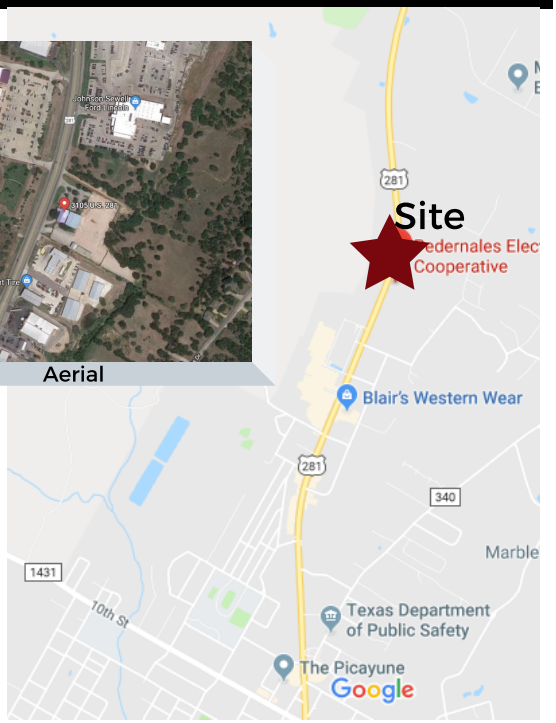
THE
WHITFIELD
COMPANY

Commercial Real Estate Services | Since 1988

3105 HWY 281 N.
MARBLE FALLS, TEXAS 78654

Aerial



FOR SALE
RETAIL COMMERCIAL SITE | MARBLE FALLS

Retail Development pads, Warehouse Bldg Existing (90x60), Storage,(35x36), Across from Lowes

Location:
3105 HWY 281 N., Marble Falls, Texas 78654

Size:
10.05 Acres / Warehouse approximately 3.9 Acres

Zoning:
Frontage C-3, general commercial; Back R-1, single family

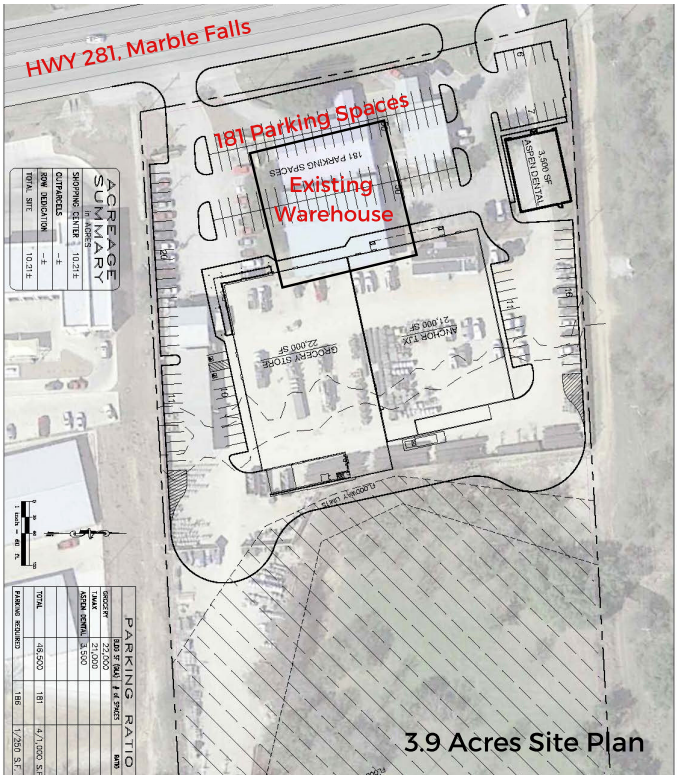
Utilities:
Existing

Floorplan:
Yes

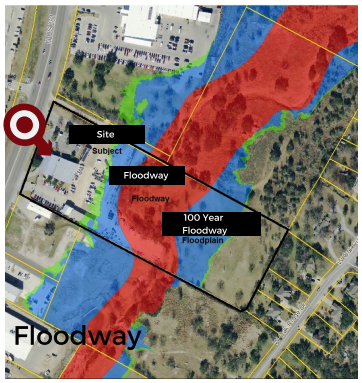
Demographics:
See Below

Price:
Contact Agent

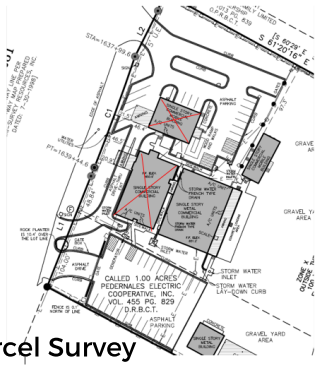
View Demographics



3.9 Acres Site Plan



Floodway


Parcel Survey

Presented By:

Gail M. Whitfield, CCIM
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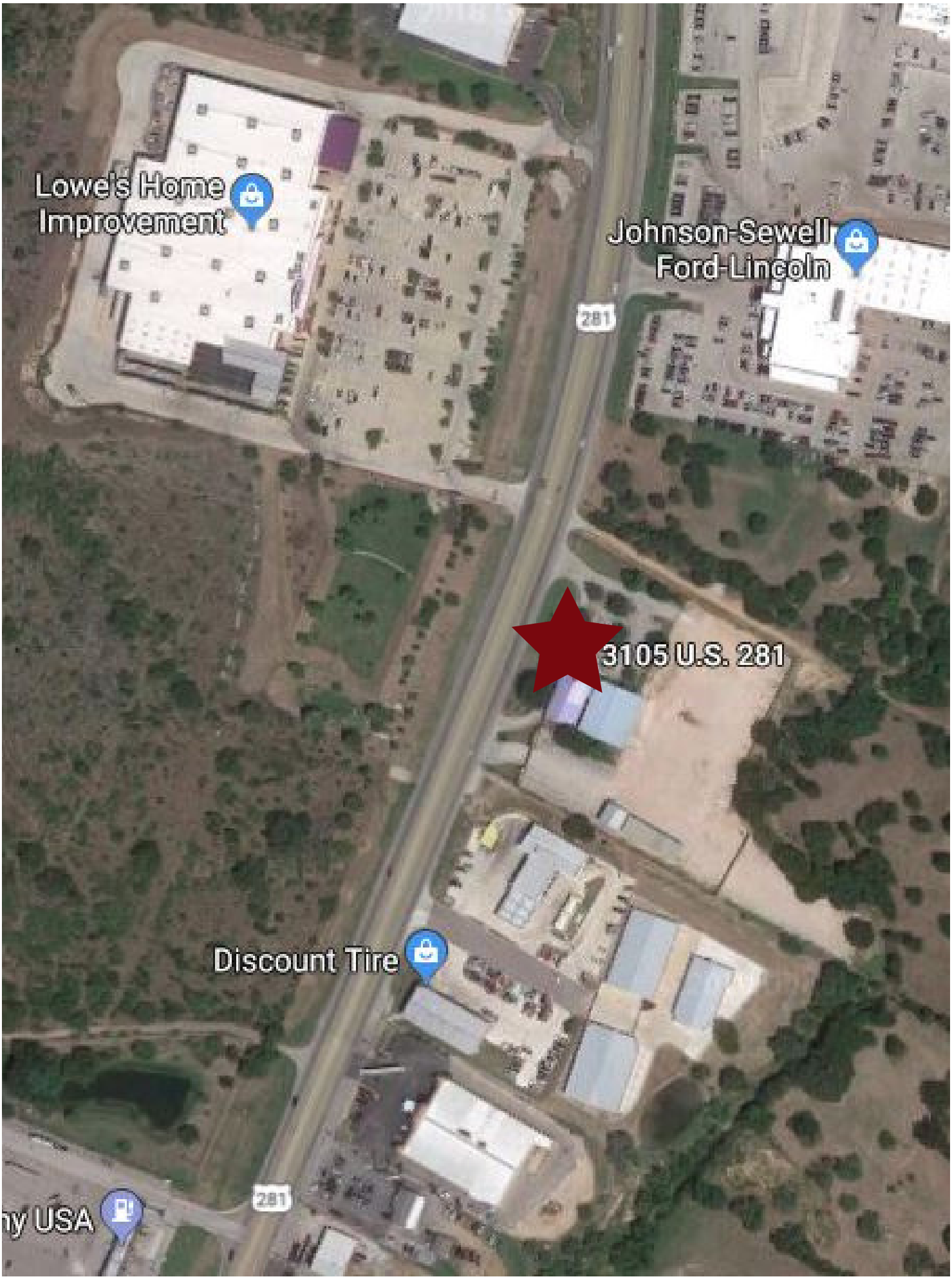
Cell: (512)422-4556
Email: gail@thewhitfieldco.com

Marcus J. Whitfield
Cell: (512) 656-1622
Email: marcus@thewhitfieldco.com

The Broker is submitting the information contained herein in its capacity as an agent and representative of the owner. The information was obtained from services believed reliable; however, The Whitfield Co. makes no guarantees or warranties express or implies, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. The Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. The Broker STRONGLY encourages that an independent environmental examination be conducted, by representatives of the buyer, of any property purchased. Additionally, the Broker makes no representation as to the value of this possible investment, and the broker urges that you consult your business, tax and legal advisers before making a final determination.

