



MEDICAL CONVERSION OPPORTUNITY

8525 Queenston Blvd.

Houston, Texas 77095

OFFERING MEMORANDUM



WATCH THE PROPERTY VIDEO

Scan the QR code or
click here to view the
Aerial Legacy Video.

[VIEW VIDEO](#)

Confidentiality & Disclaimer

This Offering Memorandum has been prepared solely to assist prospective purchasers in evaluating 8525 Queenston Blvd., Houston, Texas. Information has been assembled from owner-provided materials, public marketing information and third-party market research believed reliable; however, no representation or warranty is made as to completeness or accuracy. All dimensions, acreage, building area, condition, utilities, code compliance, accessibility, parking, permitted uses, zoning or land-use restrictions, environmental matters and suitability for any medical use must be independently verified by the purchaser and its professional consultants.

All medical layouts and use concepts in this memorandum are conceptual only. Specialized uses such as MRI, CT, PET/CT, ambulatory surgery, dialysis and other healthcare services may require structural, shielding, electrical, mechanical, life-safety, licensing, accessibility and regulatory modifications.



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THE OPPORTUNITY

Executive Summary

Bella Properties presents 8525 Queenston Blvd., a 10,785 SF freestanding commercial property offered for sale in Northwest Houston. The property is being repositioned in the market as a flexible owner-user and medical conversion opportunity rather than solely by its former childcare use.

10,785 SF BUILDING AREA	~1.5 AC SITE AREA*	\$1.87M CURRENT ASKING PRICE**
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*Approximate acreage based on seller-provided marketing information. **Current public asking price observed on LoopNet in August 2026; subject to change.

Investment Highlights

- Freestanding building with a broad single-story footprint and multiple exterior access points.
- Numerous existing rooms and open areas that may support phased reconfiguration for clinical, administrative or therapy uses.
- Existing commercial kitchen and multiple restroom/support areas.
- Large paved areas and on-site circulation serving the existing facility.
- Opportunity to reposition an existing building rather than pursue ground-up development.
- Northwest Houston location in a large residential trade area.
- Potential fit for imaging, specialty clinic, rehabilitation, behavioral health, urgent/ambulatory care or other owner-user concepts, subject to feasibility and approvals.



EXISTING IMPROVEMENTS

Property Snapshot

Address	8525 Queenston Blvd., Houston, TX 77095
Building Area	10,785 SF (public sale listing)
Site Area	Approximately 1.5 acres (seller-provided marketing information)
Offering	For Sale - owner-user / conversion opportunity
Existing Use / Configuration	Former childcare / educational facility
Notable Existing Features	Multiple rooms, reception/support areas, commercial kitchen, restrooms, paved parking/circulation and fenced outdoor areas
Medical Use	Conceptual; buyer to verify all approvals, code and infrastructure requirements



Site Context



The existing site combines a freestanding building, paved vehicular areas and outdoor land components. For a medical user, the site should be evaluated for patient drop-off, accessible parking, service access, ambulance requirements (if applicable), equipment delivery routes and any future expansion.

A current survey should be reviewed during due diligence to confirm boundaries, easements, access and encumbrances.

