

Commercial Lots-Mansfield 287 Addition

1400 and 1620 Highway 287-Mansfield, TX



- Location:** U. S. Highway 287 frontage road (north bound) between Debbie Lane and Walnut Creek Drive, Mansfield, Texas. MAPSCO 124E
- Description:** 1400 US Hwy 287-1.513+/- Acres \$6.75 PSF \$444,867.39
1620 US Hwy 287-1.556+/- Acres \$5.25 PSF \$355,841.64
- Utilities:** City of Mansfield
- Zoning:** C-2 Commercial (City of Mansfield)
- Remarks:** Excellent commercial location with Highway 287 visibility and close proximity to major retail developments; Ideal location for restaurants, medical/office and retail.
- Contact:** Mark C. Sullivan Office (817) 473-9393 x 2 – email at ms@ritterrealty.com

Ritter and Associates

1703 Fountainview Dr., Suite 103, Mansfield, Texas 76063

The information contained herein was obtained from sources believed reliable, however, Ritter and Associates makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, omissions, change of price prior to sale or lease, or withdrawal without notice.

Copyright City Of Mansfield



1400 and 1620 N US 287

City Of Mansfield

DISCLAIMER

This data has been compiled for City Of Mansfield. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.





Coombs Land Surveying, Inc.
P.O. Box 11370 Fort Worth, Texas 76110
(817) 920-7600 (817) 920-7617 FAX
C.L.S. No. 11-0084
C.L.S. No. 47768-11-00281

THIS PLAT IS A TRUE, CORRECT, AND ACCURATE REPRESENTATION OF THE PROPERTY AS PLATTED HEREON. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE SURVEY, THE LOCATION, TYPE, AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN. THE SIZE, LOCATION, AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE SET BACK FROM THE PROPERTY LINES THE DISTANCE INDICATED AND IMPROVEMENTS ARE SET BACK FROM THE PROPERTY LINES THE DISTANCE INDICATED AND THERE ARE NO VISIBLE ENCROACHMENTS OR VISIBLE EVIDENCE OF EASEMENTS EXCEPT AS SHOWN.

PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOL. 15840, PG. 149, VOL. 15908, PG. 465, VOL. 15902, PG. 408 & CLEWIS'S No. D26654103, R.P.R.T.C.T.

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LOT 1R3C, BLOCK 30
WALTON CREEK VALLEY
SUBDIVISION
CAB A, S.L. 922
R.P.R.T.C.T.

D = 220.08"
R = 5199.58"
L = 211.95"
CH = 211.93"
S 46°08'25"E

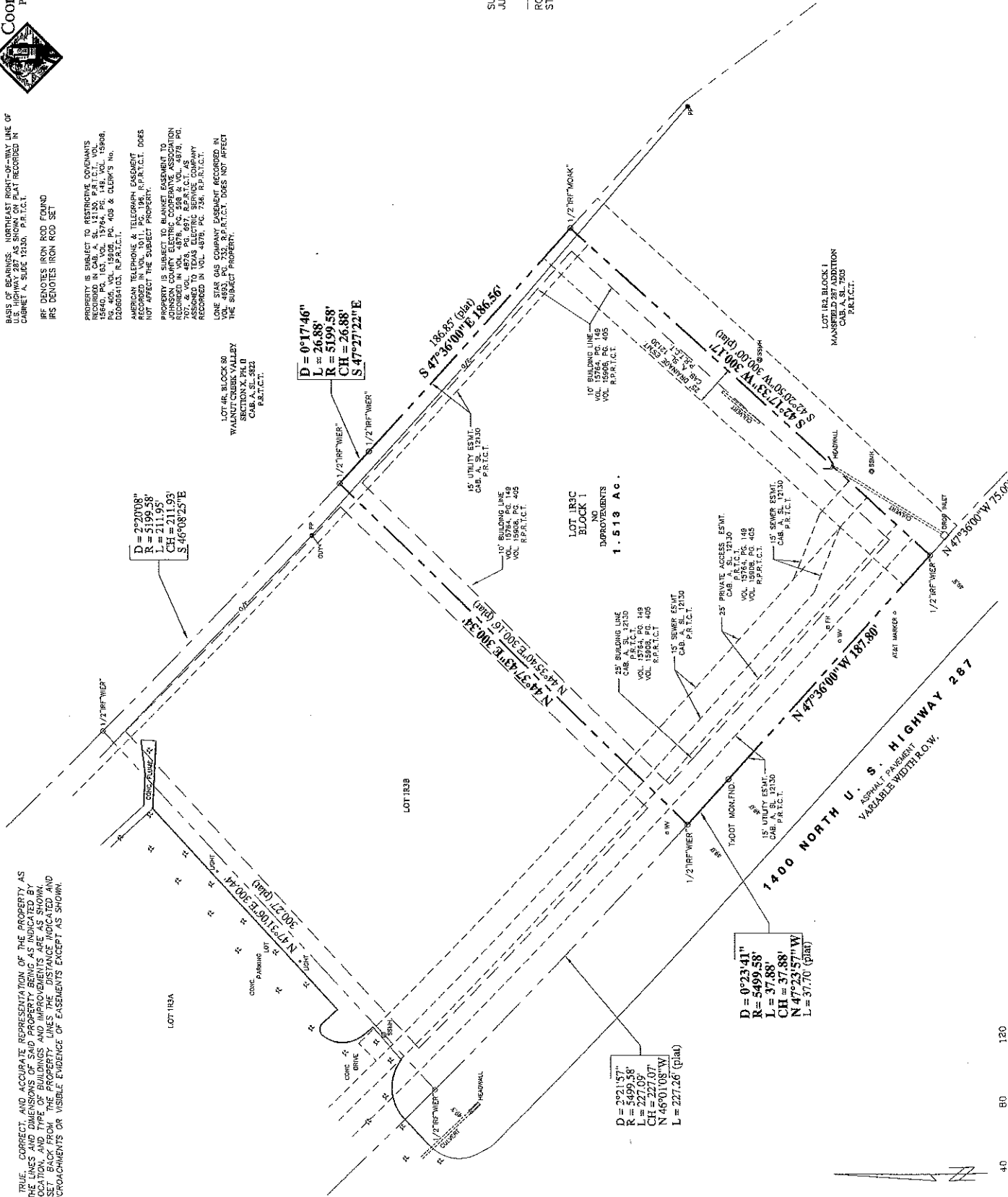
D = 0°17'46"
L = 26.88"
R = 5199.58"
CH = 26.88"
S 47°27'22"E

