - \$74,999	1,407	15.9%	1,557	17.2%
\$75,000 - \$99,999	980	11.1%	1,296	14.3%
\$100,000 - \$149,999	808	9.1%	1,039	11.5%
\$150,000 - \$199,999	306	3.5%	400	4.4%
\$200,000+	254	2.9%	325	3.6%
Median Household Income	\$41,044		\$50,958	
Average Household Income	\$58,657		\$68,363	
Per Capita Income	\$25,142		\$29,419	

Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,038	5.1%	1,020	4.9%	1,036	4.9%
5 - 9	1,097	5.4%	1,016	4.9%	987	4.7%
10 - 14	1,099	5.4%	1,107	5.3%	1,029	4.9%
15 - 19	1,440	7.1%	1,354	6.5%	1,359	6.4%
20 - 24	1,339	6.6%	1,515	7.3%	1,386	6.5%
25 - 34	2,037	10.0%	2,108	10.1%	2,236	10.5%
35 - 44	2,016	9.9%	1,975	9.5%	1,978	9.3%
45 - 54	2,614	12.9%	2,475	11.9%	2,253	10.6%
55 - 64	2,607	12.8%	2,830	13.6%	3,059	14.4%
65 - 74	2,241	11.0%	2,509	12.1%	2,860	13.5%
75 - 84	1,814	8.9%	1,852	8.9%	1,981	9.3%
85+	984	4.8%	1,025	4.9%	1,032	4.9%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	17,533	86.3%	17,607	84.7%	17,606	83.1%
Black Alone	617	3.0%	783	3.8%	958	4.5%
American Indian Alone	120	0.6%	132	0.6%	146	0.7%
Asian Alone	183	0.9%	215	1.0%	259	1.2%
Pacific Islander Alone	12	0.1%	17	0.1%	22	0.1%
Some Other Race Alone	1,377	6.8%	1,492	7.2%	1,601	7.6%
Two or More Races	484	2.4%	537	2.6%	603	2.8%
Hispanic Origin (Any Race)	5,270	25.9%	5,695	27.4%	6,212	29.3%

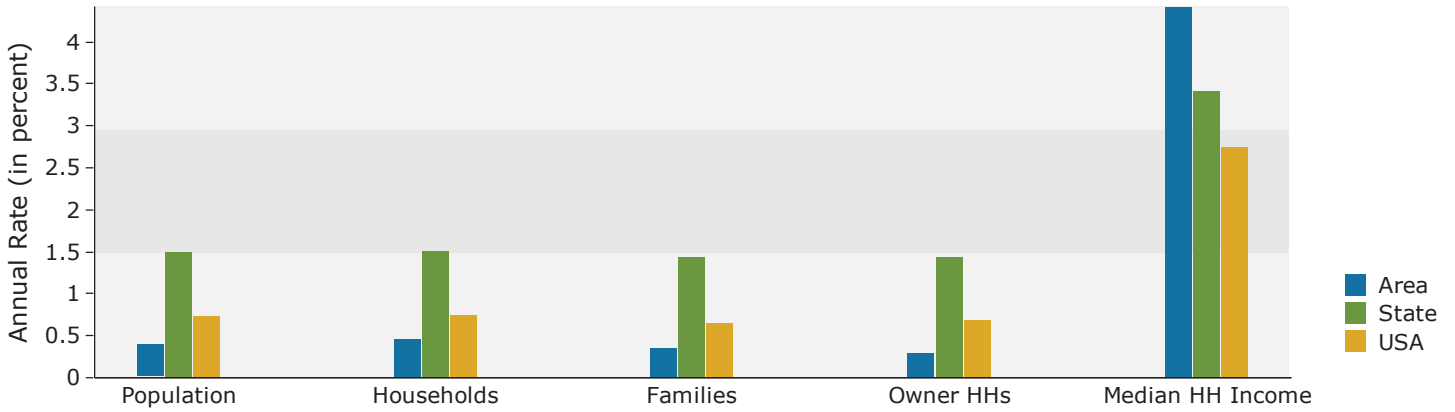
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