Arrival & Visibility



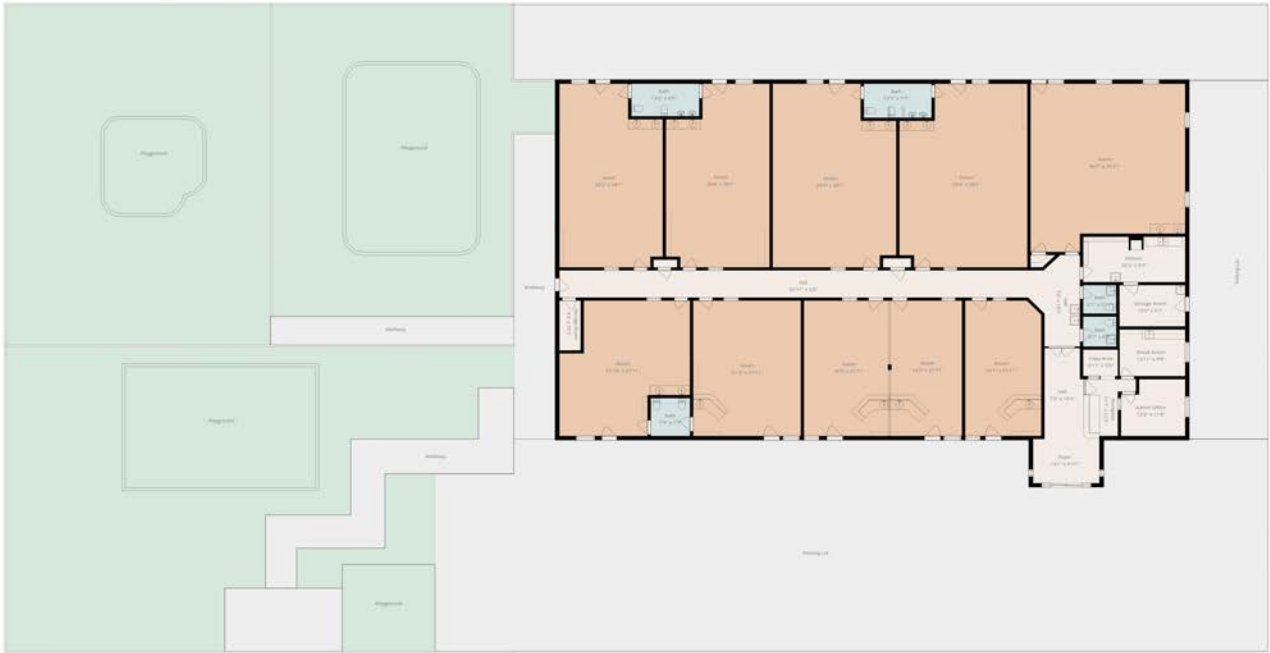
The building's recognizable entry element and long exterior elevations provide an opportunity for a healthcare operator to create a clear patient arrival sequence and branded identity, subject to applicable sign and permitting requirements.

Interior Overview



Existing conditions shown. Medical conversion concepts require independent architectural and engineering review.

Existing Floor Plan



Total: 9159 sq. ft
1st Floor: 9159 sq. ft
Excluded Areas: Walkway: 1378 sq. Ft, Walls: 354 sq. ft
Floor Plan Created By CubicHaus App. Measurements Deemed Highly Reliable But Not Guaranteed.

Floor plan reproduced from the owner-provided photo set. Dimensions and room labels should be field-verified. The plan is useful as a starting point for test-fitting clinical uses, but is not represented as an architectural or as-built drawing.

Medical Conversion Thesis

The strongest marketing story is not that the building is already medical; it is that the existing footprint may offer a practical starting point for a healthcare owner-user seeking speed, control and adaptability.

- Leverage existing rooms for exam, consultation, administrative or support functions where feasible.
- Use larger open rooms for therapy, rehabilitation, infusion, training or flexible clinical programs.
- Evaluate perimeter rooms for imaging support, patient preparation, changing and staff functions.
- Study exterior access for equipment delivery and future patient drop-off improvements.
- Preserve flexibility: market to multiple healthcare specialties rather than a single highly specialized use.



Diagnostic Imaging Center



- Dedicated modality rooms and control areas
- Patient changing / preparation
- Radiologist / technologist support
- Shielding, structural loading, power and cooling feasibility study
- Equipment delivery path and emergency power review

Conceptual positioning only; no representation is made that the existing building currently satisfies requirements for this use.

Women's Imaging Center



- Calm patient reception and waiting
- Private changing and consultation rooms
- Dedicated imaging suites
- Provider offices and reading/work areas
- Potential wellness-oriented brand environment

Conceptual positioning only; no representation is made that the existing building currently satisfies requirements for this use.

Multi-Specialty Clinic



- Exam-room clusters
- Shared reception and waiting
- Procedure / treatment rooms
- Central staff work areas
- Administrative and physician offices

Conceptual positioning only; no representation is made that the existing building currently satisfies requirements for this use.

Rehabilitation & Therapy



- Large open treatment gym
- Private therapy rooms
- Consultation / evaluation rooms
- Staff and storage areas
- Potential use of outdoor areas for supervised programs, subject to design

Conceptual positioning only; no representation is made that the existing building currently satisfies requirements for this use.

Behavioral Health



- Private counseling rooms
- Group rooms
- Administrative offices
- Controlled patient circulation
- Life-safety and ligature-risk review appropriate to intended program

Conceptual positioning only; no representation is made that the existing building currently satisfies requirements for this use.

Ambulatory Care Concept



- Patient intake and triage
- Exam / procedure rooms
- Clinical support and storage
- Separate staff / service circulation where feasible
- Higher-acuity uses require detailed code, MEP, licensing and life-safety analysis

Conceptual positioning only; no representation is made that the existing building currently satisfies requirements for this use.

