

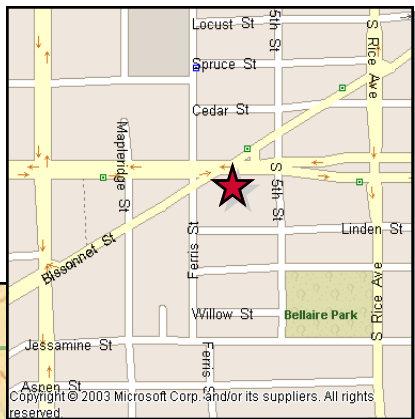


**HENRY S. MILLER BROKERAGE, LLC**  
Since 1914

# 5233 Bellaire Blvd

Bellaire, Tx

**Retail Center  
for Lease**



## TRAFFIC COUNT

- Bellaire West of Bissonnet 28,240cpd
- Bellaire East of Bissonnet 29,450cpd
- Bissonnet North of Bellaire 16,470cpd
- Bissonnet South of Bellaire 17,280cpd

*For Information, contact:*

**Shawn Ackerman**  
713-626-2828  
shawnackerman@henrysmiller.com

**Bob Gulley**  
713-626-2828  
robertgulley@henrysmiller.com



**Henry S. Miller Brokerage, LLC**

Since 1914

AUSTIN DALLAS FORT WORTH HOUSTON SAN ANTONIO

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE. HOWEVER, HENRY S. MILLER BROKERAGE MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR CONDITIONS, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.

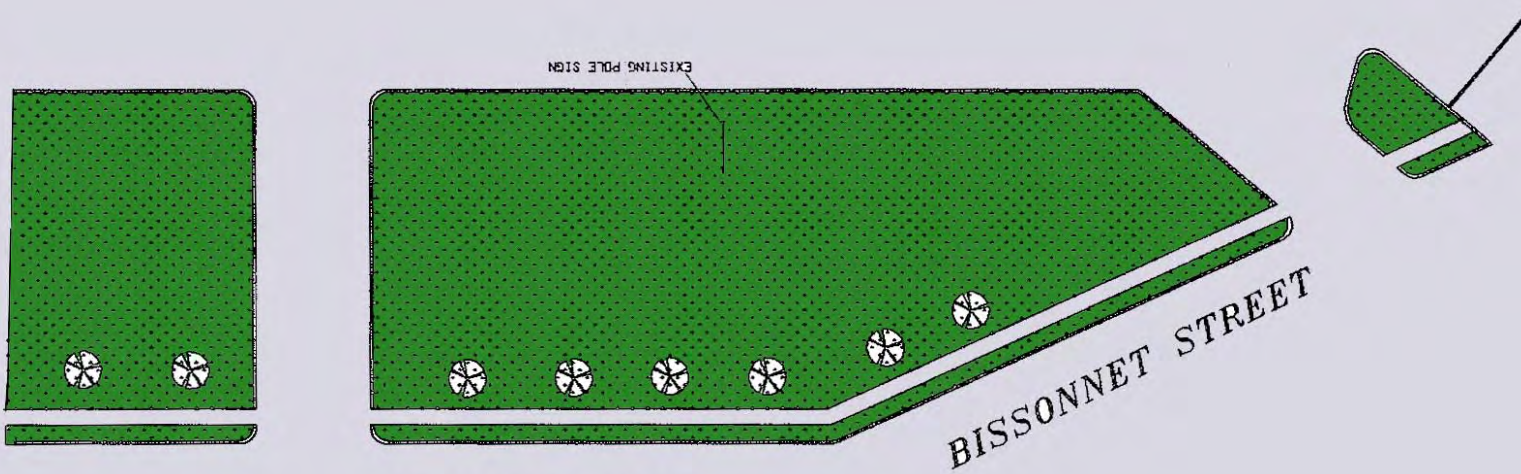
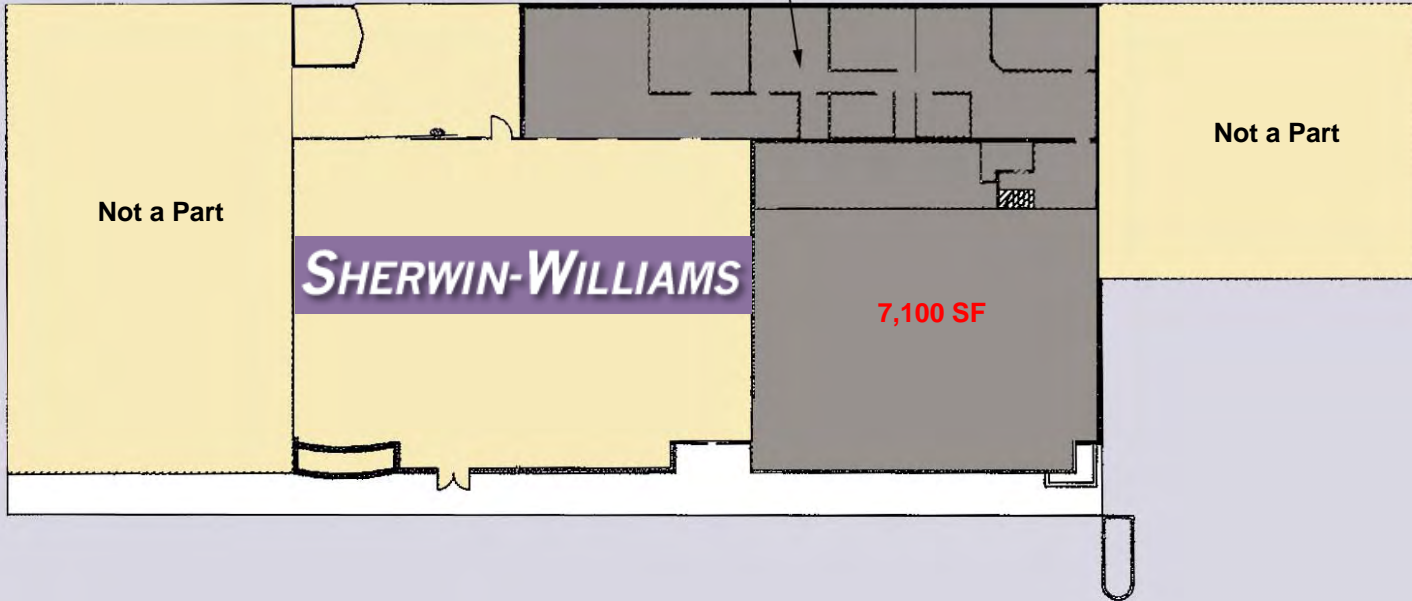
1800 W. Loop S.  
Suite 1860  
Houston, Texas 77027  
Ph. (713) 626-2828  
Fx. (713) 626-5277  
www.henrysmiller.com

