

RETAIL FOR SALE

3123-3131 HWY 146, BACLIFF, TX 77518, GALVESTON COUNTY

3131 NORTH HIGHWAY 146, BACLIFF, TX 77518



FOR SALE

KW COMMERCIAL | HOUSTON

1220 Augusta Drive Suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

TIM LARSON

Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

DISCLAIMER

3131 NORTH HIGHWAY 146



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL | HOUSTON MEMORIAL

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EXECUTIVE SUMMARY

3131 NORTH HIGHWAY 146



OFFERING SUMMARY

PRICE:	\$900,000
BUILDING SF:	5,380 SF
PRICE / SF:	167.29 SF
OCCUPANCY:	66.00
AVAILABLE SF:	5,380 SF
LOT SIZE:	1.12 ACRES
SIGNAGE:	PYLON
FRONTAGE:	233'
YEAR BUILT:	1955 YB
PARKING:	20+

PROPERTY OVERVIEW

A 1.12-acre lot, approximately 233' of frontage along SH-146, SH 99 Grand Parkway Project. Sale includes (3) properties: '3131 Hwy 146'- Bayview Duck Restaurant & Bar/Pub, Walk-In Cooler, (2) Apartments (3,380 SF Building/9,406 SF Lot); '3131-B Hwy 146'- 22.085 SF Lot, Ground Lease MH; '3123 Hwy 146' (800sf/17,077 SF Lot) Ice & Bait Machine, Tear Down MH. Tenants are on Mo-to-Mo Leases. Restaurant Bar, Retail, Office, Warehouse, Fast Food, Gas Station, C-Store, Auto/Marine/Boating Sales & Rentals, Service Business +. Low Property Tax Rate: 1.8136%, signalized hard-corner location, Pylon Sign. Centrally located along the southeastern section of SH-146/99 Grand Pkwy. Possible Seller Financing.

PROPERTY HIGHLIGHTS

- Highly visible signalized corner lot location with Pylon Signage, corner of Hwy 146 & Miles Road in Bacliff, TX.
- Versatile property with either Commercial, Residential, or Mixed-Use. Kemah, South Shore Harbor, Seabrook.
- 3 properties: (1) Bar/Restaurant, (2) Apartments, (2) Mobile Home Tenants, (1) Commercial Ice & Bait Machine.
- Continue with Restaurant Bar Business, or Fast Food, Gas Station/C-Store, Auto/Marine/Boating Sales & Rentals, Mixed Use, Warehouses +.
- Tax Rate: 1.8136%, signalized hard-corner location. Centrally located, SH-146/99 Grand Pkwy. Possible Seller Financing.

LOCATION & HIGHLIGHTS

3131 NORTH HIGHWAY 146



LOCATION INFORMATION

Building Name: 3123-3131 Hwy 146, Bacliff, TX 77518
Street Address: 3131 North Highway 146
City, State, Zip: Bacliff, TX 77518
County: Galveston
Market: Southeast Houston/Galveston County
Sub-market: Clear Lake-Kemah-South Shore
Cross Streets: Miles Road
Signal Intersection: 3131 Hwy 146/Miles Rd.



LOCATION OVERVIEW

Highly visible signalized corner lot location on the corner of Hwy 146 & Miles Road in Bacliff, TX. Versatile property with either Commercial, Residential, or Mixed-Use. Next to Kemah, South Shore Harbor, & Seabrook. Bacliff is a waterside community right off of Galveston Bay and the Gulf of Mexico. Local attractions include the Kemah Boardwalk, boating, fishing, restaurants, and more. Great opportunity to continue with a Restaurant Bar or any type of business: Retail, Office, Warehouse, Fast Food, Gas Station/C-Store, Automotive/Marine/Boating Sales & Rentals, Mixed Use, Service Business, and/or Other. Low Property Tax Rate: 1.8136%, , signalized hard-corner location, Pylon Sign. Centrally located along the southeastern section of SH-146/99 Grand Pkwy

PROPERTY HIGHLIGHTS

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- Tax Rate: 1.8136%, signalized hard-corner location. Centrally located, SH-146/99 Grand Pkwy. Possible Seller Financing.



