

SPECIAL PURPOSE FOR SALE

MART ISD COMPLEX (DIVISIBLE)

700 East Navarro Street, Mart, TX 76664



OFFERING SUMMARY

SALE PRICE:	For More Information On Pricing See The Individual Package Details Below
LOT SIZE:	± 16.4137 Acres
YEAR BUILT:	1929
RENOVATED:	2003
TOTAL IMPROVEMENTS:	96,010 SF

PROPERTY OVERVIEW

H&A Commercial Team - KW Commercial would like to present this unique commercial real estate property for sale!

PROPERTY HIGHLIGHTS

- ± 16.4137 Acres
- Total Improvements: 96,010 SF
- Years Built: 1929 - 2003
- Zoned: *No Zoning According to the City Secretary*
- East Navarro Street Frontage: ± 685'
- Additional Frontages: South Carpenter Street, South Smyth Street, East Bowie Street, East Ross Street, and South Lumpkin Street
- Property Depths: ± 40' – ± 425'
- Access to electricity as well as City of Mart water & sewer
- Multiple Opportunities
- East Texas Avenue: 3,900 – 6,400 Vehicles/Day (TxDOT: 2016)

KW COMMERCIAL
3701 West Waco Drive
Waco, TX 76710

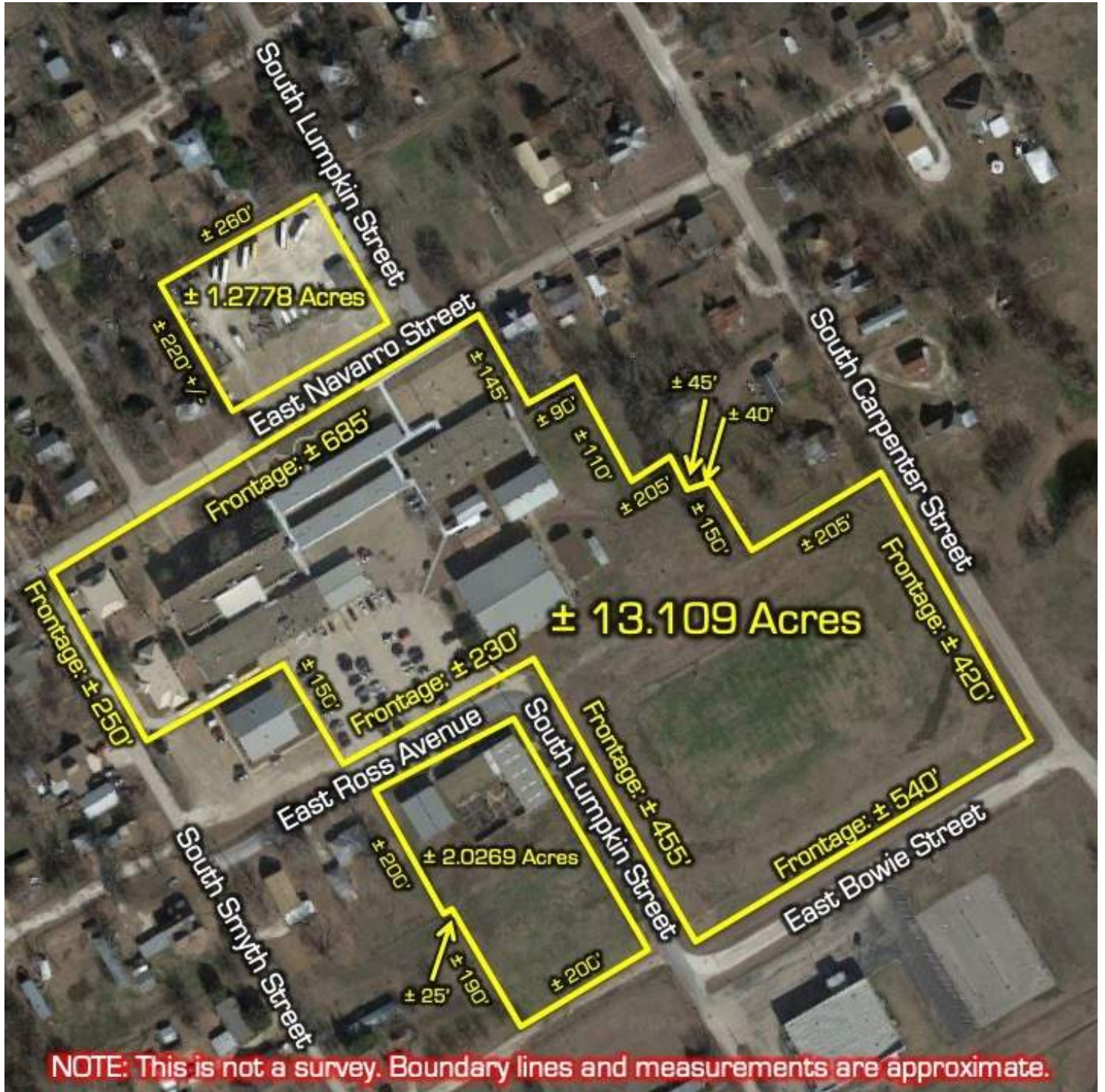
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Each Office Independently Owned and Operated harrellrealestateteam.com/commercial-real-estate/

PROPERTY BREAKDOWN (ACREAGE)