# 5233 Bellaire Blvd

Bellaire, Tx

**Retail Center  
for Lease**

2 Story Back Space



For Information, contact:

**Shawn Ackerman**  
 713-626-2828  
 shawnackerman@henrysmiller.com

**Bob Gulley**  
 713-626-2828  
 robertgulley@henrysmiller.com

 **Henry S. Miller Brokerage, LLC**  
 Since 1914

AUSTIN DALLAS FORT WORTH HOUSTON SAN ANTONIO

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE; HOWEVER, HENRY S. MILLER BROKERAGE MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR CONDITIONS, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.

1800 W. Loop S.  
 Suite 1860  
 Houston, Texas 77027  
 Ph. (713) 626-2828  
 Fx. (713) 626-5277  
 www.henrysmiller.com

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared By

Henry S. Miller Brokerage, LLC

Lat/Lon: 29.70563/-95.471914

August 2009



RF5

## 5233 Bellaire Blvd

Bellaire, Texas

	1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>Population</b>			
Estimated Population (2007)	23,766	215,369	501,293
Census Population (1990)	18,142	164,995	387,221
Census Population (2000)	21,041	198,954	462,923
Projected Population (2012)	25,716	227,333	528,882
Forecasted Population (2017)	28,308	243,044	565,407
Historical Annual Growth (1990 to 2000)	2,899 1.6%	33,959 2.1%	75,702 2.0%
Historical Annual Growth (2000 to 2007)	2,725 1.9%	16,415 1.2%	38,370 1.2%
Projected Annual Growth (2007 to 2012)	1,951 1.6%	11,964 1.1%	27,589 1.1%
Est. Population Density (2007)	7,571.13 <i>psm</i>	7,648.32 <i>psm</i>	6,416.72 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.16 <i>sq mi</i>	78.12 <i>sq mi</i>
<b>Households</b>			
Estimated Households (2007)	8,642	90,500	216,842
Census Households (1990)	6,945	74,008	177,760
Census Households (2000)	7,728	83,738	201,755
Projected Households (2012)	9,291	95,377	227,669
Forecasted Households (2017)	10,152	101,790	241,938
Households with Children (2007)	3,423 39.6%	26,744 29.6%	61,106 28.2%
Average Household Size (2007)	2.72	2.36	2.29
<b>Average Household Income</b>			
Est. Average Household Income (2007)	\$92,225	\$86,409	\$85,176
Proj. Average Household Income (2012)	\$96,389	\$91,138	\$89,526
Average Family Income (2007)	\$112,217	\$109,158	\$108,226
<b>Median Household Income</b>			
Est. Median Household Income (2007)	\$66,586	\$67,035	\$67,046
Proj. Median Household Income (2012)	\$75,094	\$75,502	\$75,115
Median Family Income (2007)	\$79,308	\$86,241	\$89,473
<b>Per Capita Income</b>			
Est. Per Capita Income (2007)	\$34,174	\$36,854	\$37,652
Proj. Per Capita Income (2012)	\$35,446	\$38,786	\$39,354
Per Capita Income Est. 5 year change	\$1,272 3.7%	\$1,932 5.2%	\$1,701 4.5%
<b>Other Income</b>			
Est. Median Disposable Income (2007)	\$53,317	\$54,344	\$55,072
Est. Median Disposable Income (2012)	\$59,989	\$60,673	\$60,977
Disposable Income Est. 5 year change	\$6,672 12.5%	\$6,329 11.6%	\$5,905 10.7%
Est. Average Household Net Worth (2007)	\$588,018	\$575,561	\$555,683
<b>Daytime Demos</b>			
Total Number of Businesses (2007)	1,552	14,723	33,314
Total Number of Employees (2007)	14,559	181,388	442,129
Company Headqtrs: Businesses (2007)	2 0.2%	118 0.8%	248 0.7%
Company Headqtrs: Employees (2007)	111 0.8%	17,183 9.5%	30,720 6.9%
Unemployment Rate (2007)	4.60%	5.20%	5.30%
Employee Population per Business	9.4 to 1	12.3 to 1	13.3 to 1
Residential Population per Business	15.3 to 1	14.6 to 1	15.0 to 1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared By

