

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 on 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 listening 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.

Weingarten Realty Investors

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9006271

License No.

Email

713-866-6000

Phone

Patrick Manchi

Designated Broker of Firm

338804

License No.

Email

713-866-6907

Phone

Patrick Manchi

Licensed Supervisor of Sales Agent/ Associate

338804

License No.

Email

713-866-6907

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date



1939 WEST GRAY

Houston, TX

**WEINGARTEN
REALTY®**

Amenities include surface parking available and great signage along West Gray.

Rental Rate: \$30.00 Gross As-Is

Operating Expense: 2017 Base Year estimate \$10.61/sf

TI: Negotiable

Parking Ratio: 2/1000

PROPERTY SIZE 6,806 SQ. FT.

LAT/LONG 29.75269 N, -95.40577 W

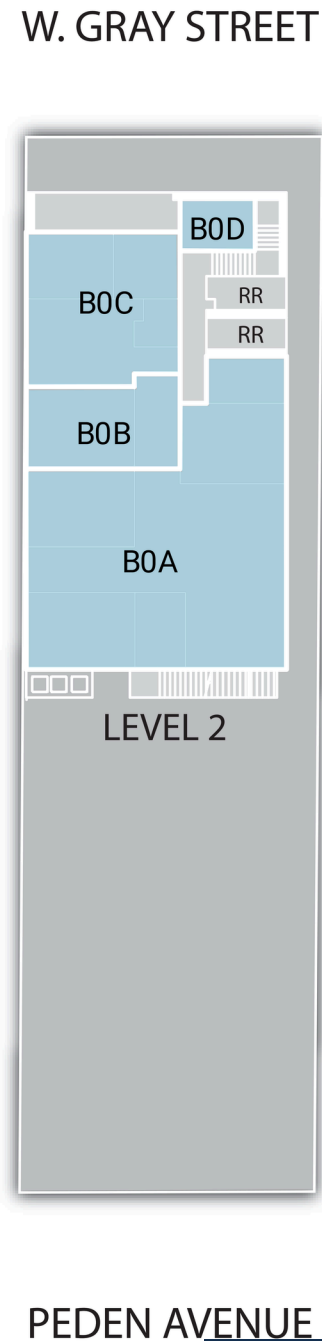
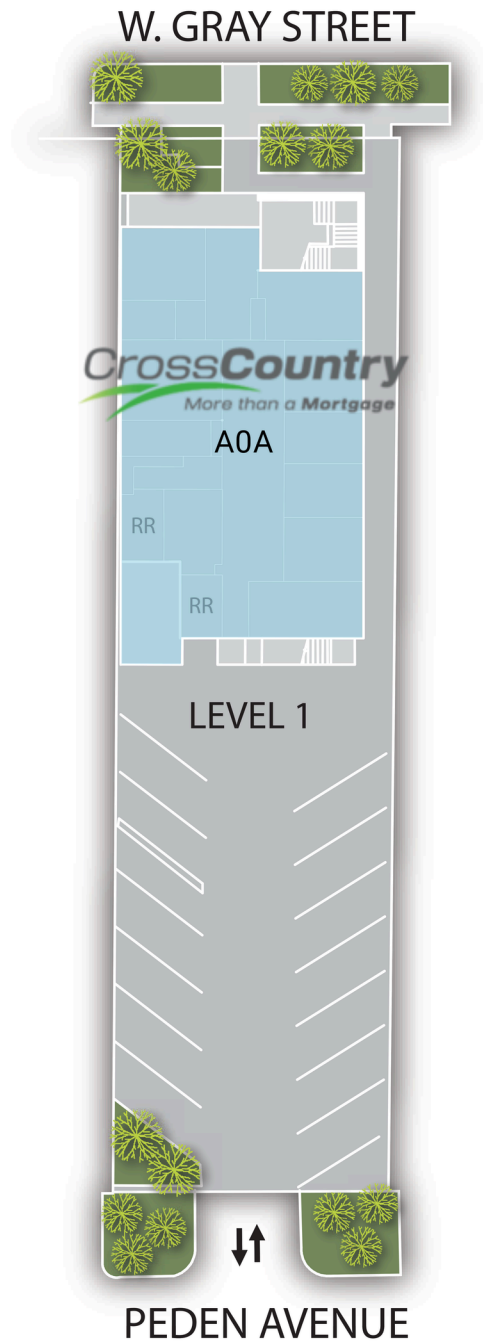
CONTACT