700 East Navarro Street, Mart, TX 76664



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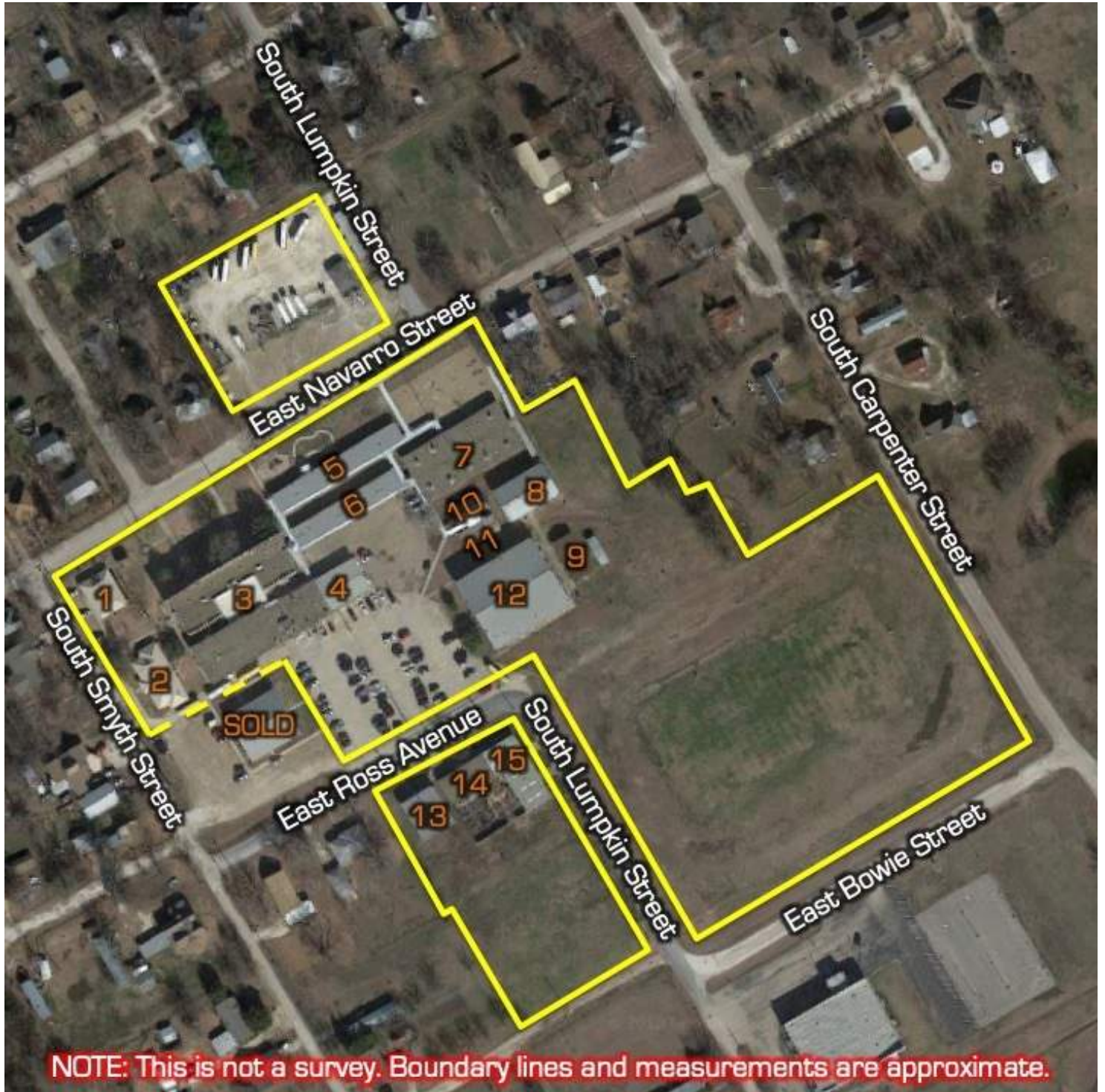
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SPECIAL PURPOSE FOR SALE

PROPERTY BREAKDOWN (IMPROVEMENTS)

700 East Navarro Street, Mart, TX 76664



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IMPROVEMENT BREAKDOWN

700 East Navarro Street, Mart, TX 76664



Improvement Name	Approximate Square Footage
1	2,650 SF
2	3,750 SF
3	33,800 SF
4	3,000, SF
5	4,400 SF
6	5,600 SF
7	11,260 SF
8	4,000 SF
9	1,200 SF
10	1,250 SF
11	2,100 SF
12	13,400 SF
13	3,100 SF
14	2,500 SF
15	4,000 SF

Total Improvements: 96,010 SF

NOTE: The above amounts are approximate as McLennan County Appraisal District did not list any improvements with their property details and this information was compiled using aerial measuring technology.

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SPECIAL PURPOSE FOR SALE

PACKAGE A: MART ISD COMPLEX

700 East Navarro Street, Mart, TX 76664



OFFERING SUMMARY

SALE PRICE:	\$999,900
LOT SIZE:	16.414 Acres
YEAR BUILT:	1929
BUILDING SIZE:	96,010 SF
RENOVATED:	2003
PRICE / SF:	\$10.41

PROPERTY OVERVIEW

H&A Commercial Team - KW Commercial would like to present this unique commercial real estate property for sale!

PROPERTY HIGHLIGHTS

- ± 16.4137 Acres
- Total Improvements: 96,010 SF
- Years Built: 1929 - 2003
- Zoned: *No Zoning According to the City Secretary*
- East Navarro Street Frontage: ± 685'
- Additional Frontages: South Carpenter Street, South Smyth Street, East Bowie Street, East Ross Street, and South Lumpkin Street
- Property Depths: ± 40' – ± 425'
- Access to electricity as well as City of Mart water & sewer
- Multiple Opportunities
- East Texas Avenue: 3,900 – 6,400 Vehicles/Day (TxDOT: 2016)

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SPECIAL PURPOSE FOR SALE

PACKAGE A: ADDITIONAL PHOTOS

700 East Navarro Street, Mart, TX 76664



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SPECIAL PURPOSE FOR SALE

PACKAGE B: MART HIGH SCHOOL

TBD East Navarro Street, Mart, TX 76664



OFFERING SUMMARY

SALE PRICE:	\$399,900
LOT SIZE:	± 2.41
BUILDING SIZE:	46,800 SF
PRICE / SF:	\$8.54

PROPERTY OVERVIEW

H&A Commercial Team - KW Commercial would like to present this unique commercial real estate property for sale!

PROPERTY HIGHLIGHTS

- ± 2.41 Acres
- Total Improvements: ± 46,800
- East Navarro Street Frontage: ± 400'
- Property Depths: ± 110' - ± 270'
- Access to Electricity as well as City of Mart Water & Sewer
- Multiple Possibilities/Opportunities
- Easily Accessible
- East Texas Avenue: 3,900 – 6,400 Vehicles/Day (TxDOT: 2016)

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SPECIAL PURPOSE FOR SALE

PACKAGE B: AERIAL PHOTOS

TBD East Navarro Street, Mart, TX 76664



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SPECIAL PURPOSE FOR SALE

PACKAGE B: ADDITIONAL PHOTOS

TBD East Navarro Street, Mart, TX 76664



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SPECIAL PURPOSE FOR SALE

PACKAGE B: ADDITIONAL PHOTOS

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SPECIAL PURPOSE FOR SALE

PACKAGE B: ADDITIONAL PHOTOS

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SPECIAL PURPOSE FOR SALE

PACKAGE B: ADDITIONAL PHOTOS

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SPECIAL PURPOSE FOR SALE

PACKAGE C: MART ISD GYMNASIUM

TBD East Bowie Avenue, Mart, TX 76664



OFFERING SUMMARY

SALE PRICE:	\$249,900
LOT SIZE:	2.41 Acres
BUILDING SIZE:	13,400 SF
PRICE / SF:	\$18.65

PROPERTY OVERVIEW

H&A Commercial Team - KW Commercial would like to present this unique commercial real estate property for sale!

PROPERTY HIGHLIGHTS

- ± 2.410 Acres
- Improvements: ± 13,710 SF
- South Smyth Street Frontage: ± 130'
- Property Depths: ± 25' - ± 155'
- Access to Electricity as well as City of Mart Water & Sewer
- Multiple Possibilities/Opportunities
- Easily Accessible
- East Texas Avenue: 3,900 – 6,400 Vehicles/Day (TxDOT: 2016)

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SPECIAL PURPOSE FOR SALE

PACKAGE C: AERIAL PHOTOS

TBD East Bowie Avenue, Mart, TX 76664



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SPECIAL PURPOSE FOR SALE

PACKAGE C: EXTERIOR PHOTOS

TBD East Bowie Avenue, Mart, TX 76664



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SPECIAL PURPOSE FOR SALE

PACKAGE C: ADDITIONAL PHOTOS

TBD East Bowie Avenue, Mart, TX 76664



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SPECIAL PURPOSE AND OFFICE FOR SALE

PACKAGE D: CLASSROOMS & SMALLER GYM

TBD East Navarro Street, Mart, TX 76664



OFFERING SUMMARY

SALE PRICE:	\$199,900
LOT SIZE:	1.38 Acres
BUILDING SIZE:	17,710 SF
PRICE / SF:	\$11.29

PROPERTY OVERVIEW

H&A Commercial Team - KW Commercial would like to present this unique commercial real estate property for sale!

