



OATMAN VIGIL

COMMERCIAL REAL ESTATE GROUP

JUST LISTED

**710 N Frankford
Ave.**

• **Highlights**

- North Frankford frontage
- High traffic counts
- Several Residential Developments
- Close Proximity to Golf Course

OVERVIEW

Space Details

Price: \$1,600,000

Price/SF: \$7.55 SF

Lot Size: 4.86 AC

Zoning: C-2



PROPERTY OVERVIEW

The Oatman Vigil Team is pleased to offer 4.86 acres of prime commercial land with North Frankford Frontage. On the North side of Kemper is approximately 2.8 acres and on the South side of Kemper is approximately 2 acres. Kemper is the West entrance to the Lincoln 16 residential development. Across the street is the Uptown West development. This site offers many opportunities for businesses to enter the rapidly growing area of North Lubbock. This property can be sold as 1 property or 2 separate tracts of land. The lot North of Kemper St. measures 122,407 SF. The lot south of Kemper St. measures 89,505 SF. Contact Mark Oatman or Mark Vigil for further details.

OATMAN VIGIL REAL ESTATE GROUP

CONTACT DETAILS



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CONTACT DETAILS

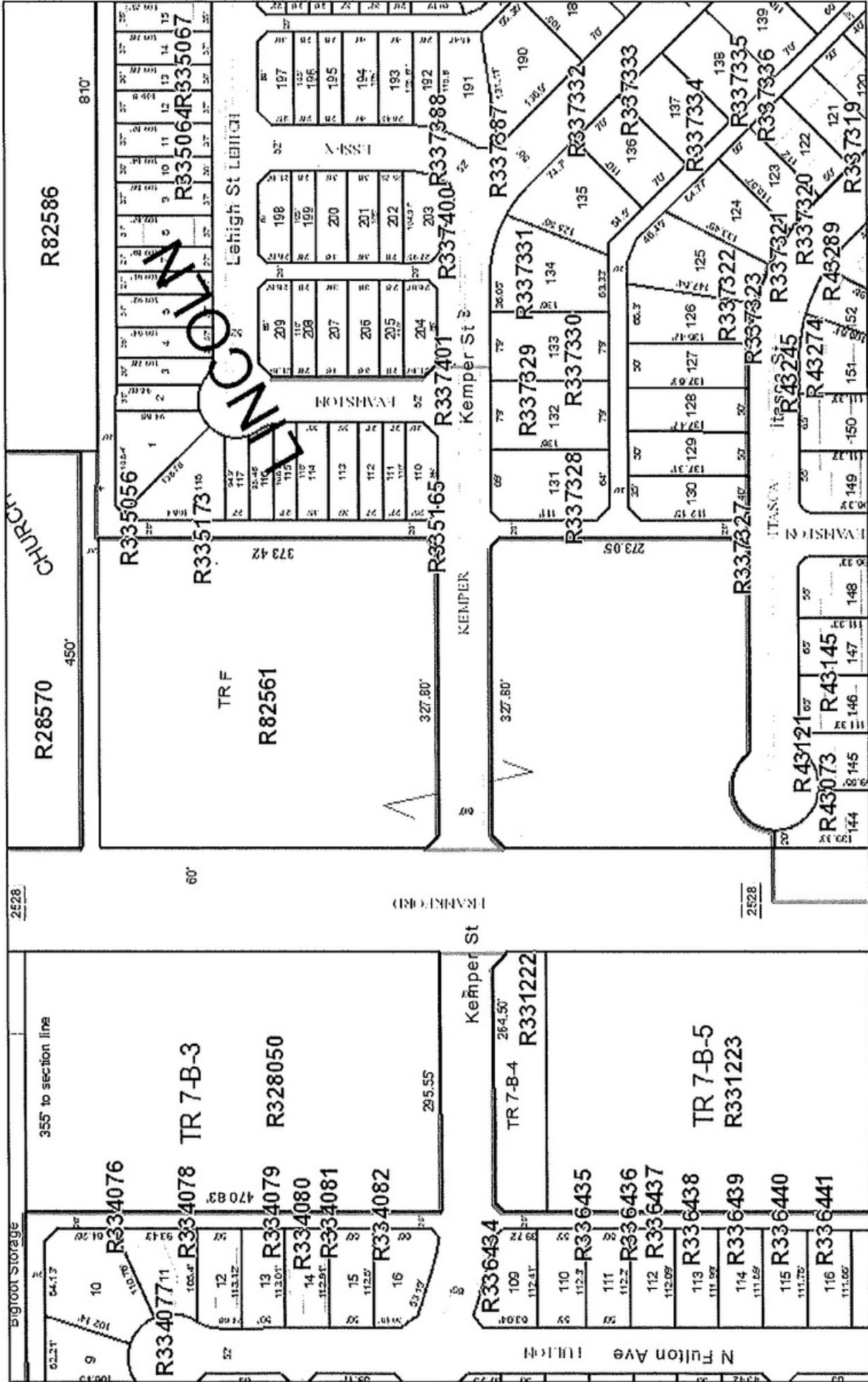
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