Patient Experience



A successful conversion should create an intuitive sequence: visible arrival, accessible entry, welcoming reception, clear wayfinding, privacy-conscious waiting and efficient movement into clinical areas. The existing building offers multiple interior zones that can be studied for this purpose.

BACK-OF-HOUSE POTENTIAL

Administrative & Clinical Support



Existing reception, millwork, office and support spaces may reduce the amount of non-clinical area that must be created from scratch, depending on the selected program.

EXISTING INFRASTRUCTURE

Commercial Kitchen & Support



The existing commercial kitchen and service areas can be evaluated for staff support, nutrition programs, day-treatment operations or repurposing. Equipment condition, code compliance and intended use should be independently verified.

Outdoor & Expansion Potential



Fenced outdoor areas are part of the existing condition. A future owner may evaluate these areas for parking reconfiguration, landscape therapy, employee amenity, additional improvements or expansion, subject to engineering, drainage, utilities, easements and approvals.

Parking & Circulation



- Evaluate patient and staff parking ratios for the selected use.
- Confirm ADA-accessible routes and spaces.
- Study covered or protected patient drop-off opportunities.
- Confirm fire-lane, service and emergency access requirements.
- Plan equipment delivery routes early for imaging or procedural uses.

2026 MARKET CONTEXT

Houston Healthcare Market

10.9% - Houston medical office vacancy at year-end 2025, the lowest level since 2019.

667,198 SF - full-year 2025 net absorption reported by Colliers.

1.3 million SF - medical office space under construction, ranking Houston No. 1 among the Top 50 markets for construction activity according to Colliers/RevistaMed.

\$24.93/SF NNN - reported average asking lease rate at year-end 2025.



Source: Colliers, Houston Medical Building Market Report, 2025 Second Half (published Jan. 27, 2026). Market statistics are citywide and are not property-specific.

Outpatient Demand Drivers

CBRE's 2026 U.S. Real Estate Market Outlook identifies aging demographics, increased healthcare spending, workforce growth and new technology as drivers of medical outpatient building demand. It also notes that cost pressure is pushing providers toward lower-cost outpatient settings and that occupiers are considering conversions of existing office and retail buildings.

9.5-10.5% TYPICAL MOB VACANCY RANGE*	+1.4% 2026 RENT GROWTH FORECAST*
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*National medical outpatient building outlook, not a forecast for this property or the Houston submarket. Source: CBRE U.S. Real Estate Market Outlook 2026 - Healthcare.

PROOF OF REPOSITIONING STRATEGY

West Houston Conversion Precedent

A recent West Houston example demonstrates institutional acceptance of medical conversion strategies. Transwestern and Virtus repositioned the former office asset at 2051 S. Greenhouse Road into Greenhouse Medical Plaza, a 116,869 SF medical outpatient building, and sold the property in March 2026.

Transwestern reported that the repositioning included an ambulatory surgery center, covered patient drop-off, patient/tenant lounge, redundant power and automatic ADA entry doors. The scale and condition differ materially from 8525 Queenston, but the transaction illustrates how existing commercial real estate can be strategically adapted for healthcare occupancy.



Source: Transwestern, March 26, 2026. Example provided for market context only; not a comparable sale or valuation indication.

Target Buyer Profiles

- Regional and national diagnostic imaging operators
- Independent radiology groups and physician-owned imaging ventures
- Orthopedic, spine and sports-medicine groups
- Women's health and breast-imaging providers
- Behavioral health and outpatient treatment operators
- Physical therapy and rehabilitation groups
- Urgent care and ambulatory care operators
- Multi-specialty physician groups
- Healthcare real estate developers and owner-user investors

Marketing should lead with flexibility, existing building value and conversion potential - not with the former daycare identity.

EXISTING CONDITIONS

Property Photography I



Photography depicts existing property conditions and is not a representation of any proposed medical conversion.

EXISTING CONDITIONS

Property Photography II



Photography depicts existing property conditions and is not a representation of any proposed medical conversion.

Due Diligence

- Survey, title and easements
- Building measurements and floor plan verification
- Structural capacity and roof condition
- HVAC, electrical service and emergency power requirements
- Plumbing and medical gas requirements, if applicable
- Fire protection and life-safety systems
- ADA accessibility
- Parking ratios and patient drop-off
- Environmental review
- Land-use restrictions, permitting and healthcare licensing
- Imaging shielding / RF / quench / equipment-delivery feasibility, if applicable
- Construction budget and conversion schedule

A sophisticated healthcare conversion begins with the clinical program and equipment plan, followed by architectural, engineering and regulatory test-fitting.