PROPERTY HIGHLIGHTS

- 1.38 Acres
- Total Improvements: ± 17,710 SF
- South Navarro Street Frontage: ± 130'
- Property Depths: ± 70' - ± 180'
- Access to Electricity as well as City of Mart Water & Sewer
- Multiple Possibilities/Opportunities
- Easily Accessible
- East Texas Avenue: 3,900 – 6,400 Vehicles/Day (TxDOT: 2016)

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SPECIAL PURPOSE AND OFFICE FOR SALE

PACKAGE D: AERIAL & EXTERIOR PHOTOS

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SPECIAL PURPOSE AND OFFICE FOR SALE

PACKAGE D: ADDITIONAL PHOTOS

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LAND FOR SALE

PACKAGE E: MART ISD PRACTICE FIELD

TBD East Bowie Avenue, Mart, TX 76664



OFFERING SUMMARY

SALE PRICE:	\$99,900
LOT SIZE:	5.87 Acres
PRICE / SF:	\$0.39

PROPERTY OVERVIEW

H&A Commercial Team - KW Commercial would like to present this unique commercial real estate property for sale!

PROPERTY HIGHLIGHTS

- 5.870 Acres
- East Bowie Avenue Frontage: ± 560'
- Property Depth: ± 400'
- Access to Electricity as well as City of Mart Water & Sewer
- Multiple Possibilities/Opportunities
- Easily Accessible
- East Texas Avenue: 3,900 – 6,400 Vehicles/Day (TxDOT: 2016)

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LAND FOR SALE

PACKAGE E: ADDITIONAL PHOTOS

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PACKAGE F: ADMINISTRATION BUILDING

TBD South Smyth Street, Mart, TX 76664



OFFERING SUMMARY

SALE PRICE:	\$84,900
LOT SIZE:	0.24 Acres
BUILDING SIZE:	2,650 SF
PRICE / SF:	\$32.04

PROPERTY OVERVIEW

H&A Commercial Team - KW Commercial would like to present this unique commercial real estate property for sale!

PROPERTY HIGHLIGHTS

- 0.240 Acres
- Improvements: ± 2,650 SF
- South Smyth Street Frontage: ± 140'
- Property Depth: ± 115'
- Access to Electricity as well as City of Mart Water & Sewer
- Multiple Possibilities/Opportunities
- Easily Accessible
- East Texas Avenue: 3,900 – 6,400 Vehicles/Day (TxDOT: 2016)

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OFFICE FOR SALE

PACKAGE F: AERIAL & EXTERIOR PHOTOS

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OFFICE FOR SALE

PACKAGE F: ADDITIONAL PHOTOS

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PACKAGE G: PRE-K BUILDING

TBD South Smyth Street, Mart, TX 76664



OFFERING SUMMARY

SALE PRICE:	\$64,900
LOT SIZE:	0.278 Acres
BUILDING SIZE:	3,750 SF
PRICE / SF:	\$17.31

PROPERTY OVERVIEW

H&A Commercial Team - KW Commercial would like to present this unique commercial real estate property for sale!

PROPERTY HIGHLIGHTS

- 0.278 Acres
- Improvements: ± 3,750 SF
- South Smyth Street Frontage: ± 130'
- Property Depth: ± 80'
- Access to Electricity as well as City of Mart Water & Sewer
- Multiple Possibilities/Opportunities
- Easily Accessible
- East Texas Avenue: 3,900 – 6,400 Vehicles/Day (TxDOT: 2016)

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Waco, TX 76710

BRAD HARRELL, CCIM
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TX #363789

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Each Office Independently Owned and Operated harrellrealestateteam.com/commercial-real-estate/

OFFICE FOR SALE

PACKAGE G: AERIAL & EXTERIOR PHOTOS

TBD South Smyth Street, Mart, TX 76664



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OFFICE FOR SALE

PACKAGE G: ADDITIONAL PHOTOS

TBD South Smyth Street, Mart, TX 76664



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PACKAGE H: AG SCIENCES BUILDING

TBD South Lumpkin Street, Mart, TX 76664



OFFERING SUMMARY

SALE PRICE:	\$49,900
LOT SIZE:	0.249 Acres
BUILDING SIZE:	4,000 SF
PRICE / SF:	\$12.48

PROPERTY OVERVIEW

H&A Commercial Team - KW Commercial would like to present this unique commercial real estate property for sale!

PROPERTY HIGHLIGHTS

- ± 0.249 Acres
- Improvements: ± 4,000 SF
- Frontage on East Ross Avenue Frontage: ± 55'
- Frontage on South Lumpkin Street Frontage: ± 195'
- Access to Electricity as well as City of Mart Water & Sewer
- Multiple Possibilities/Opportunities
- Easily Accessible
- East Texas Avenue: 3,900 – 6,400 Vehicles/Day (TxDOT: 2016)

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INDUSTRIAL FOR SALE

PACKAGE H: AERIAL & EXTERIOR PHOTOS

TBD South Lumpkin Street, Mart, TX 76664



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PACKAGE H: ADDITIONAL PHOTOS

TBD South Lumpkin Street, Mart, TX 76664



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PACKAGE I: FFA BUILDING

TBD East Ross Avenue, Mart, TX 76664



OFFERING SUMMARY

SALE PRICE:	\$49,900
LOT SIZE:	0.349 Acres
BUILDING SIZE:	2,500 SF
PRICE / SF:	\$19.96

PROPERTY OVERVIEW

H&A Commercial Team - KW Commercial would like to present this unique commercial real estate property for sale!

PROPERTY HIGHLIGHTS

- ± 0.329 Acres
- Improvements: ± 2,500 SF
- Frontage on East Ross Avenue Frontage: ± 90'
- Property Depth: ± 195'
- Access to Electricity as well as City of Mart Water & Sewer
- Multiple Possibilities/Opportunities
- Easily Accessible
- East Texas Avenue: 3,900 – 6,400 Vehicles/Day (TxDOT: 2016)

