



BURLESON CROSSING EAST

Highway 71 @ FM 304
Bastrop, TX

BURLESON CROSSING EAST

Derek Quinn

512-628-5354

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Durhman & Bassett
REALTY GROUP, INC.

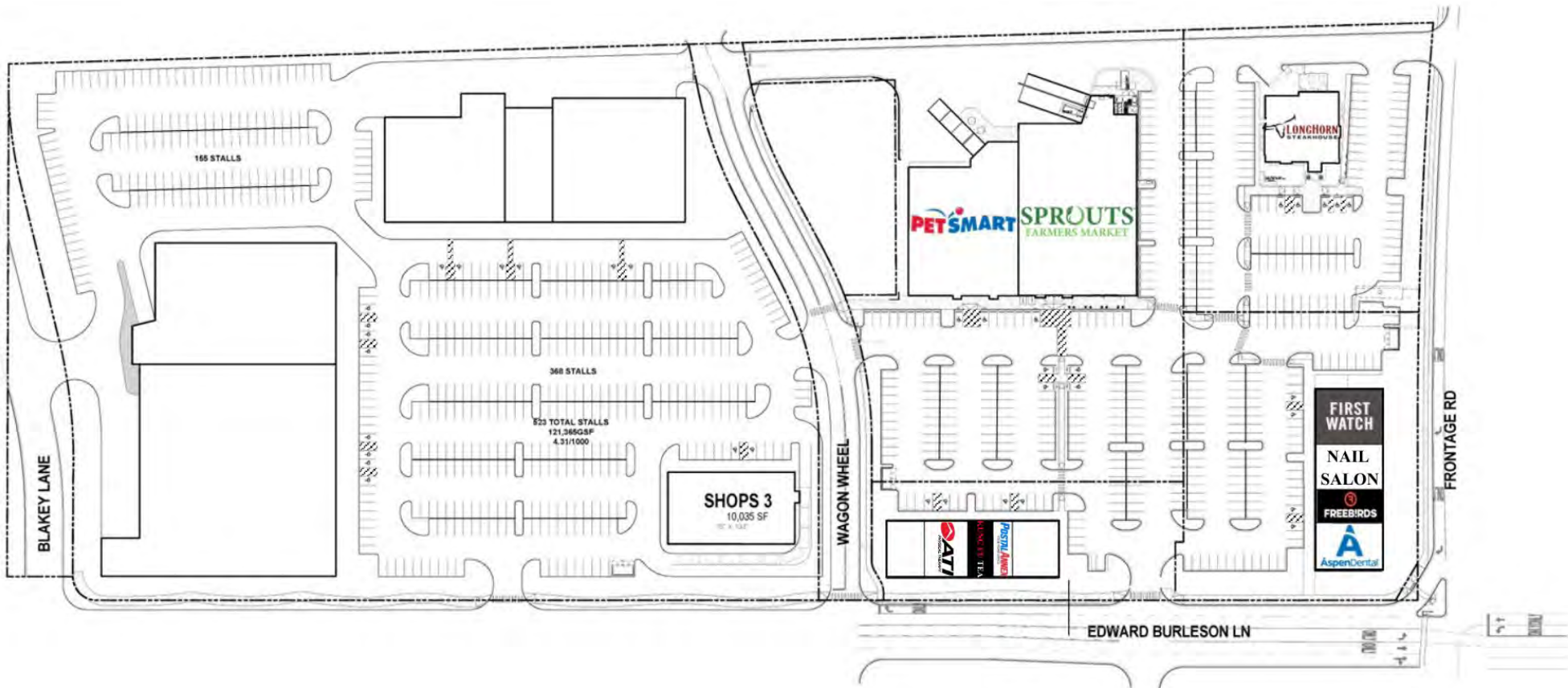


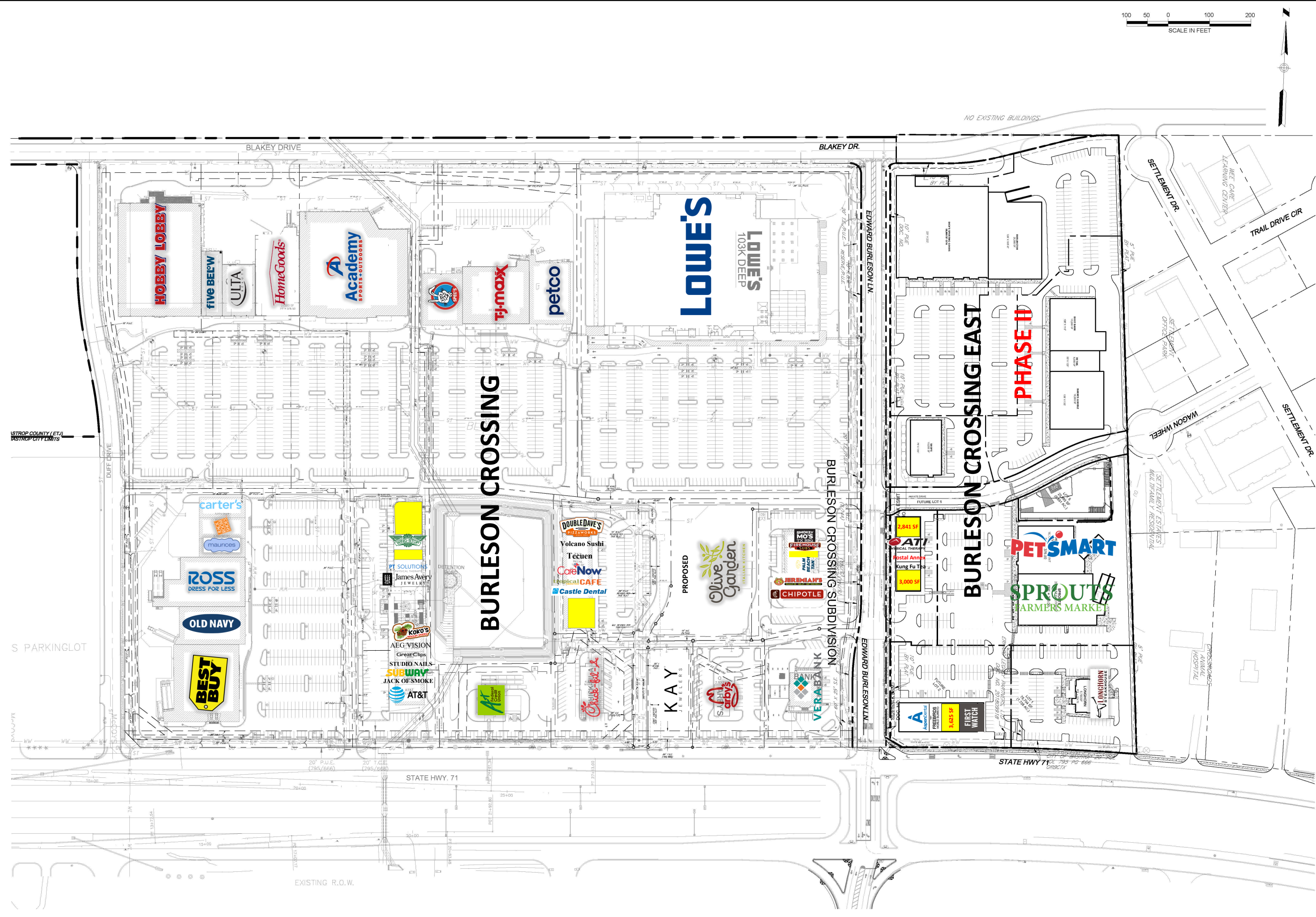
Property Highlights

- ◆ Upcoming 19-acre development adjacent to Burleson Crossing Shopping Center
- ◆ Close proximity to Hwy 21 & SH 304 for regional connectivity
- ◆ 32 miles from Downtown Austin via Hwy 71 E

Area Retailers







**BURLESON CROSSING SITE PLAN
PLANS FOR SITE IMPROVEMENTS**

BURLESON CROSSING EAST