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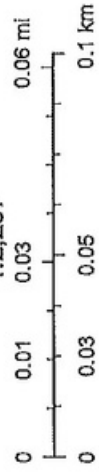
Lubbock CAD Web Map



5/30/2023, 11:34:43 AM

-  Road Centerline
-  Subdivision
-  Historic ROW Line
-  Historic Lot Line
-  Land Hook
-  Parcel

1:2,257



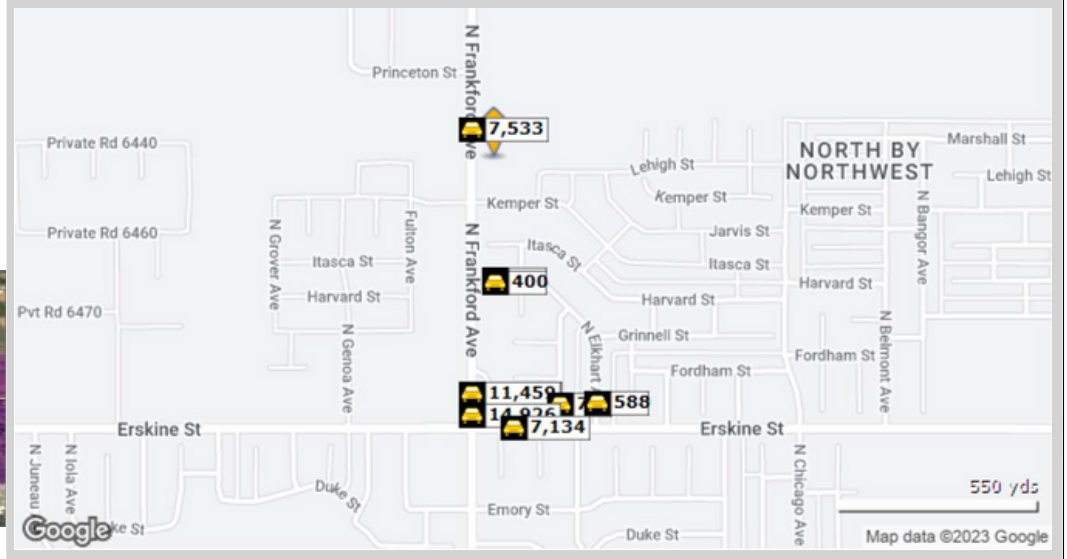
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Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Traffic Count Report

710 N Frankford, Lubbock, TX 79416

Building Type:Land
 Class: -
 RBA: -
 Typical Floor:-
 Total Available:0 SF
 % Leased:0%
 Rent/SF/Yr: -



					Count Year	Avg Daily Volume	Volume Miles from TypeSubject Prop
1	N Frankford Ave	Princeton St	0.09 N		2022	7,533	MPSI .06
2	Harvard St	N Dover Ave	0.25 E		2022	452	MPSI .19
3	Harvard St	N Dover Ave	0.25 E		2017	400	AADT .20
4	N Frankford Ave	Erskine St	0.06 S		2020	10,363	MPSI .38
5	N Frankford Ave	Erskine St	0.06 S		2022	11,459	MPSI .38
6	N Englewood Ave	Erskine St	0.04 S		2022	771	MPSI .41
7	N Frankford Ave	Erskine St	0.02 S		2018	14,926	MPSI .41
8	N Elkhart Ave	Grinnell St	0.10 N		2022	570	MPSI .42
9	N Elkhart Ave	Grinnell St	0.10 N		2020	588	MPSI .42
1	Erskine St	N Evanston Ave	0.02 W		2017	7,134	AADT .43

DIVISION 14
"C-2" Local Retail District

§ 40.03.1511. Purpose.