FOR SALE
RETAIL COMMERCIAL SITE | MARBLE FALLS

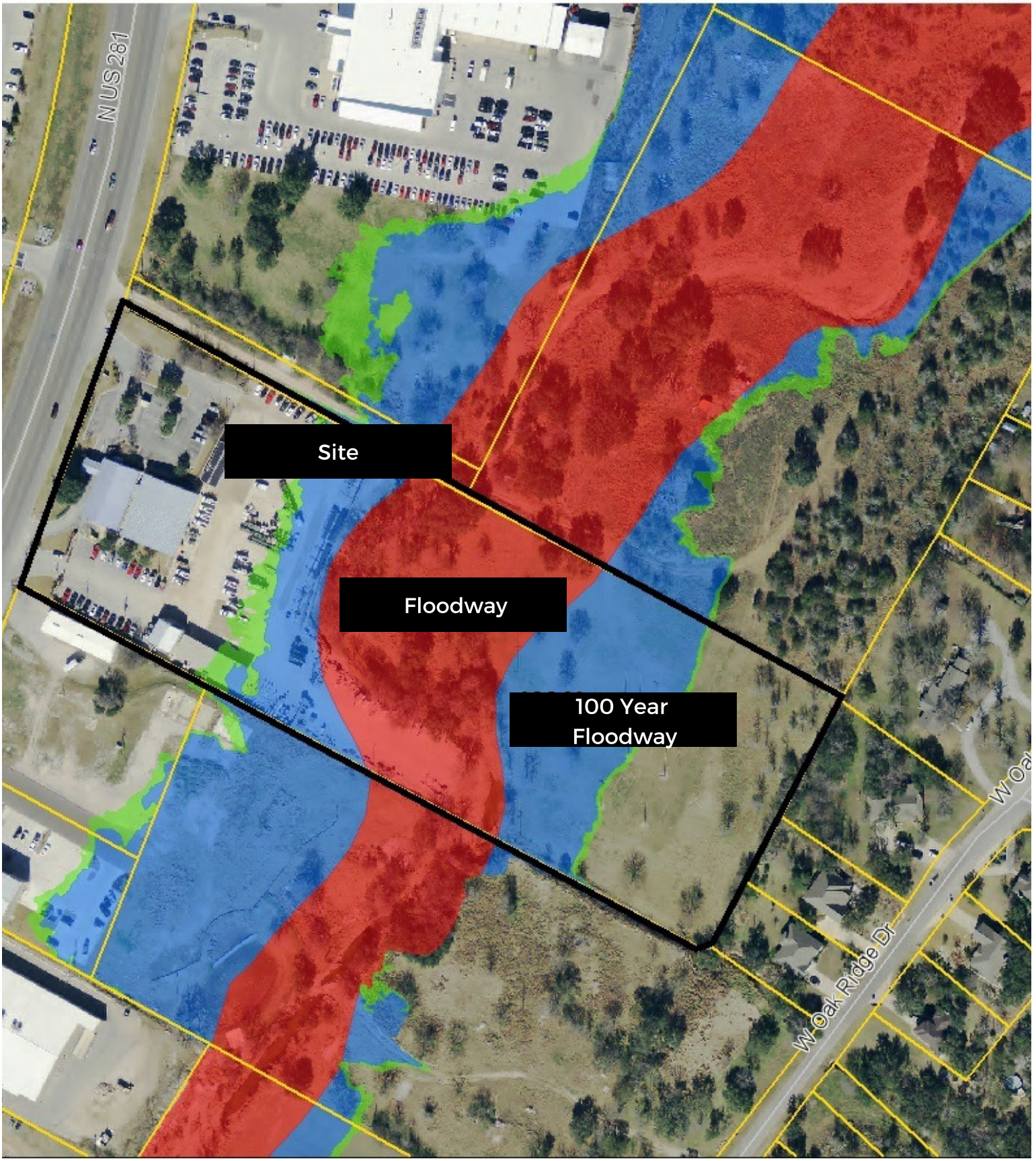
Retail Development pads, Warehouse Bldg Existing (90x60)
35x36 Storage, Across from Lowes



FOR SALE
RETAIL COMMERCIAL SITE | MARBLE FALLS

Retail Development pads, Warehouse Bldg Existing (90x60), Storage (35x36), Across from Lowes

Flood Plain



1101 S. Capitol of Texas Highway, Ste. A-101 | Austin, Texas 78746 | 512.476.9900

FOR SALE
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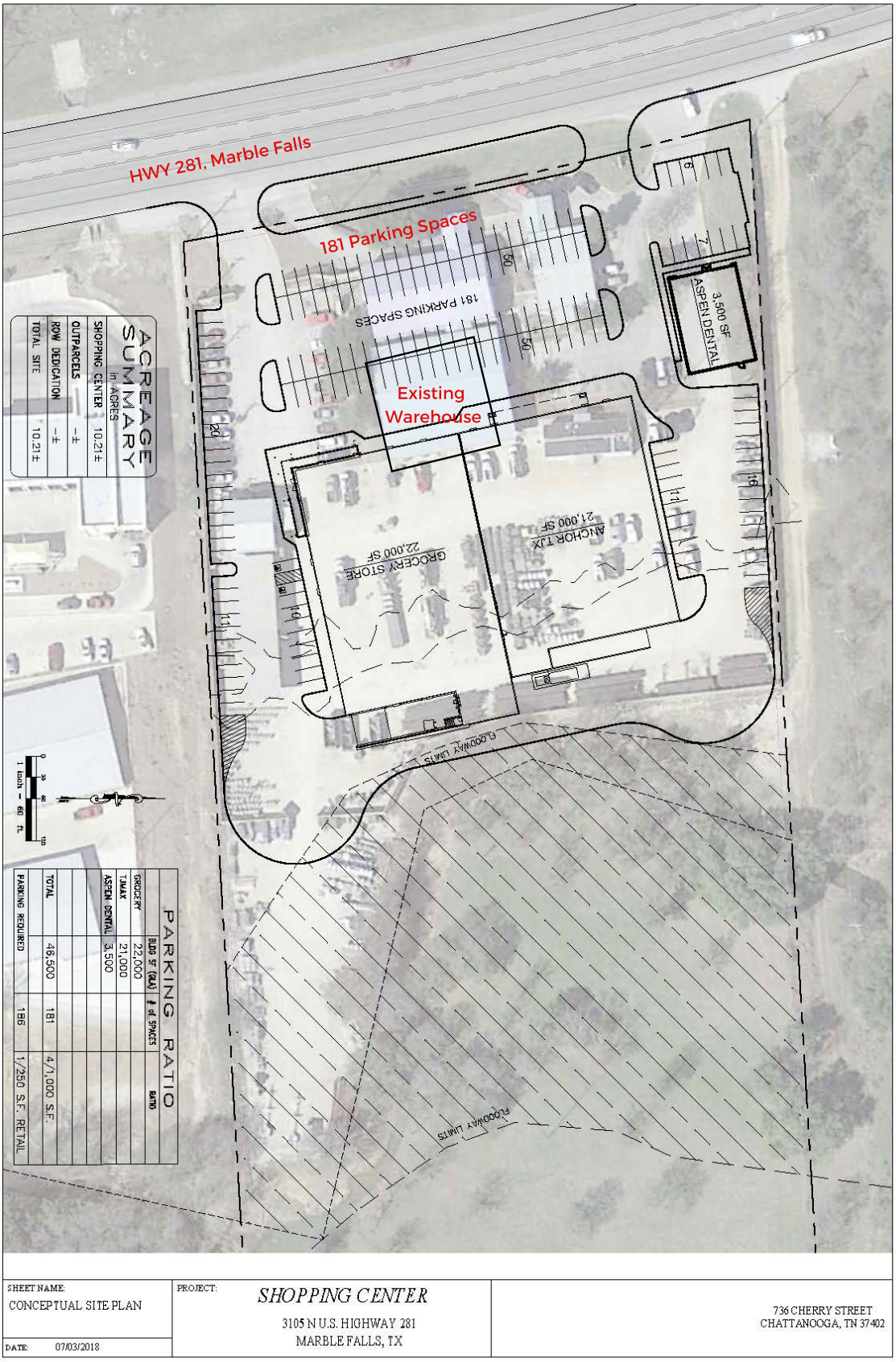