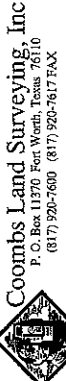


SURVEYED ON THE GROUND
JULY 13, 2011

RONALD W. COOMBS, R.P.L.S.
STATE OF TEXAS NO. 5294

Survey plat of
LOT 1R3C, BLOCK 1
MANSFIELD 287 ADDITION
to the City of Mansfield,
Tarrant County, Texas
According to the Plat recorded in





Coombs Land Surveying, Inc.
P.O. Box 1170, Fort Worth, Texas 76101
(817) 920-1600 (817) 920-2617 FAX
CLS JOB No. 0002
C/S No. 14186-11-00281

PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS
RECORDED IN VOL. 15640, PG. 403, VOL. 15784, PG. 405,
149, VOL. 15808, PG. 403, VOL. 15908, PG. 408 &
CLERK'S No. 0226094103, R.P.R.T.C.T.
RFT DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET

THIS PLAT HEREON IS A TRUE, CORRECT, AND ACCURATE REPRESENTATION OF THE PROPERTY AS
OWNED BY SURVEY. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY
THE SURVEY. THE PROPERTY LINES ARE SET BACK FROM THE PROPERTY LINES THE DISTANCE INDICATED AND
IMPROVEMENTS ARE SET BACK FROM THE PROPERTY LINES THE DISTANCE INDICATED AND
THERE ARE NO VISIBLE ENCROACHMENTS OR VISIBLE EVIDENCE OF EASEMENTS EXCEPT AS SHOWN.