KW COMMERCIAL
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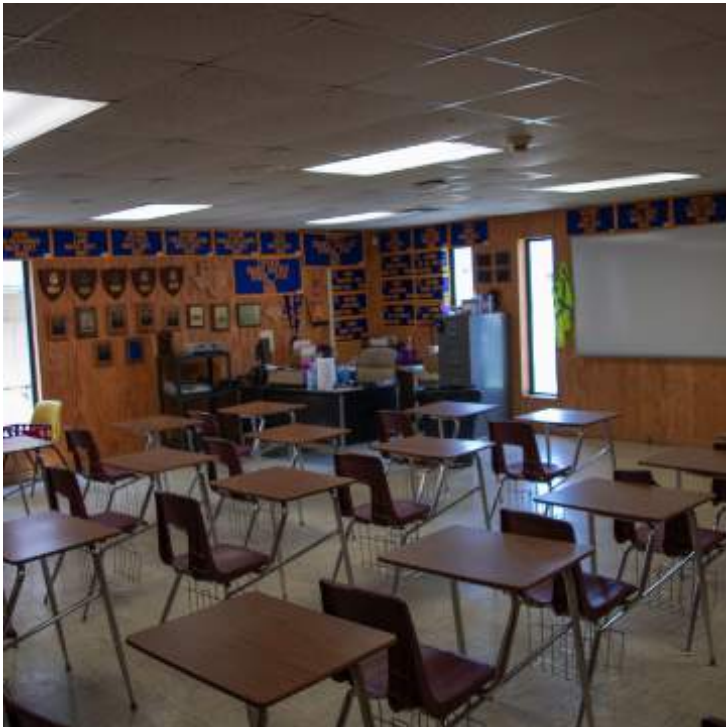
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PACKAGE I: ADDITIONAL PHOTOS

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PACKAGE J - BAND BUILDING

TBD East Ross Avenue, Mart, TX 76664



OFFERING SUMMARY

SALE PRICE:	\$49,900
LOT SIZE:	0.339 Acres
BUILDING SIZE:	3,100 SF
PRICE / SF:	\$16.10

PROPERTY OVERVIEW

H&A Commercial Team - KW Commercial would like to present this unique commercial real estate property for sale!

PROPERTY HIGHLIGHTS

- 0.339 Acres
- Improvements: 3,100 SF
- East Ross Avenue Frontage: ± 250'
- Property Depth: ± 145'
- Access to Electricity as well as City of Mart Water & Sewer
- Multiple Possibilities/Opportunities
- Easily Accessible
- East Texas Avenue: 3,900 – 6,400 Vehicles/Day (TxDOT: 2016)

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OFFICE FOR SALE

PACKAGE J: AERIAL & EXTERIOR PHOTOS

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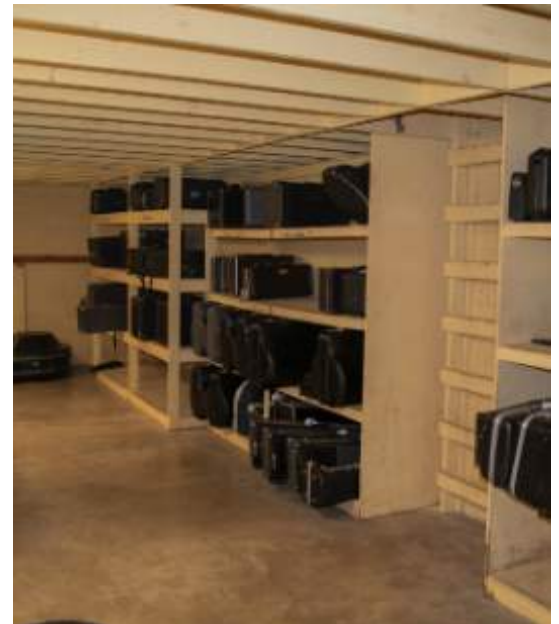
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OFFICE FOR SALE

PACKAGE J: ADDITIONAL PHOTOS

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PACKAGE K: BUS PARKING

TBD East Navarro Street, Mart, TX 76664



OFFERING SUMMARY

SALE PRICE:	\$49,900
LOT SIZE:	1.28 Acres
PRICE / SF:	\$0.89

PROPERTY OVERVIEW

H&A Commercial Team - KW Commercial would like to present this unique commercial real estate property for sale!

PROPERTY HIGHLIGHTS

- 1.280 Acres
- Frontage on East Navarro Street Frontage: ± 250'
- Frontage on South Lumpkin Street Frontage: ± 200'
- Access to Electricity as well as City of Mart Water & Sewer
- Multiple Possibilities/Opportunities
- Easily Accessible
- East Texas Avenue: 3,900 – 6,400 Vehicles/Day (TxDOT: 2016)

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LAND FOR SALE

PACKAGE K: ADDITIONAL PHOTOS

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PACKAGE L: BOWIE AVENUE LOT

TBD East Bowie Avenue, Mart, TX 76664



OFFERING SUMMARY

SALE PRICE:	\$24,900
LOT SIZE:	0.848 Acres
PRICE / SF:	\$0.67

PROPERTY OVERVIEW

H&A Commercial Team - KW Commercial would like to present this unique commercial real estate property for sale!

PROPERTY HIGHLIGHTS

- 0.84 Acres
- East Bowie Avenue Frontage: ± 195'
- South Lumpkin Street Frontage: ± 170'
- Access to Electricity as well as City of Mart Water & Sewer
- Multiple Possibilities/Opportunities
- Easily Accessible
- East Texas Avenue: 3,900 – 6,400 Vehicles/Day (TxDOT: 2016)

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LAND FOR SALE

PACKAGE L: ADDITIONAL PHOTOS

TBD East Bowie Avenue, Mart, TX 76664



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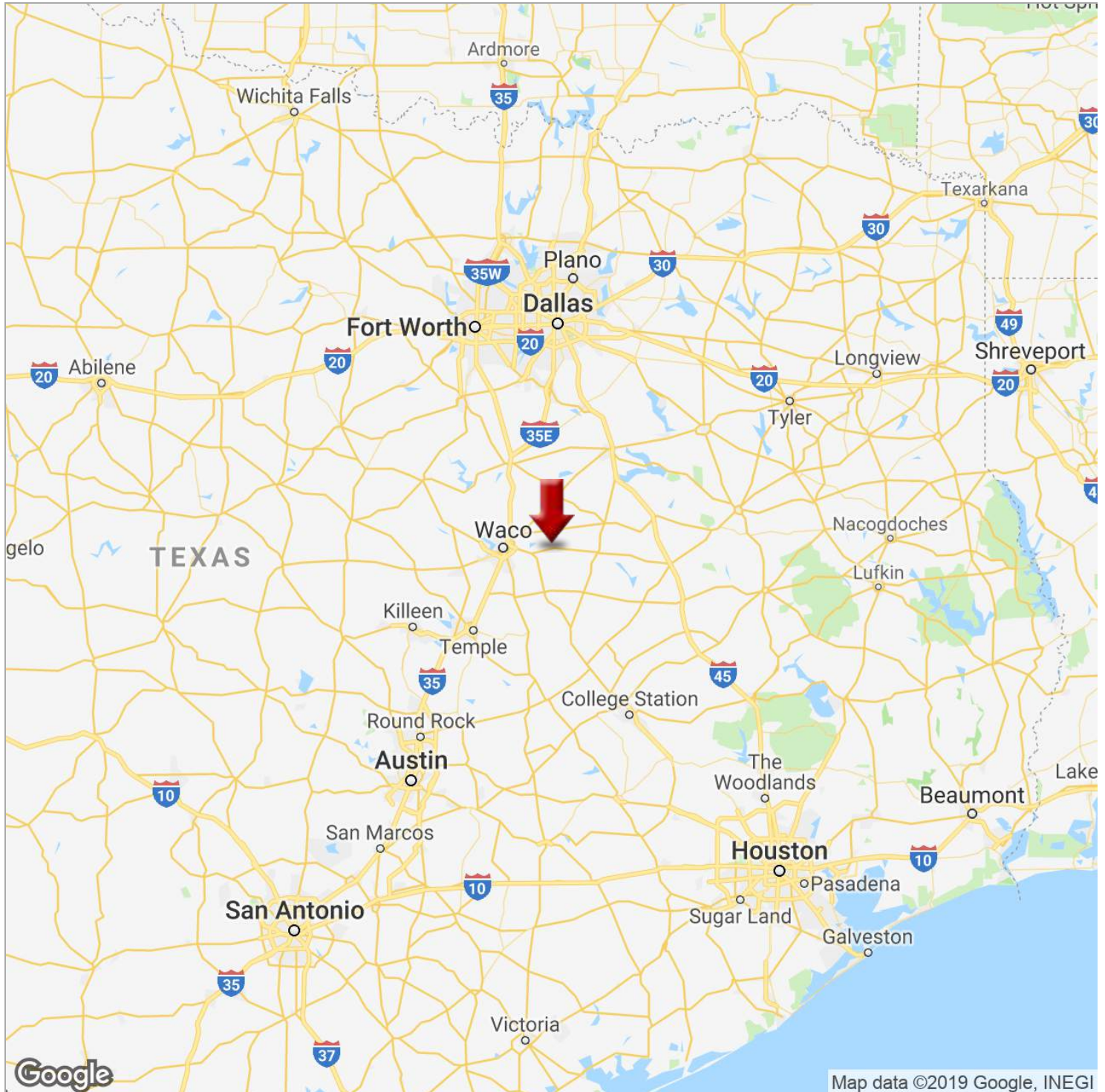
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LOCATION MAP (TEXAS)