LOCATION OVERVIEW

Northwest Houston Medical Opportunity

8525 Queenston Blvd. sits in the Copperfield / Cy-Fair area of Northwest Houston, within a dense and growing residential trade area. The location combines a 10,785 SF freestanding building on approximately 1.50 acres with access to the broader U.S. 290 healthcare corridor. For an imaging or outpatient medical operator, the demographic profile is especially relevant: nearly 350,000 residents are estimated within five miles, with continued growth projected through 2030.

349,788 2025 POPULATION - 5 MI	\$127,974 MEDIAN HH INCOME - 1 MI	6.33% 2025-30 POP. GROWTH - 5 MI
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Dense Residential Base	15,752 residents within one mile; 141,411 within three miles; 349,788 within five miles.
Growing Households	113,926 households within five miles in 2025, with projected household growth of 6.47% through 2030.
Affluent Immediate Area	Median household income is estimated at \$127,974 within one mile and \$98,578 within three miles.
Established Housing Stock	Median home value is estimated at \$338,682 within one mile; the median year built is 2002.
Medical Positioning	The surrounding population base and expanding Northwest Houston hospital infrastructure support outreach to imaging, specialty and outpatient users.

Sources: LoopNet property/demographic record for 8525 Queenston Blvd. (2025/2030 estimates); seller-provided property information. Demographic data are third-party estimates and should be independently verified.

1 • 3 • 5 Mile Radius

	1 Mile	3 Miles	5 Miles
2025 Population	15,752	141,411	349,788
2030 Population	16,505	149,470	371,916
Population Growth '25-'30	4.78%	5.70%	6.33%
2025 Households	5,284	46,222	113,926
Household Growth '25-'30	4.98%	5.86%	6.47%
Median Household Income	\$127,974	\$98,578	\$92,689
Median Home Value	\$338,682	\$310,049	\$299,736
Average Age	39	37	36

Medical marketing implication. The five-mile radius combines scale and growth: more than 349,000 residents today, projected to exceed 371,000 by 2030. The one-mile median household income of nearly \$128,000 can be particularly attractive for patient-facing outpatient services and elective diagnostics, while the broader three- and five-mile population provides depth for recurring referral-based care.

Source: LoopNet demographic profile for 8525 Queenston Blvd., accessed August 2026. Estimates shown as reported by the source.

Major Investment Along the U.S. 290 Corridor

Northwest Houston is experiencing substantial healthcare investment. Three major hospital systems serving Cypress and the U.S. 290 corridor have recently opened or announced significant expansions, reinforcing the area's role as a growing healthcare destination.

Houston Methodist Cypress	Opened in March 2025 on a 105-acre campus with 100 beds, 18 ER beds and nine operating rooms. In March 2026, Houston Methodist announced a \$104 million expansion adding 64 medical-surgical beds, 16 ICU beds, six operating rooms and an endoscopy suite.
Memorial Hermann Cypress	A \$277.5 million expansion is underway, including a six-story patient tower, expanded emergency, surgical, women's and specialty services. The project is designed to expand capacity to 201 beds with future capacity for 345 beds.
HCA Houston North Cypress	A 163-bed acute-care hospital serving the U.S. 290 corridor. In March 2026, HCA announced a \$100 million North Patient Tower expansion adding 54 inpatient beds and expanded rehabilitation capacity.
Why It Matters	Hospital expansion can deepen physician networks, specialty referrals, diagnostic demand and outpatient service needs across the surrounding Northwest Houston trade area.

\$481M+ RECENTLY ANNOUNCED / ACTIVE EXPANSIONS*	3 MAJOR CYPRESS HOSPITAL SYSTEMS	U.S. 290 HEALTHCARE CORRIDOR
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*Sum of cited \$104M Houston Methodist, \$277.5M Memorial Hermann and \$100M HCA expansion announcements; not property-specific investment. Sources: Houston Methodist (Mar. 27, 2026); Memorial Hermann (Oct. 1, 2025); HCA Houston Healthcare (Mar. 3, 2026).

Institutional Depth • Outpatient Growth

Houston's healthcare identity extends far beyond the immediate Cypress area. The Texas Medical Center is the world's largest comprehensive medical complex and averages approximately 10 million patient visits annually. This institutional base supports a deep regional ecosystem of physicians, specialists, imaging providers, ambulatory operators, research organizations and healthcare talent.