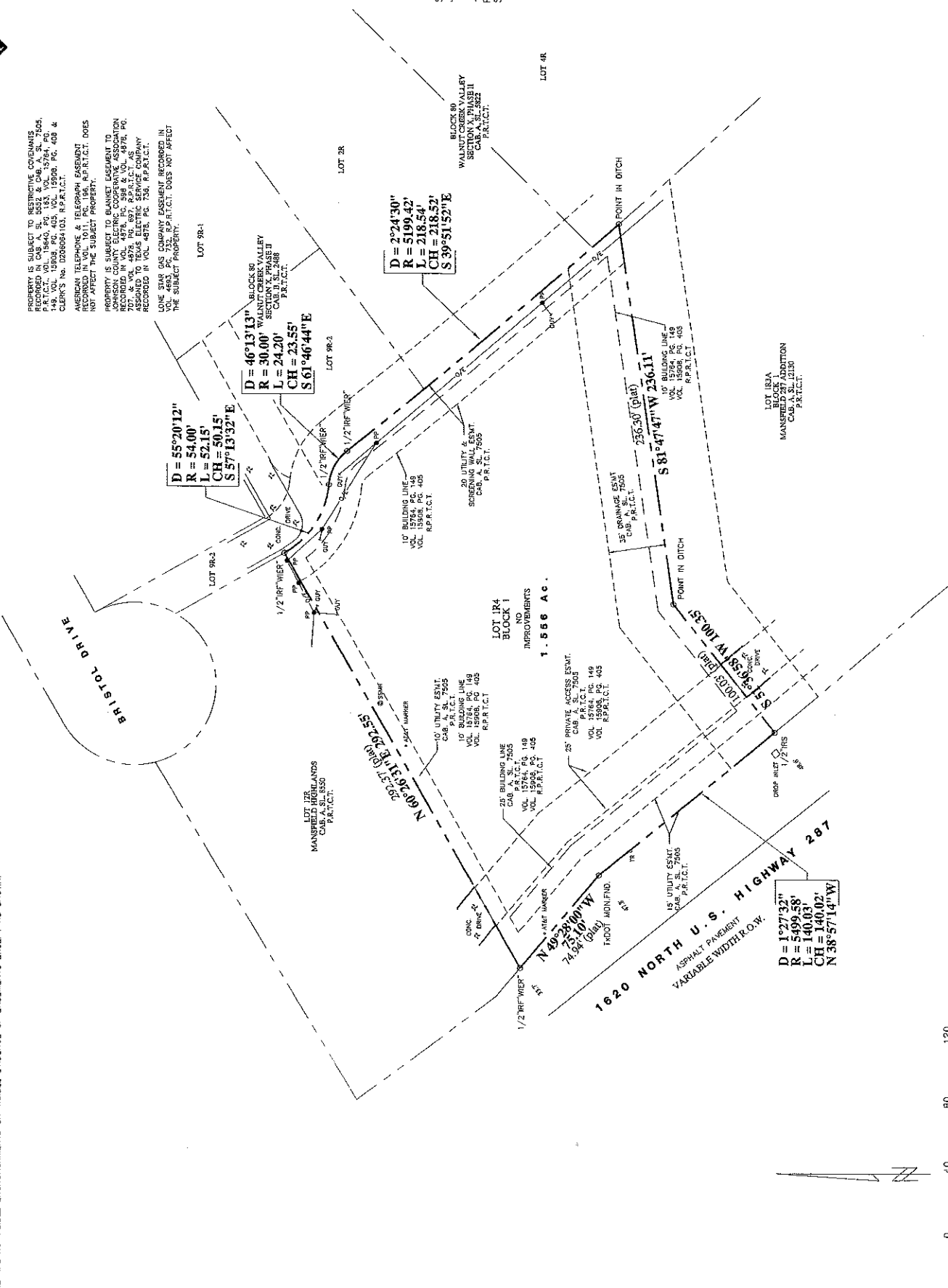
ALL SUBJECT PROPERTY, BOUNDARY
LINE BEARINGS AND DISTANCES ARE
PLAT & ACTUAL UNLESS OTHERWISE
NOTED HEREON.

NO PORTION OF THIS PROPERTY
LIES WITHIN A 100-YEAR FLOOD
BOUNDARY LINE ACCORDING TO
THE NATIONAL FLOOD INSURANCE
PROGRAM'S FLOOD INSURANCE
RATE MAP (FIRM) NO. 17030C0400
MANFELD, TARRANT COUNTY,
TEXAS, COMMUNITY PANEL NO.
48439C0400 K, MAP REVISED
SEPTEMBER 23, 2009