700 East Navarro Street, Mart, TX 76664



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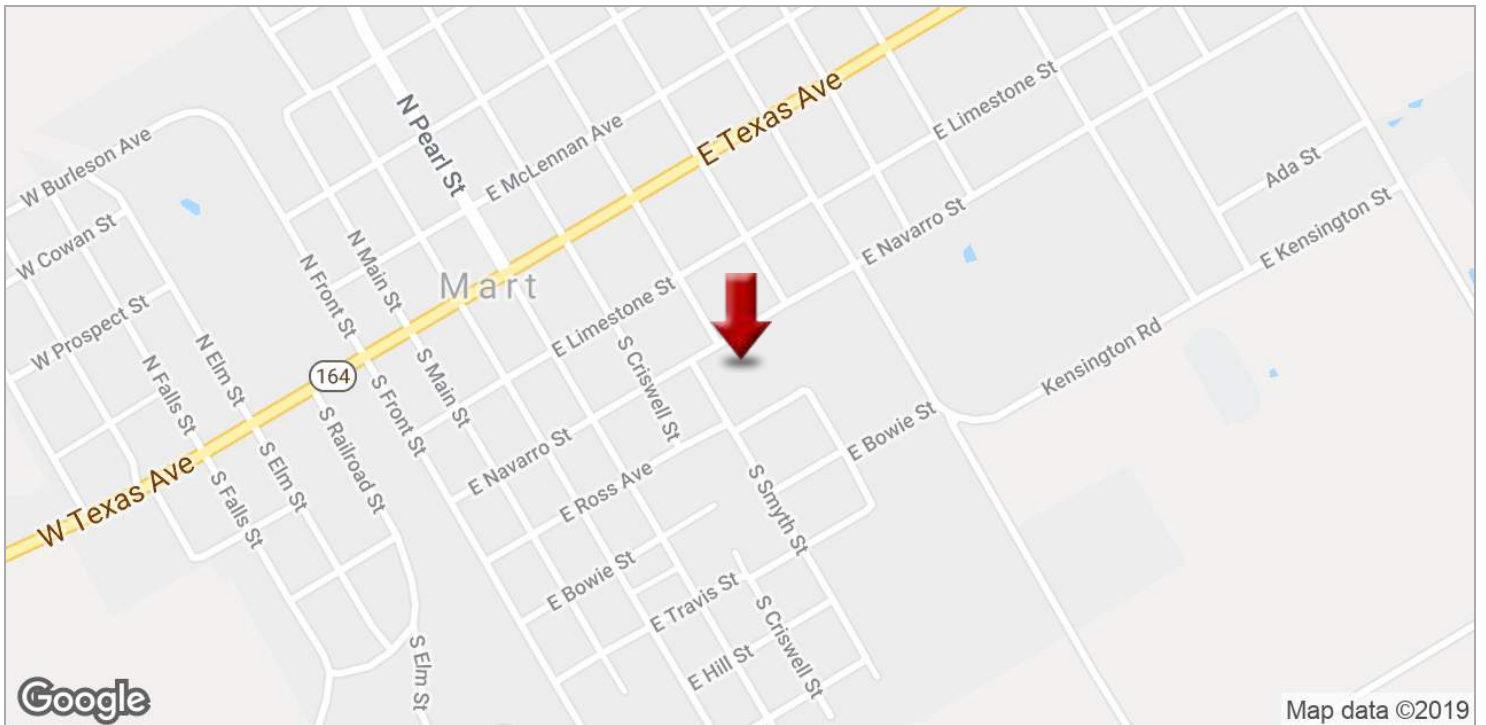
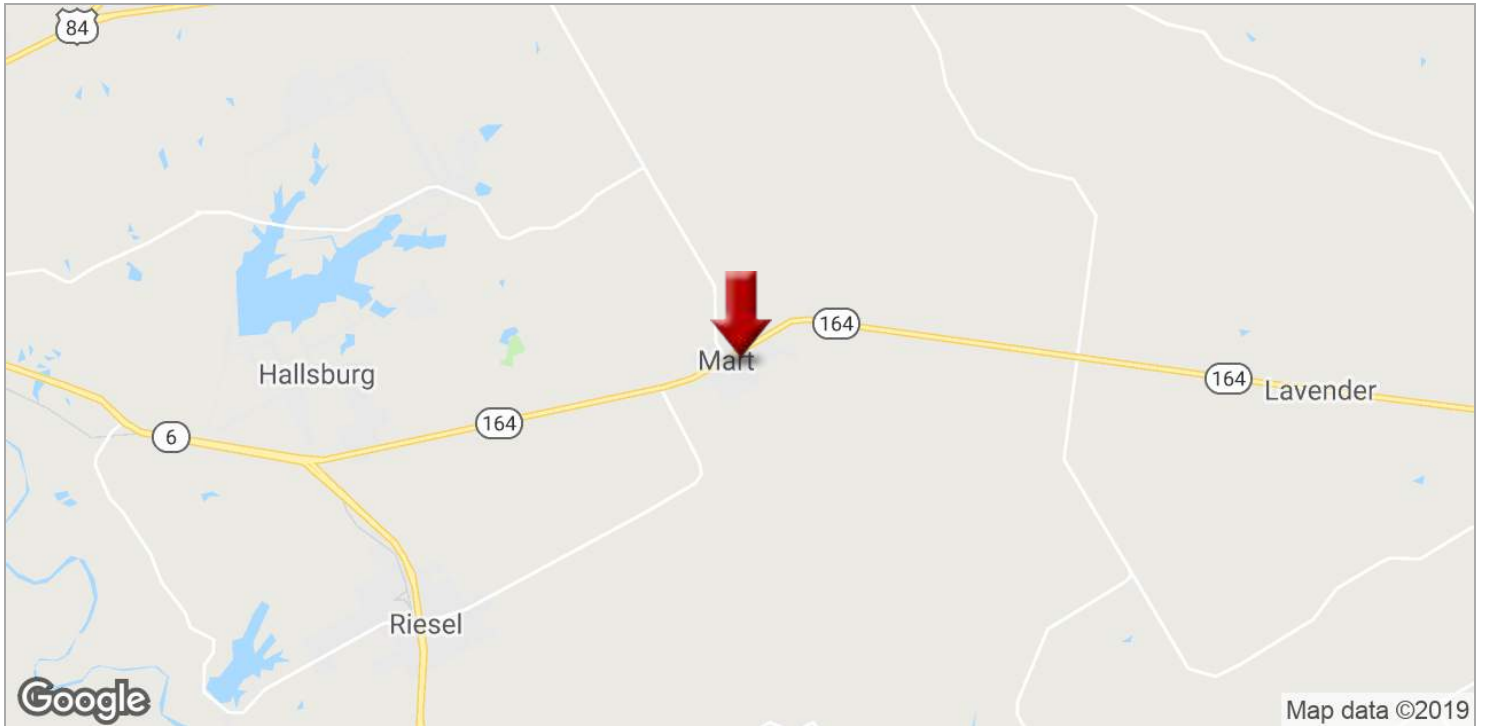
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LOCATION MAPS (LOCAL)