AND VICINITY

NO.	DATE	DESCRIPTION	BY	DATE

DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DRAWING NAME: A141-007-Phase03.dwg

PRELIMINARY
NOT FOR
CONSTRUCTION

LJA Engineering & Surveying, Inc.
 5316 Highway 250 West
 Suite 150
 Austin, Texas 78735
 Phone 512.439.4700
 Fax 512.439.4716
 FRNH-1386

JOB NUMBER:
A141-007-405

EX01

SHEET NO.
1

OF SHEETS



COLORADO RIVER

3.7 Miles



BLAKEY LANE

LOWE'S

71 TEXAS

THE HOME DEPOT

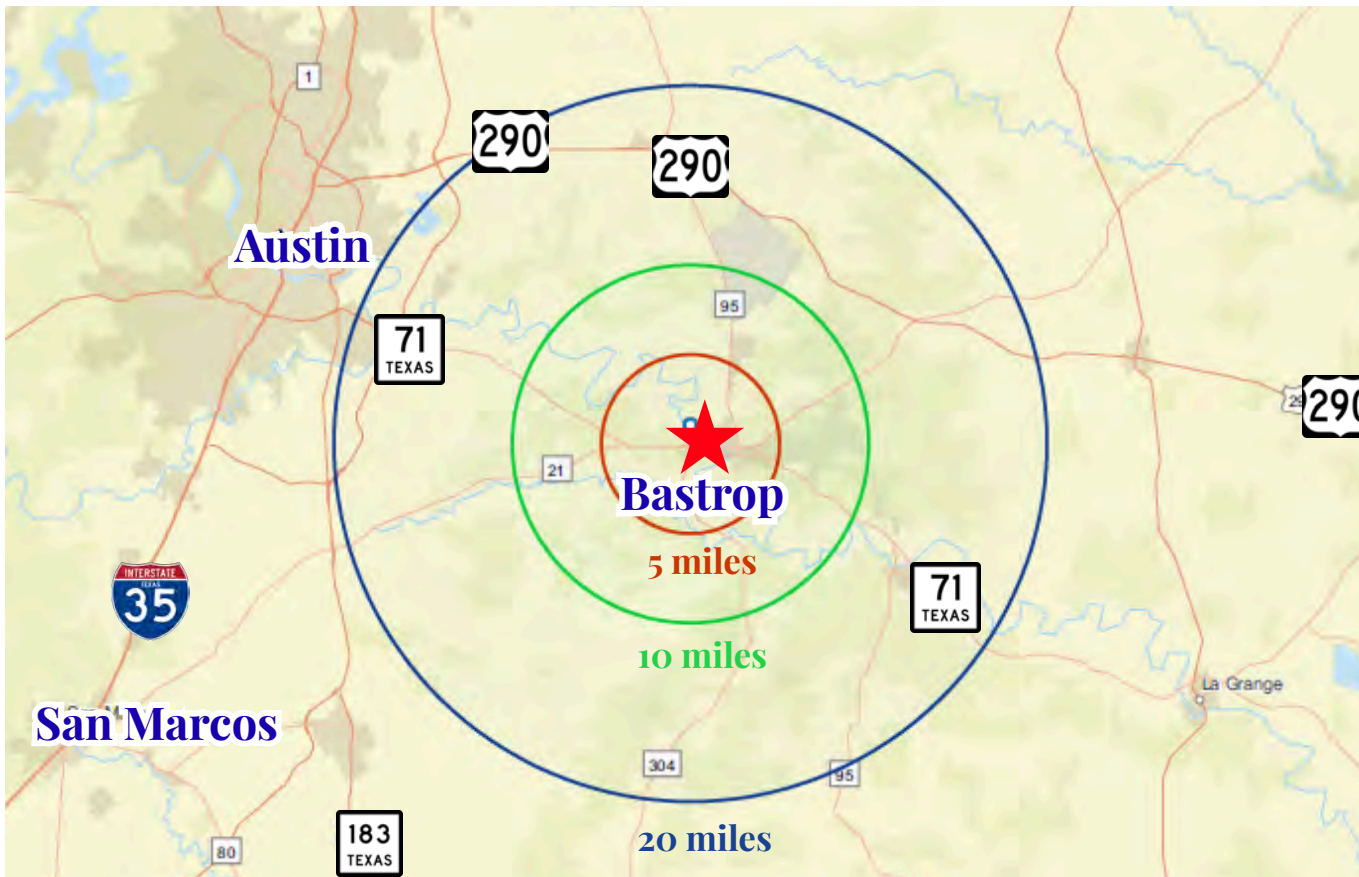
21

150

BLAKEY LANE EXTENSION

Direct Route to Downtown Bastrop

DOWNTOWN BASTROP



Area Demographics (2025)