The purpose of this district is to provide limited local retail and service commercial uses which serve one of several neighborhoods. Such districts may be located on existing thoroughfares or at the intersections of major thoroughfares.

(1983 Code, sec. 29-17(a). See end of this division for full history for this division.)

§40.03.1512. General provisions.

(a) All uses within this district shall be of local retail sales and/or service type.

(b) All business shall be conducted entirely within a building. Outside storage and/or display of any type shall be prohibited. Accessory pass-out windows and/or pickup and delivery to customers while still in their motor vehicles shall be prohibited unless specifically allowed by this code.

(c) No residential use shall be permitted in this district except as provided for in the "specific use" section of this ordinance [division 27 of this article].

(d) No use shall otherwise be permitted which is or would reasonably be injurious to the neighborhood residents or which would interfere with the reasonable use and enjoyment of their property by reason of the emission of dust, smoke, odor, glare, noise, vibration, trash, junk, water spray, or by reason of any condition which would amount to a public nuisance at common law.

(e) When proposed development in this district is adjacent to any residentially zoned district, on either side or the rear, even if separated by a street or alley, a six-foot solid screening fence of wood or masonry construction shall be installed and permanently maintained on the development lot along the adjacent property line, except that when, in the opinion of the planning commission, all or portions of such fence does not serve the public interest, this provision shall not apply. A solid wall of a building, when permitted to be located on the property line, shall constitute adequate screening.

(1983 Code, sec. 29-17(b). See end of this division for full history for this division.)

§40.03.1513. Permitted uses.

[Permitted uses in this district are the following:]

(1) Any use unconditionally permitted in the "C-2A" District.

(2) Arts and crafts store with over three thousand (3,000) but not over thirty-five thousand (35,000) square feet of total floor area.

(3) Banks, and savings and loan companies, including motor banks and/or accessory pass-out windows.

(4) Book or stationery shops or newsstand with over three thousand (3,000) but not over thirty-five thousand (35,000) square feet of total floor area.

(5) Barber and beauty supplies not exceeding five thousand (5,000) square feet of gross floor area.

(6) Bicycle and lawnmower sales and repair shops.

(7) Café Supply Dealer, Fixtures (New).

- (8) Commercial schools, except mechanical or trade.
- (9) Convalescent or sick room supplies.
- (10) Duplicating/copy service.
- (11) Family-bundle laundry not exceeding five thousand (5,000) square feet of gross floor area.
 Accessory pass-out windows and/or pickup and delivery of laundry from customers while still in their motor vehicle shall be permitted.
- (12) Florist shop with over three thousand (3,000) but not over thirty-five thousand (35,000) square feet of total floor area.
- (13) Funeral home or mortuary. (Ambulance service permitted.)
- (14) Furniture store, new, with not over thirty-five thousand (35,000) square feet of total floor area.
- (15) Gift shop with over three thousand (3,000) but not over thirty-five thousand (35,000) square feet of total floor area.
- (16) Hardware store, with not over thirty-five thousand (35,000) square feet of total floor area.
- (17) Office supply.
- (18) Pet shop-No boarding of animals permitted, with not over thirty-five thousand (35,000) square feet of total floor area.
- (19) Smoke shop
- (20) Grocery store with over three thousand (3,000) but not over thirty-five thousand (35,000) square feet of total floor area. In areas allowed by state and local laws, permit the sale of alcoholic beverages for on-premises and/or off-premises consumption as an incidental use. (No gasoline pumps permitted.)
- (21) Health or athletic club with over three thousand (3,000) but not over thirty-five thousand (35,000) square feet of total floor area.
- (22) Hobby shop with over three thousand (3,000) but not over thirty-five thousand (35,000) square feet of total floor area.
- (23) Household appliance sales and repair shop with over three thousand (3,000) but not over thirty-five thousand (35,000) square feet of total floor area.
- (24) Package store with not over eight thousand seven hundred fifty (8,750) square feet of total floor area.
- (25) Restaurants-When designed for service and consumption of food inside the building except that accessory pass-out windows and outside dining areas/patios shall be permitted as defined in section 29-3(97.1.1) [40.01.003(138)] and 29-3(97.1.2) [40.01.003(139)].
- (26) Self-service laundry or washateria and dry cleaning pick-up stations. Accessory pass-out windows and/or delivery of laundry from customers while still in their motor vehicle shall be permitted.
- (27) Sporting goods store with over three thousand (3,000) but not over thirty-five thousand (35,000) square feet of total floor area.
- (28) Sports grill, allowing, but not requiring game machines including electronic, pinball, billiard tables

or shuffleboard. Outside dining areas/patios shall be permitted as defined by Section 29-3(97.1.1) [40.01.003(138)] and Section 29-3(97.1.2) [40.01.003(139)].