Henry S. Miller Brokerage, LLC

Lat/Lon: 29.70563/-95.471914

August 2009



RF5

## 5233 Bellaire Blvd Bellaire, Texas

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2007)	16,677	70.2%	154,381	71.7%	326,862	65.2%
Black or African American (2007)	1,568	6.6%	16,836	7.8%	76,749	15.3%
American Indian & Alaska Native (2007)	117	0.5%	768	0.4%	1,537	0.3%
Asian (2007)	1,783	7.5%	15,257	7.1%	40,728	8.1%
Hawaiian & Pacific Islander (2007)	11	0.0%	147	0.1%	299	0.1%
Other Race (2007)	2,969	12.5%	22,332	10.4%	42,885	8.6%
Two or More Races (2007)	641	2.7%	5,647	2.6%	12,234	2.4%
Not Hispanic or Latino Population (2007)	12,443	52.4%	127,133	59.0%	323,977	64.6%
Hispanic or Latino Population (2007)	11,323	47.6%	88,236	41.0%	177,316	35.4%
Not of Hispanic Origin Population (1990)	11,328	62.4%	122,704	74.4%	311,032	80.3%
Hispanic Origin Population (1990)	6,814	37.6%	42,291	25.6%	76,189	19.7%
Not Hispanic or Latino Population (2000)	12,188	57.9%	129,404	65.0%	329,913	71.3%
Hispanic or Latino Population (2000)	8,853	42.1%	69,550	35.0%	133,010	28.7%
Not Hispanic or Latino Population (2012)	12,722	49.5%	126,943	55.8%	322,830	61.0%
Hispanic or Latino Population (2012)	12,994	50.5%	100,390	44.2%	206,053	39.0%
Hist. Hispanic Ann Growth (1990 to 2007)	4,508	3.9%	45,946	6.4%	101,127	7.8%
Proj. Hispanic Ann Growth (2007 to 2012)	1,672	3.0%	12,153	2.8%	28,736	3.2%
<b>Age Distribution</b>						
Age 0 to 4 yrs (2007)	2,204	9.3%	18,232	8.5%	41,321	8.2%
Age 5 to 9 yrs (2007)	1,879	7.9%	14,858	6.9%	33,684	6.7%
Age 10 to 14 yrs (2007)	1,691	7.1%	12,791	5.9%	28,874	5.8%
Age 15 to 19 yrs (2007)	1,646	6.9%	12,379	5.7%	28,159	5.6%
Age 20 to 24 yrs (2007)	1,754	7.4%	16,836	7.8%	39,507	7.9%
Age 25 to 29 yrs (2007)	1,900	8.0%	19,383	9.0%	45,661	9.1%
Age 30 to 34 yrs (2007)	1,936	8.1%	19,002	8.8%	44,125	8.8%
Age 35 to 39 yrs (2007)	1,865	7.8%	16,556	7.7%	38,293	7.6%
Age 40 to 44 yrs (2007)	1,882	7.9%	15,785	7.3%	35,646	7.1%
Age 45 to 49 yrs (2007)	1,815	7.6%	15,297	7.1%	35,415	7.1%
Age 50 to 54 yrs (2007)	1,533	6.5%	13,806	6.4%	33,319	6.6%
Age 55 to 59 yrs (2007)	1,134	4.8%	11,021	5.1%	27,508	5.5%
Age 60 to 64 yrs (2007)	780	3.3%	7,982	3.7%	20,137	4.0%
Age 65 to 74 yrs (2007)	884	3.7%	10,456	4.9%	25,651	5.1%
Age 75 to 84 yrs (2007)	654	2.8%	7,735	3.6%	17,024	3.4%
Age 85 yrs plus (2007)	208	0.9%	3,249	1.5%	6,968	1.4%
Median Age (2007)	32.2	yrs	33.5	yrs	33.8	yrs
<b>Gender Age Distribution</b>						
Female Population (2007)	11,357	47.8%	105,474	49.0%	251,483	50.2%
Age 0 to 19 yrs (2007)	3,456	30.4%	27,605	26.2%	63,557	25.3%
Age 20 to 64 yrs (2007)	6,919	60.9%	65,180	61.8%	159,013	63.2%
Age 65 yrs plus (2007)	981	8.6%	12,689	12.0%	28,913	11.5%
Female Median Age (2007)	32.9	yrs	34.7	yrs	34.8	yrs
Male Population (2007)	12,409	52.2%	109,895	51.0%	249,810	49.8%
Age 0 to 19 yrs (2007)	3,964	31.9%	30,656	27.9%	68,483	27.4%
Age 20 to 64 yrs (2007)	7,681	61.9%	70,489	64.1%	160,599	64.3%
Age 65 yrs plus (2007)	765	6.2%	8,750	8.0%	20,729	8.3%
Male Median Age (2007)	31.4	yrs	32.5	yrs	32.8	yrs

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared By

Henry S. Miller Brokerage, LLC

Lat/Lon: 29.70563/-95.471914

August 2009



RF5

## 5233 Bellaire Blvd Bellaire, Texas

1.00 mi radius      3.00 mi radius      5.00 mi radius

### Household Income Distribution

HH Income \$200,000 or More (2007)	1,043	12.1%	8,908	9.8%	20,467	9.4%
HH Income \$150,000 to \$199,999 (2007)	389	4.5%	4,481	5.0%	9,680	4.5%
HH Income \$100,000 to \$149,999 (2007)	839	9.7%	10,430	11.5%	23,262	10.7%
HH Income \$75,000 to \$99,999 (2007)	756	8.8%	8,768	9.7%	21,107	9.7%
HH Income \$50,000 to \$74,999 (2007)	970	11.2%	14,562	16.1%	35,447	16.3%
HH Income \$35,000 to \$49,999 (2007)	1,171	13.5%	12,702	14.0%	31,578	14.6%
HH Income \$25,000 to \$34,999 (2007)	994	11.5%	10,478	11.6%	24,962	11.5%
HH Income \$15,000 to \$24,999 (2007)	1,113	12.9%	9,414	10.4%	22,899	10.6%
HH Income \$0 to \$14,999 (2007)	1,366	15.8%	10,758	11.9%	27,441	12.7%
HH Income \$35,000+ (2007)	5,169	59.8%	59,851	66.1%	141,541	65.3%
HH Income \$75,000+ (2007)	3,028	35.0%	32,587	36.0%	74,516	34.4%