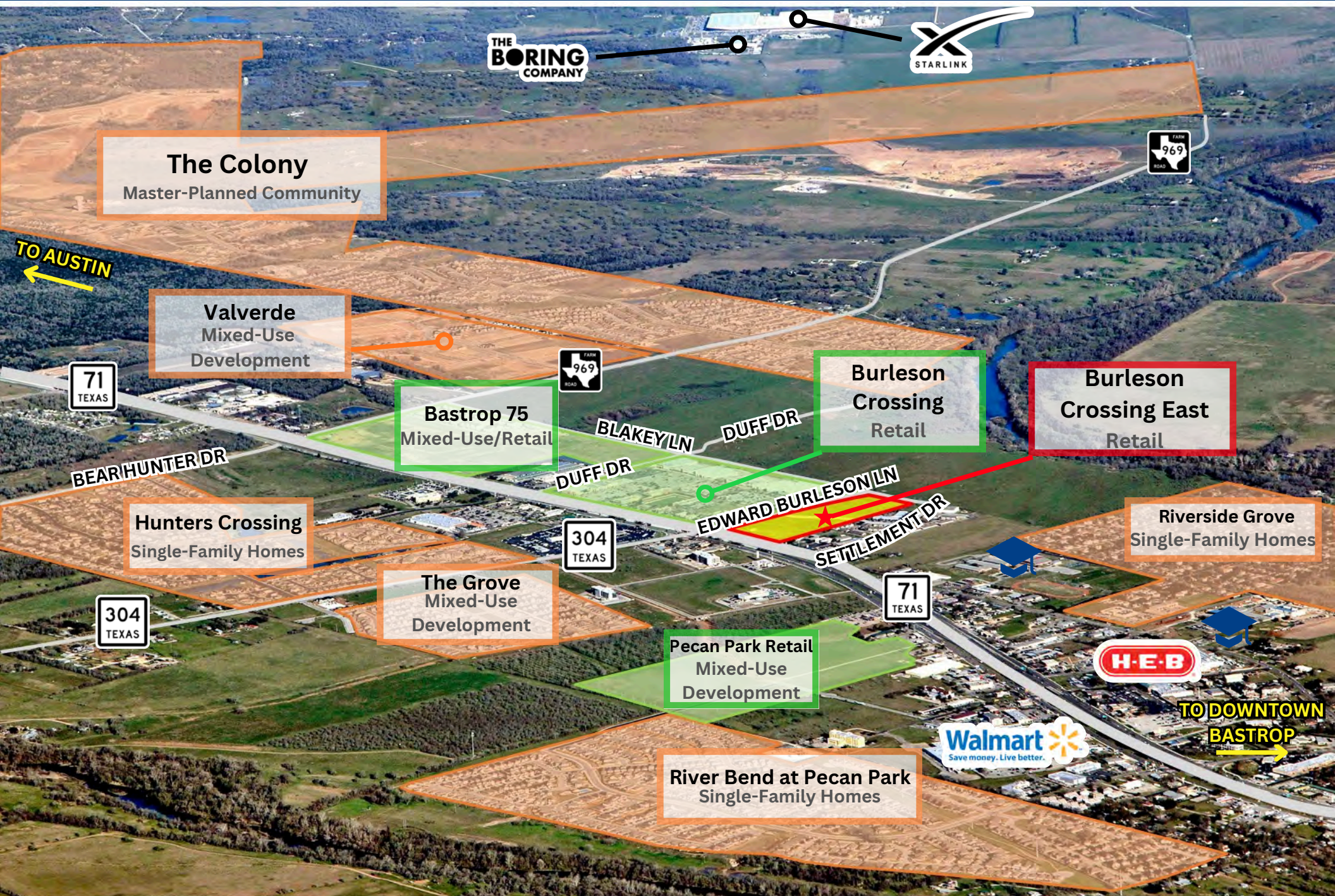
	5 miles	10 miles	20 miles
Population	28,392	55,184	211,794
Households	11,301	20,234	69,474
Avg. Household Income	\$105,756	\$102,278	\$107,868

Traffic Counts

- Edward Burleson Ln - 8,215 vpd
- TX-304 - 13,839 vpd
- SH 71 - 52,530 vpd

© 2025 Esri

DEVELOPMENT MAP



Executive Summary

Burleson Crossing
739 TX-71 W, Bastrop, Texas, 78602
Rings: 5, 10, 20 mile radii



Population	5 miles	10 miles	20 miles
2010 Population	15,601	34,832	124,322
2020 Population	21,274	46,002	175,517
2025 Population	28,392	55,184	211,794
2030 Population	34,516	65,412	247,686
2010-2020 Annual Rate	3.15%	2.82%	3.51%
2020-2025 Annual Rate	5.65%	3.53%	3.64%
2025-2030 Annual Rate	3.98%	3.46%	3.18%


Age	5 miles	10 miles	20 miles
2025 Median Age	41.8	40.9	36.3
U.S. median age is 39.1			

Race and Ethnicity	5 miles	10 miles	20 miles
White Alone	64.0%	60.3%	45.0%
Black Alone	7.5%	6.1%	9.3%
American Indian Alone	1.0%	1.2%	1.5%
Asian Alone	2.1%	1.5%	1.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	9.9%	14.1%	22.1%
Two or More Races	15.3%	16.7%	20.4%
Hispanic Origin	30.7%	38.4%	53.5%
Diversity Index	74.2	78.1	84.8

Households	5 miles	10 miles	20 miles
2010 Total Households	5,963	12,366	40,287
2020 Total Households	8,174	16,169	56,061
2025 Total Households	11,301	20,234	69,474
2030 Total Households	13,912	24,404	82,877
2010-2020 Annual Rate	3.20%	2.72%	3.36%
2020-2025 Annual Rate	6.36%	4.36%	4.17%
2025-2030 Annual Rate	4.24%	3.82%	3.59%
2025 Average Household Size	2.45	2.65	2.99
Wealth Index	88	84	85

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	5 miles	10 miles	20 miles
2025 Percent of Income for Mortgage	26.4%	26.5%	24.5%
Median Household Income			
2025 Median Household Income	\$85,054	\$83,632	\$85,570
2030 Median Household Income	\$93,070	\$91,845	\$97,250
2025-2030 Annual Rate	1.82%	1.89%	2.59%
Average Household Income			
2025 Average Household Income	\$105,756	\$102,278	\$107,868
2030 Average Household Income	\$112,104	\$109,255	\$119,995
Per Capita Income			
2025 Per Capita Income	\$41,439	\$37,621	\$35,366
2030 Per Capita Income	\$44,514	\$40,869	\$40,093
2025-2030 Annual Rate	1.44%	1.67%	2.54%
Income Equality			
2025 Gini Index	38.7	37.5	39.2
Socioeconomic Status			
2025 Socioeconomic Status Index	47.8	48.0	44.9
Housing Unit Summary			
Housing Affordability Index	84	83	90
2010 Total Housing Units	6,592	13,854	45,228
2010 Owner Occupied Hus (%)	70.1%	76.1%	78.3%
2010 Renter Occupied Hus (%)	29.9%	23.9%	21.6%
2010 Vacant Housing Units (%)	9.5%	10.7%	10.9%
2020 Housing Units	8,943	17,800	60,930
2020 Owner Occupied HUs (%)	69.7%	74.7%	77.5%
2020 Renter Occupied HUs (%)	30.3%	25.3%	22.5%
Vacant Housing Units	8.3%	8.9%	7.9%
2025 Housing Units	12,223	21,967	74,916
Owner Occupied Housing Units	75.2%	77.7%	79.1%
Renter Occupied Housing Units	24.8%	22.3%	20.9%
Vacant Housing Units	7.5%	7.9%	7.3%
2030 Total Housing Units	14,873	26,259	88,671
2030 Owner Occupied Housing Units	10,668	19,426	66,012
2030 Renter Occupied Housing Units	3,244	4,978	16,865
2030 Vacant Housing Units	961	1,855	5,794

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.