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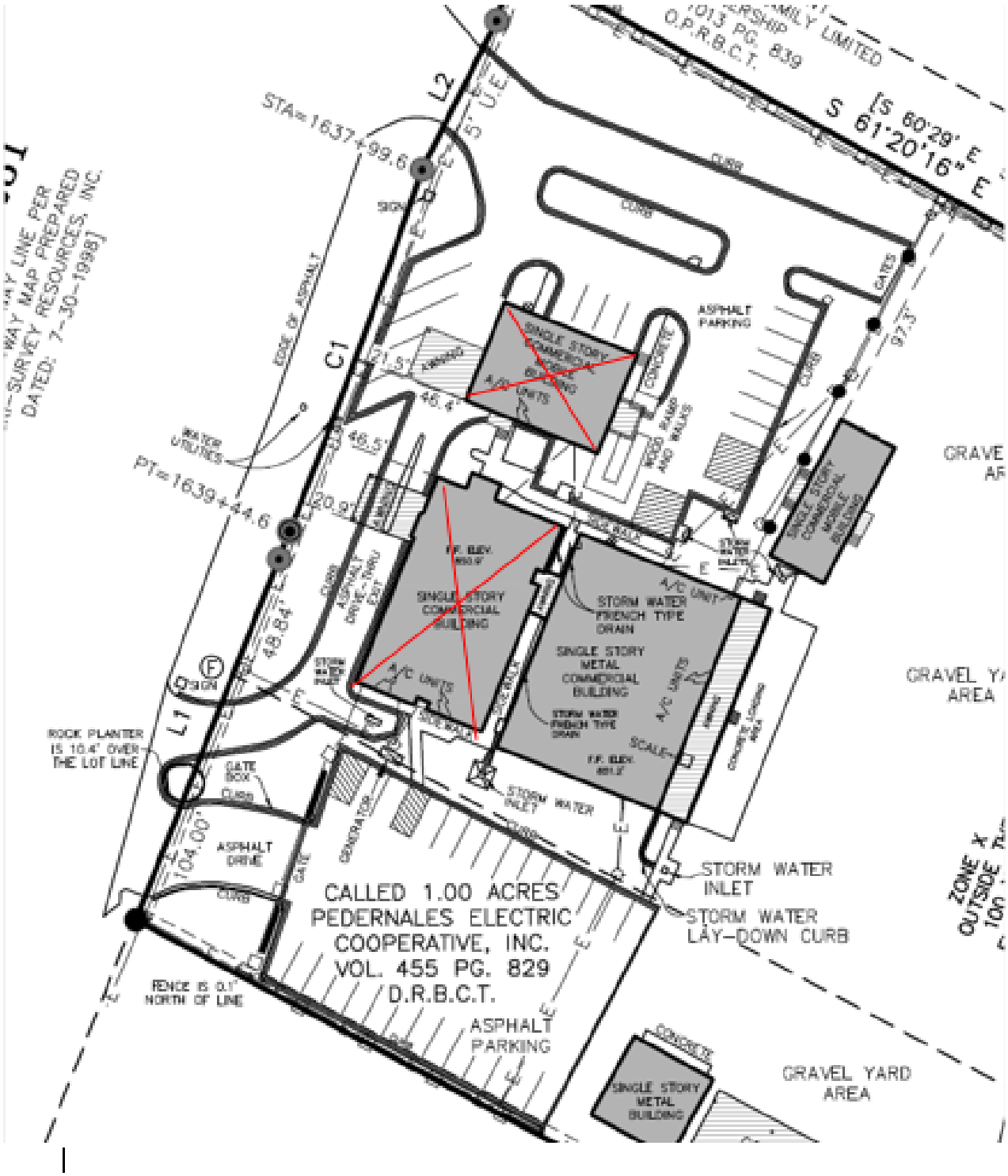