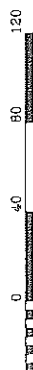


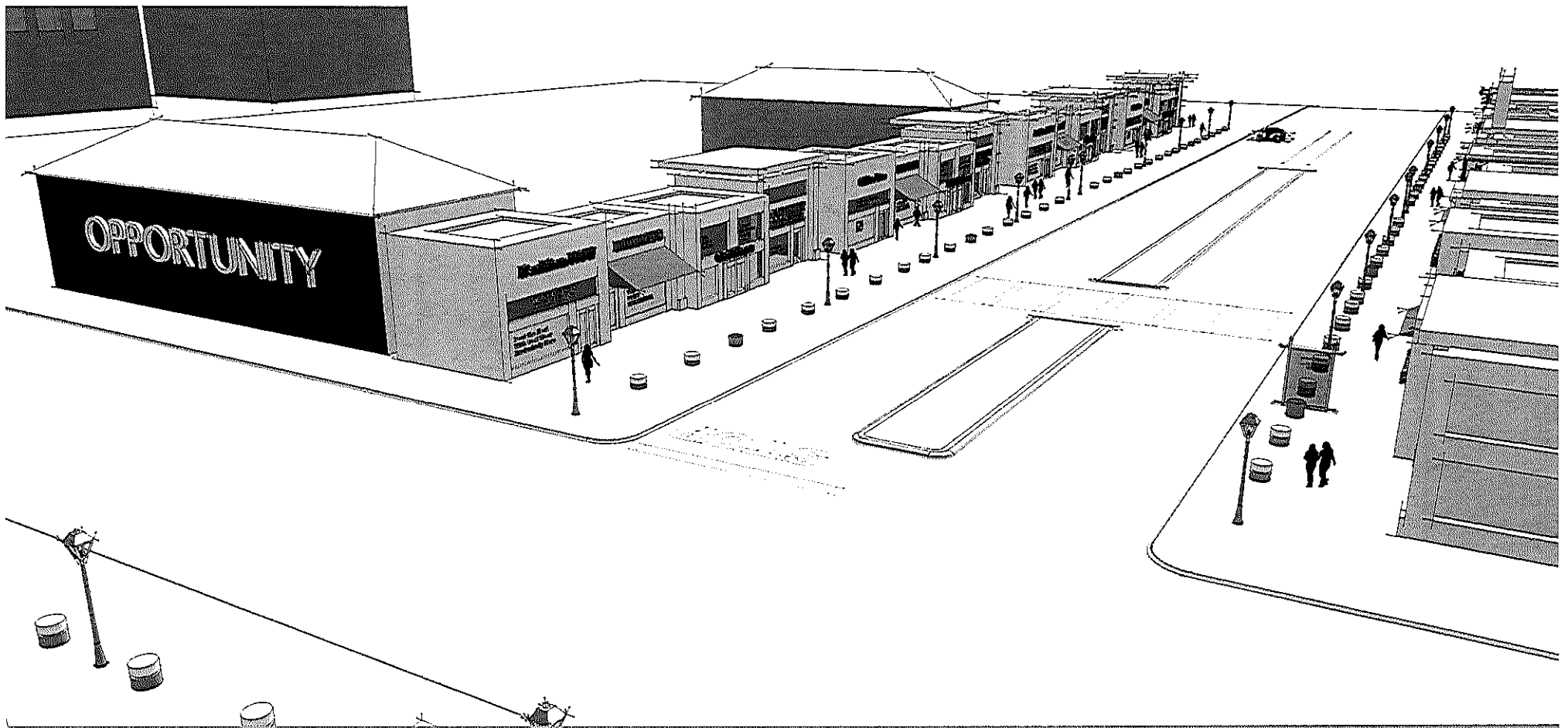
SURVEYED ON THE GROUND
JULY 14, 2011

RONALD W. COOMBS, R.P.L.S.
STATE OF TEXAS No. 5294



Survey plat of
LOT 1R4, BLOCK 1
MANFELD 287 ADDITION
to the City of Mansfield,
Tarrant County, Texas