The **Retail**Coach®

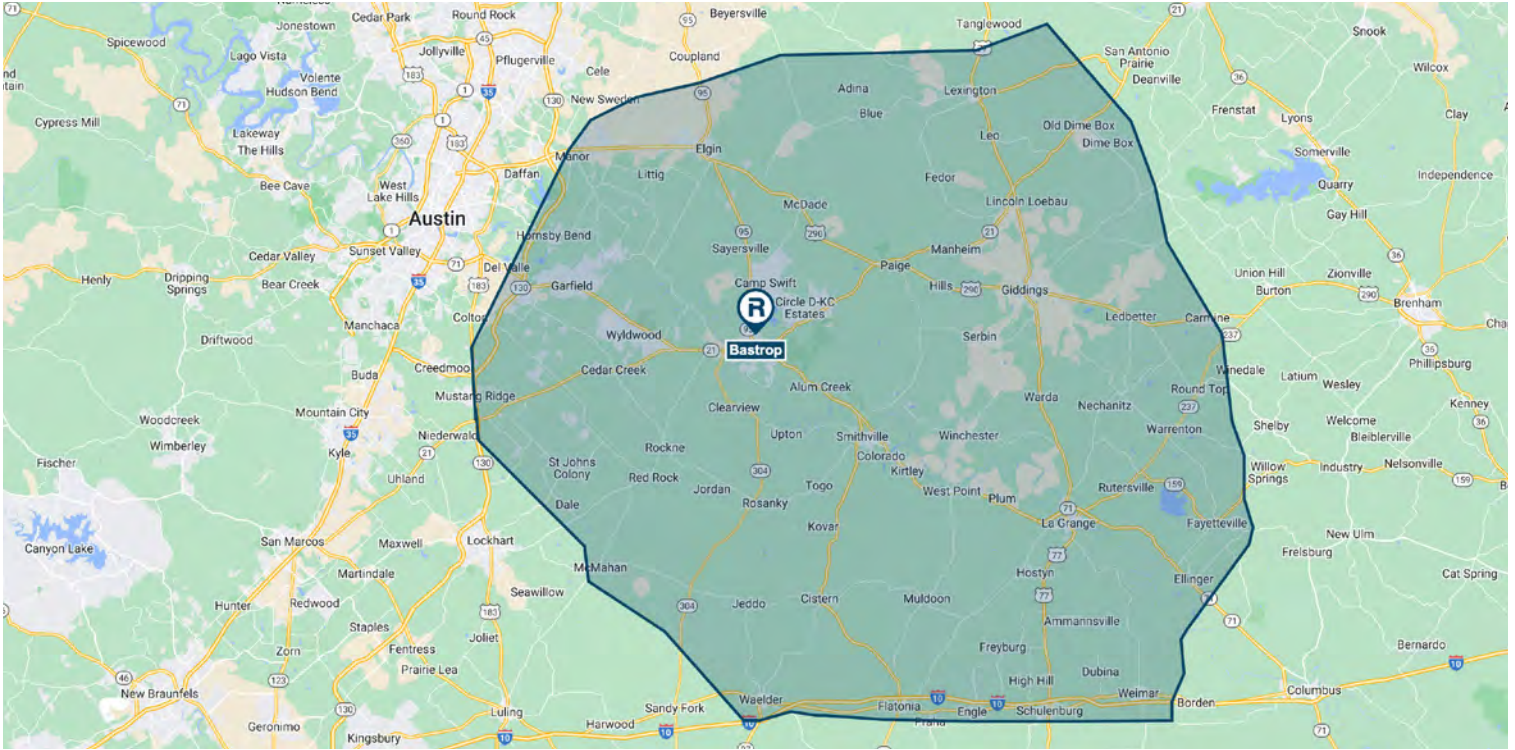
Retail Trade Area Psychographic Profile

BASTROP, TEXAS

Prepared for Bastrop Economic Development Corporation
City of Bastrop
July 2024

Retail Trade Area • Demographic Snapshot

Bastrop, Texas



Population

2020	223,905
2024	249,725
2029	275,007

Educational Attainment (%)

Graduate or Professional Degree	7.61%
Bachelors Degree	14.87%
Associate Degree	6.61%
Some College	21.10%
High School Graduate (or GED)	33.27%
Some High School, No Degree	7.67%
Less than 9th Grade	8.87%

Income

Average HH	\$104,534
Median HH	\$83,844
Per Capita	\$35,666

Age

0 - 9 Years	12.61%
10 - 17 Years	11.87%
18 - 24 Years	9.51%
25 - 34 Years	12.44%
35 - 44 Years	13.75%
45 - 54 Years	12.03%
55 - 64 Years	11.74%
65 and Older	16.05%
Median Age	37.61
Average Age	38.54

Race Distribution (%)

White	49.03%
Black/African American	8.83%
American Indian/Alaskan	1.40%
Asian	1.27%
Native Hawaiian/Islander	0.07%
Other Race	20.49%
Two or More Races	18.91%
Hispanic	49.41%

bastrop

EDC

Angela Ryan

Bastrop Economic Development Corporation
City of Bastrop
Operations Manager

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The Retail Coach, LLC
President