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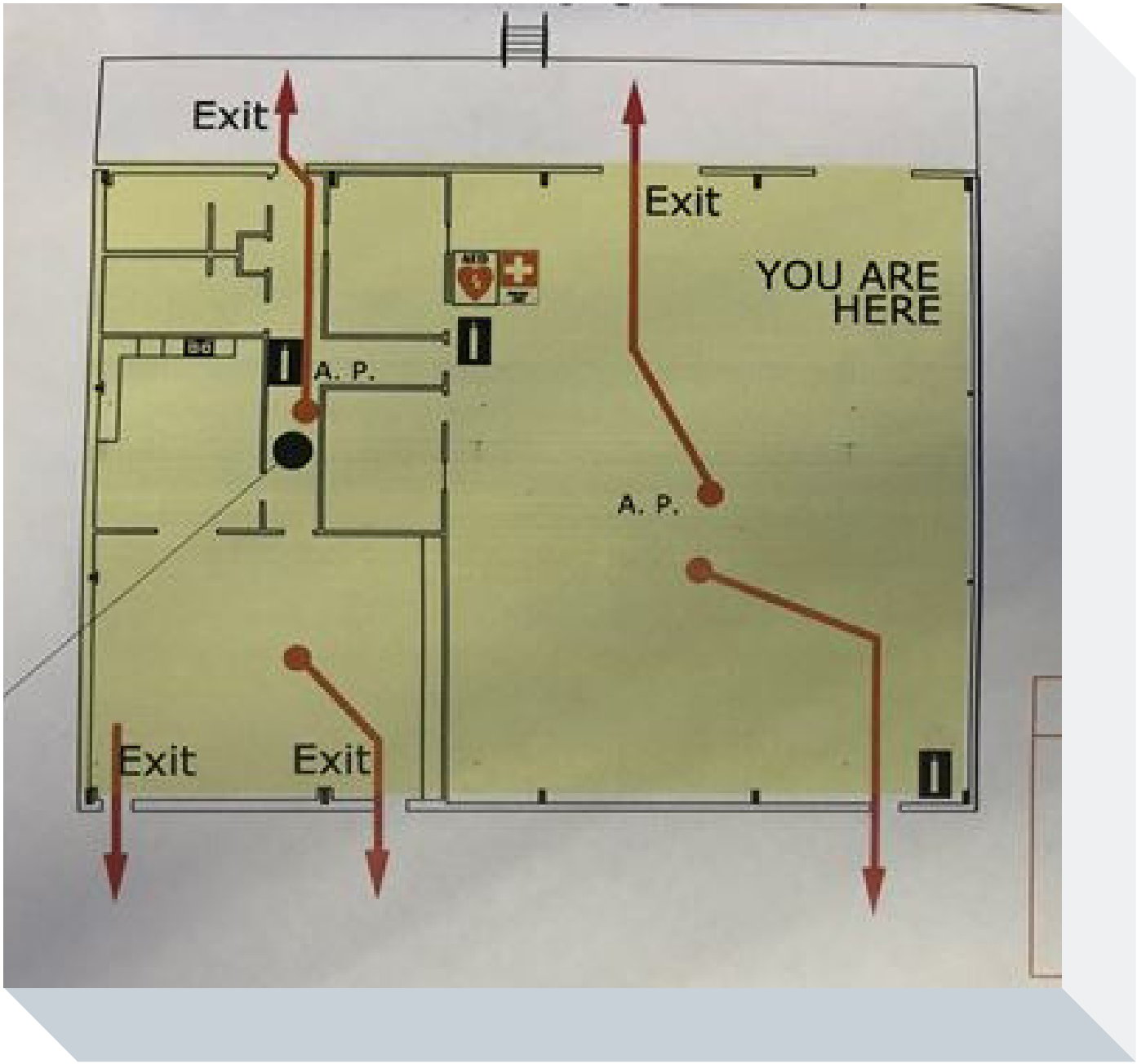
FOR SALE
RETAIL COMMERCIAL SITE | MARBLE FALLS

Warehouse Layout



Demographics

2010 Census Profile

3105 US-281, Marble Falls, Texas, 78654
Ring: 5 mile radius

Prepared by Esri
Latitude: 30.60265
Longitude: -98.26775

	2000	2010	2000-2010 Annual Rate
Population	9,232	11,354	2.09%
Households	3,587	4,601	2.52%
Housing Units	3,872	5,221	3.03%

Population by Race	Number	Percent
Total	11,354	100.0%
Population Reporting One Race	11,124	98.0%
White	9,863	86.9%
Black	271	2.4%
American Indian	63	0.6%
Asian	89	0.8%
Pacific Islander	5	0.0%
Some Other Race	833	7.3%
Population Reporting Two or More Races	230	2.0%
Total Hispanic Population	2,515	22.2%

Population by Sex		
Male	5,483	48.3%
Female	5,871	51.7%

Population by Age		
Total	11,356	100.0%
Age 0 - 4	711	6.3%
Age 5 - 9	702	6.2%
Age 10 - 14	798	7.0%
Age 15 - 19	761	6.7%
Age 20 - 24	568	5.0%
Age 25 - 29	613	5.4%
Age 30 - 34	567	5.0%
Age 35 - 39	579	5.1%
Age 40 - 44	620	5.5%
Age 45 - 49	802	7.1%
Age 50 - 54	814	7.2%
Age 55 - 59	736	6.5%
Age 60 - 64	736	6.5%
Age 65 - 69	668	5.9%
Age 70 - 74	572	5.0%
Age 75 - 79	417	3.7%
Age 80 - 84	359	3.2%
Age 85+	330	2.9%
Age 18+	8,647	76.2%
Age 65+	2,346	20.7%

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.

February 04, 2019

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2010 Census Profile

3105 US-281, Marble Falls, Texas, 78654
Ring: 1 mile radius

Prepared by Esri
Latitude: 30.60265
Longitude: -98.26775

	2000	2010	2000-2010 Annual Rate
Population	540	635	1.63%
Households	203	250	2.10%
Housing Units	217	270	2.21%

Population by Race	**Number**	**Percent**
Total	635	100.0%
Population Reporting One Race	626	98.6%
White	577	90.9%
Black	12	1.9%
American Indian	3	0.5%
Asian	7	1.1%
Pacific Islander	0	0.0%
Some Other Race	27	4.3%
Population Reporting Two or More Races	9	1.4%
Total Hispanic Population	90	14.2%

Population by Sex		
Male	292	46.0%
Female	343	54.0%

Population by Age		
Total	635	100.0%
Age 0 - 4	34	5.4%
Age 5 - 9	37	5.8%
Age 10 - 14	49	7.7%
Age 15 - 19	41	6.5%
Age 20 - 24	30	4.7%
Age 25 - 29	30	4.7%
Age 30 - 34	31	4.9%
Age 35 - 39	30	4.7%
Age 40 - 44	39	6.1%
Age 45 - 49	45	7.1%
Age 50 - 54	42	6.6%
Age 55 - 59	46	7.2%
Age 60 - 64	48	7.6%
Age 65 - 69	32	5.0%
Age 70 - 74	30	4.7%
Age 75 - 79	25	3.9%
Age 80 - 84	22	3.5%
Age 85+	22	3.5%
Age 18+	489	77.0%
Age 65+	131	20.6%

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.