### Housing

Total Housing Units (2007)	10,262		104,217		249,945	
Housing Units, Occupied (2007)	8,642	84.2%	90,500	86.8%	216,842	86.8%
<i>Housing Units, Owner-Occupied (2007)</i>	3,707	42.9%	36,992	40.9%	88,454	40.8%
<i>Housing Units, Renter-Occupied (2007)</i>	4,936	57.1%	53,508	59.1%	128,388	59.2%
Housing Units, Vacant (2007)	1,619	15.8%	13,716	13.2%	33,103	13.2%
Median Years in Residence (2007)	3.2	<i>yrs</i>	3.2	<i>yrs</i>	3.0	<i>yrs</i>

### Marital Status

Never Married (2007)	5,265	29.3%	54,864	32.4%	135,413	34.1%
Now Married (2007)	9,019	50.1%	78,081	46.1%	174,150	43.9%
Separated (2007)	1,370	7.6%	11,843	7.0%	26,985	6.8%
Widowed (2007)	657	3.7%	8,323	4.9%	19,153	4.8%
Divorced (2007)	1,675	9.3%	16,213	9.6%	40,969	10.3%

### Household Type

Population Family (2007)	19,522	82.1%	161,387	74.9%	370,107	73.8%
Population Non-Family (2007)	3,958	16.7%	51,959	24.1%	125,421	25.0%
Population Group Qtrs (2007)	285	1.2%	2,023	0.9%	5,765	1.2%
Family Households (2007)	5,602	64.8%	48,570	53.7%	113,555	52.4%
Married Couple With Children (2007)	2,526	28.0%	18,949	24.3%	40,177	23.1%
Average Family Household Size (2007)	3.48		3.32		3.26	
Non-Family Households (2007)	3,040	35.2%	41,930	46.3%	103,288	47.6%

### Household Size

1 Person Household (2007)	2,436	28.2%	35,040	38.7%	87,022	40.1%
2 Person Households (2007)	2,461	28.5%	26,211	29.0%	64,048	29.5%
3 Person Households (2007)	1,408	16.3%	11,641	12.9%	27,505	12.7%
4 Person Households (2007)	1,321	15.3%	9,943	11.0%	21,562	9.9%
5 Person Households (2007)	654	7.6%	4,795	5.3%	10,516	4.8%
6+ Person Households (2007)	363	4.2%	2,871	3.2%	6,189	2.9%

### Household Vehicles

Total Vehicles Available (2007)	13,959		134,995		323,215	
Household: 0 Vehicles Available (2007)	726	8.4%	8,183	9.0%	19,305	8.9%
Household: 1 Vehicles Available (2007)	3,780	43.7%	42,500	47.0%	103,251	47.6%
Household: 2+ Vehicles Available (2007)	4,137	47.9%	39,817	44.0%	94,286	43.5%
Average Vehicles Per Household (2007)	1.6		1.5		1.5	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared By