COMMUNITY DEMOGRAPHICS

Mansfield, Texas

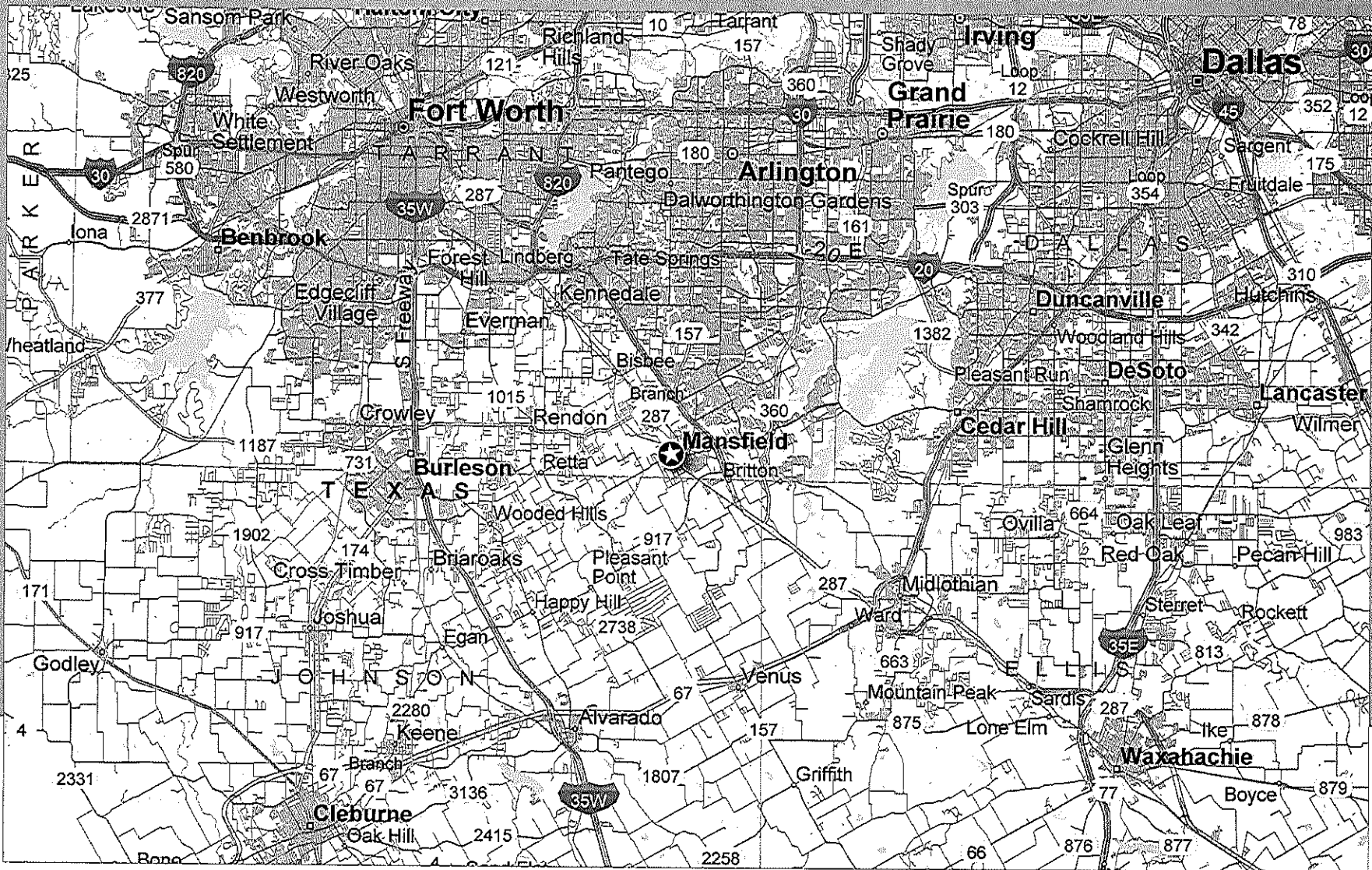


MANSFIELD TEXAS
ECONOMIC DEVELOPMENT

Prepared for
Mansfield Economic Development Corporation

 **The Retail Coach**

Location Map
Mansfield, Texas



Contact Information

Richard Nevins, Assistant Director
Mansfield Economic Development Corporation
301 South Main Street
Mansfield, Texas 76063

Office 817.453.1006
Cell 817.522.2774
richard.nevins@mansfield-texas.com
www.mansfield-texas.com

Community Demographics

Mansfield, Texas

DESCRIPTION	DATA	%
Population		
2019 Projection	72,604	
2014 Estimate	63,888	
2010 Census	56,368	
2000 Census	26,543	
Growth 2014-2019	13.64%	
Growth 2010-2014	13.34%	
Growth 2000-2010	112.36%	
2014 Est. Pop by Single Race Class	63,888	
White Alone	45,432	71.11
Black or African American Alone	10,126	15.85
Amer. Indian and Alaska Native Alone	344	0.54
Asian Alone	2,546	3.99
Native Hawaiian and Other Pac. Isl. Alone	49	0.08
Some Other Race Alone	3,335	5.22
Two or More Races	2,056	3.22
2014 Est. Pop Hisp or Latino by Origin	63,888	
Not Hispanic or Latino	53,613	83.92
Hispanic or Latino:	10,275	16.08
Mexican	8,226	80.06
Puerto Rican	432	4.20
Cuban	88	0.86
All Other Hispanic or Latino	1,529	14.88

DESCRIPTION	DATA	%
2014 Est. Hisp or Latino by Single Race Class	10,275	
White Alone	6,183	60.18
Black or African American Alone	167	1.63
American Indian and Alaska Native Alone	120	1.17
Asian Alone	38	0.37
Native Hawaiian and Other Pacific Islander Alone	1	0.01
Some Other Race Alone	3,222	31.36
Two or More Races	544	5.29
2014 Est. Pop. Asian Alone Race by Cat	2,546	
Chinese, except Taiwanese	372	14.61
Filipino	416	16.34
Japanese	40	1.57
Asian Indian	494	19.40
Korean	118	4.63
Vietnamese	871	34.21
Cambodian	0	0.00
Hmong	0	0.00
Laotian	16	0.63
Thai	0	0.00
All Other Asian Races Including 2+ Category	219	8.60
2014 Est. Population by Ancestry	63,888	
Pop, Arab	169	0.26
Pop, Czech	258	0.40
Pop, Danish	22	0.03
Pop, Dutch	410	0.64
Pop, English	4,226	6.61
Pop, French (except Basque)	1,121	1.75
Pop, French Canadian	96	0.15
Pop, German	6,206	9.71
Pop, Greek	215	0.34