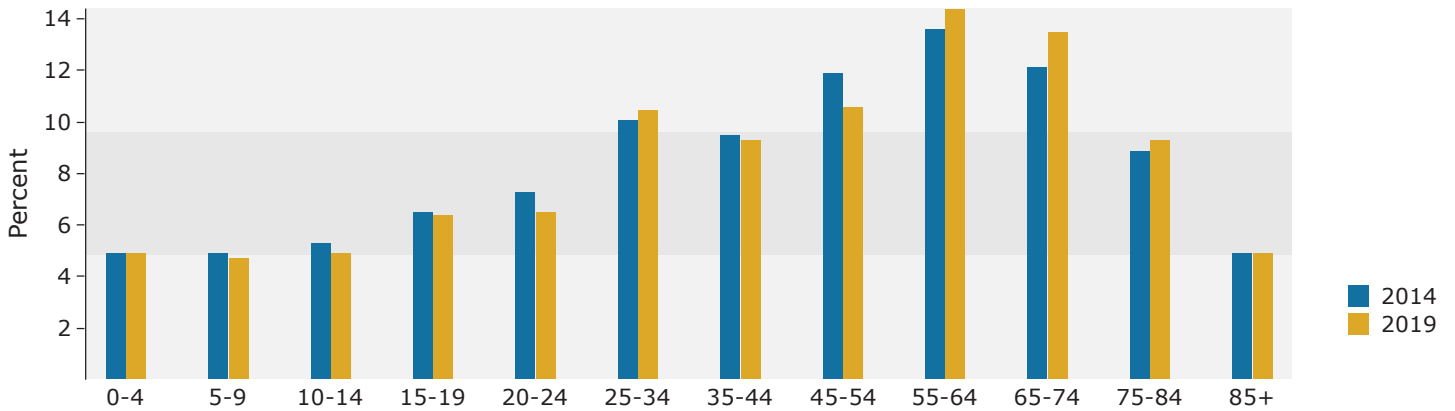
Holdsworth Dr N & Paschal Ave, Kerrville, TX 78028  
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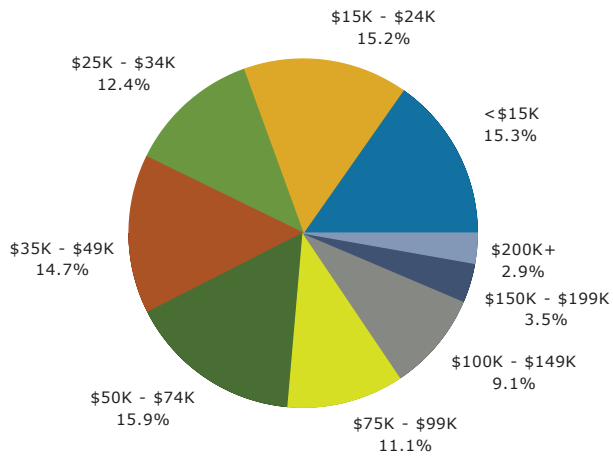
## Trends 2014-2019



