

# 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 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.

**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.

### CALDWELL BROKERAGE COMPANY, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

9002313

License No.

n/a

Email

713.690.0000

Phone

### JIM BLACK

Designated Broker of Firm

381266

License No.

jblack@caldwellcos.com

Email

281.664.6612

Phone

### JIM BLACK

Licensed Supervisor of Sales Agent/Associate

381266

License No.

jblack@caldwellcos.com

Email

281.664.6612

Phone

### MARY CALDWELL

Sales Agent/Associate's Name

467084

License No.

mcaldwell@caldwellcos.com

Email

281.664.6636

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

## 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.



# TOWNE LAKE RETAIL DEVELOPMENT FOR LEASE

TUCKERTON & TOWNE LAKE PARKWAY  
CYPRESS, TX 77433

For more information, contact:

Mary Caldwell, CCIM, SIOR – 281.664.6636 | [mcaldwell@caldwellcos.com](mailto:mcaldwell@caldwellcos.com)

## TOWNE LAKE – A community connected by water

This retail center is located at the entrance to Towne Lake - an award winning 2,400-acre master planned community of 3,200 homes that features a striking 300-acre recreational lake and offers luxurious lakeside living. It's like nowhere else in Northwest Houston.

### Nearby attractions include:

#### LONE STAR COLLEGE

- Largest community college system in Houston
- 22,000 students enrolled
- Average age of students is 30

#### BERRY CENTER

- Multi-purpose sports & theater complex for CFISD
- 1.5 million visitors annually
- 11,000 seat stadium

#### THE BOARDWALK at TOWNE LAKE

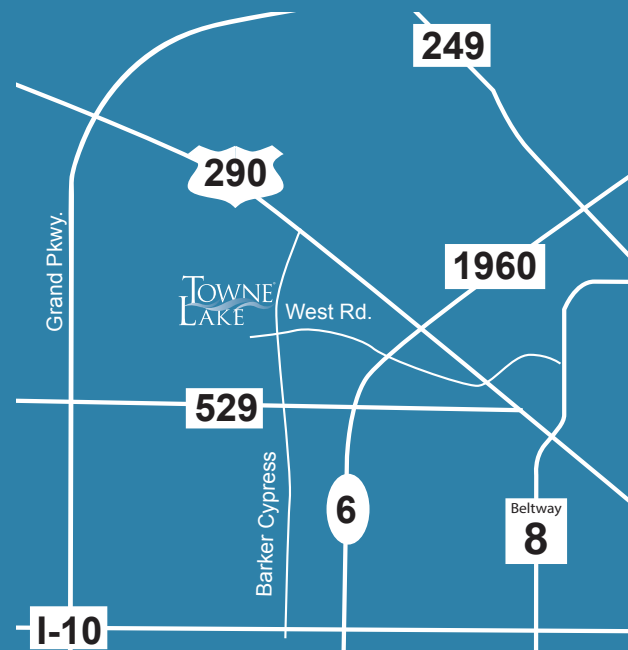
- Premier shopping, dining destination in Cypress area
- Record-breaking tenant openings

## SUBMARKET DEMOGRAPHICS

	1 mile (2017)	3 mile (2017)	5 miles (2017)	1 mile (2022)	3 miles (2022)	5 miles (2022)
<b>Population</b>	18,824	98,428	273,118	22,174	111,662	303,990
<b>Estimated Households</b>	6,024	30,851	86,623	7,084	34,788	95,784
<b>Est. Avg. HH Income</b>	\$136,701	\$123,640	\$109,428	\$155,075	\$140,330	\$124,709
<b>Daytime Employment</b>	2,307	17,608	58,195	3,100	19,300	64,900

### Traffic Counts

Barker Cypress - N. of Tuckerton	34,924
Barker Cypress - S. of Tuckerton	32,518
Tuckerton Road	8,029



## SPACE FOR LEASE

- Beautifully designed retail development
- Adjacent to shopping center anchored by second largest Kroger in Texas
- Across from retail located in The Boardwalk at Towne Lake, including:



## SITE PLAN