PROPERTY PHOTOS

3131 NORTH HIGHWAY 146



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PROPERTY PHOTOS

3131 NORTH HIGHWAY 146



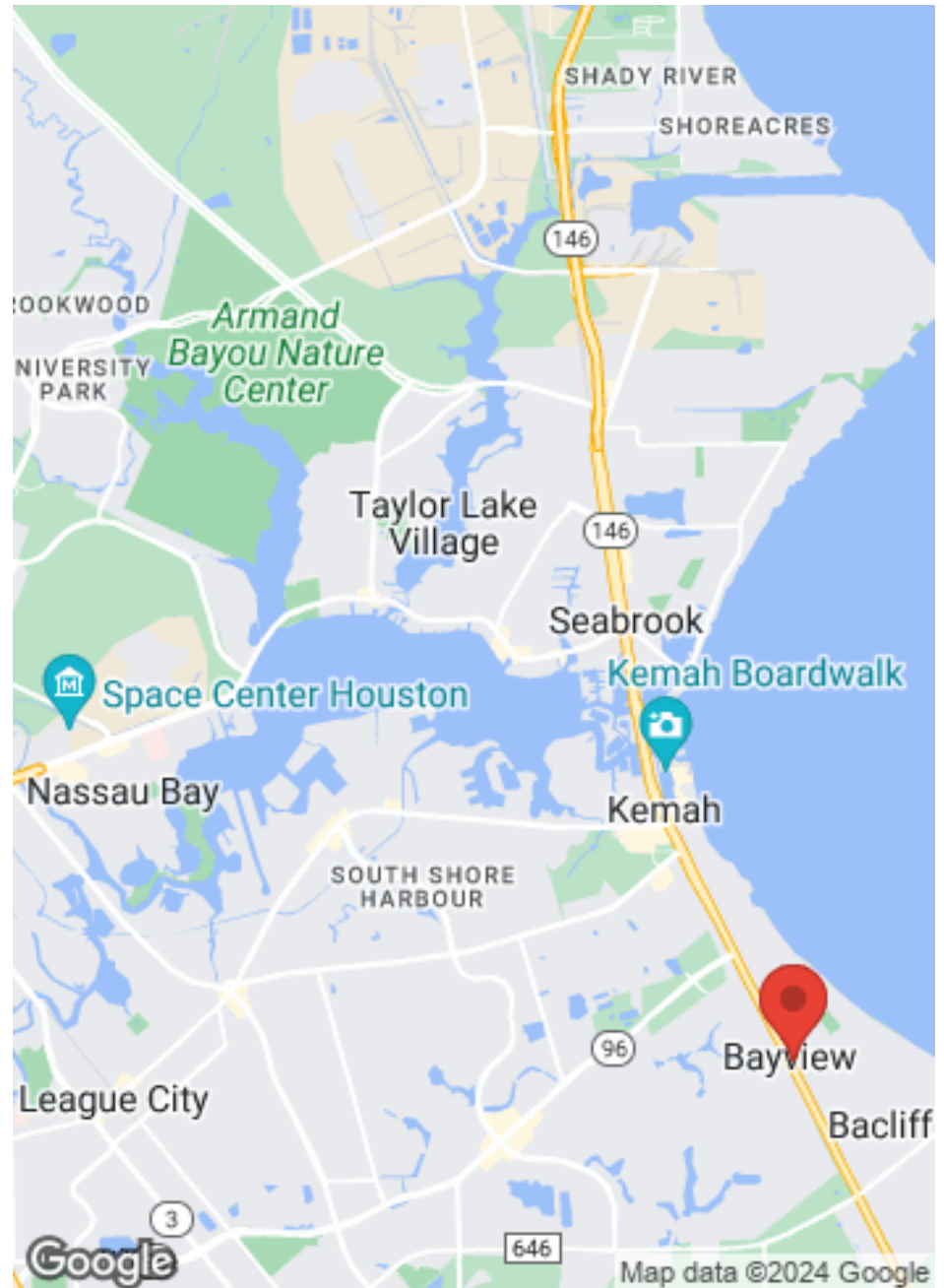
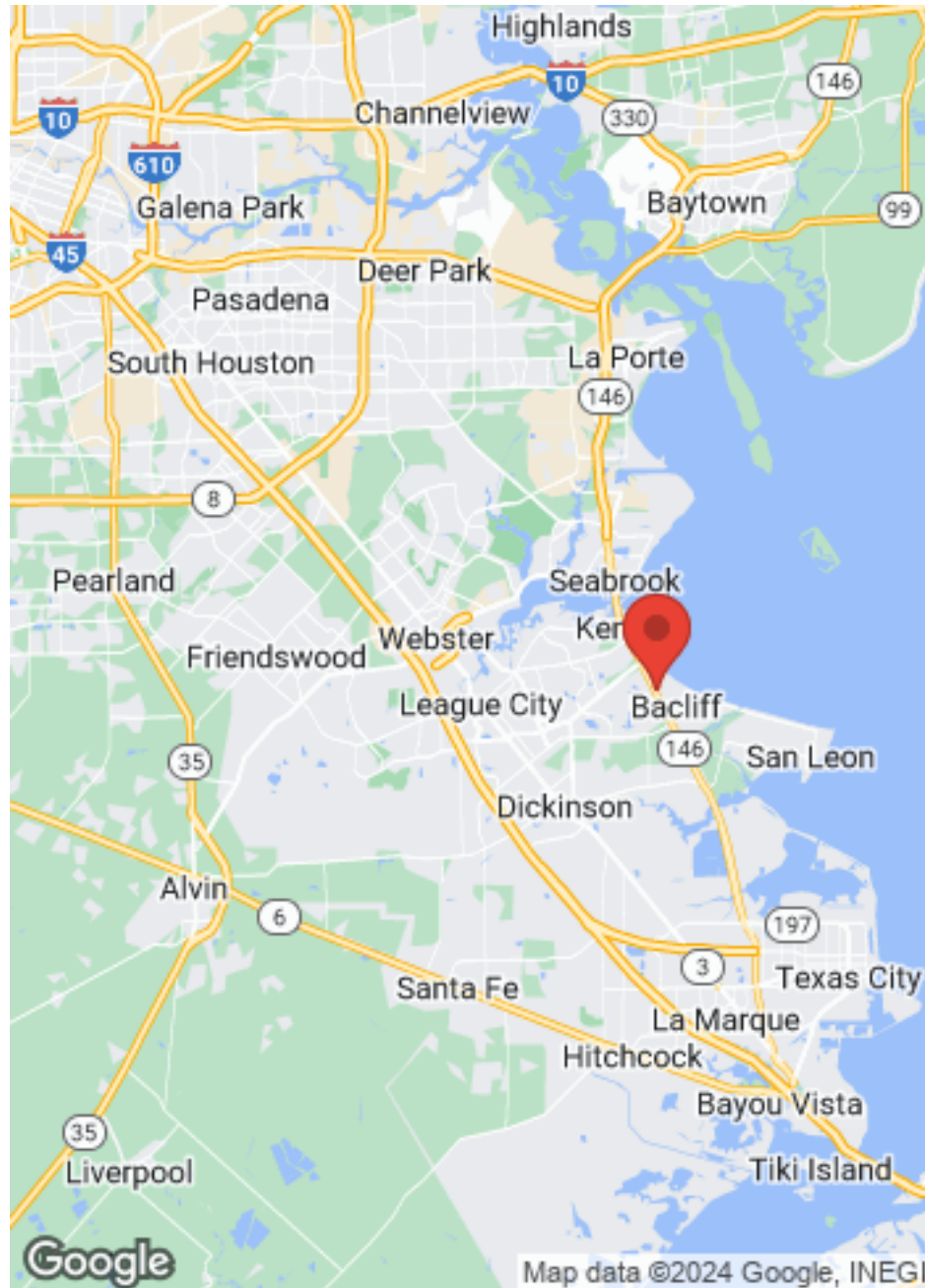
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3131 NORTH HIGHWAY 146