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2010 Census Profile

3105 US-281, Marble Falls, Texas, 78654
Ring: 1 mile radius

Prepared by Esri
Latitude: 30.60265
Longitude: -98.26775

Households by Type		
Total	250	100.0%
Households with 1 Person	60	24.0%
Households with 2+ People	190	76.0%
Family Households	182	72.8%
Husband-wife Families	138	55.2%
With Own Children	49	19.6%
Other Family (No Spouse Present)	44	17.6%
With Own Children	25	10.0%
Nonfamily Households	8	3.2%
All Households with Children	80	32.0%
Multigenerational Households	6	2.4%
Unmarried Partner Households	12	4.8%
Male-female	11	4.4%
Same-sex	1	0.4%
Average Household Size	2.45	

Family Households by Size		
Total	182	100.0%
2 People	91	50.0%
3 People	41	22.5%
4 People	30	16.5%
5 People	14	7.7%
6 People	4	2.2%
7+ People	2	1.1%
Average Family Size	2.87	

Nonfamily Households by Size		
Total	68	100.0%
1 Person	60	88.2%
2 People	5	7.4%
3 People	1	1.5%
4 People	2	2.9%
5 People	0	0.0%
6 People	0	0.0%
7+ People	0	0.0%
Average Nonfamily Size	1.21	

Population by Relationship and Household Type		
Total	635	100.0%
In Households	613	96.5%
In Family Households	531	83.6%
Householder	181	28.5%
Spouse	137	21.6%
Child	184	29.0%
Other relative	21	3.3%
Nonrelative	9	1.4%
In Nonfamily Households	82	12.9%
In Group Quarters	22	3.5%
Institutionalized Population	19	3.0%
Noninstitutionalized Population	3	0.5%

Data Note: Households with children include any households with people under age 18, related or not. **Multigenerational households** are families with 3 or more parent-child relationships. **Unmarried partner households** are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. **Average family size** excludes nonrelatives.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

February 04, 2019

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Family Households by Age of Householder		
Total	181	100.0%
Householder Age 15 - 44	60	33.1%
Householder Age 45 - 54	40	22.1%
Householder Age 55 - 64	40	22.1%
Householder Age 65 - 74	22	12.2%
Householder Age 75+	19	10.5%
Nonfamily Households by Age of Householder		
Total	68	100.0%
Householder Age 15 - 44	12	17.6%
Householder Age 45 - 54	10	14.7%
Householder Age 55 - 64	14	20.6%
Householder Age 65 - 74	14	20.6%
Householder Age 75+	18	26.5%
Households by Race of Householder		
Total	251	100.0%
Householder is White Alone	231	92.0%
Householder is Black Alone	4	1.6%
Householder is American Indian Alone	2	0.8%
Householder is Asian Alone	3	1.2%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	8	3.2%
Householder is Two or More Races	3	1.2%
Households with Hispanic Householder	25	10.0%
Husband-wife Families by Race of Householder		
Total	138	100.0%
Householder is White Alone	126	91.3%
Householder is Black Alone	2	1.4%
Householder is American Indian Alone	1	0.7%
Householder is Asian Alone	2	1.4%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	5	3.6%
Householder is Two or More Races	2	1.4%
Husband-wife Families with Hispanic Householder	14	10.1%
Other Families (No Spouse) by Race of Householder		
Total	44	100.0%
Householder is White Alone	40	90.9%
Householder is Black Alone	1	2.3%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	2	4.5%
Householder is Two or More Races	1	2.3%
Other Families with Hispanic Householder	8	18.2%
Nonfamily Households by Race of Householder		
Total	67	100.0%
Householder is White Alone	65	97.0%
Householder is Black Alone	1	1.5%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	1	1.5%
Householder is Two or More Races	0	0.0%
Nonfamily Households with Hispanic Householder	3	4.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

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Households by Type		
Total	2,617	100.0%
Households with 1 Person	829	31.7%
Households with 2+ People	1,788	68.3%
Family Households	1,678	64.1%
Husband-wife Families	1,216	46.5%
With Own Children	469	17.9%
Other Family (No Spouse Present)	462	17.7%
With Own Children	273	10.4%
Nonfamily Households	110	4.2%
All Households with Children	823	31.4%
Multigenerational Households	78	3.0%
Unmarried Partner Households	128	4.9%
Male-female	118	4.5%
Same-sex	10	0.4%
Average Household Size	2.41	
Family Households by Size		
Total	1,678	100.0%
2 People	766	45.6%
3 People	368	21.9%
4 People	299	17.8%
5 People	147	8.8%
6 People	59	3.5%
7+ People	39	2.3%
Average Family Size	3.02	
Nonfamily Households by Size		
Total	938	100.0%
1 Person	829	88.4%
2 People	79	8.4%
3 People	14	1.5%
4 People	12	1.3%
5 People	3	0.3%
6 People	0	0.0%
7+ People	1	0.1%
Average Nonfamily Size	1.17	
Population by Relationship and Household Type		
Total	6,384	100.0%
In Households	6,310	98.8%
In Family Households	5,208	81.6%
Householder	1,677	26.3%
Spouse	1,217	19.1%
Child	1,925	30.2%
Other relative	248	3.9%
Nonrelative	142	2.2%
In Nonfamily Households	1,102	17.3%
In Group Quarters	74	1.2%
Institutionalized Population	66	1.0%
Noninstitutionalized Population	8	0.1%