Community Demographics

Mansfield, Texas

DESCRIPTION	DATA	%
Pop, Hungarian	180	0.28
Pop, Irish	3,735	5.85
Pop, Italian	1,253	1.96
Pop, Lithuanian	25	0.04
Pop, United States or American	4,451	6.97
Pop, Norwegian	317	0.50
Pop, Polish	395	0.62
Pop, Portuguese	13	0.02
Pop, Russian	164	0.26
Pop, Scottish	640	1.00
Pop, Scotch-Irish	578	0.90
Pop, Slovak	0	0.00
Pop, Sub-Saharan African	1,448	2.27
Pop, Swedish	392	0.61
Pop, Swiss	100	0.16
Pop, Ukrainian	109	0.17
Pop, Welsh	216	0.34
Pop, West Indian (exc Hisp groups)	78	0.12
Pop, Other ancestries	31,364	49.09
Pop, Ancestry Unclassified	5,707	8.93
2014 Est. Pop Age 5+ by Language Spoken At Home	59,278	
Speak Only English at Home	47,615	80.32
Speak Asian/Pac. Isl. Lang. at Home	1,825	3.08
Speak Indo-European Language at Home	1,856	3.13
Speak Spanish at Home	6,972	11.76
Speak Other Language at Home	1,010	1.70
2014 Est. Population by Sex	63,888	
Male	31,393	49.14
Female	32,495	50.86

DESCRIPTION	DATA	%
2014 Est. Population by Age	63,888	
Age 0 - 4	4,610	7.22
Age 5 - 9	5,122	8.02
Age 10 - 14	5,896	9.23
Age 15 - 17	3,425	5.36
Age 18 - 20	2,898	4.54
Age 21 - 24	3,389	5.30
Age 25 - 34	6,838	10.70
Age 35 - 44	10,048	15.73
Age 45 - 54	10,198	15.96
Age 55 - 64	6,468	10.12
Age 65 - 74	3,306	5.17
Age 75 - 84	1,257	1.97
Age 85 and over	433	0.68
Age 16 and over	47,132	73.77
Age 18 and over	44,835	70.18
Age 21 and over	41,937	65.64
Age 65 and over	4,996	7.82
2014 Est. Median Age	34.7	
2014 Est. Average Age	34.20	

Community Demographics

Mansfield, Texas

DESCRIPTION	DATA	%
2014 Est. Male Population by Age	31,393	
Age 0 - 4	2,352	7.49
Age 5 - 9	2,633	8.39
Age 10 - 14	3,000	9.56
Age 15 - 17	1,762	5.61
Age 18 - 20	1,500	4.78
Age 21 - 24	1,724	5.49
Age 25 - 34	3,243	10.33
Age 35 - 44	4,650	14.81
Age 45 - 54	5,054	16.10
Age 55 - 64	3,255	10.37
Age 65 - 74	1,561	4.97
Age 75 - 84	528	1.68
Age 85 and over	131	0.42
2014 Est. Median Age, Male	33.4	
2014 Est. Average Age, Male	33.60	
2014 Est. Female Population by Age	32,495	
Age 0 - 4	2,258	6.95
Age 5 - 9	2,489	7.66
Age 10 - 14	2,896	8.91
Age 15 - 17	1,663	5.12
Age 18 - 20	1,398	4.30
Age 21 - 24	1,665	5.12
Age 25 - 34	3,595	11.06
Age 35 - 44	5,398	16.61
Age 45 - 54	5,144	15.83
Age 55 - 64	3,213	9.89
Age 65 - 74	1,745	5.37
Age 75 - 84	729	2.24
Age 85 and over	302	0.93

DESCRIPTION	DATA	%
2014 Est. Median Age, Female	35.5	
2014 Est. Average Age, Female	34.90	
2014 Est. Pop Age 15+ by Marital Status	48,260	
Total, Never Married	12,676	26.27
Males, Never Married	6,758	14.00
Females, Never Married	5,918	12.26
Married, Spouse present	27,612	57.22
Married, Spouse absent	1,516	3.14
Widowed	1,676	3.47
Males Widowed	491	1.02
Females Widowed	1,185	2.46
Divorced	4,780	9.90
Males Divorced	1,831	3.79
Females Divorced	2,949	6.11
2014 Est. Pop. Age 25+ by Edu. Attainment	38,548	
Less than 9th grade	1,871	4.85
Some High School, no diploma	2,122	5.50
High School Graduate (or GED)	7,919	20.54
Some College, no degree	9,838	25.52
Associate Degree	2,897	7.52
Bachelor's Degree	9,742	25.27
Master's Degree	3,349	8.69
Professional School Degree	451	1.17
Doctorate Degree	359	0.93
2014 Est Pop Age 25+ by Edu. Attain, Hisp. or Lat	5,098	
CY Pop 25+, Hisp/Lat, < High School Diploma	1,713	33.60
CY Pop 25+, Hisp/Lat, High School Graduate	980	19.22
CY Pop 25+, Hisp/Lat, Some College or Associate's Degree	1,481	29.05
CY Pop 25+, Hisp/Lat, Bachelor's Degree or Higher	924	18.12