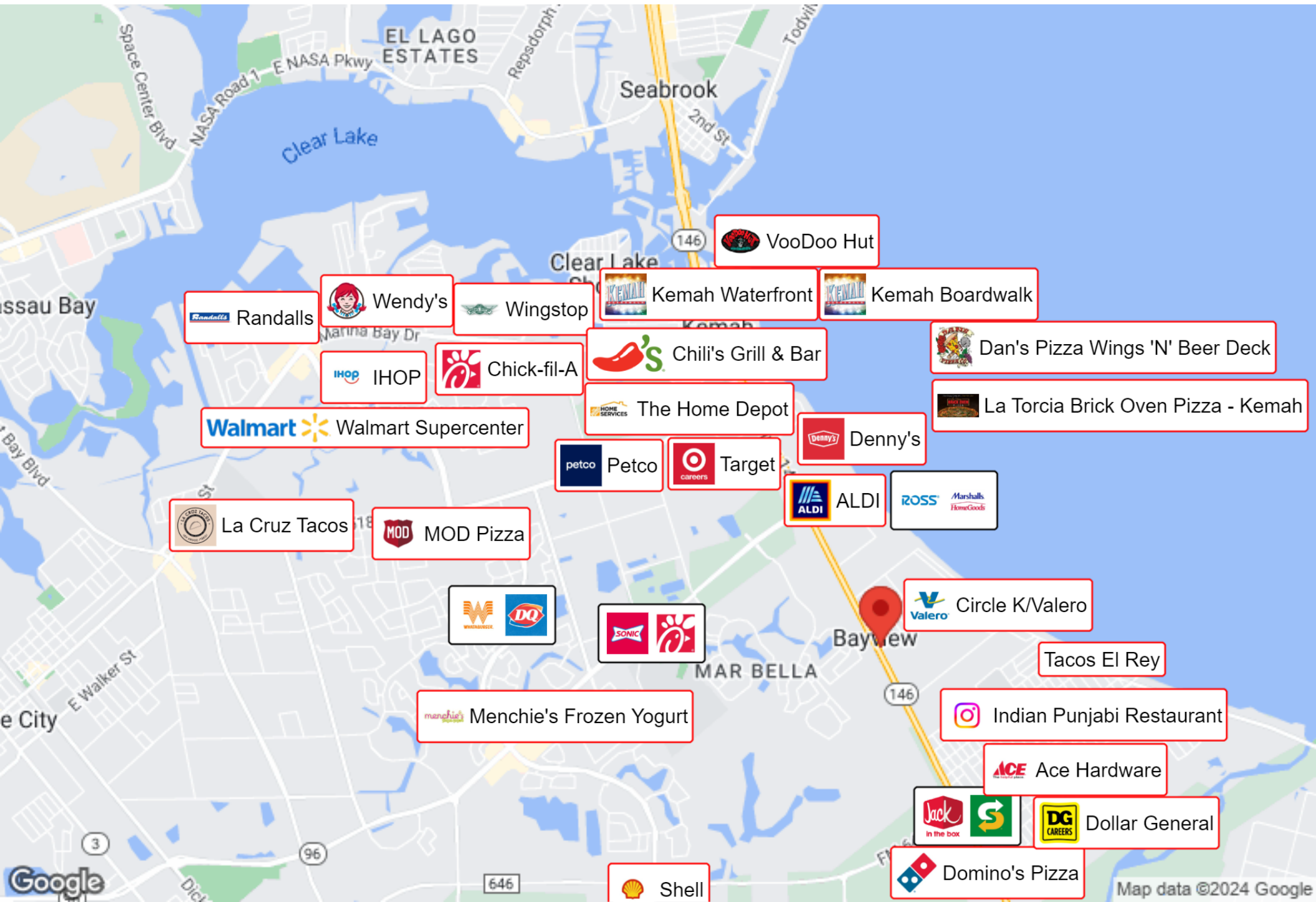
LOCATION MAPS

3131 NORTH HIGHWAY 146



BUSINESS MAP

3131 NORTH HIGHWAY 146

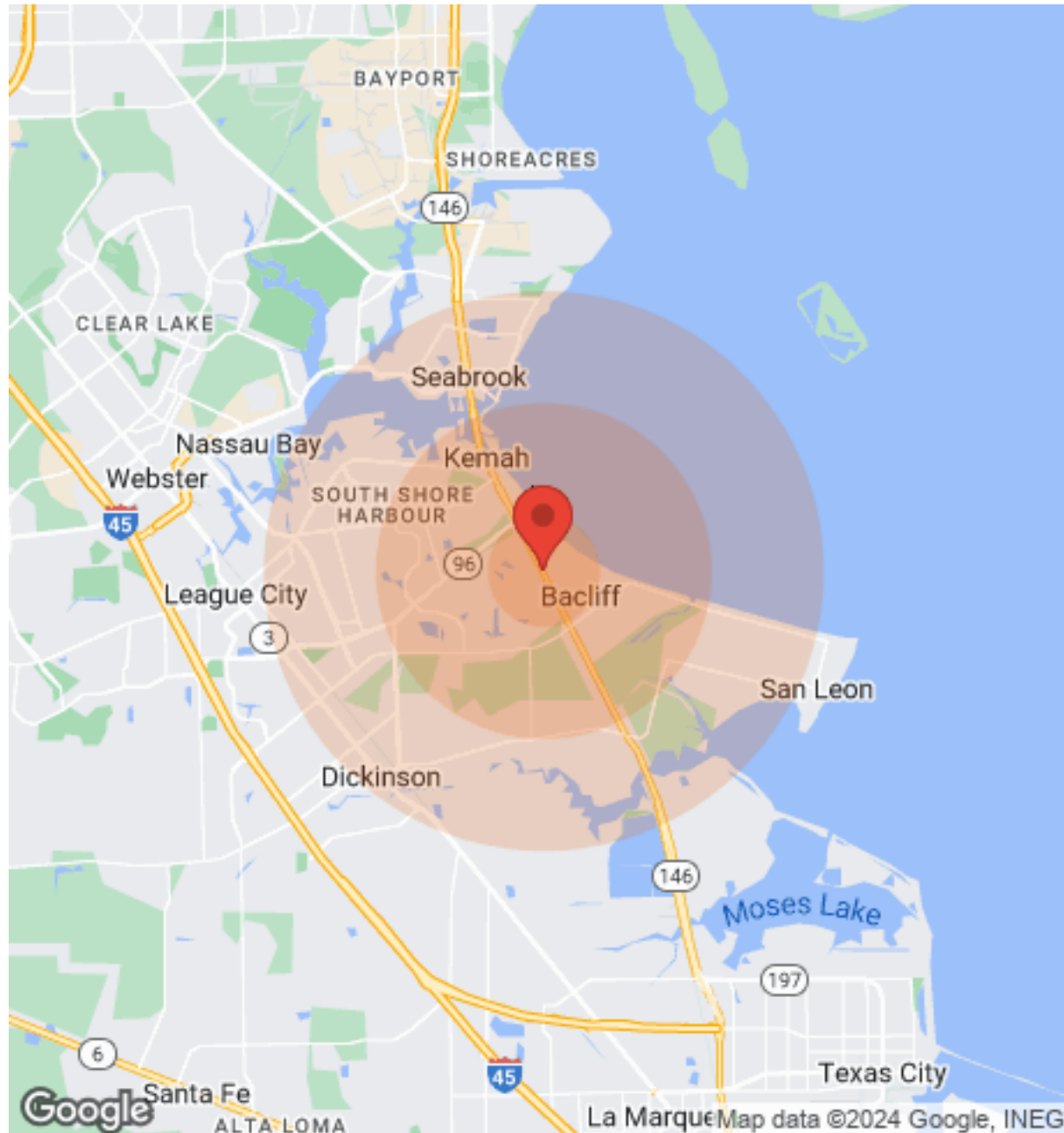


3131 NORTH HIGHWAY 146



DEMOGRAPHICS

3131 NORTH HIGHWAY 146



Population	1 Mile	3 Miles	5 Miles
Male	2,155	19,243	42,052
Female	1,722	18,221	41,002
Total Population	3,877	37,464	83,054

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	875	8,292	17,518
Ages 15-24	565	5,865	11,759
Ages 25-54	1,550	14,984	32,808
Ages 55-64	439	4,636	10,631
Ages 65+	448	3,687	10,338

Race	1 Mile	3 Miles	5 Miles
White	2,995	30,907	68,159
Black	23	1,753	4,209
Am In/AK Nat	3	43	61
Hawaiian	N/A	N/A	N/A
Hispanic	1,641	8,867	19,796
Multi-Racial	1,588	7,704	17,404