Data Note: Households with children include any households with people under age 18, related or not. **Multigenerational households** are families with 3 or more parent-child relationships. **Unmarried partner households** are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. **Average family size** excludes nonrelatives.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

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Family Households by Age of Householder		
Total	1,678	100.0%
Householder Age 15 - 44	636	37.9%
Householder Age 45 - 54	365	21.8%
Householder Age 55 - 64	290	17.3%
Householder Age 65 - 74	218	13.0%
Householder Age 75+	169	10.1%
Nonfamily Households by Age of Householder		
Total	939	100.0%
Householder Age 15 - 44	191	20.3%
Householder Age 45 - 54	142	15.1%
Householder Age 55 - 64	153	16.3%
Householder Age 65 - 74	170	18.1%
Householder Age 75+	283	30.1%
Households by Race of Householder		
Total	2,616	100.0%
Householder is White Alone	2,335	89.3%
Householder is Black Alone	72	2.8%
Householder is American Indian Alone	12	0.5%
Householder is Asian Alone	18	0.7%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	135	5.2%
Householder is Two or More Races	43	1.6%
Households with Hispanic Householder	409	15.6%
Husband-wife Families by Race of Householder		
Total	1,217	100.0%
Householder is White Alone	1,090	89.6%
Householder is Black Alone	24	2.0%
Householder is American Indian Alone	4	0.3%
Householder is Asian Alone	10	0.8%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	72	5.9%
Householder is Two or More Races	17	1.4%
Husband-wife Families with Hispanic Householder	200	16.4%
Other Families (No Spouse) by Race of Householder		
Total	461	100.0%
Householder is White Alone	382	82.9%
Householder is Black Alone	24	5.2%
Householder is American Indian Alone	4	0.9%
Householder is Asian Alone	4	0.9%
Householder is Pacific Islander Alone	1	0.2%
Householder is Some Other Race Alone	35	7.6%
Householder is Two or More Races	11	2.4%
Other Families with Hispanic Householder	123	26.6%
Nonfamily Households by Race of Householder		
Total	939	100.0%
Householder is White Alone	863	91.9%
Householder is Black Alone	25	2.7%
Householder is American Indian Alone	4	0.4%
Householder is Asian Alone	4	0.4%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	28	3.0%
Householder is Two or More Races	15	1.6%
Nonfamily Households with Hispanic Householder	86	9.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

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Total Housing Units by Occupancy		
Total	2,944	100.0%
Occupied Housing Units	2,617	88.9%
Vacant Housing Units		
For Rent	133	4.5%
Rented, not Occupied	5	0.2%
For Sale Only	50	1.7%
Sold, not Occupied	7	0.2%
For Seasonal/Recreational/Occasional Use	68	2.3%
For Migrant Workers	0	0.0%
Other Vacant	64	2.2%
Total Vacancy Rate	11.3%	
Households by Tenure and Mortgage Status		
Total	2,617	100.0%
Owner Occupied	1,436	54.9%
Owned with a Mortgage/Loan	847	32.4%
Owned Free and Clear	589	22.5%
Average Household Size	2.53	
Renter Occupied	1,181	45.1%
Average Household Size	2.26	
Owner-occupied Housing Units by Race of Householder		
Total	1,436	100.0%
Householder is White Alone	1,326	92.3%
Householder is Black Alone	10	0.7%
Householder is American Indian Alone	5	0.3%
Householder is Asian Alone	9	0.6%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	64	4.5%
Householder is Two or More Races	22	1.5%
Owner-occupied Housing Units with Hispanic Householder	173	12.0%
Renter-occupied Housing Units by Race of Householder		
Total	1,180	100.0%
Householder is White Alone	1,008	85.4%
Householder is Black Alone	62	5.3%
Householder is American Indian Alone	7	0.6%
Householder is Asian Alone	9	0.8%
Householder is Pacific Islander Alone	1	0.1%
Householder is Some Other Race Alone	71	6.0%
Householder is Two or More Races	22	1.9%
Renter-occupied Housing Units with Hispanic Householder	236	20.0%
Average Household Size by Race/Hispanic Origin of Householder		
Householder is White Alone	2.32	
Householder is Black Alone	2.74	
Householder is American Indian Alone	3.25	
Householder is Asian Alone	2.67	
Householder is Pacific Islander Alone	3.00	
Householder is Some Other Race Alone	3.68	
Householder is Two or More Races	2.49	
Householder is Hispanic	3.50	

Source: U.S. Census Bureau, Census 2010 Summary File 1.

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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.

February 04, 2019

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Households by Type		
Total	4,601	100.0%
Households with 1 Person	1,275	27.7%
Households with 2+ People	3,326	72.3%
Family Households	3,131	68.1%
Husband-wife Families	2,402	52.2%
With Own Children	852	18.5%
Other Family (No Spouse Present)	729	15.8%
With Own Children	418	9.1%
Nonfamily Households	195	4.2%
All Households with Children	1,420	30.9%
Multigenerational Households	136	3.0%
Unmarried Partner Households	224	4.9%
Male-female	200	4.3%
Same-sex	24	0.5%
Average Household Size	2.45	
Family Households by Size		
Total	3,131	100.0%
2 People	1,534	49.0%
3 People	638	20.4%
4 People	538	17.2%
5 People	257	8.2%
6 People	106	3.4%
7+ People	58	1.9%
Average Family Size	2.97	
Nonfamily Households by Size		
Total	1,470	100.0%
1 Person	1,275	86.7%
2 People	155	10.5%
3 People	23	1.6%
4 People	13	0.9%
5 People	3	0.2%
6 People	0	0.0%
7+ People	1	0.1%
Average Nonfamily Size	1.18	
Population by Relationship and Household Type		
Total	11,354	100.0%
In Households	11,279	99.3%
In Family Households	9,543	84.0%
Householder	3,147	27.7%
Spouse	2,415	21.3%
Child	3,326	29.3%
Other relative	423	3.7%
Nonrelative	231	2.0%
In Nonfamily Households	1,737	15.3%
In Group Quarters	75	0.7%
Institutionalized Population	66	0.6%
Noninstitutionalized Population	9	0.1%