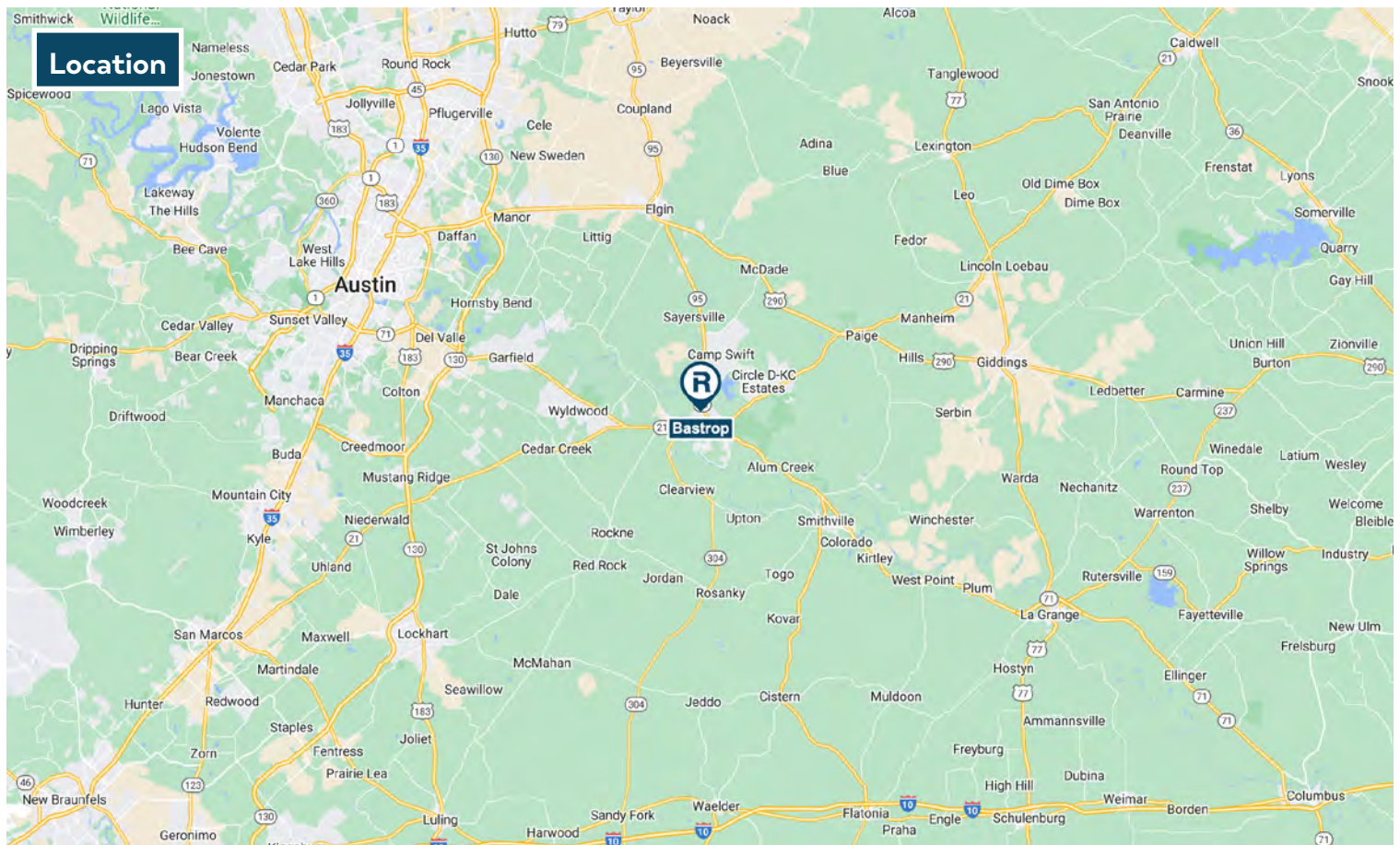
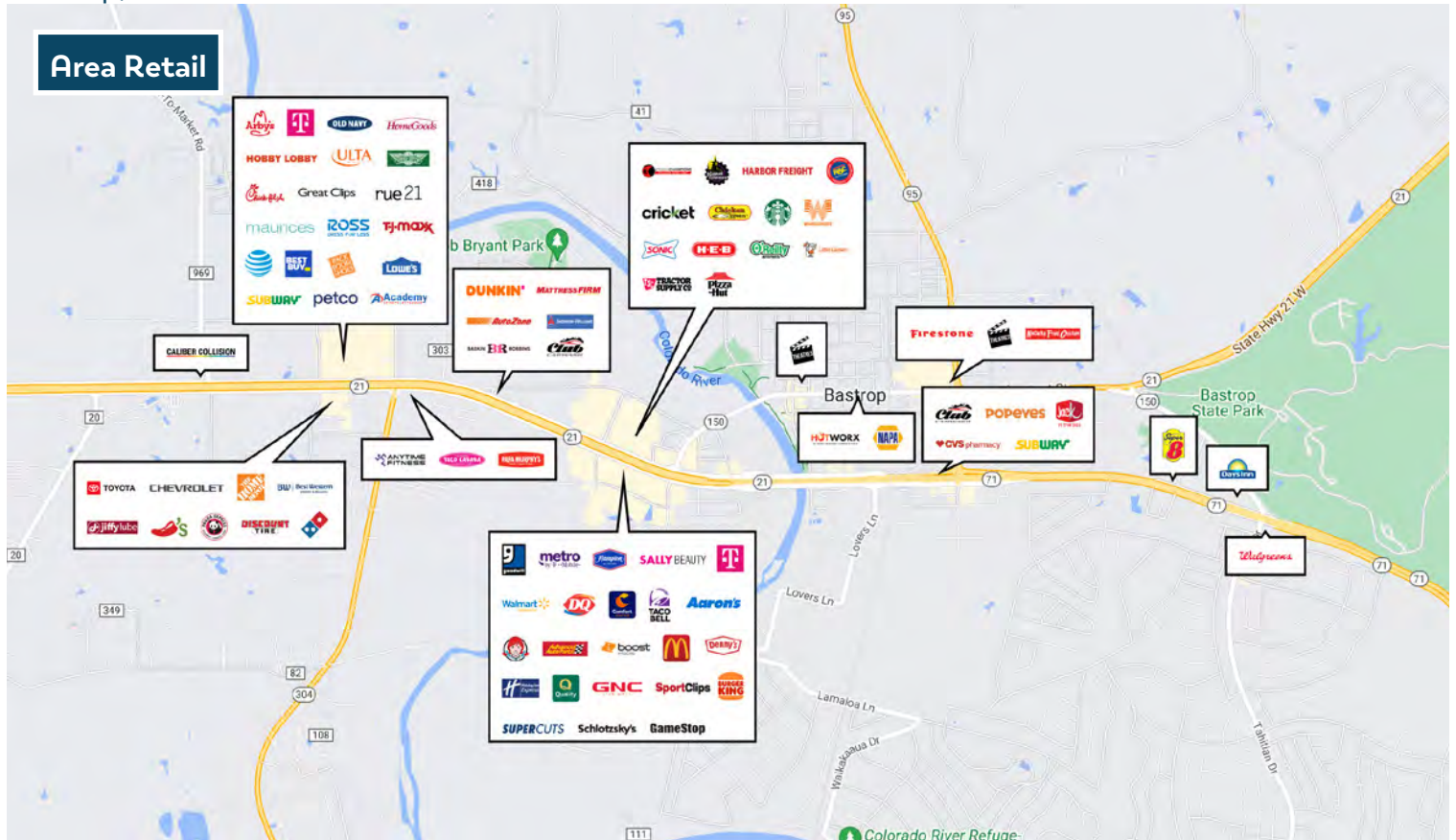
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Retail Trade Area • Retail Market Profile