700 East Navarro Street, Mart, TX 76664



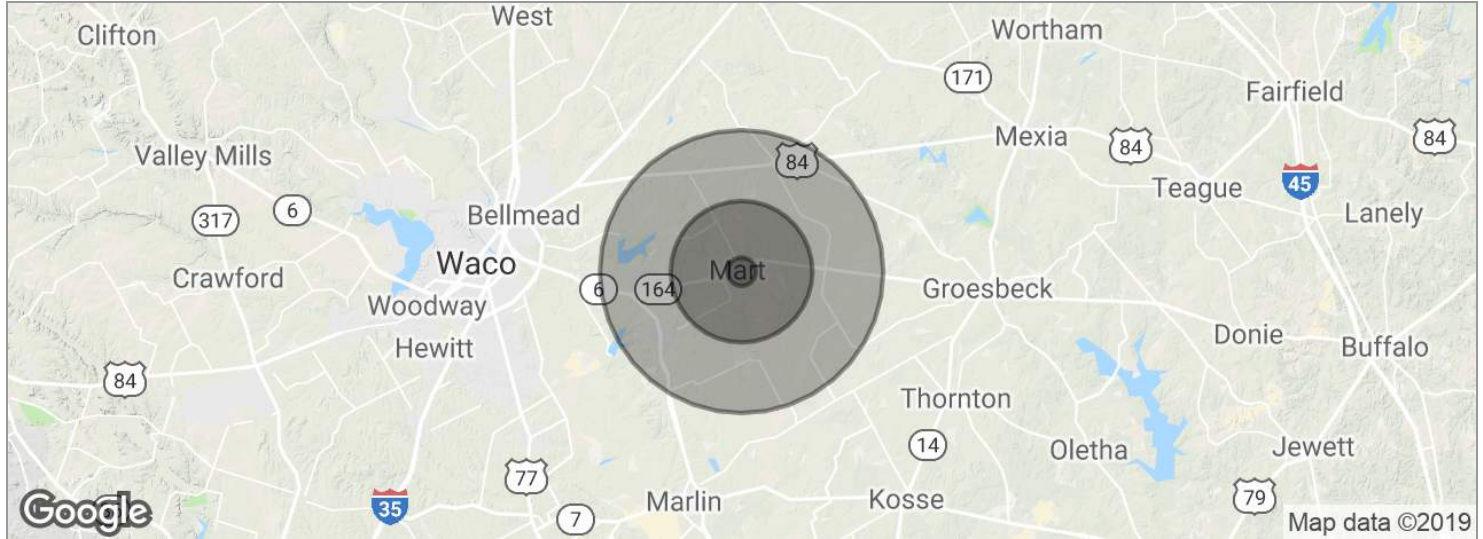
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DEMOGRAPHICS MAP

700 East Navarro Street, Mart, TX 76664



POPULATION	1 MILE	5 MILES	10 MILES
Total population	260	3,642	9,853
Median age	31.4	31.8	34.3
Median age (male)	24.8	26.6	31.1
Median age (Female)	39.9	39.5	40.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	80	1,106	3,128
# of persons per HH	3.3	3.3	3.1
Average HH income	\$50,715	\$50,752	\$52,658
Average house value	\$98,602	\$101,779	\$108,000

** Demographic data derived from 2010 US Census*

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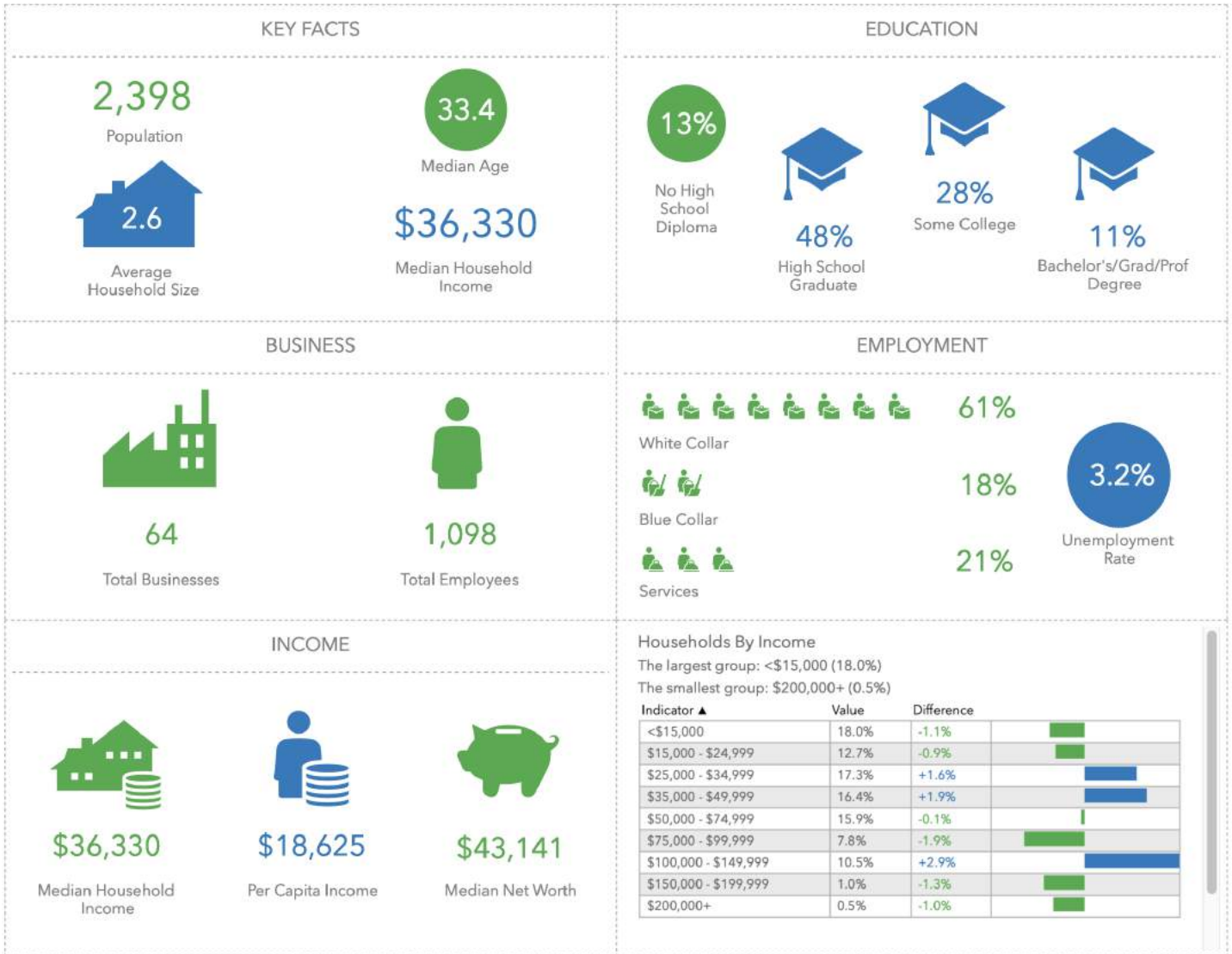
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INFOGRAPHICS DATA