Income	1 Mile	3 Miles	5 Miles
Median	\$37,878	\$77,274	\$56,833
< \$15,000	257	1,293	2,620
\$15,000-\$24,999	202	830	2,678
\$25,000-\$34,999	141	1,040	2,514
\$35,000-\$49,999	296	1,674	4,559
\$50,000-\$74,999	176	2,025	5,197
\$75,000-\$99,999	129	2,202	4,722
\$100,000-\$149,999	159	2,711	5,714
\$150,000-\$199,999	14	911	1,997
> \$200,000	5	627	1,521

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,821	14,591	36,180
Occupied	1,517	13,484	32,580
Owner Occupied	989	10,050	21,693
Renter Occupied	528	3,434	10,887
Vacant	304	1,107	3,600



ALTA LOMA

La MarqueMap data ©2024 Google, INEGI

ATTACHMENT 1

3131 NORTH HIGHWAY 146



TRACT 1 - 0.217 ACRE

Being part of Lot 34, of MILLER ADDITION TO BAYVIEW, a subdivision in Galveston County, Texas, according to the Map or Plat thereof recorded in Volume 11, Page 48, in the Office of the County Clerk of Galveston County, Texas, and being more particularly described as follows:

COMMENCING at a mag nail set at the intersection of the Northwest line of Miles Road, being a 70 foot right-of-way, and the Northwest line of State Highway No. 146, right-of-way with varies (originally 100 feet), said point also being the most Southerly corner of a 0.0044 acre tract of land conveyed to the State of Texas in deed recorded under Instrument No. 2021080018 in the Office of the County Clerk of Galveston County, Texas, from which is found 5/8 inch rod bears North 67°20' West, a distance of 3.6 feet;

THENCE North 28°58'11" West, along the Northwest line of said State Highway No. 146, same being the Southwesterly line of said 0.0044 acre State of Texas tract, a distance of 24.15 feet to a found T2007 disc and the POINT OF BEGINNING of the herein described tract;

THENCE North 28°58'11" West, continuing along the Northwest line of said State Highway No. 146, a distance of 98.85 feet to a point for corner, and a set 1/2 inch rod;

THENCE over and across said Lot 34, the following bearings and distances:

North 52°05'11" East, a distance of 82.00 feet to a point for corner, and a set 1/2 inch rod;

South 26°54'36" East, a distance of 120.00 feet to a point for corner, and a set 1/2 inch rod, said point lying in the Northwest line of said Miles Road, said point also being the most Easterly corner of said 0.0044 acre State of Texas tract;

THENCE South 52°03'11" West, along the Northwest line of said Miles Road, same being the Southwesterly line of said 0.0044 acre State of Texas tract, a distance of 65.56 feet to a point for corner and a set 1/2 inch rod;

THENCE North 64°26'06" West along the Northerly line of said 0.0044 acre State of Texas tract, a distance of 25.49 feet to the POINT OF BEGINNING of the herein described tract, and containing 0.217 acre (9,494 Sq. Ft.) of land, more or less.

TRACT 2 - 0.506 ACRE

Being the remainder of Lot 34, of MILLER ADDITION TO BAYVIEW, a subdivision in Galveston County, Texas, according to the Map or Plat thereof recorded in Volume 11, Page 48, in the Office of the County Clerk of Galveston County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch rod found at the intersection of the Northwest line of Miles Road, being a 70 foot right-of-way, and the Southwest line of Demrod Street, being a 60 foot right-of-way;

THENCE South 52°03'11" West, along the Northwest line of said Miles Road, a distance of 221.50' to a point for corner, and a set 1/2 inch rod;

THENCE over and across said Lot 34, the following bearings and distances:

North 26°54'36" West, a distance of 120.00 feet to a point for corner, and a set 1/2 inch rod;

South 52°03'11" West, a distance of 82.00 feet to a point for corner, and a set 1/2 inch rod, said point lying in the Northeast line of State Highway No. 146, right-of-way with varies (originally 100 feet);

THENCE North 28°58'11" West, along the Northwest line of said State Highway No. 146, a distance of 8.36 feet to a point for corner, and a set 1/2 inch rod, said point being the Southerly corner of Lot 40, of said MILLER ADDITION TO BAYVIEW;

THENCE North 52°02'11" East, along the Southeast line of said Lot 40, a distance of 179.00 feet to a point for corner, and a set 1/2 inch rod, said point being the Southerly corner of Lot 33, of said MILLER ADDITION TO BAYVIEW;

THENCE over and across said Lot 34, the following bearings and distances:

South 37°54'49" East, a distance of 50.00 feet to a point for corner, and a set 1/2 inch rod;

North 52°05'11" East, a distance of 100.00 feet to a point for corner, and a set 1/2 inch rod, said rod lying in the Southwest line of said Demrod Street, from which a found 1/2 inch pipe bears North 43°06' East, a distance of 2.8 feet;

THENCE South 37°54'49" East, along the Southwest line of said Demrod Street, a distance of 78.00 feet to the POINT OF BEGINNING of the herein described tract, and containing 0.506 acre (31,878 Sq. Ft.) of land, more or less.