Bastrop, Texas



Retail Trade Area • Psychographic Profile

Bastrop, Texas

PSYCHOGRAPHIC LIFEMODE GROUPS	2024 HOUSEHOLDS			2024 ADULT POPULATION		
	DATA	%	INDEX	DATA	%	INDEX
Total:	83,418	100.0%		188,588	100.0%	
1. Affluent Estates	0	0.0%	0	0	0.0%	0
Top Tier (1A)	0	0.0%	0	0	0.0%	0
Professional Pride (1B)	0	0.0%	0	0	0.0%	0
Boomburbs (1C)	0	0.0%	0	0	0.0%	0
Savvy Suburbanites (1D)	0	0.0%	0	0	0.0%	0
Exurbanites (1E)	0	0.0%	0	0	0.0%	0
2. Upscale Avenues	0	0.0%	0	0	0.0%	0
Urban Chic (2A)	0	0.0%	0	0	0.0%	0
Pleasantville (2B)	0	0.0%	0	0	0.0%	0
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Enterprising Professionals (2D)	0	0.0%	0	0	0.0%	0
3. Uptown Individuals	0	0.0%	0	0	0.0%	0
Laptops and Lattes (3A)	0	0.0%	0	0	0.0%	0
Metro Renters (3B)	0	0.0%	0	0	0.0%	0
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
4. Family Landscapes	2,836	3.4%	44	6,412	3.4%	42
Workday Drive (4A)	0	0.0%	0	0	0.0%	0
Home Improvement (4B)	0	0.0%	0	0	0.0%	0
Middleburg (4C)	2,836	3.4%	111	6,412	3.4%	110
5. GenXurban	3,837	4.6%	41	7,732	4.1%	37
Comfortable Empty Nesters (5A)	1,585	1.9%	80	3,206	1.7%	72
In Style (5B)	584	0.7%	31	1,132	0.6%	29
Parks and Rec (5C)	0	0.0%	0	0	0.0%	0
Rustbelt Traditions (5D)	0	0.0%	0	0	0.0%	0
Midlife Constants (5E)	1,668	2.0%	83	3,206	1.7%	73
6. Cozy Country Living	18,686	22.4%	190	38,472	20.4%	175
Green Acres (6A)	6,840	8.2%	251	14,521	7.7%	226
Salt of the Earth (6B)	0	0.0%	0	0	0.0%	0
The Great Outdoors (6C)	5,589	6.7%	432	11,881	6.3%	411
Prairie Living (6D)	2,920	3.5%	363	5,846	3.1%	323
Rural Resort Dwellers (6E)	2,419	2.9%	290	4,715	2.5%	269
Heartland Communities (6F)	834	1.0%	47	1,697	0.9%	42
7. Sprouting Explorers	24,608	29.5%	395	55,445	29.4%	348
Up and Coming Families (7A)	18,269	21.9%	767	40,924	21.7%	721
Urban Villages (7B)	0	0.0%	0	0	0.0%	0
Urban Edge Families (7C)	2,252	2.7%	179	5,092	2.7%	156
Forging Opportunity (7D)	2,419	2.9%	282	6,035	3.2%	269
Farm to Table (7E)	0	0.0%	0	0	0.0%	0
Southwestern Families (7F)	1,668	2.0%	252	3,395	1.8%	212

Retail Trade Area • Psychographic Profile

Bastrop, Texas

PSYCHOGRAPHIC LIFEMODE GROUPS	2024 HOUSEHOLDS			2024 ADULT POPULATION		
	DATA	%	INDEX	DATA	%	INDEX
8. Middle Ground	4,087	4.9%	45	8,109	4.3%	43
City Lights (8A)	0	0.0%	0	0	0.0%	0
Emerald City (8B)	0	0.0%	0	0	0.0%	0
Bright Young Professionals (8C)	2,920	3.5%	151	5,846	3.1%	149
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
Front Porches (8E)	751	0.9%	59	1,509	0.8%	52
Old and Newcomers (8F)	417	0.5%	21	754	0.4%	21
Hometown Heritage (8G)	0	0.0%	0	0	0.0%	0
9. Senior Styles	0	0.0%	0	0	0.0%	0
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	0	0.0%	0	0	0.0%	0
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	0	0.0%	0	0	0.0%	0
10. Rustic Outposts	28,279	33.9%	429	68,080	36.1%	456
Southern Satellites (10A)	15,683	18.8%	605	38,095	20.2%	639
Rooted Rural (10B)	2,669	3.2%	176	6,035	3.2%	175
Economic BedRock (10C)	1,168	1.4%	244	2,452	1.3%	227
Down the Road (10D)	7,508	9.0%	774	19,236	10.2%	871
Rural Bypasses (10E)	1,251	1.5%	123	2,452	1.3%	106
11. Midtown Singles	0	0.0%	0	0	0.0%	0
City Strivers (11A)	0	0.0%	0	0	0.0%	0
Young and Restless (11B)	0	0.0%	0	0	0.0%	0
Metro Fusion (11C)	0	0.0%	0	0	0.0%	0
Set to Impress (11D)	0	0.0%	0	0	0.0%	0
City Commons (11E)	0	0.0%	0	0	0.0%	0
12. Hometown	1,001	1.2%	21	1,886	1.0%	19
Family Foundations (12A)	0	0.0%	0	0	0.0%	0
Traditional Living (12B)	0	0.0%	0	0	0.0%	0
Small Town Sincerity (12C)	1,001	1.2%	68	1,886	1.0%	63
Modest Income Homes (12D)	0	0.0%	0	0	0.0%	0
13. Next Wave	0	0.0%	1	0	0.0%	1
Diverse Convergence (13A)	0	0.0%	0	0	0.0%	0
Family Extensions (13B)	0	0.0%	0	0	0.0%	0
NeWest Residents (13C)	0	0.0%	3	0	0.0%	3
Fresh Ambitions (13D)	0	0.0%	0	0	0.0%	0
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
14. Scholars and Patriots	0	0.0%	0	0	0.0%	0
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
College Towns (14B)	0	0.0%	0	0	0.0%	0
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0
Unclassified (15)	0	0.0%	205	2,263	1.2%	505