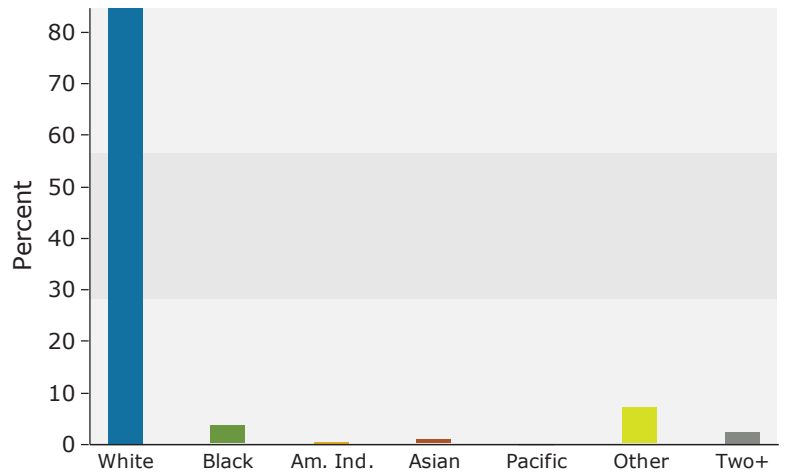
## Population by Age



## 2014 Household Income



## 2014 Population by Race



2014 Percent Hispanic Origin: 27.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

# Demographic and Income Profile

Holdsworth Dr N & Paschal Ave, Kerrville, TX 78028  
Ring: 1, 3, 5 Miles

Prepared by John Cannon

Latitude: 30.06584  
Longitude: -99.14601

Summary	Census 2010	2014	2019
Population	32,042	32,986	33,819
Households	13,396	13,850	14,232
Families	8,494	8,721	8,917
Average Household Size	2.27	2.26	2.26
Owner Occupied Housing Units	9,219	9,334	9,535
Renter Occupied Housing Units	4,177	4,516	4,697
Median Age	46.2	47.0	48.0
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	0.50%	1.49%	0.73%
Households	0.55%	1.51%	0.75%
Families	0.45%	1.44%	0.66%
Owner HHs	0.43%	1.44%	0.69%
Median Household Income	4.15%	3.41%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	1,908	13.8%	1,824	12.8%
\$15,000 - \$24,999	2,051	14.8%	1,534	10.8%
\$25,000 - \$34,999	1,624	11.7%	1,350	9.5%
\$35,000 - \$49,999	2,076	15.0%	1,933	13.6%
\$50,000 - \$74,999	2,264	16.3%	2,511	17.6%
\$75,000 - \$99,999	1,575	11.4%	2,097	14.7%
\$100,000 - \$149,999	1,343	9.7%	1,736	12.2%
\$150,000 - \$199,999	548	4.0%	701	4.9%
\$200,000+	461	3.3%	547	3.8%
Median Household Income	\$43,546		\$53,374	
Average Household Income	\$62,056		\$71,487	
Per Capita Income	\$26,287		\$30,372	

Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,696	5.3%	1,686	5.1%	1,734	5.1%
5 - 9	1,759	5.5%	1,709	5.2%	1,686	5.0%
10 - 14	1,802	5.6%	1,813	5.5%	1,764	5.2%
15 - 19	2,143	6.7%	2,017	6.1%	2,025	6.0%
20 - 24	1,874	5.8%	2,138	6.5%	1,946	5.8%
25 - 34	3,108	9.7%	3,318	10.1%	3,540	10.5%
35 - 44	3,138	9.8%	3,102	9.4%	3,209	9.5%
45 - 54	4,217	13.2%	3,991	12.1%	3,611	10.7%
55 - 64	4,288	13.4%	4,613	14.0%	5,009	14.8%
65 - 74	3,749	11.7%	4,155	12.6%	4,674	13.8%
75 - 84	2,871	9.0%	2,952	8.9%	3,106	9.2%
85+	1,397	4.4%	1,490	4.5%	1,515	4.5%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	27,841	86.9%	28,166	85.4%	28,334	83.8%
Black Alone	785	2.4%	1,006	3.0%	1,245	3.7%
American Indian Alone	204	0.6%	227	0.7%	254	0.8%
Asian Alone	281	0.9%	334	1.0%	402	1.2%
Pacific Islander Alone	21	0.1%	30	0.1%	39	0.1%
Some Other Race Alone	2,174	6.8%	2,395	7.3%	2,606	7.7%
Two or More Races	736	2.3%	827	2.5%	938	2.8%
Hispanic Origin (Any Race)	8,157	25.5%	8,968	27.2%	9,917	29.3%

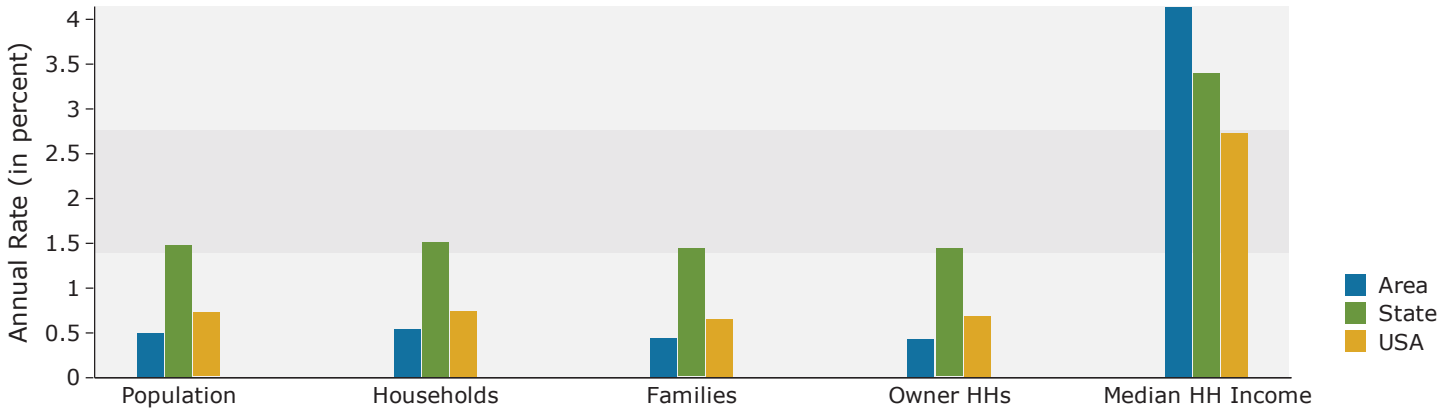
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