Community Demographics

Mansfield, Texas

DESCRIPTION	DATA	%
Households		
2019 Projection	22,926	
2014 Estimate	20,304	
2010 Census	18,302	
2000 Census	8,463	
Growth 2014-2019	12.91%	
Growth 2010-2014	10.94%	
Growth 2000-2010	116.26%	
2014 Est. Households by Household Type	20,304	
Family Households	16,641	81.96
Nonfamily Households	3,663	18.04
2014 Est. Group Quarters Population	362	
2014 HHs by Ethnicity, Hispanic/Latino	2,487	12.25
2014 Est. HHs by HH Income	20,304	
CY HHs, Inc < \$15,000	1,364	6.72
CY HHs, Inc \$15,000 - \$24,999	1,193	5.88
CY HHs, Inc \$25,000 - \$34,999	1,126	5.55
CY HHs, Inc \$35,000 - \$49,999	1,798	8.86
CY HHs, Inc \$50,000 - \$74,999	3,520	17.34
CY HHs, Inc \$75,000 - \$99,999	2,953	14.54
CY HHs, Inc \$100,000 - \$124,999	3,309	16.30
CY HHs, Inc \$125,000 - \$149,999	1,858	9.15
CY HHs, Inc \$150,000 - \$199,999	1,833	9.03
CY HHs, Inc \$200,000 - \$249,999	569	2.80
CY HHs, Inc \$250,000 - \$499,999	672	3.31
CY HHs, Inc \$500,000+	109	0.54

DESCRIPTION	DATA	%
2014 Est. Average Household Income	\$97,146	
2014 Est. Median Household Income	\$84,744	
2014 Median HH Inc by Single Race Class. or Ethn		
White Alone	89,758	
Black or African American Alone	76,293	
American Indian and Alaska Native Alone	64,375	
Asian Alone	61,770	
Native Hawaiian and Other Pacific Islander Alone	52,500	
Some Other Race Alone	61,062	
Two or More Races	68,864	
Hispanic or Latino	63,532	
Not Hispanic or Latino	88,357	
2014 Est. Family HH Type, Presence Own Children	16,641	
Married-Couple Family, own children	7,716	46.37
Married-Couple Family, no own children	5,727	34.41
Male Householder, own children	516	3.10
Male Householder, no own children	360	2.16
Female Householder, own children	1,535	9.22
Female Householder, no own children	787	4.73
2014 Est. Households by Household Size	20,304	
1-person household	2,947	14.51
2-person household	5,395	26.57
3-person household	4,091	20.15
4-person household	4,216	20.76
5-person household	2,262	11.14
6-person household	884	4.35
7 or more person household	509	2.51

Community Demographics

Mansfield, Texas

DESCRIPTION	DATA	%
2014 Est. Average Household Size	3.13	
2014 Est. Households by Presence of People	20,304	
Households with 1 or more People under Age 18:	10,519	51.81
Married-Couple Family	8,103	77.03
Other Family, Male Householder	582	5.53
Other Family, Female Householder	1,765	16.78
Nonfamily, Male Householder	56	0.53
Nonfamily, Female Householder	13	0.12
Households no People under Age 18:	9,785	48.19
Married-Couple Family	5,335	54.52
Other Family, Male Householder	293	2.99
Other Family, Female Householder	558	5.70
Nonfamily, Male Householder	1,718	17.56
Nonfamily, Female Householder	1,881	19.22
2014 Est. Households by Number of Vehicles	20,304	
No Vehicles	594	2.93
1 Vehicle	4,397	21.66
2 Vehicles	10,224	50.35
3 Vehicles	3,727	18.36
4 Vehicles	1,103	5.43
5 or more Vehicles	259	1.28
2014 Est. Average Number of Vehicles	2.07	

DESCRIPTION	DATA	%
Family Households		
2019 Projection	18,768	
2014 Estimate	16,641	
2010 Census	15,036	
2000 Census	7,203	
Growth 2014-2019	12.78%	
Growth 2010-2014	10.67%	
Growth 2000-2010	108.75%	
2014 Est. Families by Poverty Status	16,641	
2014 Families at or Above Poverty	15,495	93.11
2014 Families at or Above Poverty with Children	9,404	56.51
2014 Families Below Poverty	1,146	6.89
2014 Families Below Poverty with Children	1,006	6.05
2014 Est. Pop Age 16+ by Employment Status	47,132	
In Armed Forces	63	0.13
Civilian - Employed	31,590	67.02
Civilian - Unemployed	2,315	4.91
Not in Labor Force	13,164	27.93
2014 Est. Civ Employed Pop 16+ Class of Worker	32,556	
For-Profit Private Workers	23,336	71.68
Non-Profit Private Workers	1,482	4.55
Local Government Workers	3,206	9.85
State Government Workers	908	2.79
Federal Government Workers	1,171	3.60
Self-Emp Workers	2,450	7.53
Unpaid Family Workers	3	0.01