10M TMC PATIENT VISITS / YEAR	9,200+ TMC LICENSED BEDS	120,000+ TMC EMPLOYEES*
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Medical Office Fundamentals	Houston medical office vacancy ended 2025 at 10.9%, its lowest level since 2019, according to Colliers.
Positive Absorption	Colliers reported 667,198 SF of full-year 2025 net absorption in Houston medical office space.
Development Activity	Approximately 1.3 million SF of Houston medical office space was under construction at year-end 2025.
Outpatient Shift	CBRE's 2026 healthcare outlook identifies aging demographics, healthcare spending and the shift toward lower-cost outpatient settings as demand drivers, including conversion of existing commercial buildings.

*TMC employment figure is reported by Greater Houston Partnership/TMC sources; institutional counts vary by source/date. Sources: UTHealth 2026-27 Academic Catalog; Greater Houston Partnership Houston Facts; Colliers Houston Medical Building Market Report 2025 Second Half; CBRE U.S. Real Estate Market Outlook 2026 - Healthcare.

Owner-User Conversion Rationale

Scale Without Ground-Up Construction	10,785 SF provides meaningful clinical scale while remaining manageable for a single operator, physician group or specialty platform.
1.50-Acre Site	The site provides land around the existing building for parking, circulation, patient drop-off and potential future site reconfiguration, subject to engineering and approvals.
Existing Room Network	The former educational layout contains numerous rooms and support areas that may provide a useful starting point for exam, consultation, therapy, administrative and patient-support functions.
Imaging Opportunity	MRI, CT, X-ray, ultrasound, mammography and related uses can be specifically test-fitted; specialized shielding, structural, electrical, HVAC, equipment-delivery and regulatory requirements must be verified.
Large Patient Trade Area	Nearly 350,000 residents are estimated within five miles, with 6.33% projected population growth from 2025 to 2030.
Hospital-System Momentum	Major Cypress hospital systems are investing hundreds of millions of dollars in additional beds, operating rooms, emergency capacity and specialty services.

The marketing strategy should present 8525 Queenston as a **medical conversion / owner-user opportunity**, not as a former daycare. This broadens the buyer universe while preserving optionality for specialty clinical users.

Medical conversion concepts are conceptual only and subject to architectural, engineering, code, licensing, accessibility, parking and regulatory due diligence.

REGIONAL POSITION

Northwest Houston / Cy-Fair

The property is positioned in Northwest Houston's Cy-Fair area, serving established communities around Copperfield, Stone Gate and the broader Cypress market. Public property data identifies the asset within the Bridgeland submarket and reports George Bush Intercontinental Airport at approximately 24.7 miles from the property.

24.7 MI TO IAH - PUBLIC LISTING DATA	2002 MEDIAN HOME YEAR BUILT - 1 MI	3.0 AVG. HH SIZE - 1/3/5 MI
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Residential Catchment	The property is embedded within a mature suburban residential environment rather than an isolated office district.
Referral Reach	A five-mile radius of approximately 350,000 residents gives medical operators a substantial local patient base before considering broader regional referrals.
Workforce / Family Base	The three-mile radius includes more than 46,000 households and a median household income near \$99,000.
Regional Connectivity	Northwest Houston is organized around major arterials and the U.S. 290 corridor, where multiple hospital campuses and medical office developments continue to expand.

Sources: LoopNet property/demographic record; Houston Methodist, Memorial Hermann and HCA Houston Healthcare public announcements. Travel distances are approximate and should be independently verified.

Key Numbers for Outreach

\$1.87M ASKING PRICE	10,785 SF BUILDING AREA	~1.50 AC SITE AREA
349,788 5-MILE POPULATION	\$127,974 1-MILE MEDIAN HH INCOME	6.33% 5-MILE POP. GROWTH

Suggested headline for direct medical outreach:

FREESTANDING NORTHWEST HOUSTON MEDICAL CONVERSION OPPORTUNITY

10,785 SF on approximately 1.50 acres | Dense 349,000+ five-mile population | Near expanding Cypress healthcare corridor | Potential imaging, specialty clinic, rehabilitation, ambulatory or multi-specialty owner-user conversion.

Demographic source: LoopNet 2025/2030 estimates for 8525 Queenston Blvd. Asking price supplied by Bella Properties. Medical use subject to buyer verification and governmental approvals.