TRACT 3 - 0.389 ACRE

Being all of Lots 39 and 40, of MILLER ADDITION TO BAYVIEW, a subdivision in Galveston County, Texas, according to the Map or Plat thereof recorded in Volume 11, Page 48, in the Office of the County Clerk of Galveston County, Texas, and being more particularly described as follows:

I hereby certify that on the below data, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Stephen C. Blaskow
 Registered Professional
 Land Surveyor No. 5856

RECORDED: 11-01-2023
 COUNTY CLERK: MAY 9 2023
 FILE NUMBER: 3144-5500-0070
 INSTRUMENT: 2021080017 (0239)
 EXHIBIT: 0467/203
 BOOK: 23-21071



SCALE: 1" = 20'

LINE BEARING	DISTANCE
N 28°58'11" W	100.00'
S 52°03'11" W	100.00'
N 24°26'06" W	100.44'

LEGEND

Cov.	Covered
Find.	Found
GGCR	Galveston County Deed Records
GCMR	Galveston County Map Records
L	Landings
Pl.	Pipe
P.O.B.	Point of Beginning
R.O.W.	Right of Way
TxDOT	Texas Department of Transportation
U.E.	Utility Easement
Vol.	Volume
Fl.	Flower Pole
W.M.	Water Meter
Overhead UTY Line	Overhead Utility Line
Chain Link Fence	Chain Link Fence
Wood Fence	Wood Fence
Edge of Asphalt	Edge of Asphalt

- NOTES:
- This property lies entirely within Zone "C" (No. 018) per FRM Map No. 48167020445, dated August 15, 2019, as established by the Federal Emergency Management Agency.
 - This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Comments and Restrictions, may also be subject to easements and burdens for utility service and power line as indicated recorded or established by OSHA (not your company).
 - Bearing taken on line measurement of subject tract.
 - Survey File Insurance Company
 - Survey File Insurance Company
 - Survey File Insurance Company
 - Survey File Insurance Company
 - Survey File Insurance Company
 - Survey File Insurance Company
 - Survey File Insurance Company
 - Survey File Insurance Company



LEAGUE CITY OFFICE
 Registration Number: 01916045
 (281) 954-7777 www.hightidelandsurveying.com
 3801 HIGHWAY 101, SUITE 114, LEAGUE CITY, TEXAS 77558
 Surveying P.L.C. 2008 04742 (SURRENDERED), N. 77382

ATTACHMENT 2

3131 NORTH HIGHWAY 146

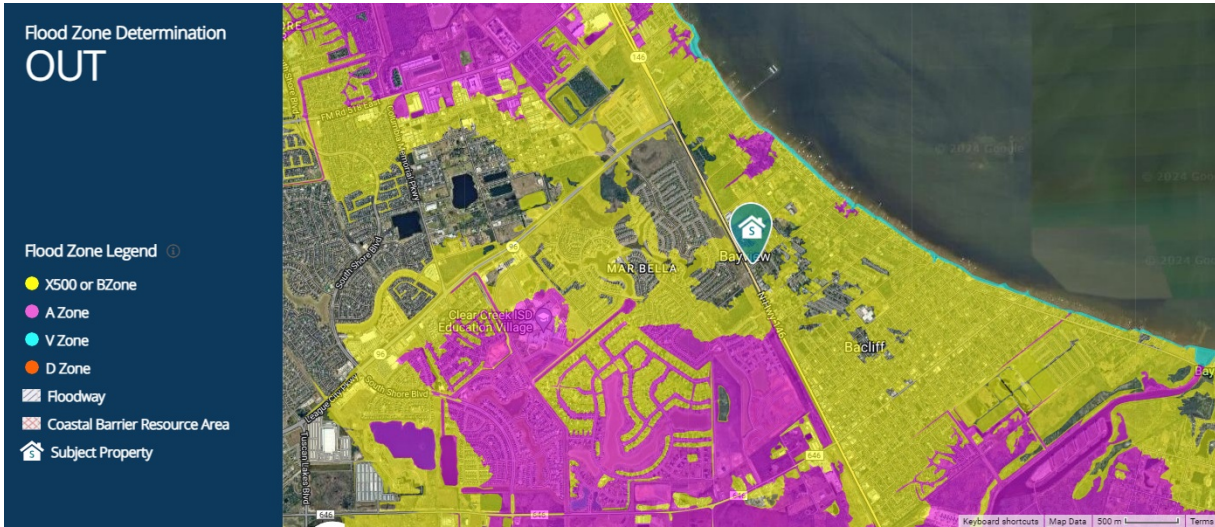


REALIST

APN 5144-0000-0034-003 | CLIP 2567187739

📍 3131 Highway 146, Bacliff, TX 77518-2012, Galveston County

STANDARD FLOOD MAP



Special Flood Hazard Area (SFHA)	Out
Community Participation Status	R - Regular
Distance to 100 yr Flood Plain	3159 ft
Community Number - Map Panel & Suffix	485470-0044G
Flood Zone Code	X
Panel Date	August, 15, 2019
County	Galveston
Original Panel Firm Date	April, 9, 1971
FIPS Code	48167
Coastal Barrier Resource Area (CBRA)	Out
Community Name	Galveston County
Letter of Map Amendment (LOMA)	N/A



Flood Zone Determination

This report provides flood zone information based on the FEMA Flood Insurance Rate Maps (FIRMs). Also provides whether the property location is within a Special Flood Hazard Area (SFHA) and whether the property location is within 250 feet of the SFHA.

SFHA (Flood Zone)

Indicates whether the property location is In or Out of a Special Flood Hazard Area (100- Year floodplain).