(1983 Code, sec. 29-17(c); Ordinance 2019-00176, sec. 4, adopted 12/17/2019. See end of this division for full history for this division.)

§40.03.1514. Conditional uses.

The following uses may be permitted through a special exception granted by the zoning board of adjustment in the manner specified in article 40.02, division 2:

(1) (Reserved)

(1a) Body piercing studio.

(1b) Brewpub.

(2) Consignment clothing store. (No outside storage or display.)

(3) Arts and crafts store with over thirty-five thousand (35,000) square feet of total floor area.

(4) Book or stationery shops or newsstand with over thirty-five thousand (35,000) square feet of total floor area.

(5) Florist shop with over thirty-five thousand (35,000) square feet of total floor area.

(6) Furniture store, new with over thirty-five thousand (35,000) square feet of total floor area.

(7) Game room (pinball machines and video games machines only).

(A) A site plan shall be submitted with the application showing the following:

(i) Area within an existing building or location or separate building to be set aside for the game room.

(ii) Required parking.

(iii) Hours of operation.

(iv) Maximum number of machines.

(v) Type and extent of security.

(B) All game rooms shall obtain a game room permit prior to occupying the building.

(8) Gift shop with over thirty-five thousand (35,000) square feet of total floor area.

(9) Grocery store with over thirty-five thousand (35,000) square feet of total floor area.

(10) Hardware store with over thirty-five thousand (35,000) square feet of total floor area.

(11) Health and athletic club with over thirty-five thousand (35,000) square feet of total floor area.

(12) Hobby shop with over thirty-five thousand (35,000) square feet of total floor area.

(13) Household appliance sales and repair shop with over thirty-five thousand (35,000) square feet of total floor area.

- (13a) Microbrewery, microdistillery, or microwinery.
 - (14) Nonprofit training center with retail sales as an incidental use.
 - (15) Package store with over eight thousand seven hundred fifty (8,750) square feet of total floor area.
 - (16) Permit in any business the use of an accessory pass-out window and/or delivery to customers while still in their motor vehicle.
 - (17) Pet shop-No boarding of animals with over thirty-five thousand (35,000) square feet of total floor area.
 - (18) Rental store (no outside storage or display).
 - (19) Self-service gasolinesales, limited to not more than two (2) pump islands and six (6) double pumps, per development lot. Oil changing, chassis lubrication, tire changing and repair, garage bays with or without overhead doors, hydraulic lifts, unenclosed air compressors, car-wash areas, repair areas, mechanics and service attendants shall all be prohibited.
 - (20) Sporting goods store with over thirty-five thousand (35,000) square feet of total floor area.
 - (21) Tattoo studio.
 - (22) Wine, beer, or alcohol tasting facility.
- (1983 Code, sec. 29-17(d); Ordinance 2017-000158, sec. 5, adopted 12/18/2017; Ordinance 2018-00091, secs. 14–16, adopted 8/9/2018; Ordinance 2019-00176, sec. 1, adopted 12/17/2019. See end of this division for full history for this division.)

§40.03.1515. Specific use.

To provide limited flexibility for modern urban design, additional uses in this district are provided in the “specific use” section of this ordinance [division 27 of this article].

(1983 Code, sec. 29-17(e). See end of this division for full history for this division.)

§40.03.1516. Yard requirements.

(a) Front yard. The minimum front yard shall be forty-three (43) feet, or no less than the average setback established by the development on the adjacent lot or lots. The setback on vacant adjacent lots shall be forty-three (43) feet. This section shall not be construed so as to permit obstructions of any nature on corner lots within the visibility triangle as defined in section 40.02.002(f)(9)(B).