EXCLUSIVE OFFERING

8525 Queenston Blvd.



Paulina Frech

Broker, CLHMS, ABR, CRTS, CRP

Bella Properties

Selected Market Sources

LoopNet property record / public sale listing, accessed Aug. 2026

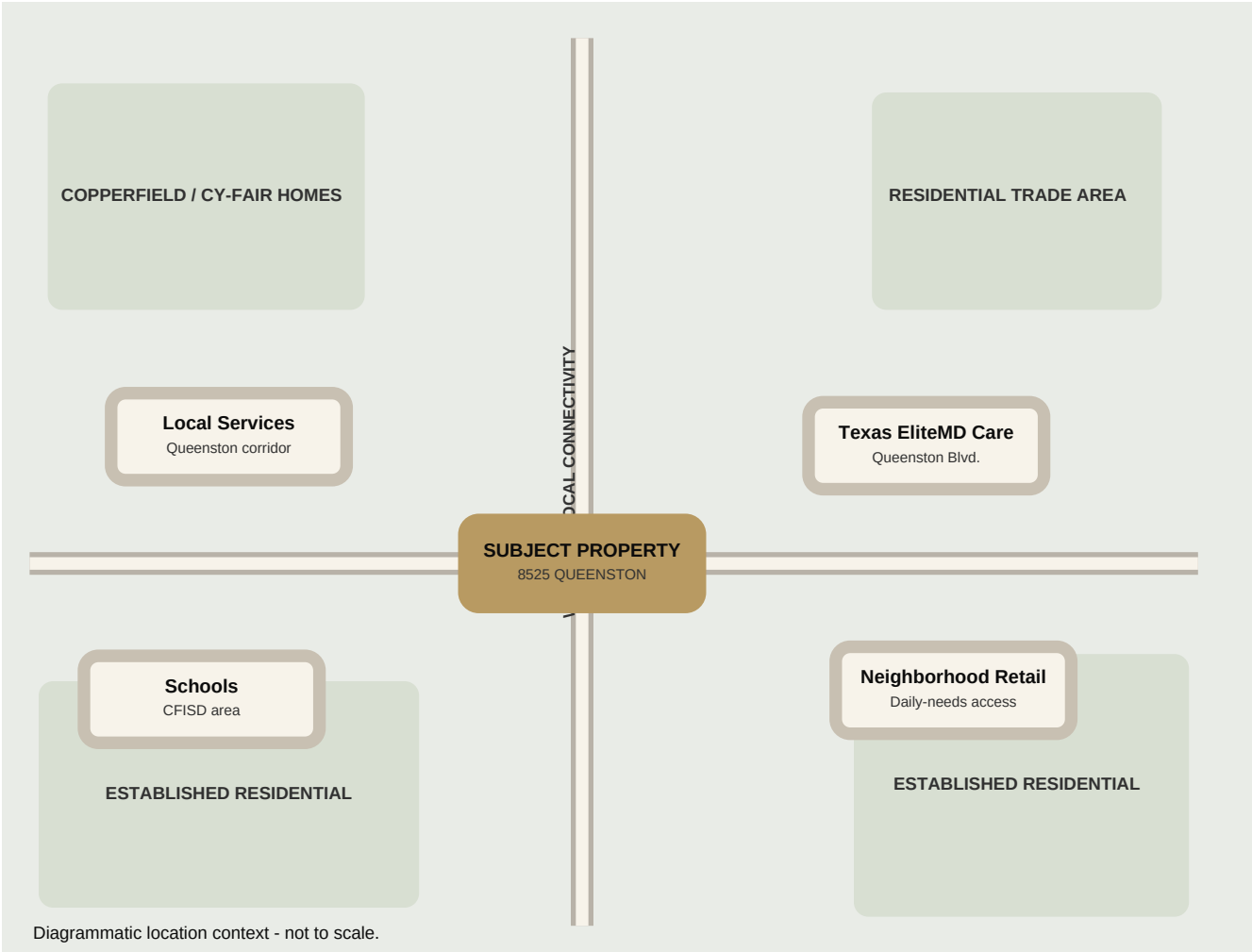
Colliers, Houston Medical Building Market Report - 2025 Second Half, published Jan. 27, 2026

