



±9.12 ACRE MULTI-FAMILY SITE IN KYLE, TX

MARKETPLACE AVE / KYLE, TX 78640



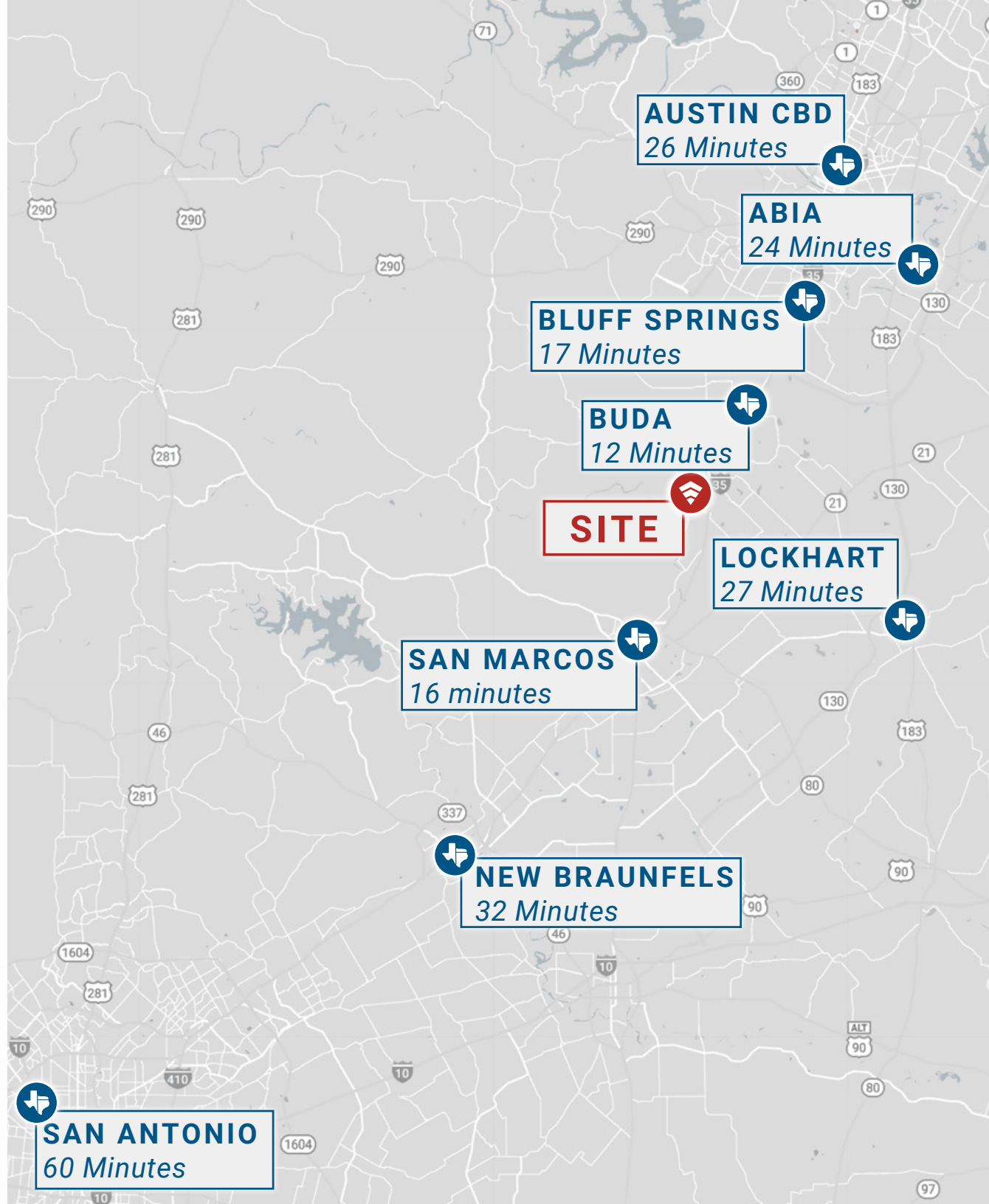
±9.12 ACRES

MARKETPLACE AVE
KYLE, TX 78640

BROKER CONTACTS:

Ryan Parker, Director
ryan.parker@dmre.com
512.582.0931

Tripp Rich, Principal
tripp.rich@dmre.com
512.264.1729



PROPERTY DETAILS

ADDRESS	Marketplace Ave Kyle, TX 78640
LAT., LONG.	30.001362238076002, -97.87189120236293
SITE PLAN	283 Units and 9.5k SF of Retail (Conceptual)
SIZE	±9.12 Acres
PARCEL ID	R99809
LEGAL	PLUM CREEK PARK, LOT 1-C, ACRES 5.03
ZONING	PUD
SCHOOLS	Hays Consolidated ISD: Kyle Elementary School Laura B Wallace Middle School Jack C Hays High School
UTILITIES	At the site
PRICE	Call for Pricing
DUE DILIGENCE	See Due Diligence here



SITE PLAN



Tabulations

Building Description:
 3/4 story type V (a) building
 Surface Parking
 4,000 sf Leasing / Amenity
 9,500 sf Retail
 4,000 sf Flex Loft

319,500 sf Gross Resi
 270,870 sf Net Resi
 960 sf Average

283 Units

Parking
 33 Retail Parking Spaces
 442 Resi Spaces



SURVEY



SURVEYOR'S COMMENTS:

BASED UPON FIRST AMERICAN TITLE GUARANTY COMPANY TITLE COMMITMENT OF NO. 252278-80 DATED NOVEMBER 08, 2022, 8:00 A.M., ISSUE DATE JULY 25, 2022, 8:00 A.M. THE MATTERS OF TITLE RELEVANT TO THIS SURVEY ARE LISTED BELOW:

SCHEDULE B:

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD (ITEMIZED BELOW):

VOLUME 3, PAGE 297 AND VOLUME 10, PAGE 10, PLAT RECORDS, HAYS COUNTY, TEXAS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, DISABILITY, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

10A. RIGHTS OF PARTIES IN POSSESSION. (OWNER POLICY)

10C. INTENTIONALLY DELETED

10D. INTENTIONALLY DELETED

10E. BUILDING SETBACK LINES, EASEMENTS AND OTHER MATTERS, AS SET FORTH ON THE RECORDED PLAT AND REVISIONS SET OUT IN SCHEDULE A HEREOF.

10H. INTENTIONALLY DELETED

10I. EASEMENT:

RECORDED: VOLUME 3146, PAGE 338, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. PURPOSE: AS STATED THEREIN (SHOWN ON SURVEY)

10J. EASEMENT:

RECORDED: VOLUME 4387, PAGE 10, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. PURPOSE: AS STATED THEREIN (SHOWN ON SURVEY)

10K. EASEMENT:

RECORDED: VOLUME 1433, PAGE 670, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. PURPOSE: AS STATED THEREIN (EASEMENT IS LOCATED NORTH OF THE SUBJECT TRACT AND NOT ON THE SUBJECT TRACT)

10L. EASEMENT:

RECORDED: VOLUME 5273, PAGE 815, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. PURPOSE: AS STATED THEREIN (LANGUAGE IN THE DOCUMENT ISN'T SPECIFIC ENOUGH TO DRAFT THE EASEMENT AND THE EASEMENT IS LIMITED TO THE AREA DESCRIBED IN THE CLASS ORDER AGREEMENT)

10M. EASEMENT:

RECORDED: VOLUME 5386, PAGE 283, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. PURPOSE: AS STATED THEREIN (UNABLE TO DRAW EASEMENT GIVEN DESCRIPTION WITH NON EXISTING POWER POLES)

10N. EASEMENT:

RECORDED: DOCUMENT NO. 16006896, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. PURPOSE: AS STATED THEREIN (SHOWN ON SURVEY)

10O. EASEMENT:

RECORDED: DOCUMENT NO. 16006898, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. PURPOSE: AS STATED THEREIN (SHOWN ON SURVEY)

10P. EASEMENT:

RECORDED: VOLUME 4145, PAGE 863, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AS AFFECTED BY DOCUMENT NO. 16042646. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. PURPOSE: AS STATED THEREIN (NO DIMENSIONS GIVEN ON SKETCH OF EASEMENT, NOT ABLE TO PLOT WITH INFORMATION GIVEN)

10Q. EASEMENT:

RECORDED: DOCUMENT NO. 17026877, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. PURPOSE: AS STATED THEREIN (EASEMENT IS LOCATED NORTH OF THE SUBJECT TRACT AND NOT ON THE SUBJECT TRACT)