(b) Rear and side yard. There shall be no rear or side yard requirements, except where the property is adjacent to any “RR,” “R-1,” “R-1A,” or “R-2” zoned property, even if separated by an alley, the minimum side, or rear yard shall be five (5) feet for any single-story structure, and ten (10) feet for any two-story structure.

(c) Projections into required yards.

— (1) ~~Cornices, eaves, sills, canopies,~~ and chimneys may extend two (2) feet into any required yard. Bay windows are not permitted under this section.

(2) Unenclosed fire escapes, stairways, or balconies, whether covered or uncovered, may extend four (4) feet into the required front or rear yard.

(d) Separation requirements for certain uses: Any brewpub, microbrewery, microdistillery, microwinery, wine tasting facility, beer tasting facility, or alcohol tasting facility shall meet all state and other separation requirements and be located a minimum of three hundred feet (300') from any property zoned RR, R-1, R-1A, R-2 or A-1.

(1983 Code, sec. 29-17(f); Ordinance 2017-000159, sec. 29, adopted 12/18/2017; Ordinance 2018-00066, sec. 53, adopted 6/14/2018; Ordinance 2018-00091, sec. 17, adopted 8/9/2018. See end of this division for full history for this division.)

§40.03.1517. Lot width.

There shall be no minimum lot width.

(1983 Code, sec. 29-17(g). See end of this division for full history for this division.)

§40.03.1518. Lot area.

There shall be no lot area requirement.

(1983 Code, sec. 29-17(h). See end of this division for full history for this division.)

§40.03.1519. Lot coverage.

There shall be no lot coverage requirements.

(1983 Code, sec. 29-17(i). See end of this division for full history for this division.)

§40.03.1520. Floor area ratio.

(a) Unless otherwise provided for in this section, there shall be no floor area ratio requirement for any use in this district.

(b) Any brewpub, microbrewery, microdistillery, or microwinery shall be limited to a maximum total floor area of twenty thousand square feet (20,000 sq ft), with a minimum of ten percent (10%) of floor area dedicated to a restaurant, bar, lounge, or similar use.

(1983 Code, sec. 29-17(j); Ordinance 2018-00091, sec. 18, adopted 8/9/2018. See end of this division for full history for this division.)

§40.03.1521. Height limit.

There shall be no height limit, except when the property is adjacent to any "RR," "R-1," "R-1A," or "R-2" zoned property, even if separated by a street or alley, the maximum height shall be twenty-four (24) feet with no windows above ten (10) feet. Provided, however, that buildings may be erected to a height of seventy-five (75) feet when the front, side and rear yards are increased two (2) additional feet for each foot such building exceeds twenty-four (24) feet. Windows may be permitted when the additional setback is imposed.

(1) Structures permitted above height. Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, water tanks, silos, grain elevators, or similar structures may be erected above the height limits herein prescribed, but no penthouse or roof structure, or any space above the height limit shall be

allowed for the purpose of providing additional floor space.

(1983 Code, sec. 29-17(k); Ordinance 2017-000159, sec. 30, adopted 12/18/2017; Ordinance 2018-00066, sec. 54, adopted 6/14/2018. See end of this division for full history for this division.)

§40.03.1522.Off-street parking.

(a)Off-street parking–Required.

(1)C-2A uses–The parking requirements of the “C-2A” District shall apply.

(2) Sports grill. One space for each fifty (50) square feet of gross floor area, except that any business lawfully existing prior to July 1, 2001 that requests certification as a sports grill may continue to operate as nonconforming with existing parking spaces.

(3) The following uses shall provide one space for each three hundred (300) square feet of gross floor area:

(A)Convalescent or sick room supplies.

(B)Furniture store (new).

(4)Commercial schools–One space for each one hundred (100) square feet of gross floor area.

(5)Funeral home or mortuary–One space for each four (4) seats in the chapel.

(6) Conditional uses–Shall be set by the zoning board of adjustment, based on the requirements of that use or similar type use in this or other districts.

(7)All permitted uses not listed above:

(A) For free-standing buildings or shopping centers with less than fifty-five thousand (55,000) square feet of gross floor area–One (1) parking space for each one hundred seventy-five (175) square feet of gross floor area.

(B) For free-standing buildings or shopping centers with fifty-five thousand (55,000) to seventy-five thousand (75,000) square feet of gross floor area– Based on the formula:

$$1/n = 175 + 25 (a - 55,000 \div 20,000)$$

Where:

1/n = The parking ratio; and a = The gross floor area of the building(s).