CBRE, U.S. Real Estate Market Outlook 2026 - Healthcare

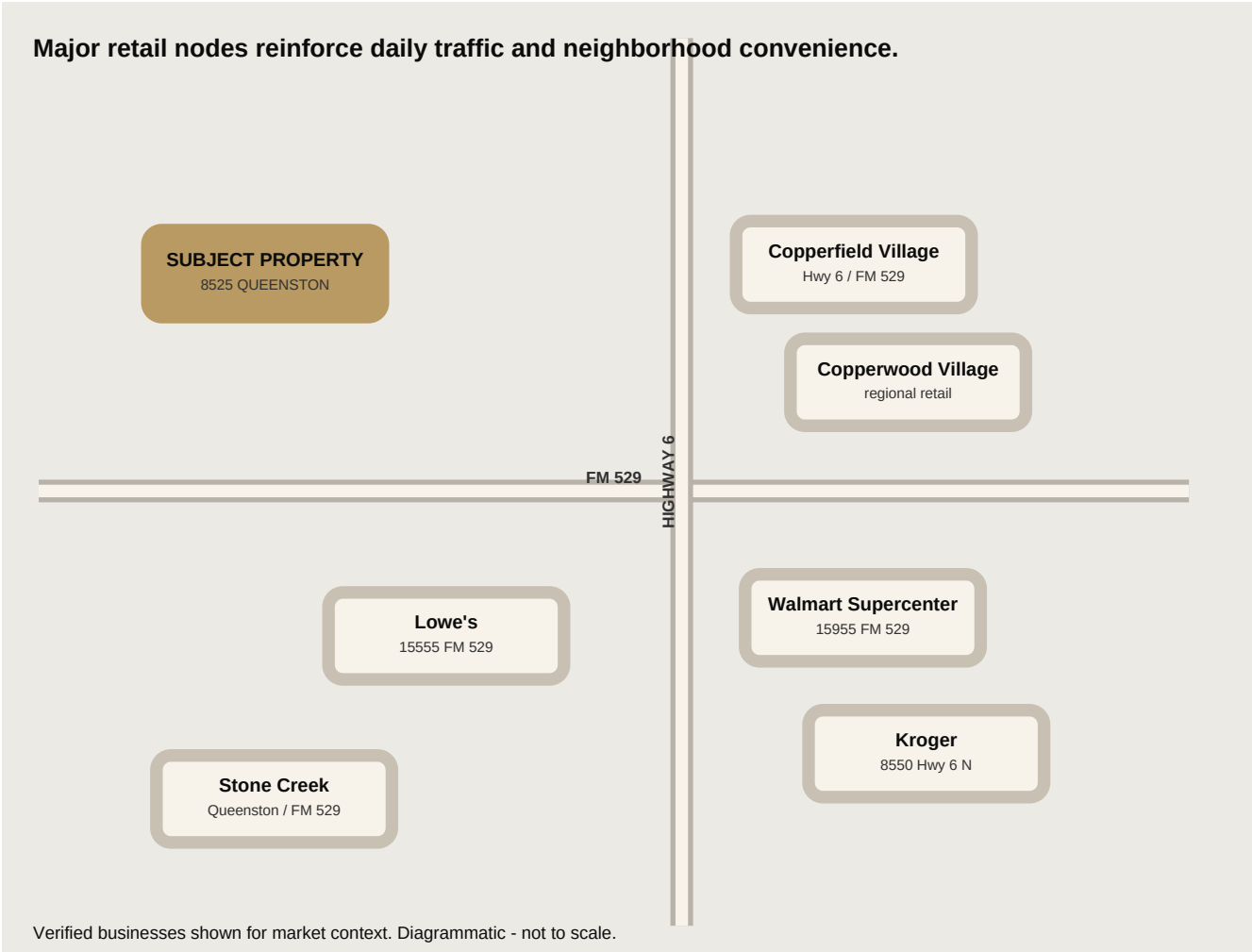
Transwestern, Greenhouse Medical Plaza sale announcement, March 26, 2026

PROPERTY INFORMATION AND MEDICAL CONCEPTS SUBJECT TO INDEPENDENT VERIFICATION.