Distance to 100 yr Flood Plain

Distance in feet between the property and the boundary of the 100-year flood zone located in the same catchment or sub-watershed. If a 100-year floodplain is not within the radius search, a value of -1 will be returned.

Community

A 6-digit community number code for the community.

Community Name

Name of the community.

Map Number

FEMA Map Number for the Flood Insurance Rate Map.

Letter of Map Amendment (LOMA)

A Letter of Map Amendment (LOMA) is an official amendment, by letter, to an effective National Flood Insurance Program (NFIP) map. A LOMA establishes a property's location in relation to the Special Flood Hazard Area (SFHA). LOMAs are usually issued because a property has been inadvertently mapped as being in the floodplain, but is actually on natural high ground above the base flood elevation.

Because a LOMA officially amends the effective NFIP map, it is a public record that the community must maintain. Any LOMA should be noted on the community's master flood map and filed by panel number in an accessible location.

Panel

Two-to-four-digit number and suffix assigned by FEMA for the map panel.

Panel Date

Date of the FEMA map panel.

CBRA

Coastal Barrier Resource Act (CBRA) protects areas that serve as barriers against wind and tidal forces caused by coastal storms, and serves as habitat for aquatic species. Returns In or Out, for identifying whether the property is located within a CBRA zone.

Flood Zone

Flood zone for the property location based on the FEMA FIRM.

FIPS Code

The five-digit state and county FIPS code.

ATTACHMENT 3

3131 NORTH HIGHWAY 146



National Flood Hazard Layer FIRMette



95°0'30"W 29°31'7"N



94°59'53"W 29°30'36"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	<ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	<ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes, Zone X Area with Flood Risk due to Levee Zone D
OTHER AREAS	<ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	<ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	<ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	<ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped <p>The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.</p>

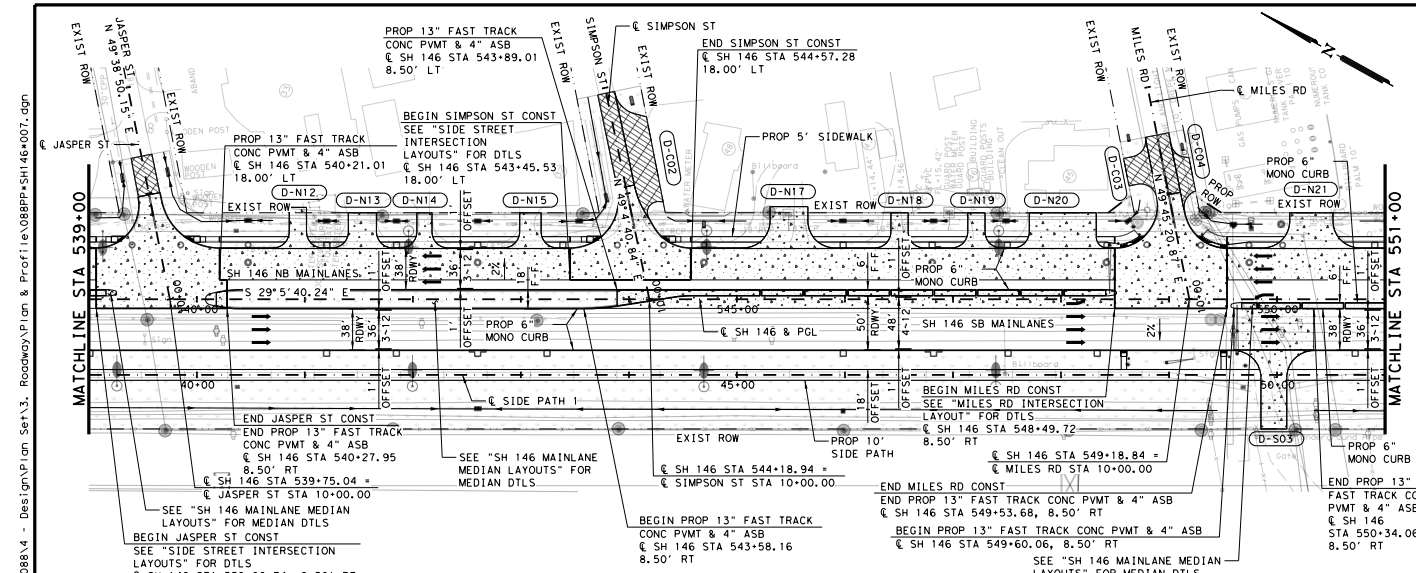
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/17/2024 at 7:39 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