10R. EASEMENT:

RECORDED: VOLUME 3907, PAGE 212, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. PURPOSE: AS STATED THEREIN (EASEMENT DOES NOT INCLUDE AN EASEMENT DESCRIPTION IN THE DOCUMENT)

10S. INTENTIONALLY DELETED

10T. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT BY AND BETWEEN THE CITY OF KYLE AND JULIA PARKER A/K/A JULIE NORMAN PARKER, ET AL. CONCERNING THE EXTENSION OF MARKETPLACE AVENUE

RECORDED: VOLUME 5048, PAGE 142, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. PURPOSE: AS STATED THEREIN (NO DIMENSIONS GIVEN ON SKETCH OF EASEMENT, NOT ABLE TO PLOT WITH INFORMATION GIVEN)

10U. TERMS, CONDITIONS, AND STIPULATIONS IN THE BOUNDARY LINE AGREEMENT

RECORDED: DOCUMENT NO. 9915594, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. PURPOSE: AS STATED THEREIN (NO DIMENSIONS GIVEN ON SKETCH OF EASEMENT, NOT ABLE TO PLOT WITH INFORMATION GIVEN)

CRENSHAW VILLAGE RESIDENTIAL COMMUNITY

DOC. NO. 18026512
O.P.R.A.C.T.

CRENSHAW VILLAGE RESIDENTIAL COMMUNITY INC.

DOC. NO. 18026512
O.P.R.A.C.T.

LOT 17

CRENSHAW VILLAGE RESIDENTIAL COMMUNITY INC.
DOC. NO. 18026512
O.P.R.A.C.T.

LOT 16

TORRES MARIANO & TRINIDAD GUADALUPE M.
DOC. NO. 1701586
O.P.R.A.C.T.

LOT 15

DOMINIQUE MILLER
DOC. NO. 18026517
O.P.R.A.C.T.

LOT 14

PROENAL, ANDREW
DOC. NO. 2109438
O.P.R.A.C.T.

LOT 13

BARANICH SAAD D. & BIRNBAUM SAAD
DOC. NO. 1802559
O.P.R.A.C.T.

LOT 12

SUMMERS, JEFFREY M. & ARIAN M.
DOC. NO. 2105278
O.P.R.A.C.T.

LOT 11

REYES IRWIN & ESCOBAR, CRISTINA RIVERA
DOC. NO. 18026303
O.P.R.A.C.T.

LOT 10

TORRES MARIANO & PALOMARES CONNOR
DOC. NO. 18027453
O.P.R.A.C.T.

LOT 9

BORSTEN, NEVIN J. & MICHELLE L.
DOC. NO. 2102943
O.P.R.A.C.T.

LOT 8

RODRIGUEZ SAMUEL GARCIA & HORTENCIA OLIVERA HERNANDEZ
DOC. NO. 1802078
O.P.R.A.C.T.

LOT 7

FERNANDEZ-PADG LISA & JAMES
DOC. NO. 1702549
O.P.R.A.C.T.

LOT 6

ASCENZO VINCENT F. & MICHELLE L.
DOC. NO. 1702984
O.P.R.A.C.T.

LOT 5

WILLIAMS ERIKETT & CHAN LASHLEIGH
DOC. NO. 1702977
O.P.R.A.C.T.

LOT 4

DRAPER AMANDA CHRISTINE
DOC. NO. 1801372
O.P.R.A.C.T.

LOT 3

CALABRANO, JUAN
DOC. NO. 2102649
O.P.R.A.C.T.