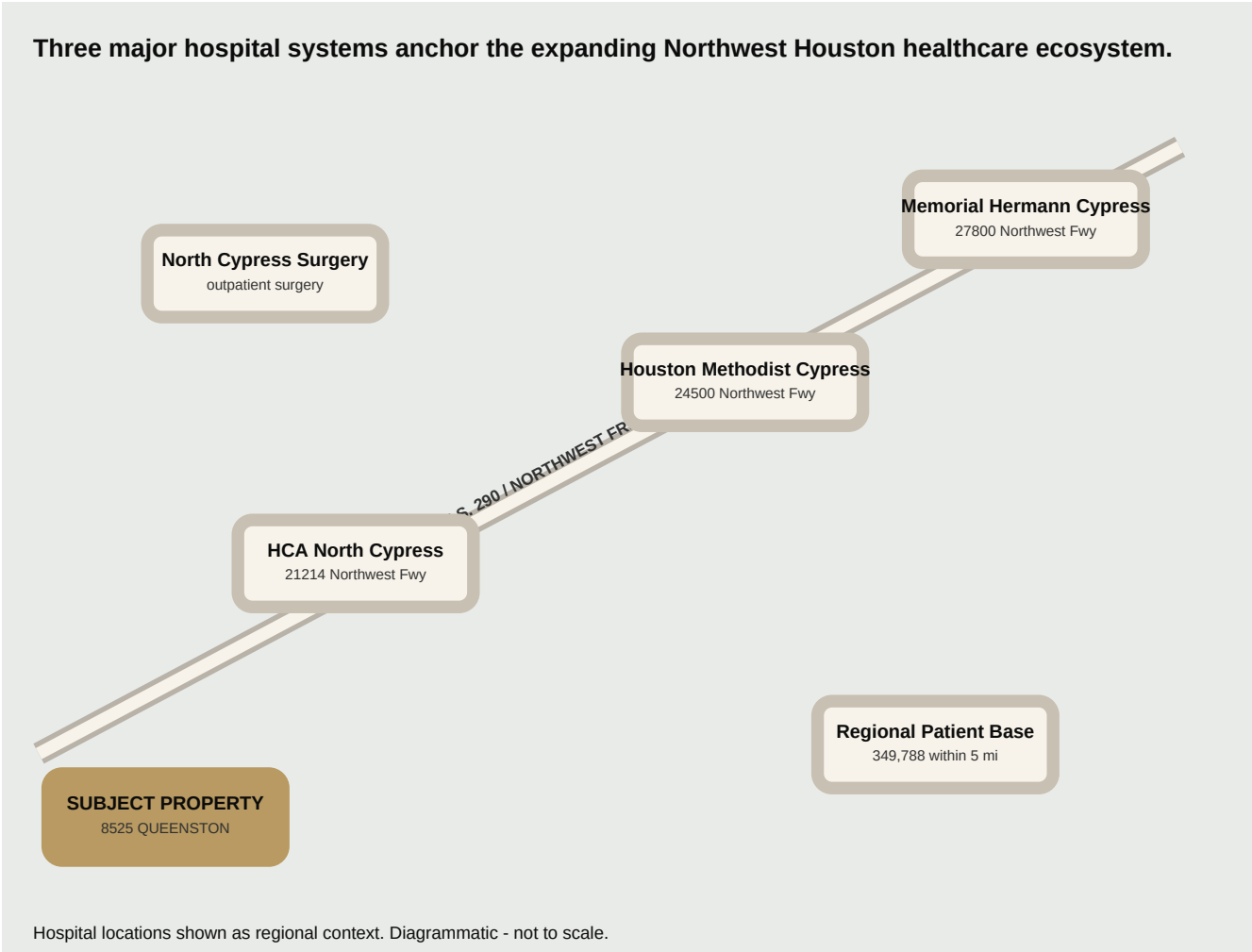
Queenston Boulevard - Homes, Services & Daily Needs



Copperfield / FM 529 / Highway 6



Queenston to U.S. 290 / Cypress



Subject Property + Surrounding Homes & Businesses

DENSE
RESIDENTIAL
AREA

COPPERWOOD VILLAGE



ARAGON MIDDLE SCHOOL
1,601 STUDENTS

BIRKES ELEMENTARY SCHOOL
1,006 STUDENTS



SOLEA COPPERFIELD
129 UNITS

EZ Floors Inc

SUBJECT PROPERTY

SmartS
Self Storage



IMMEDIATE TRADE AREA

Dense residential rooftops + neighborhood services

FM 529 / Highway 6 3D Aerial



RESIDENTIAL DENSITY

A Built-In Patient Catchment



349,788

2025 POPULATION | 5 MI

113,926

HOUSEHOLDS | 5 MI

\$127,974

MEDIAN HH INCOME | 1 MI

The immediate aerial visually reinforces the scale of the surrounding residential trade area.

Queenston • FM 529 • Highway 6



EXCLUSIVELY OFFERED BY

Paulina Frech

Broker, CLHMS, ABR, CRTS, CRP

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Bella Properties

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Name of Sales Agent/Associate

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Information available at www.trec.texas.gov

TXR 2501

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