Data Note: Households with children include any households with people under age 18, related or not. **Multigenerational households** are families with 3 or more parent-child relationships. **Unmarried partner households** are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. **Average family size** excludes nonrelatives.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

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Family Households by Age of Householder		
Total	3,131	100.0%
Householder Age 15 - 44	1,058	33.8%
Householder Age 45 - 54	671	21.4%
Householder Age 55 - 64	568	18.1%
Householder Age 65 - 74	486	15.5%
Householder Age 75+	348	11.1%
Nonfamily Households by Age of Householder		
Total	1,471	100.0%
Householder Age 15 - 44	289	19.6%
Householder Age 45 - 54	224	15.2%
Householder Age 55 - 64	252	17.1%
Householder Age 65 - 74	274	18.6%
Householder Age 75+	432	29.4%
Households by Race of Householder		
Total	4,601	100.0%
Householder is White Alone	4,164	90.5%
Householder is Black Alone	88	1.9%
Householder is American Indian Alone	22	0.5%
Householder is Asian Alone	29	0.6%
Householder is Pacific Islander Alone	2	0.0%
Householder is Some Other Race Alone	225	4.9%
Householder is Two or More Races	71	1.5%
Households with Hispanic Householder	656	14.3%
Husband-wife Families by Race of Householder		
Total	2,402	100.0%
Householder is White Alone	2,202	91.7%
Householder is Black Alone	30	1.2%
Householder is American Indian Alone	8	0.3%
Householder is Asian Alone	17	0.7%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	117	4.9%
Householder is Two or More Races	28	1.2%
Husband-wife Families with Hispanic Householder	345	14.4%
Other Families (No Spouse) by Race of Householder		
Total	730	100.0%
Householder is White Alone	602	82.5%
Householder is Black Alone	30	4.1%
Householder is American Indian Alone	6	0.8%
Householder is Asian Alone	7	1.0%
Householder is Pacific Islander Alone	2	0.3%
Householder is Some Other Race Alone	66	9.0%
Householder is Two or More Races	17	2.3%
Other Families with Hispanic Householder	188	25.8%
Nonfamily Households by Race of Householder		
Total	1,470	100.0%
Householder is White Alone	1,360	92.5%
Householder is Black Alone	28	1.9%
Householder is American Indian Alone	8	0.5%
Householder is Asian Alone	6	0.4%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	42	2.9%
Householder is Two or More Races	26	1.8%
Nonfamily Households with Hispanic Householder	123	8.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

2010 Census Profile

3105 US-281, Marble Falls, Texas, 78654
Ring: 5 mile radius

Prepared by Esri
Latitude: 30.60265
Longitude: -98.26775

Total Housing Units by Occupancy		
Total	5,258	100.0%
Occupied Housing Units	4,601	87.5%
Vacant Housing Units		
For Rent	179	3.4%
Rented, not Occupied	7	0.1%
For Sale Only	122	2.3%
Sold, not Occupied	15	0.3%
For Seasonal/Recreational/Occasional Use	202	3.8%
For Migrant Workers	0	0.0%
Other Vacant	132	2.5%
Total Vacancy Rate	11.9%	
Households by Tenure and Mortgage Status		
Total	4,601	100.0%
Owner Occupied	2,966	64.5%
Owned with a Mortgage/Loan	1,768	38.4%
Owned Free and Clear	1,197	26.0%
Average Household Size	2.50	
Renter Occupied	1,635	35.5%
Average Household Size	2.36	
Owner-occupied Housing Units by Race of Householder		
Total	2,966	100.0%
Householder is White Alone	2,777	93.6%
Householder is Black Alone	15	0.5%
Householder is American Indian Alone	11	0.4%
Householder is Asian Alone	16	0.5%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	108	3.6%
Householder is Two or More Races	38	1.3%
Owner-occupied Housing Units with Hispanic Householder	307	10.4%
Renter-occupied Housing Units by Race of Householder		
Total	1,635	100.0%
Householder is White Alone	1,387	84.8%
Householder is Black Alone	73	4.5%
Householder is American Indian Alone	11	0.7%
Householder is Asian Alone	13	0.8%
Householder is Pacific Islander Alone	1	0.1%
Householder is Some Other Race Alone	117	7.2%
Householder is Two or More Races	33	2.0%
Renter-occupied Housing Units with Hispanic Householder	349	21.3%
Average Household Size by Race/Hispanic Origin of Householder		
Householder is White Alone	2.37	
Householder is Black Alone	2.83	
Householder is American Indian Alone	2.82	
Householder is Asian Alone	2.83	
Householder is Pacific Islander Alone	3.50	
Householder is Some Other Race Alone	3.73	
Householder is Two or More Races	2.48	
Householder is Hispanic	3.54	

Source: U.S. Census Bureau, Census 2010 Summary File 1.

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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.

Gail Whitfield DBA The Whitfield Company	316233	gail@thewhitfieldco.com	512-476-9900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials				Date