LOT 2

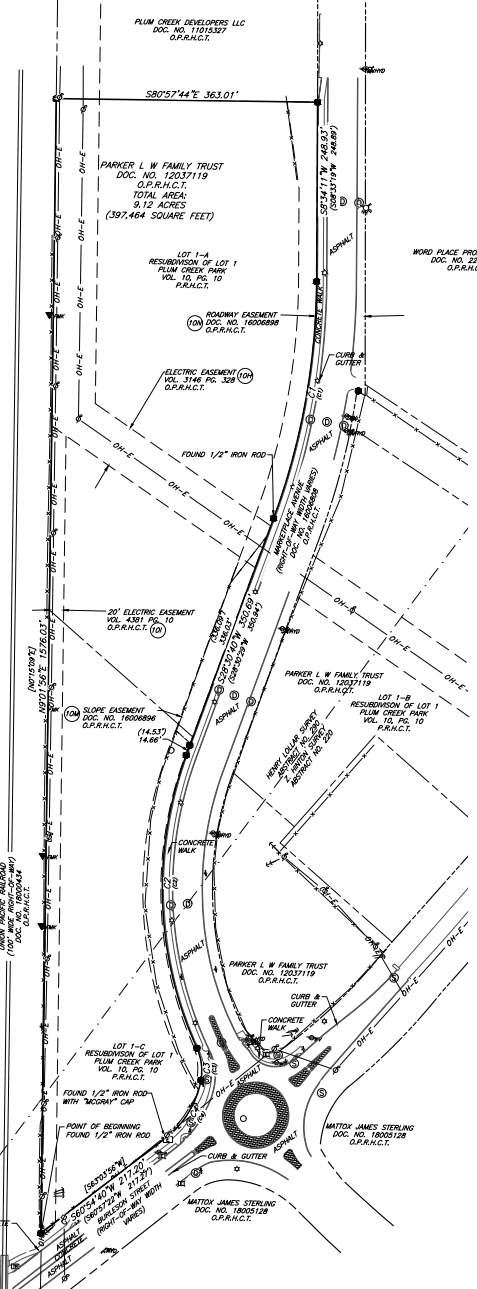
CASTELLAN LEMAR & CASTELAN LINDA LINDA
DOC. NO. 1802587
O.P.R.A.C.T.

LOT 1

KEVIN, STACEY ELLIAN & CHAN LASHLEIGH
DOC. NO. 2201748
O.P.R.A.C.T.

CRENSHAW VILLAGE RESIDENTIAL COMMUNITY

DOC. NO. 18026512
O.P.R.A.C.T.



LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- APPROXIMATE LOCATION OF SURVEY LINE
- FENCE LINE
- FOUND 3/8" IRON ROD WITH "SPOT ON SURVEYING" CAP (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD WITH "ASH 5687" CAP
- ▲ MAG / PK NAIL FOUND
- FIBER OPTIC MARKER
- STORM MANHOLE
- FIRE HYDRANT
- POWER POLE
- SIGN
- WATER METER
- LIGHT STANDARD
- ELECTRIC CONTROL BOX
- RAILROAD SIGNAL
- BRICK
- DOC. NO. DOCUMENT NUMBER
- VOL. PG. VOLUME, PAGE
- [] RECORD INFORMATION PER VOLUME TO PAGE TO
- () RECORD INFORMATION PER DOCUMENT NUMBER: 18006898
- O.P.R.A.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- P.R.A.C.T. PLAT RECORDS HAYS COUNTY TEXAS

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC DISTANCE	CHORD BEARING
C1	965.00'	195°27'	336.06'	S19°32'57" W 334.36'
C2	538.00'	44°42'21"	412.75'	S06°08'54" W 407.22'
C3	75.00'	34°42'01"	48.42'	S07°06'10" W 44.73'
C4	131.00'	42°29'28"	82.16'	S39°50'43" W 84.94'
(C1)	(965.00')	(195°27')	(336.06')	(S19°32'57" W 334.36')
(C2)	(538.00')	(44°42'21")	(412.75')	(S06°08'54" W 407.18')
(C3)	(75.00')	(34°42'01")	(48.55')	(S07°10'15" W 44.85')
(C4)	(131.00')	(42°23'17")	(86.82')	(S39°45'47" W 84.72')

2021 MINIMUM STANDARD ALTA/NSPS TABLE A ITEMS:

- ITEM 1) MONUMENTS FOUND OR SET AS SHOWN ON THE SURVEY.
- ITEM 2) THERE IS NO SITE ADDRESS OF THE SUBJECT PROPERTY AT THIS TIME.
- ITEM 3) THE TRACT SHOWN HEREON LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FEDERAL INSURANCE RATE MAP PANELS NO. 484530455, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED REVISIONS).
- ITEM 4) THE SQUARE FOOTAGE OF THE COMMENT PARCEL IS 2,397,464 SQUARE FEET OR 8.12 ACRES.
- ITEM 5) THERE ARE NO BUILDINGS ON THE SUBJECT TRACT.
- ITEM 6) SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE AS SHOWN ON THE SURVEY.
- ITEM 7) THERE ARE NO DELINEATED PARKING SPOTS ON THE SITE.
- ITEM 8) NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO PUBLIC RECORDS ARE AS SHOWN ON THE SURVEY.
- ITEM 14) THE SUBJECT PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF BURLESON STREET AND MARKETPLACE AVENUE.
- ITEM 16) THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK AT THE TIME OF THE SURVEY.
- ITEM 17) THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES KNOWN TO THE SURVEYOR.
- ITEM 18) THERE ARE NO PLOTTABLE APPURTENANCE EASEMENTS KNOWN TO THE SURVEYOR.