Henry S. Miller Brokerage, LLC

Lat/Lon: 29.70563/-95.471914

August 2009



RF5

## 5233 Bellaire Blvd

### Bellaire, Texas

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Labor Force</b>						
Est. Labor: Population Age 16+ (2007)	17,633		167,049		391,741	
Est. Civilian Employed (2007)	11,307	64.1%	110,541	66.2%	259,259	66.2%
Est. Civilian Unemployed (2007)	819	4.6%	8,767	5.2%	20,929	5.3%
Est. in Armed Forces (2007)	2	0.0%	65	0.0%	185	0.0%
Est. not in Labor Force (2007)	5,506	31.2%	47,676	28.5%	111,367	28.4%
<b>Occupation</b>						
Occupation: Population Age 16+ (2000)	9,496		100,309		236,333	
Mgmt, Business, & Financial Operations (2000)	1,379	14.5%	18,395	18.3%	42,926	18.2%
Professional and Related (2000)	2,742	28.9%	29,169	29.1%	68,131	28.8%
Service (2000)	1,609	16.9%	15,122	15.1%	34,728	14.7%
Sales and Office (2000)	2,071	21.8%	22,196	22.1%	56,832	24.0%
Farming, Fishing, and Forestry (2000)	14	0.2%	182	0.2%	399	0.2%
Construct, Extraction, & Maintenance (2000)	941	9.9%	7,654	7.6%	15,913	6.7%
Production, Transp. & Material Moving (2000)	740	7.8%	7,591	7.6%	17,404	7.4%
Percent White Collar Workers (2000)	65.2%		69.5%		71.0%	
Percent Blue Collar Workers (2000)	34.8%		30.5%		29.0%	
<b>Consumer Expenditure (in \$,000,000s)</b>						
Total Household Expenditure (2007)	\$555		\$5,637		\$13,362	
Total Non-Retail Expenditures (2007)	\$320	57.7%	\$3,248	57.6%	\$7,697	57.6%
Total Retail Expenditures (2007)	\$235	42.3%	\$2,388	42.4%	\$5,665	42.4%
Apparel (2007)	\$27	4.9%	\$273	4.8%	\$648	4.8%
Contributions (2007)	\$24	4.4%	\$239	4.2%	\$567	4.2%
Education (2007)	\$16	2.8%	\$155	2.7%	\$365	2.7%
Entertainment (2007)	\$31	5.6%	\$317	5.6%	\$750	5.6%
Food And Beverages (2007)	\$82	14.8%	\$842	14.9%	\$1,998	15.0%
Furnishings And Equipment (2007)	\$25	4.5%	\$252	4.5%	\$595	4.5%
Gifts (2007)	\$16	3.0%	\$164	2.9%	\$387	2.9%
Health Care (2007)	\$32	5.8%	\$330	5.9%	\$787	5.9%
Household Operations (2007)	\$22	3.9%	\$216	3.8%	\$510	3.8%
Miscellaneous Expenses (2007)	\$9	1.6%	\$92	1.6%	\$219	1.6%
Personal Care (2007)	\$8	1.4%	\$81	1.4%	\$192	1.4%
Personal Insurance (2007)	\$6	1.1%	\$63	1.1%	\$148	1.1%
Reading (2007)	\$2	0.3%	\$19	0.3%	\$44	0.3%
Shelter (2007)	\$108	19.5%	\$1,097	19.5%	\$2,599	19.5%
Tobacco (2007)	\$3	0.6%	\$33	0.6%	\$79	0.6%
Transportation (2007)	\$106	19.0%	\$1,086	19.3%	\$2,572	19.2%
Utilities (2007)	\$37	6.6%	\$380	6.7%	\$903	6.8%
<b>Educational Attainment</b>						
Adult Population (25 Years or Older) (2007)	14,592		140,273		329,747	
Elementary (0 to 8) (2007)	2,345	16.1%	17,074	12.2%	33,023	10.0%
Some High School (9 to 11) (2007)	1,079	7.4%	9,699	6.9%	22,826	6.9%
High School Graduate (12) (2007)	2,381	16.3%	22,287	15.9%	56,144	17.0%
Some College (13 to 16) (2007)	2,037	14.0%	21,093	15.0%	53,883	16.3%
Associate Degree Only (2007)	676	4.6%	6,254	4.5%	15,656	4.7%
Bachelor Degree Only (2007)	3,221	22.1%	36,169	25.8%	85,242	25.9%
Graduate Degree (2007)	2,854	19.6%	27,696	19.7%	62,974	19.1%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared By