Retail Trade Area • Psychographic Profile

Bastrop, Texas

PSYCHOGRAPHIC URBANIZATION GROUPS	2024 HOUSEHOLDS			2024 ADULT POPULATION		
	DATA	%	INDEX	DATA	%	INDEX
Total:	83,418	100.0%		188,588	100.0%	
1. Principal Urban Center	0	0.0%	0	0	0.0%	0
Laptops and Lattes (3A)	0	0.0%	0	0	0.0%	0
Metro Renters (3B)	0	0.0%	0	0	0.0%	0
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
City Strivers (11A)	0	0.0%	0	0	0.0%	0
NeWest Residents (13C)	0	0.0%	3	0	0.0%	3
Fresh Ambitions (13D)	0	0.0%	0	0	0.0%	0
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
2. Urban Periphery	9,259	11.1%	67	20,368	10.8%	62
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Rustbelt Traditions (5D)	0	0.0%	0	0	0.0%	0
Urban Villages (7B)	0	0.0%	0	0	0.0%	0
Urban Edge Families (7C)	2,252	2.7%	179	5,092	2.7%	156
Forging Opportunity (7D)	2,419	2.9%	282	6,035	3.2%	269
Southwestern Families (7F)	1,668	2.0%	252	3,395	1.8%	212
City Lights (8A)	0	0.0%	0	0	0.0%	0
Bright Young Professionals (8C)	2,920	3.5%	151	5,846	3.1%	149
Metro Fusion (11C)	0	0.0%	0	0	0.0%	0
Family Foundations (12A)	0	0.0%	0	0	0.0%	0
Modest Income Homes (12D)	0	0.0%	0	0	0.0%	0
Diverse Convergence (13A)	0	0.0%	0	0	0.0%	0
Family Extensions (13B)	0	0.0%	0	0	0.0%	0
3. Metro Cities	1,752	2.1%	12	3,395	1.8%	11
In Style (5B)	584	0.7%	31	1,132	0.6%	29
Emerald City (8B)	0	0.0%	0	0	0.0%	0
Front Porches (8E)	751	0.9%	59	1,509	0.8%	52
Old and Newcomers (8F)	417	0.5%	21	754	0.4%	21
Hometown Heritage (8G)	0	0.0%	0	0	0.0%	0
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	0	0.0%	0	0	0.0%	0
Young and Restless (11B)	0	0.0%	0	0	0.0%	0
Set to Impress (11D)	0	0.0%	0	0	0.0%	0
City Commons (11E)	0	0.0%	0	0	0.0%	0
Traditional Living (12B)	0	0.0%	0	0	0.0%	0
College Towns (14B)	0	0.0%	0	0	0.0%	0
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0

Retail Trade Area • Psychographic Profile

Bastrop, Texas

PSYCHOGRAPHIC URBANIZATION GROUPS	2024 HOUSEHOLDS			2024 ADULT POPULATION		
	DATA	%	INDEX	DATA	%	INDEX
4. Suburban Periphery	21,522	25.8%	80	47,336	25.1%	75
Top Tier (1A)	0	0.0%	0	0	0.0%	0
Professional Pride (1B)	0	0.0%	0	0	0.0%	0
Boomburbs (1C)	0	0.0%	0	0	0.0%	0
Savvy Suburbanites (1D)	0	0.0%	0	0	0.0%	0
Exurbanites (1E)	0	0.0%	0	0	0.0%	0
Urban Chic (2A)	0	0.0%	0	0	0.0%	0
Pleasantville (2B)	0	0.0%	0	0	0.0%	0
Enterprising Professionals (2D)	0	0.0%	0	0	0.0%	0
Workday Drive (4A)	0	0.0%	0	0	0.0%	0
Home Improvement (4B)	0	0.0%	0	0	0.0%	0
Comfortable Empty Nesters (5A)	1,585	1.9%	80	3,206	1.7%	72
Parks and Rec (5C)	0	0.0%	0	0	0.0%	0
Midlife Constants (5E)	1,668	2.0%	83	3,206	1.7%	73
Up and Coming Families (7A)	18,269	21.9%	767	40,924	21.7%	721
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
5. Semirural	12,179	14.6%	156	29,231	15.5%	170
Middleburg (4C)	2,836	3.4%	111	6,412	3.4%	110
Heartland Communities (6F)	834	1.0%	47	1,697	0.9%	42
Farm to Table (7E)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	0	0.0%	0	0	0.0%	0
Down the Road (10D)	7,508	9.0%	774	19,236	10.2%	871
Small Town Sincerity (12C)	1,001	1.2%	68	1,886	1.0%	63
6. Rural	38,623	46.3%	284	85,808	45.5%	278
Green Acres (6A)	6,840	8.2%	251	14,521	7.7%	226
Salt of the Earth (6B)	0	0.0%	0	0	0.0%	0
The Great Outdoors (6C)	5,589	6.7%	432	11,881	6.3%	411
Prairie Living (6D)	2,920	3.5%	363	5,846	3.1%	323
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Unclassified (15)	0	0.0%	205	2,263	1.2%	505

About The Retail Coach®

The Retail Coach is a national retail recruitment and development firm that combines strategy, technology, and creative expertise to develop and deliver high-impact retail recruitment and development plans to local governments, chambers of commerce, economic development organizations and private developers.

Through its unique Retail360® Process, The Retail Coach offers a dynamic system of products and services that better enable communities to maximize their retail development potential.

Retail:360® Process

Providing more than simple data reports of psychographic and Psychographic trends, The Retail Coach goes well beyond other retail consulting and market research firms' offerings by combining current national and statewide Psychographics and trend data with real-world, "on-the-ground" information gathered through extensive visits to our clients' communities. Every community is different, and there is no "one size fits all" retail recruitment solution. Compiling the gathered data into client-tailored information packets that are uniquely designed for, and targeted to, specific retailers and restaurants who meet the community's needs help assure our clients that they are receiving the latest and best information for targeted retail recruitment efforts — all with personal service and coaching guidance that continues beyond the initial project scope and timeline.

Our Retail:360® Process assures that communities get timely, accurate and relevant information. Translating that data into the information that retailers need and seek assures our clients even better possibilities for tremendous retail growth and success.



The**RetailCoach**.®

ACKNOWLEDGMENTS

The observations, conclusions and recommendations contained in this study are solely those of The Retail Coach, LLC and should not be construed to represent the opinions of others, including its clients, or any other entity prior to such entity's express approval of this study.