(C) For free-standing buildings or shopping centers with more than seventy-five thousand (75,000) or less than two hundred fifty thousand (250,000) square feet of gross floor area–One (1) parking space for each two hundred (200) square feet of gross floor area.

(D) For shopping centers with two hundred fifty thousand (250,000) square feet of gross floor area or more–One (1) parking space for each two hundred (200) square feet of gross leasable area.

(8) Any brewpub, microbrewery, microdistillery, microwinery, wine tasting facility, beer tasting facility, or alcohol tasting facility shall provide one (1) parking space per one hundred seventy-five square feet (175 sq ft) of the retail, tasting, or eating area, and one (1) parking space per

two thousand square feet (2,000 sq ft) of the manufacturing or storage area.

(b) Off-street parking—Provisions.

(1) Any lighting of drives or parking areas shall be so designed as not to cause any glare on any other residential or apartment zoned area in the vicinity.

(2) Plans for the off-street parking areas shall be submitted to be checked and approved as to number of spaces, access, and ingress and egress by the city traffic engineer under the terms of this district and the city’s driveway regulations.

(3) Recreational vehicles and oversized recreational equipment or trailers may be stored on paved parking lots, but not in any landscaped area. In no event shall storage be allowed in the right-of-way or parkway.

(A) No person shall occupy or use any recreational vehicle as living or sleeping quarters, except that recreational vehicles may be used as living or sleeping quarters for a non-Lubbock resident visiting under the provisions of subsection d, exception 2 [subsection

(4)(B)] below, for a maximum of fourteen (14) days on any given lot or parcel of land during a thirty-day period. No time period shall apply to recreational vehicles parked in accordance with subsection d, exception 3 [subsection(4)(C)] below.

(4) Exceptions. The following shall be exceptions to subsection c [(3)] above:

(A) Any recreational vehicle, oversized recreational equipment or trailer parked by its owner who is a Lubbock resident, on his lot, while engaged in active loading or unloading for a period not exceeding forty-eight (48) hours in a five-day period.

(B) The recreational vehicle of a non-Lubbock resident on the lot or parcel of a person he is visiting. However, the recreational vehicle shall only be allowed to be parked on the lot for a maximum of fourteen (14) days during a thirty-day period.

(C) Recreational vehicles parked in a travel trailer park or on private parking lots of hospitals and/or clinics where parking of such vehicles is allowed.

(1983Code,sec.29-17(l);Ordinance2018-00091,sec.19,adopted8/9/2018.Seeendof

this division for full history for this division.)

§40.03.1523.Landscaping requirements.

(a) Five (5) percent of the total development lot area shall be landscaped and permanently maintained. A minimum of three-quarters of the required landscaping shall be located between the building lines and the adjacent street(s). Remaining landscaped area may be located to the sides of buildings, but shall be visible from adjacent street(s). Interior courtyards shall not be included in the required landscaping. Any landscaping placed within the visibility triangle of a corner lot must be in compliance with section 29-39(b)(6)i.2 [40.02.002(f)(9)(B)] of the zoning ordinance.

(b) The parkway areas shall be landscaped and permanently maintained. This shall be in addition to the landscaping required above. Any landscaping placed in the parkway must be in compliance with section 29-30(b)(6)i.3 [40.02.002(f)(9)(C)] of the zoning ordinance.

(c) All landscaped areas on the development tract and adjacent parkway shall have immediate availability of water (i.e., a water faucet) or an irrigation system, either system to be capable of

sustaining plant materials. Irrigation systems shall meet acceptable industry standards. Parkway irrigation systems adjacent to public streets shall not spray onto adjacent streets or gutters.

(d) When seasonal conditions warrant, the building official may issue a temporary certificate of occupancy for sixty (60), ninety (90), or one hundred twenty (120) days pending completion of landscaping. No final certificate of occupancy shall be issued prior to completion of landscape requirements.

(e) All outside storage areas for any brewpub, microbrewery, microdistillery, microwinery, wine tasting facility, beer tasting facility, or alcohol tasting facility shall be screened by a minimum six-foot (6') masonry screening fence that reasonably matches the facade of the structure. Materials shall not be stacked or stored to exceed the height of the screening fence. All storage and fencing shall be located behind the front building line.