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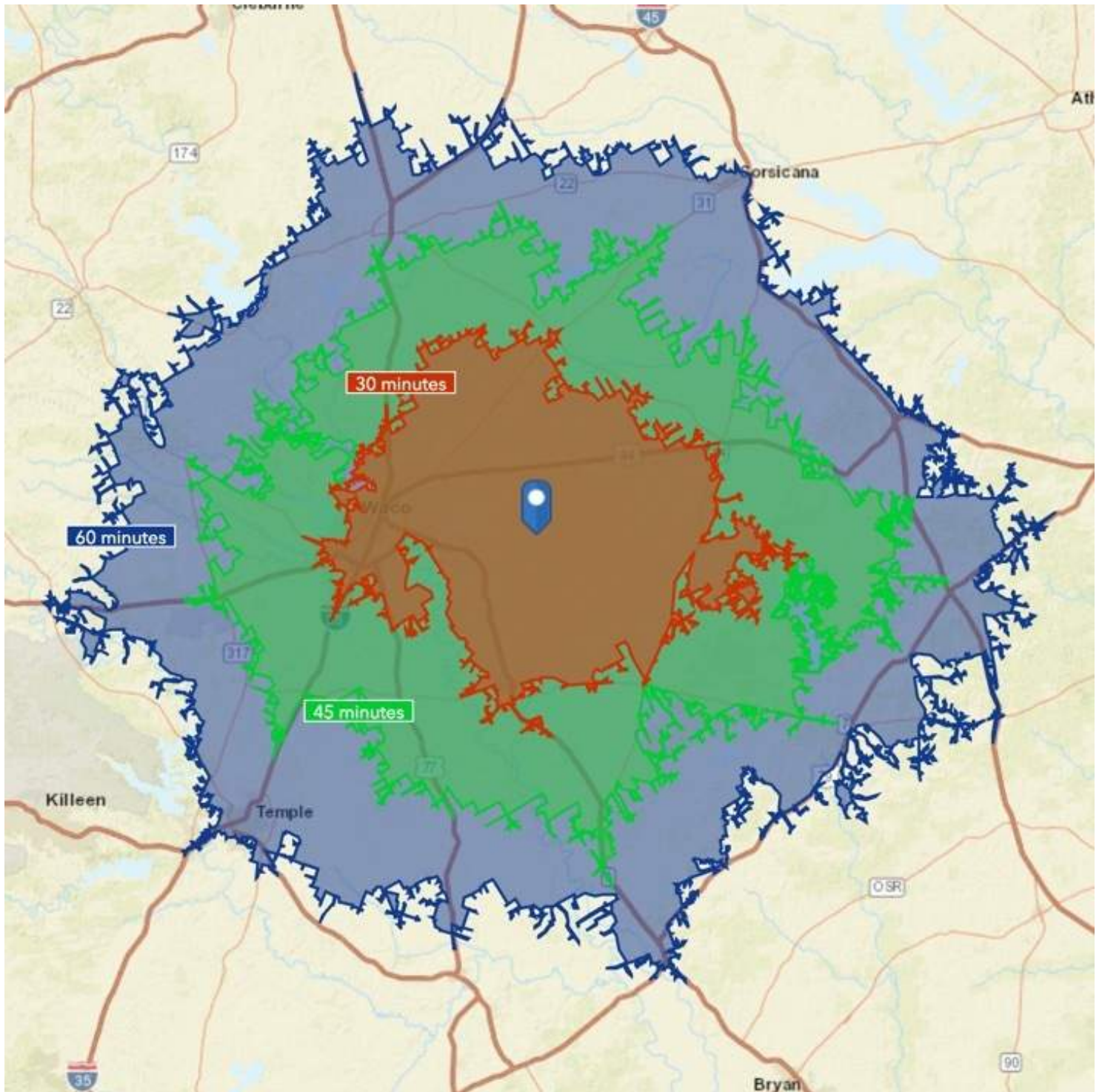
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SPECIAL PURPOSE FOR SALE

DRIVE TIME DISTANCE MAP (INTERSTATE)