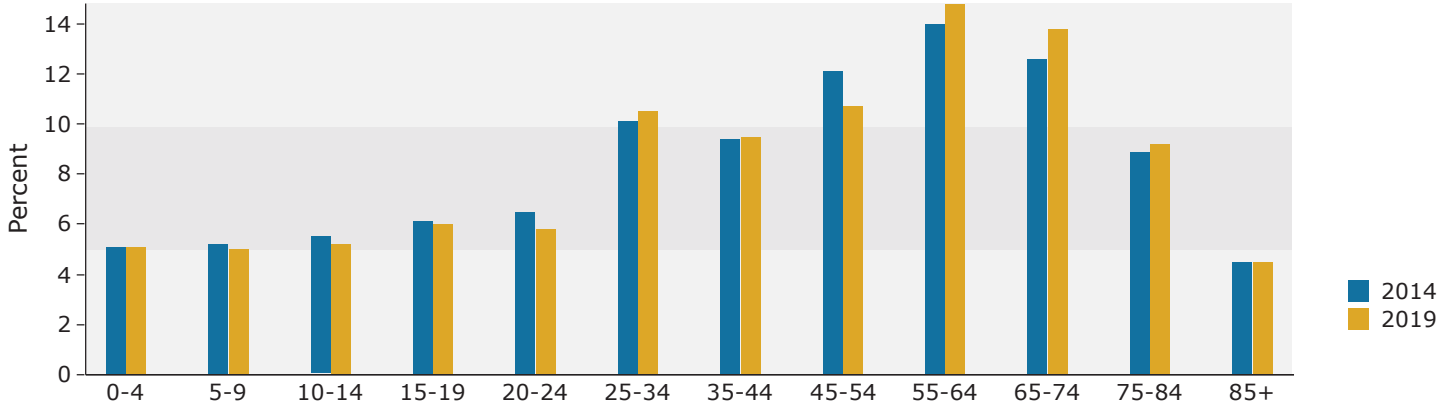
Holdsworth Dr N & Paschal Ave, Kerrville, TX 78028  
Ring: 1, 3, 5 Miles

Prepared by John Cannon  
Latitude: 30.06584  
Longitude: -99.14601

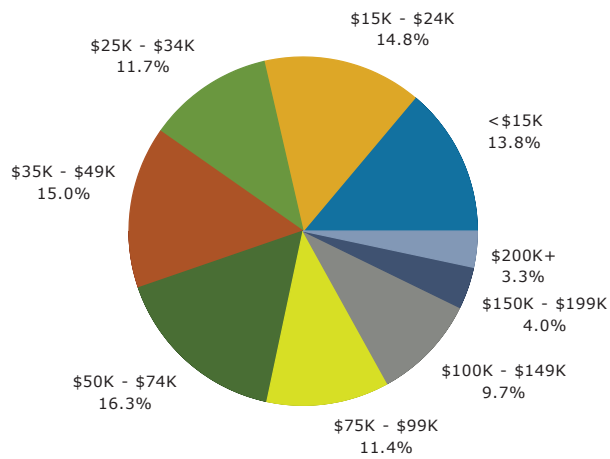
## Trends 2014-2019



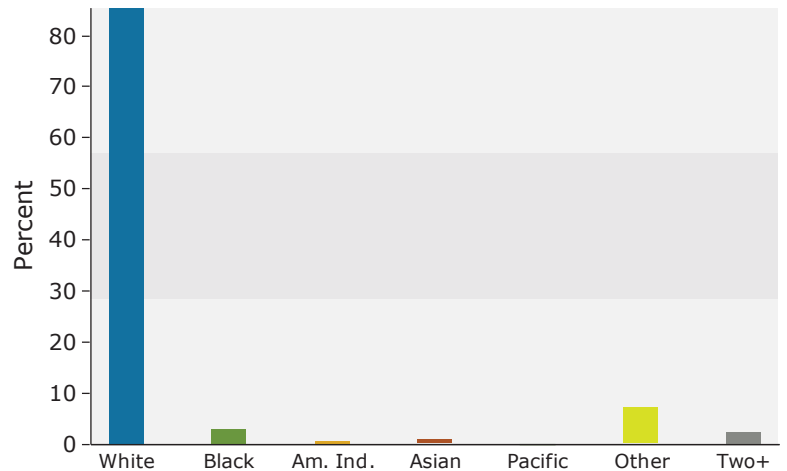
## Population by Age



## 2014 Household Income



## 2014 Population by Race



2014 Percent Hispanic Origin: 27.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

### **HAZARDOUS MATERIAL DISCLOSURE**

Every purchaser, seller, landlord and/or tenant of any interest in real property (“Property”) is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

### **ADA DISCLOSURE**

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the *Americans with Disabilities Act* was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the *Architectural Barriers Removal Act* to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

### **FLOODPLAIN INFORMATION DISCLOSURE**

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association (“FEMA”) and the San Antonio River Authority (“SARA”), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

**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

**B**efore 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 tenant (buyer), you should know that the broker who lists 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 an 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 buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer 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.