Christi Vinzant

Leasing Agent
p 713.866.6914
cvinzant@weingarten.com

Paige Burbank

Property Manager
p 713.866.6982
pburbank@weingarten.com

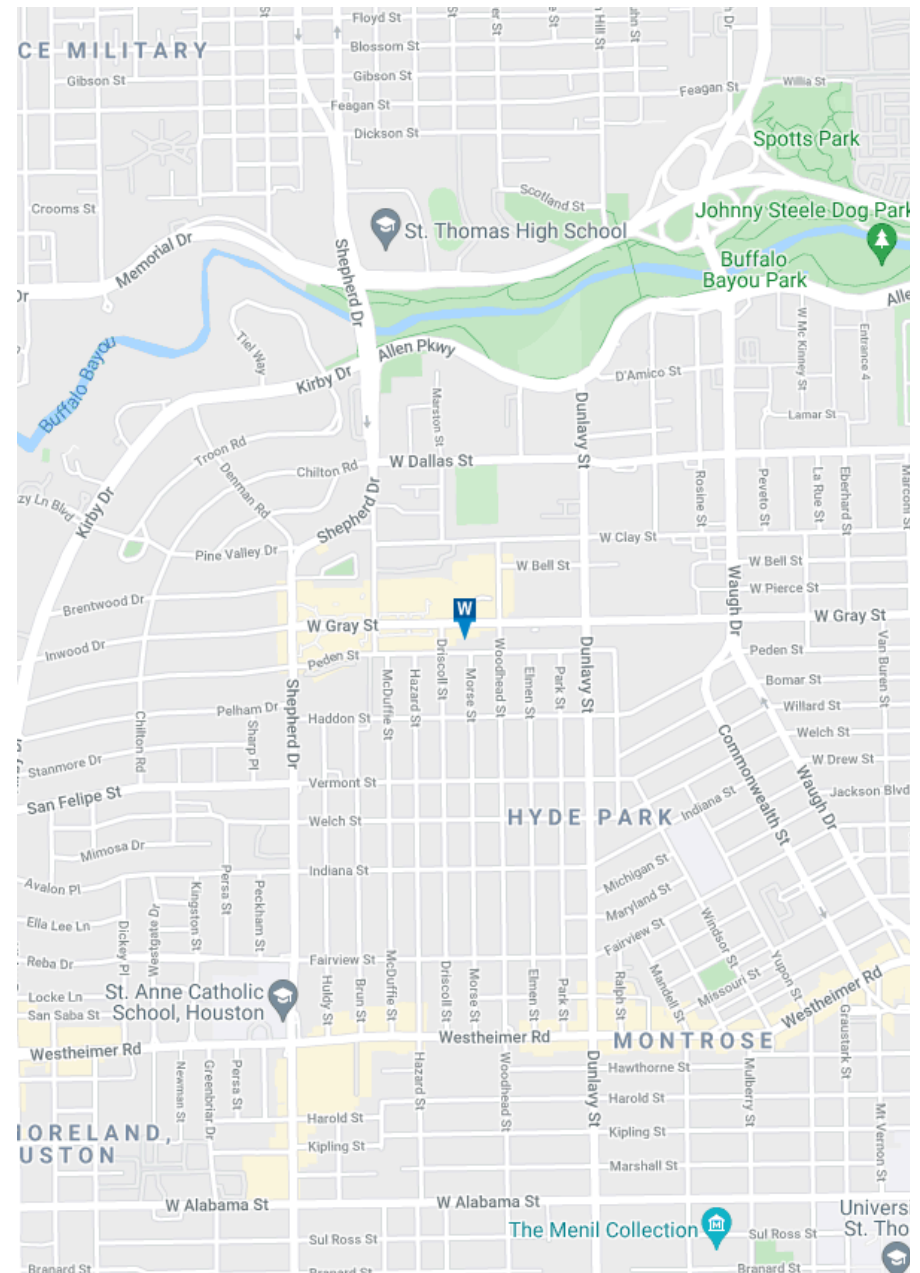


TENANTS LIST

A0A	CrossCountry Mortgage	3,632 SF
B0A	Cindy Clifford	1,800 SF
B0B	Diane Sweeney	
	Dundee, MBA	433 SF
B0C	Lily Lash Artistry	794 SF
B0D	Art Therapy Houston	147 SF

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	26,607	99,515	185,009	474,390
Average Household Income	\$179,481	\$158,590	\$162,738	\$142,454
Population Trends				
2000 Population	19,870	64,376	128,582	371,718
2010 Population	21,835	77,695	146,481	404,243
2020 Population	26,607	99,515	185,009	474,390
2025 Population	29,249	111,539	205,700	510,437
Absolute Growth 2010 to 2020'	21.86%	28.08%	26.3%	17.35%
Projected Growth 2020 to 2025'	9.93%	12.08%	11.18%	7.6%
Race & Ethnicity				
% White	72.03%	66.64%	62.56%	48.55%
% Black	3.02%	5.8%	8.76%	14.71%
% Asian	7.28%	7.44%	7.71%	8.23%
% Other	2.67%	2.56%	2.58%	2.14%
% Hispanic	15.01%	17.57%	18.39%	26.36%
Income & Education				
Median Household Income	123,559	111,004	110,510	90,276
Average Household Income	\$179,481	\$158,590	\$162,738	\$142,454
% College Graduates	79.29%	80.08%	77.77%	64.68%
Age				
Median Age	41.6	39.1	39.3	37.9
% Age < 18	24.82%	26.21%	25.29%	25.26%
% Age 65 +	15.91%	12.84%	13.38%	13.23%
Households & Housing				
Households	15,121	56,627	97,526	221,301
Average Household Size	1.74	1.73	1.81	2.02
Median Housing Value	\$569,996	\$484,731	\$495,651	\$440,053
% Owner Occupied Housing	44.87%	39.62%	40.85%	40.12%
% Renter Occupied Housing	45.71%	49.98%	47.05%	47.34%
% Vacant Housing	9.42%	10.4%	12.1%	12.54%
Workplace & Workers				
Number of Businesses	1,361	4,841	11,878	23,243
% White Collar	88.7%	88.15%	87.92%	81.22%
% Blue Collar	11.3%	11.85%	12.08%	18.78%



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Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9006271

License No.

Email

713-866-6000

Phone

Patrick Manchi

Designated Broker of Firm

338804

License No.

Email

713-866-6907

Phone

Patrick Manchi

Licensed Supervisor of Sales Agent/ Associate

338804

License No.

Email

713-866-6907

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date