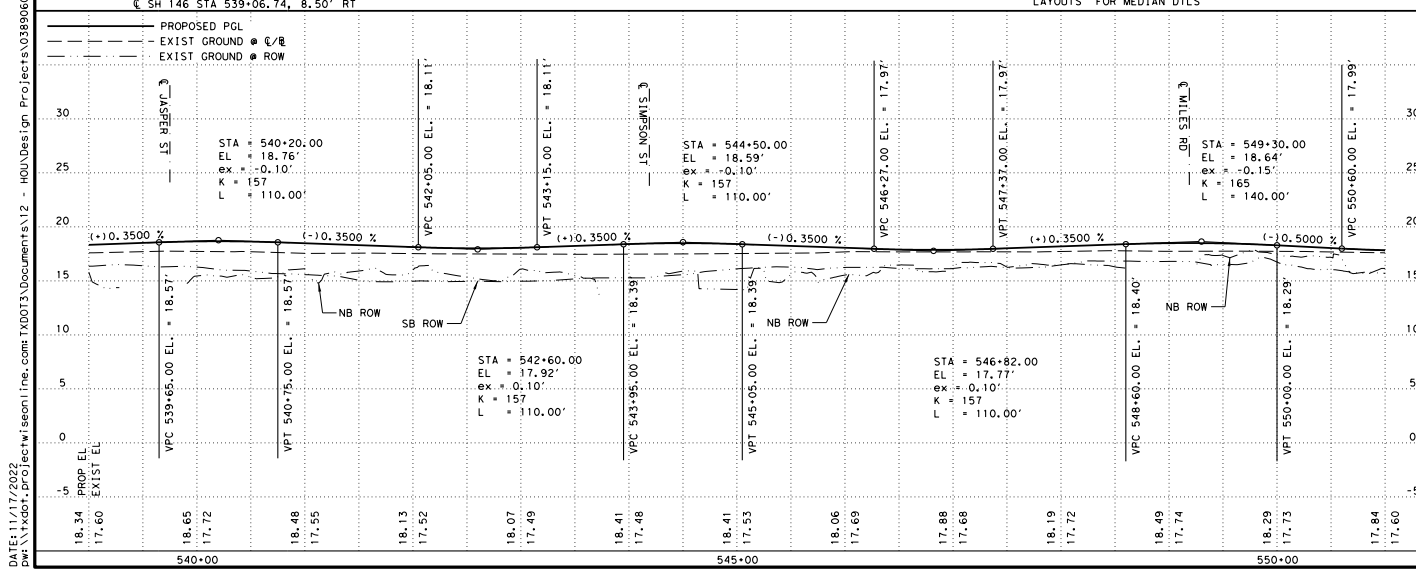
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ATTACHMENT 4

3131 NORTH HIGHWAY 146



- NOTES:
- SEE "SH 146 HORIZONTAL ALIGNMENT DATA" SHEETS, RETAINING WALL PLANS, DRAINAGE PLANS, UTILITY PLANS, LANDSCAPING PLANS, SIGNING & PAVEMENT MARKINGS PLANS, AND TRAFFIC SIGNAL PLANS FOR MORE INFORMATION.
 - PRIOR TO CONSTRUCTION, CONTRACTOR WILL FIELD VERIFY ELEVATIONS AT BEGIN AND END OF PROPOSED FRONTAGE ROADS SO THAT ANY DISCREPANCIES WITH EXISTING SURVEY CAN TO BE ADDRESSED WITH THE ENGINEER AS SOON AS POSSIBLE.
 - ALL DIMENSIONS ARE TO THE TOE OF RAIL OR FACE OF CURB UNLESS OTHERWISE NOTED.
- LEGEND AND SYMBOLS
- EXIST TRAFFIC LANE R1 = 200' R
 - PROPOSED TRAFFIC LANE R2 = 100' R
 - WORK DONE BY OTHERS
 - PROPOSED DITCH E
 - SOIL BORING TEST HOLE
 - PROPOSED FAST TRACK CONC PAVT
 - PROPOSED CONC RIPRAP
 - PROPOSED ASPHALT PAVT
 - PROPOSED BLOCK SOD
 - D-XXX PROPOSED DRIVEWAY NUMBER
 - PROPOSED MAILBOX (SINGLE)
 - PROPOSED MAILBOX (MULTIPLE)
 - F-F FACE OF CURB TO FACE OF CURB



STATE OF TEXAS
 EDWIN Y. HO, P.E.
 103568
 LICENSED PROFESSIONAL ENGINEER
 PROFESSIONAL SEAL

Edwin Y. Ho, P.E.

11/18/2022
 The seal appearing on this document was authorized by Edwin Y. Ho, P.E., 103568. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

Texas Department of Transportation
 © 2002-14007

SH 146 MAINLANE PLAN & PROFILE

SH 146 STA 539+00.00 TO STA 551+00.00
 SCALE: 1" = 100' HORIZ
 1" = 10' VERT

SHEET 7 OF 23

LEG. NO.	PROJECT NO.	SHEET NO.
6		686
STATE	DIST	COUNTY
TEXAS	HOU	GALVESTON
CONT.	SECT.	JOB HIGHWAY
0389	06	088, etc. SH 146

DATE: 11/17/2022
 DW: \\x001-dro\project\seon\line.com:TX0013\Documents\12 - HOV\Design\Projects\0389\0688\4 - Design\Plan Set\3 - Roadway\Plan & Profile\088PP-SH146-007.dgn



11/2/2015



Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - 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.

<u>Keller Williams Realty Memorial</u>	<u>9000862</u>	<u>klrw10@kw.com</u>	<u>(713)461-9393</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Michael Bossart</u>	<u>588215</u>	<u>michaelb@kw.com</u>	<u>(713)461-9393</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Mitch Rainey</u>	<u>601107</u>	<u>Compliance@KWMemorial.com</u>	<u>(713)470-2176</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Tim Larson</u>	<u>0695022</u>	<u>tlarson@kw.com</u>	<u>(281)508-0800</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date