SURVEYOR'S NOTES:

- 1) ONLY VISIBLE ABOVE GROUND EVIDENCE OF IMPROVEMENTS AND UTILITIES ARE SHOWN HEREON, AS WELL AS UNDERGROUND UTILITIES LOCATED PER THIRD PARTY MARKINGS (IE. FLOW PLANS, PLANT MARKS, ETC.). UNDERGROUND UTILITIES SHOWN HEREON MAY NEED TO BE FIELD VERIFIED BEFORE ANY EXCAVATION BEGINS.
- 2) THE BASIS OF BEARINGS ON THIS SURVEY IS THE TEXAS COORDINATE SYSTEM, NSRS 2011(2012A), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.
- 3) THERE WERE NO CEMETERIES OBSERVED ON THE SUBJECT TRACT DURING THE PROCESS OF CONDUCTING THE SURVEY.

SURVEYOR'S CERTIFICATION:

TO ALENAMIAN DEVELOPMENT COMPANY, A TEXAS LIMITED LIABILITY COMPANY AND ITS SUCCESSORS AND ASSIGNS, JULIA PARKER (A/K/A JULIE NORMAN PARKER), ET AL. AS SUCCESSORS AND ASSIGNS, JULIA PARKER (A/K/A JULIE NORMAN PARKER), ET AL. CONCERNING THE EXTENSION OF MARKETPLACE AVENUE AND FIRST AMERICAN TITLE GUARANTY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES FIGURES 1-4, 7A, 8, 9, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 8, 2023.

DATE OF PLAT OR MAP: NOVEMBER 08, 2022

STACY SMITH, SURVEYOR
P.L.S. NO. 536
CRENSHAW ENVIRONMENTAL CONSULTANTS, INC.
3711 SOUTH MOBILE EXPRESSWAY, BUILDING 1, SUITE 500
AUSTIN, TX 78756



REVISION RECORD

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

ALENAMIAN DEVELOPMENT COMPANY
KYLE, TEXAS
HAYS COUNTY

CRENSHAW ENVIRONMENTAL CONSULTANTS, INC.
3711 South Mobile Expressway, Building 1, Suite 500, Austin, TX 78756
PH: 737.242.0000
WWW.CRENSHAW.COM

DATE: NOVEMBER 08, 2022 (DRAWN BY: APY)
DRAWN BY: STACY SMITH (CHECKED BY: STACY SMITH)
DATE: 11/08/22 (DATE: 11/08/22)
SCALE: 1"=100'

DRAWING NO. SV01

SHEET 1 OF 1

2023 DEMOGRAPHICS

	0-1 mile	0-3 miles	0-5 miles
2023 POPULATION ESTIMATE	14,078	47,744	78,215
5-YR EST. POPULATION GROWTH	17.5%	21.3%	23.4%
AVERAGE HOUSEHOLD INCOME	\$90,263	\$81,841	\$75,454
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$223,974	\$228,580	\$231,369