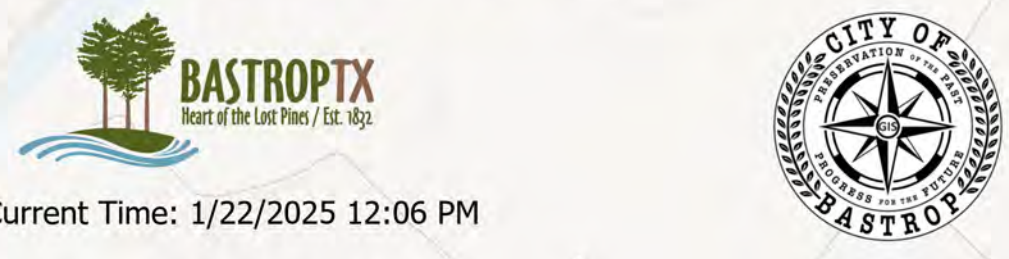
All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions.

Sources used in completing this study include: infoUSA™, Applied Geographic Solutions, Claritas, ESRI, U.S. Census Bureau, Economy.com, Unacast, Spatial Insights Inc., Urban Land Institute, CensusViewer.com, International Council of Shopping Centers, and/or U.S. Bureau of Labor and Statistics. To better represent current data, where applicable, portions of estimated actual sales may be calculated using an average sales per square foot model. Mapping data is provided by Google, Nielsen, ESRI and/or Microsoft Corporation.

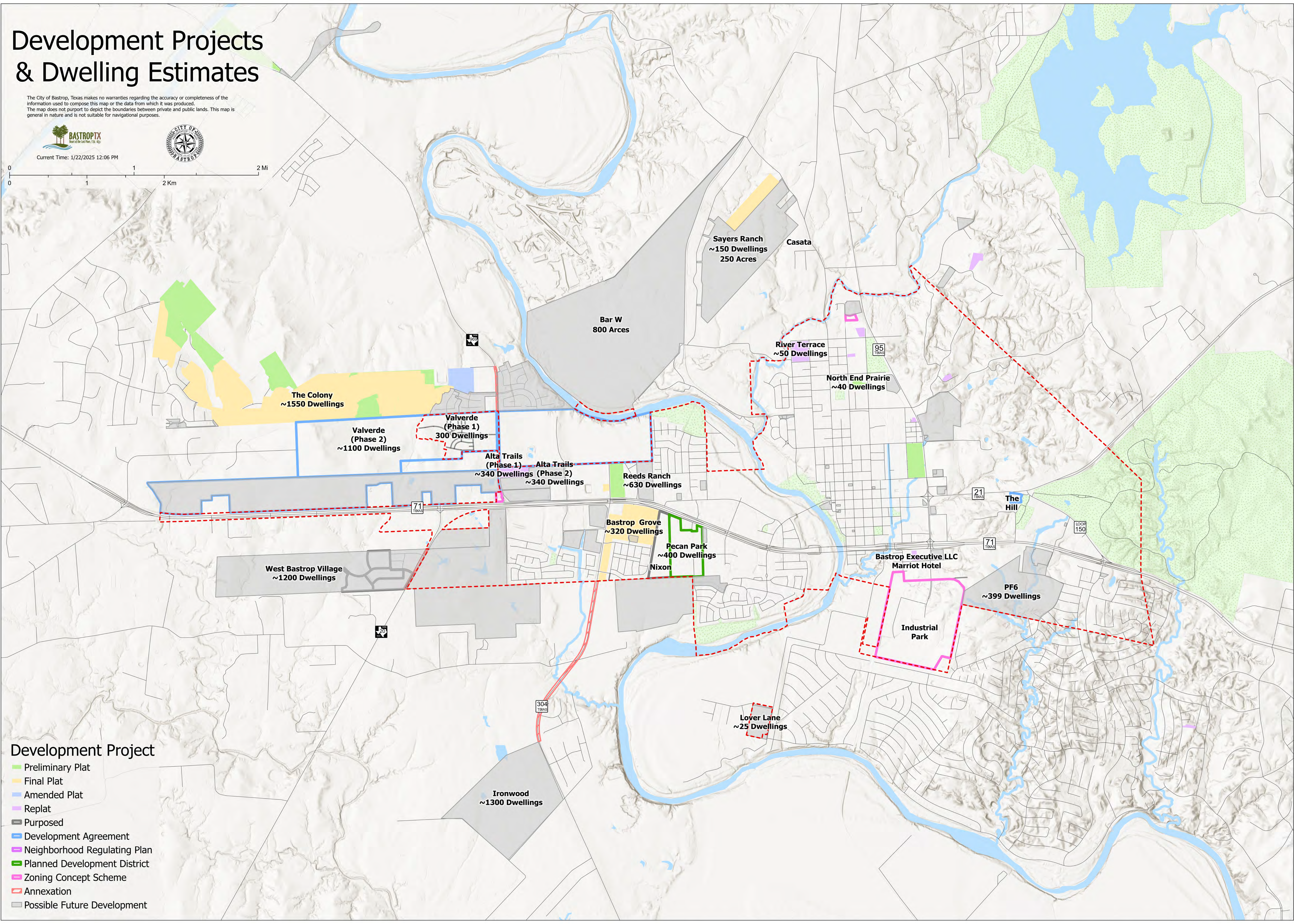
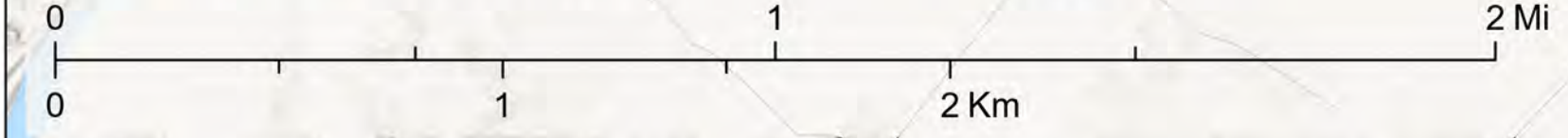
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Development Projects & Dwelling Estimates

The City of Bastrop, Texas makes no warranties regarding the accuracy or completeness of the information used to compose this map or the data from which it was produced. The map does not purport to depict the boundaries between private and public lands. This map is general in nature and is not suitable for navigational purposes.



Current Time: 1/22/2025 12:06 PM



Development Project

- Preliminary Plat
- Final Plat
- Amended Plat
- Replat
- Purposed
- Development Agreement
- Neighborhood Regulating Plan
- Planned Development District
- Zoning Concept Scheme
- Annexation
- Possible Future Development

AGENCY DISCLOSURE RULES



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 fairly.

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 the buyer's agent must disclose 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; (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.