700 East Navarro Street, Mart, TX 76664



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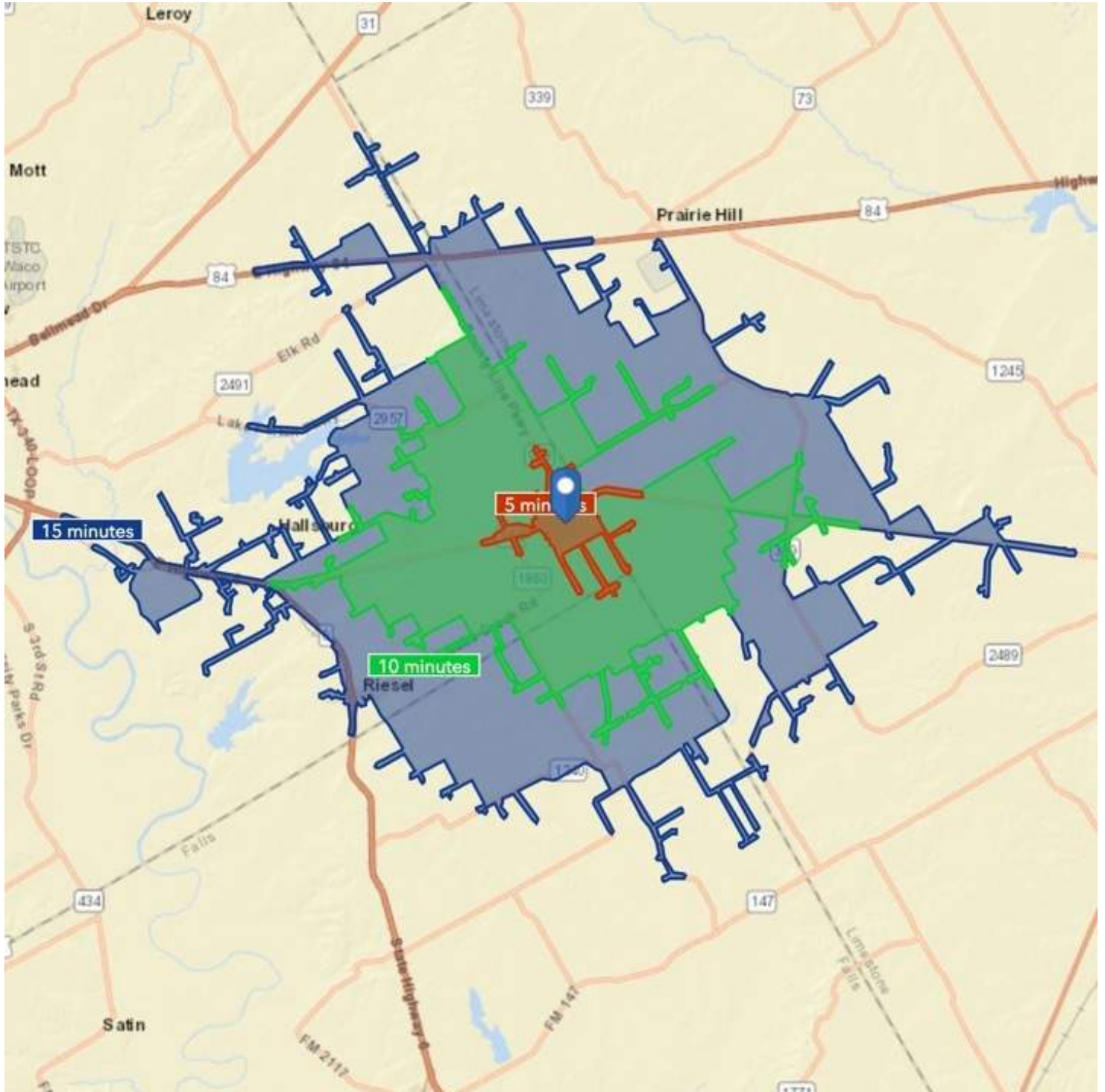
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DRIVE TIME DISTANCE MAP (LOCAL)

700 East Navarro Street, Mart, TX 76664



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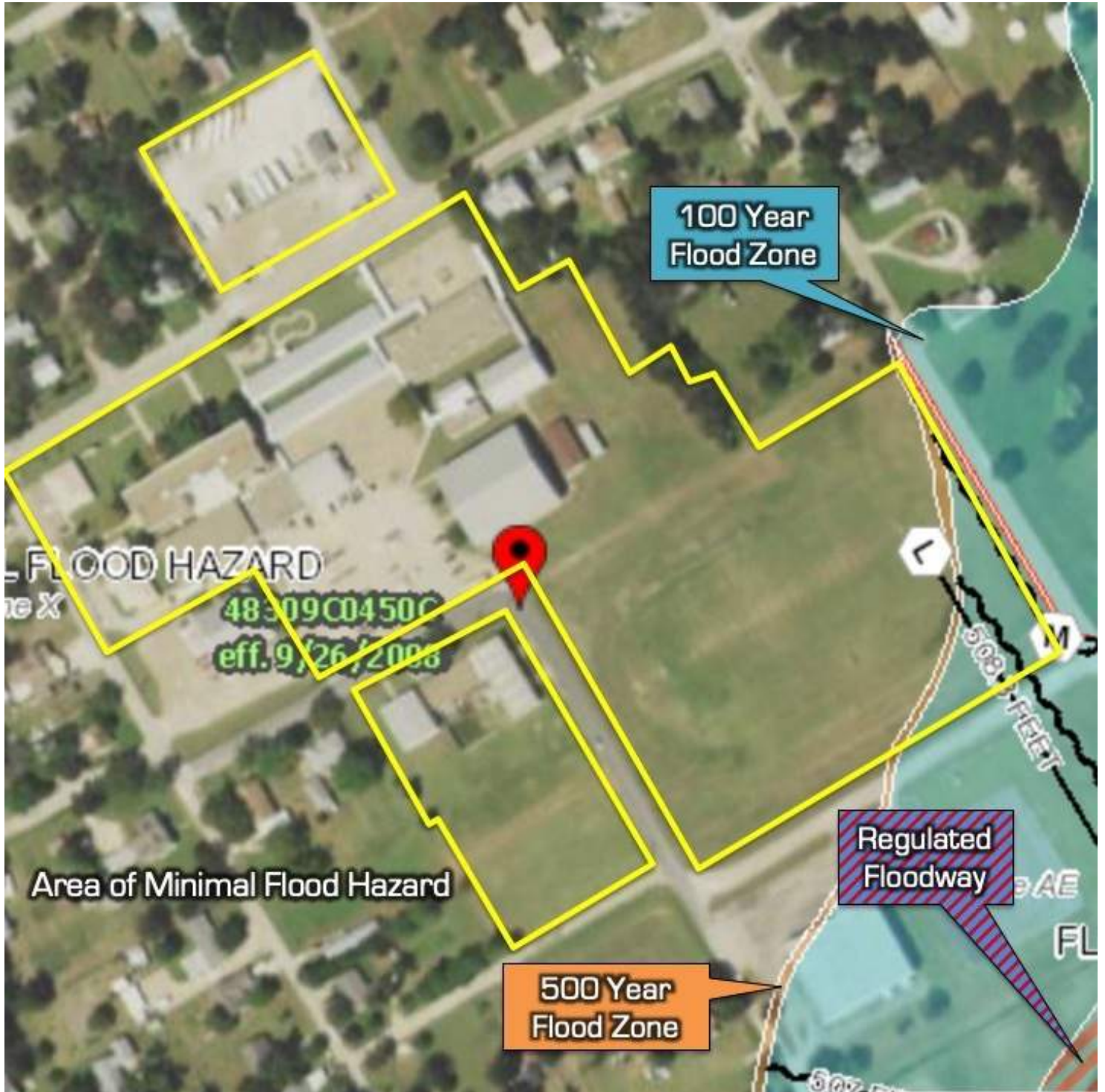
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SPECIAL PURPOSE FOR SALE

FEMA FLOOD MAP

700 East Navarro Street, Mart, TX 76664



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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:
 - 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.

Global Realty Partners LLC KW Commercial	9003002	klrw552@kw.com	(254) 751-7900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Al Rincon	525285	alrincon@kw.com	(254) 716-3642
Designated Broker of Firm	License No.	Email	Phone
Amanda LaRue	543380	alarue@kw.com	(254) 315-0138
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad Harrell, CCIM	363789	info@BradHarrellCCIM.com	(254) 870-0050
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date