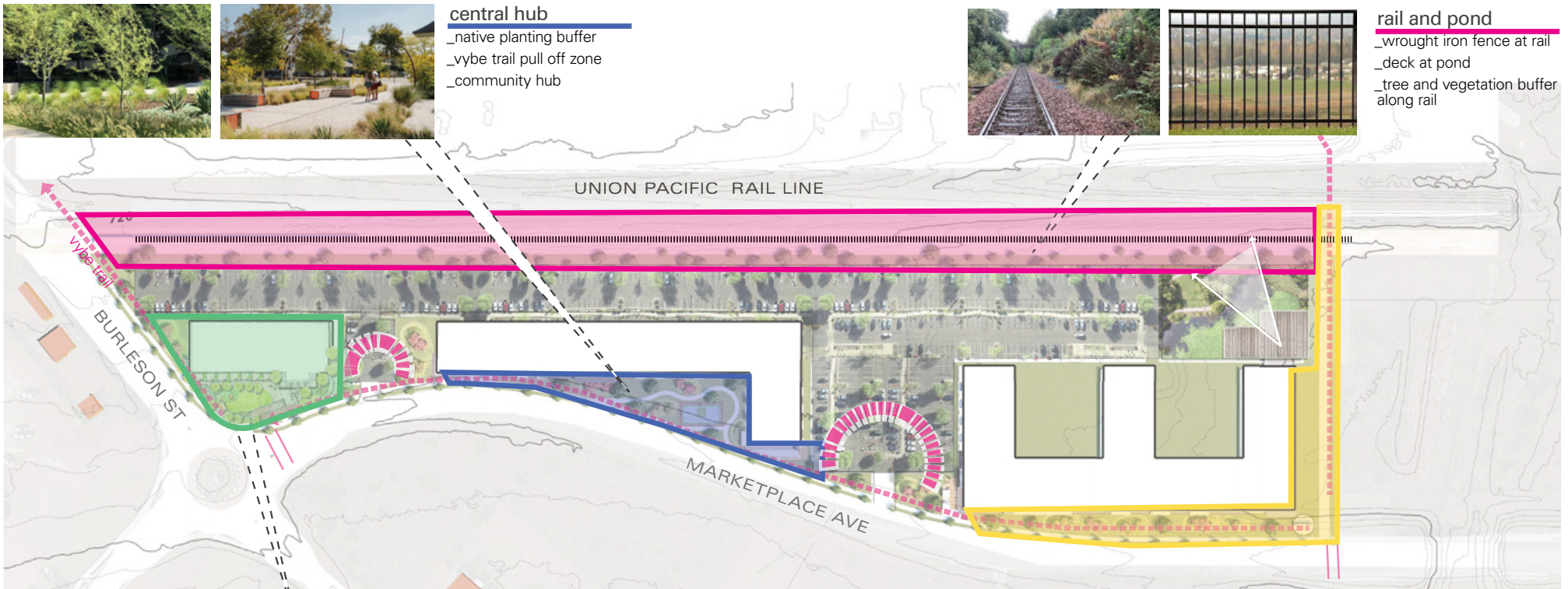


2022 TAX RATES	
ACCD - Austin Community College District	0.0987%
CKY - City of Kyle	0.5082%
EHA - Hays County ESD #9-EMS	0.0505%
FHA - Hays County ESD #5-FIRE	0.0895%
GHA - Hays County	0.295%
PCC-Plum Creek Conservation District	0.0162%
RSP - Special Road Dist	0.0175%
SHA - Hays Consolidated ISD	1.3432%
WPC- Plum Creek Groundwater District	0.0159%
TOTAL	2.4338%

VYBE TRAIL MAP



KYLE STATION MASTER PLAN



central hub

- _native planting buffer
- _vybe trail pull off zone
- _community hub

rail and pond

- _wrought iron fence at rail
- _deck at pond
- _tree and vegetation buffer along rail

front porch gateway

- _outdoor community play
- _train themed program
- _plaza space
- _experiential lighting
- _highly visible
- _seating
- _public / private

kyle vybe trailhead

- _connection to retail
- _vybe trail guidelines
- _experiential lighting
- _seating
- _public / private



ArenaMan
Kyle

Onsite Vybe Map

Kyle, Texas
10/18/2022
ArenaMan

TBG
3232 E Cesar Chavez St,
Bldg 1, suite 100,
Austin, TX 78702

[512] 327 1011
tbpartners.com

The information shown is based on the best information available and is subject to change without notice.