Community Demographics

Mansfield, Texas

DESCRIPTION	DATA	%
2014 Est. Civ Employed Pop 16+ by Occupation	32,556	
Architect/Engineer	733	2.25
Arts/Entertain/Sports	492	1.51
Building Grounds Maint	858	2.64
Business/Financial Ops	1,662	5.11
Community/Soc Svcs	522	1.60
Computer/Mathematical	881	2.71
Construction/Extraction	1,325	4.07
Edu/Training/Library	2,739	8.41
Farm/Fish/Forestry	23	0.07
Food Prep/Serving	1,314	4.04
Health Practitioner/Tec	1,862	5.72
Healthcare Support	728	2.24
Maintenance Repair	1,060	3.26
Legal	309	0.95
Life/Phys/Soc Science	151	0.46
Management	4,519	13.88
Office/Admin Support	5,183	15.92
Production	1,399	4.30
Protective Svcs	612	1.88
Sales/Related	4,271	13.12
Personal Care/Svc	647	1.99
Transportation/Moving	1,266	3.89
2014 Est. Pop 16+ by Occupation Classification	32,556	
Blue Collar	5,050	15.51
White Collar	23,324	71.64
Service and Farm	4,182	12.85

DESCRIPTION	DATA	%
2014 Est. Workers Age 16+, Transp. To Work	31,933	
Drove Alone	27,316	85.54
Car Pooled	2,679	8.39
Public Transportation	72	0.23
Walked	210	0.66
Bicycle	3	0.01
Other Means	263	0.82
Worked at Home	1,390	4.35
2014 Est. Workers Age 16+ by Travel Time to Work *		
Less than 15 Minutes	5,951	
15 - 29 Minutes	8,825	
30 - 44 Minutes	8,751	
45 - 59 Minutes	3,416	
60 or more Minutes	3,285	
2014 Est. Avg Travel Time to Work in Minutes	32.66	
2014 Est. Tenure of Occupied Housing Units	20,304	
Owner Occupied	15,861	78.12
Renter Occupied	4,443	21.88
2014 Owner Occ. HUs: Avg. Length of Residence	11.2	
2014 Renter Occ. HUs: Avg. Length of Residence	5.5	

Community Demographics

Mansfield, Texas

DESCRIPTION	DATA	%
2014 Est. All Owner-Occupied Housing Values	15,861	
Value Less than \$20,000	414	2.61
Value \$20,000 - \$39,999	298	1.88
Value \$40,000 - \$59,999	206	1.30
Value \$60,000 - \$79,999	450	2.84
Value \$80,000 - \$99,999	736	4.64
Value \$100,000 - \$149,999	3,039	19.16
Value \$150,000 - \$199,999	3,895	24.56
Value \$200,000 - \$299,999	4,418	27.85
Value \$300,000 - \$399,999	1,358	8.56
Value \$400,000 - \$499,999	551	3.47
Value \$500,000 - \$749,999	295	1.86
Value \$750,000 - \$999,999	59	0.37
Value \$1,000,000 or more	142	0.90
2014 Est. Median All Owner-Occupied Housing Value	\$185,783	
2014 Est. Housing Units by Units in Structure	21,114	
1 Unit Attached	430	2.04
1 Unit Detached	17,401	82.41
2 Units	220	1.04
3 or 4 Units	266	1.26
5 to 19 Units	1,407	6.66
20 to 49 Units	356	1.69
50 or More Units	276	1.31
Mobile Home or Trailer	758	3.59
Boat, RV, Van, etc.	0	0.00

DESCRIPTION	DATA	%
2014 Est. Housing Units by Year Structure Built	21,114	
Housing Unit Built 2005 or later	5,139	24.34
Housing Unit Built 2000 to 2004	6,631	31.41
Housing Unit Built 1990 to 1999	4,179	19.79
Housing Unit Built 1980 to 1989	2,698	12.78
Housing Unit Built 1970 to 1979	1,450	6.87
Housing Unit Built 1960 to 1969	442	2.09
Housing Unit Built 1950 to 1959	307	1.45
Housing Unit Built 1940 to 1949	130	0.62
Housing Unit Built 1939 or Earlier	138	0.65
2014 Est. Median Year Structure Built **	2001	



Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

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