Henry S. Miller Brokerage, LLC

Lat/Lon: 29.70563/-95.471914

August 2009



RF5

## 5233 Bellaire Blvd Bellaire, Texas

1.00 mi radius      3.00 mi radius      5.00 mi radius

### Units In Structure

1 Detached Unit (2000)	3,368	38.7%	30,025	33.0%	65,220	29.7%
1 Attached Unit (2000)	302	3.5%	4,025	4.4%	13,372	6.1%
2 to 4 Units (2000)	342	3.9%	3,629	4.0%	13,456	6.1%
5 to 9 Units (2000)	320	3.7%	3,895	4.3%	14,326	6.5%
10 to 19 Units (2000)	305	3.5%	6,638	7.3%	20,399	9.3%
20 to 49 Units (2000)	672	7.7%	7,424	8.2%	16,347	7.4%
50 or more Units (2000)	3,374	38.8%	35,220	38.7%	76,300	34.7%
Mobile Home or Trailer (2000)	20	0.2%	91	0.1%	202	0.1%
Other Structure (2000)	0		13	0.0%	87	0.0%

### Homes Built By Year

Homes Built 1999 to 2000	226	2.6%	1,616	1.8%	5,560	2.5%
Homes Built 1995 to 1998	421	4.8%	4,665	5.1%	11,531	5.2%
Homes Built 1990 to 1994	592	6.8%	4,556	5.0%	10,607	4.8%
Homes Built 1980 to 1989	933	10.7%	12,462	13.7%	38,138	17.4%
Homes Built 1970 to 1979	2,803	32.2%	25,178	27.7%	66,233	30.1%
Homes Built 1960 to 1969	1,361	15.6%	20,662	22.7%	44,557	20.3%
Homes Built 1950 to 1959	1,427	16.4%	15,671	17.2%	26,986	12.3%
Homes Built Before 1949	942	10.8%	6,151	6.8%	16,096	7.3%

### Home Values

Home Values \$1,000,000 or More (2000)	37	1.3%	206	0.7%	1,768	2.8%
Home Values \$500,000 to \$999,999 (2000)	498	17.7%	2,058	7.4%	6,171	9.8%
Home Values \$400,000 to \$499,999 (2000)	296	10.5%	1,619	5.8%	3,622	5.7%
Home Values \$300,000 to \$399,999 (2000)	362	12.9%	2,515	9.1%	5,469	8.7%
Home Values \$200,000 to \$299,999 (2000)	400	14.3%	5,336	19.3%	8,468	13.4%
Home Values \$150,000 to \$199,999 (2000)	406	14.5%	5,271	19.0%	7,818	12.4%
Home Values \$100,000 to \$149,999 (2000)	468	16.7%	5,174	18.7%	11,484	18.2%
Home Values \$70,000 to \$99,999 (2000)	257	9.2%	3,304	11.9%	10,921	17.3%
Home Values \$50,000 to \$69,999 (2000)	55	2.0%	1,599	5.8%	4,880	7.7%
Home Values \$25,000 to \$49,999 (2000)	16	0.6%	501	1.8%	2,138	3.4%
Home Values \$0 to \$24,999 (2000)	10	0.3%	123	0.4%	324	0.5%
Owner Occupied Median Home Value (2000)	\$258,641		\$212,652		\$237,116	
Renter Occupied Median Rent (2000)	\$495		\$601		\$583	

### Transportation To Work

Drive to Work Alone (2000)	6,869	72.3%	74,073	73.8%	174,849	73.9%
Drive to Work in Carpool (2000)	1,365	14.4%	13,430	13.4%	30,763	13.0%
Travel to Work - Public Transportation (2000)	675	7.1%	6,317	6.3%	14,442	6.1%
Drive to Work on Motorcycle (2000)	5	0.1%	81	0.1%	228	0.1%
Walk or Bicycle to Work (2000)	211	2.2%	2,828	2.8%	7,277	3.1%
Other Means (2000)	67	0.7%	885	0.9%	1,891	0.8%
Work at Home (2000)	303	3.2%	2,758	2.7%	7,057	3.0%

### Travel Time

Travel to Work in 14 Minutes or Less (2000)	1,897	20.6%	22,739	23.3%	54,410	23.7%
Travel to Work in 14 to 29 Minutes (2000)	3,962	43.1%	42,557	43.6%	97,108	42.3%
Travel to Work in 30 to 59 Minutes (2000)	2,748	29.9%	27,032	27.7%	65,513	28.6%
Travel to Work in 60 Minutes or More (2000)	586	6.4%	5,287	5.4%	12,421	5.4%
Average Travel Time to Work (2000)	24.4	mins	23.4	mins	23.4	mins

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

# Information About Brokerage Services

**B**efore 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 or 512-465-3960.