(1983 Code, sec. 29-17(m); Ordinance 2018-00091, sec. 20, adopted 8/9/2018. See end of this division for full history for this division.)

§40.03.1524.Vision clearance.

(a)Front yards.In a required front yard, no wall, fence or other structure shall be erected in any part of the required front yard that would be higher than a line extending from a point two and one-half (2-1/2) feet above the natural ground level at the front lot line to a point four and one-half (4-1/2) feet above the natural ground level at the depth of the required front yard.

(b)Corner lots.It shall be unlawful to set out, construct, maintain, or permit or cause to be set out, constructed, or maintained any tree, shrub, plant, sign, or structure, or any other view obstruction having a height greater than two (2) feet as measured from the top of the curb of the adjacent streets within the intersection visibility triangle. This restriction shall not apply to traffic control signs and signals, street signs, or utility poles placed within such area by authority of the City Council. Intersection visibility triangle shall mean a triangle sight area, at all intersections, which shall include that portion of public right-of-way and any corner lot within a triangle formed by a diagonal line extending through points on the two (2) property lines twenty-five (25) feet from the street corner intersection of the property lines (or that point of intersection of the property lines extended) and intersecting the curblines.

(c)Parkways.It shall be unlawful to set out, construct, maintain or permit to be maintained, set out or constructed any shrub or plant (excluding trees), sign or structure, or any other view obstruction having a height of greater than three (3) feet, as measured from the top of the curb of the adjacent street, in the parkway area. All trees with a trunk diameter greater than two (2) inches measured three (3) feet above ground level that are within any of the parkway area shall be trimmed so that no foliage is less than six (6) feet above the top of the curb of the adjacent street. No evergreen or coniferous species of tree shall be allowed in the parkway.

This section shall not apply to traffic control signs and signals, street signs, mailboxes which are less than two (2) feet long on each side which is perpendicular to the street, or utility poles placed within the parkway. No such tree, shrub or plant, sign or structure (including mailboxes) shall be allowed to interfere with the free passage of vehicles on the street or of pedestrians on the sidewalk or to obscure the view of motor vehicle operators of any traffic control device or street sign or otherwise create a traffic hazard.

(1983 Code, sec. 29-17(n). See end of this division for full history for this division.)

(Ordinance 7084, sec. 16, adopted 6/26/1975; Ordinance 7402, sec. 1, adopted 2/24/1977; Ordinance 7480, sec. 3, adopted 7/12/1977; Ordinance 7575, secs. 3, 4, adopted 11/17/1977; Ordinance 7671, sec. 4, adopted 6/8/1978; Ordinance 7770, sec. 1, adopted 11/16/1978; Ordinance 7889, sec. 1, adopted 7/12/1979; Ordinance 9014, secs. 1, 2, adopted 10/9/1980; 1983 Code, sec. 29-17; Ordinance 8246, sec. 1, adopted 9/24/1981; Ordinance 8685, sec. 1, adopted 11/8/1984; Ordinance 8817, secs. 5, 6, adopted 9/12/1985; Ordinance 8888, sec. 3, adopted 2/13/1986; Ordinance 9055, secs. 7-9, 13, 18, 21, adopted 4/9/1987; Ordinance 9092, sec. 9, adopted 8/13/1987; Ordinance 9536, sec. 1, adopted 7/9/1992; Ordinance 2001-00092, sec. 2, adopted 12/3/2001; Ordinance 2008-00067, sec. 2, adopted 7/10/2008; Ordinance 2008-00103, sec. 7, adopted 12/4/2008; Ordinance 2009-00058, sec. 4, adopted 7/8/2009; Ordinance 2009-00059, sec. 6, adopted 7/8/2009; Ordinance 2016-00030, sec. 4, adopted 3/10/2016; Ordinance 2016-00037, sec. 4, adopted 3/10/2016)

§ 40.03.1525. through §40.03.1630. (Reserved)



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.

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

Keller Williams Realty Licensed Broker /Broker Firm Name or Primary Assumed Business Name	0494693 License No.	klrw238@kw.com Email	806-771-7710 Phone
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Mark Vigil Sales Agent/Associate's Name	737461 License No.	markvigil@kw.com Email	806-500-6202 Phone

 Buyer/Tenant/Seller/Landlord Initials Date