AREA HIGHLIGHTS / WEST



Blanco River

Kyle VYBE Trail

6 Creeks
2,900 Lots
Home Values: \$540K

Wallace Middle School

Gregg Clark Park

Hometown Kyle

Walgreens
SONIC

Plum Creek
1,800 Lots
Home Values: \$390K

VETERANS DR

VETERANS DR

VETERANS DR

Downtown Kyle

BURLESON ST

SPRING BRANCH DR

SPRING BRANCH DR

BURLESON ST

JAMES ADKINS RD

±9.12
ACRES

MARKETPLACE AVE

MARKETPLACE AVE

Kyle VYBE Trailhead

INTERSTATE
35

AREA HIGHLIGHTS / NORTHEAST



Sunfield MPC

INTERSTATE 35

H·E·B plus!
WELLS FARGO
CHASE
The UPS Store
Starbucks

DUNKIN' DONUTS
Dutch Bros
Sport Clips
LOWE'S
Walgreens
FIREHOUSE SUBS
FOUNDED BY FIREMEN

Walmart

Orangetheory FITNESS

Ascension
730 Employees

Black Star Athletic Complex

Lehman High School

KYLE PKWY

KYLE PKWY

DACY LN
BUNTON CREEK RD

Fuentes Elementary

CSW
Mixed-Use
60K SF of Retail

575 Units
30k SF of Retail
CITY LIGHTS DR

INTERSTATE 35

POLARIS
ANYTIME FITNESS

PHILOMENA DR

KYLE CROSSING
Target
ROSS DRESS FOR LESS
BANK OF AMERICA
IHOP
MOD
Jimmy John's
Wingstop
Five Guys
Chick-fil-a
KOHL'S

Kyle VYBE Trailhead

MARKETPLACE AVE

±9.12
ACRES

JAMES ADKINS DR

MARKETPLACE AVE

BURLESON ST

INTERSTATE 35

PRIME LOCATION



Rendering of Uptown Kyle

PRIME DEVELOPMENT OPPORTUNITY IN KYLE, TX

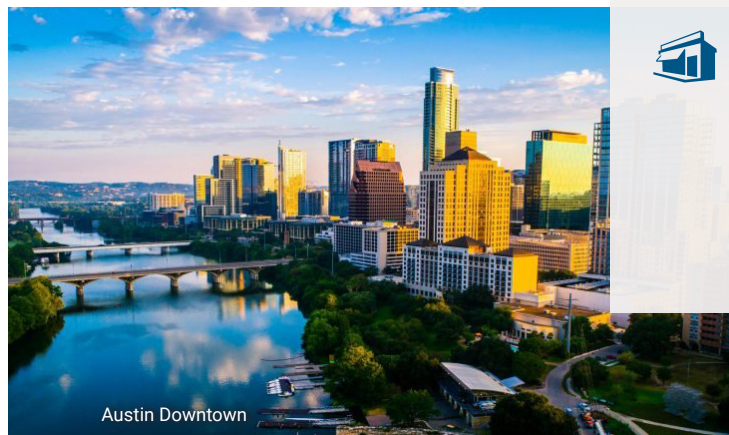
- With a population of 53,763, Kyle is one of the largest and fastest growing cities in Texas
- Recent additions to the city's business sector include HPI, Majestic Realty, AlSCO, and ENF
- Billion-dollar area called Uptown Kyle that includes hotel convention center, office spaces, a soccer complex and dozens of stores and restaurants is currently being developed

GREAT ACCESSABILITY & CONNECTIVITY

- Kyle is conveniently located 22 miles southwest of Austin along I35
- Easy access to State Hwy 21 via FM150W.
- State Hwy 123 is less than 11 miles south of site



Hays Logistics Center-Kyle, TX



Austin Downtown

CONVENIENTLY LOCATED WITHIN CENTRAL TEXAS

- San Marcos: 16 minutes
- Austin: 26 minutes
- ABIA: 24 minutes
- San Antonio: 59 minutes

Listings Team



Tripp Rich

Principal

tripp.rich@dmre.com

512.264.1729



Ryan Parker

Director

ryan.parker@dmre.com

512.582.0931



Ty Walsh

Associate

ty.walsh@dmre.com



Conner Shepherd

Associate

conner.shepherd@dmre.com



Zack Shepherd

Associate

zack.shepherd@dmre.com



Jason Mandell

Analyst

jason.mandell@dmre.com



Luke Little

Marketing Coordinator

luke.little@dmre.com

INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

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.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT



DMRE

dmre.com

Contact Us

Austin/San Antonio:

512.264.1729

901 S. MoPac Expressway
Bldg. 3, Suite 375
Austin, TX 78746

Dallas/Fort Worth:

214.206.4154

14951 Dallas Parkway
Suite 400
Dallas, TX 75254

Houston:

713.955.3120

777 Post Oak Blvd
Suite 255
Houston, TX 77056