

# SERENE HILLS DEVELOPMENT

Lakeway, Texas

Adjacent to Future



**PAD SITES AVAILABLE**

**MEDICAL / OFFICE / RETAIL AVAILABLE**



**Durhman & Bassett**  
REALTY GROUP, INC

*For Brokerage & Leasing  
Information:*

Steve Durhman  
T: (512) 628-5351  
E: [steve@dbrealty.net](mailto:steve@dbrealty.net)

Justin Poses  
T: (512) 628-5358  
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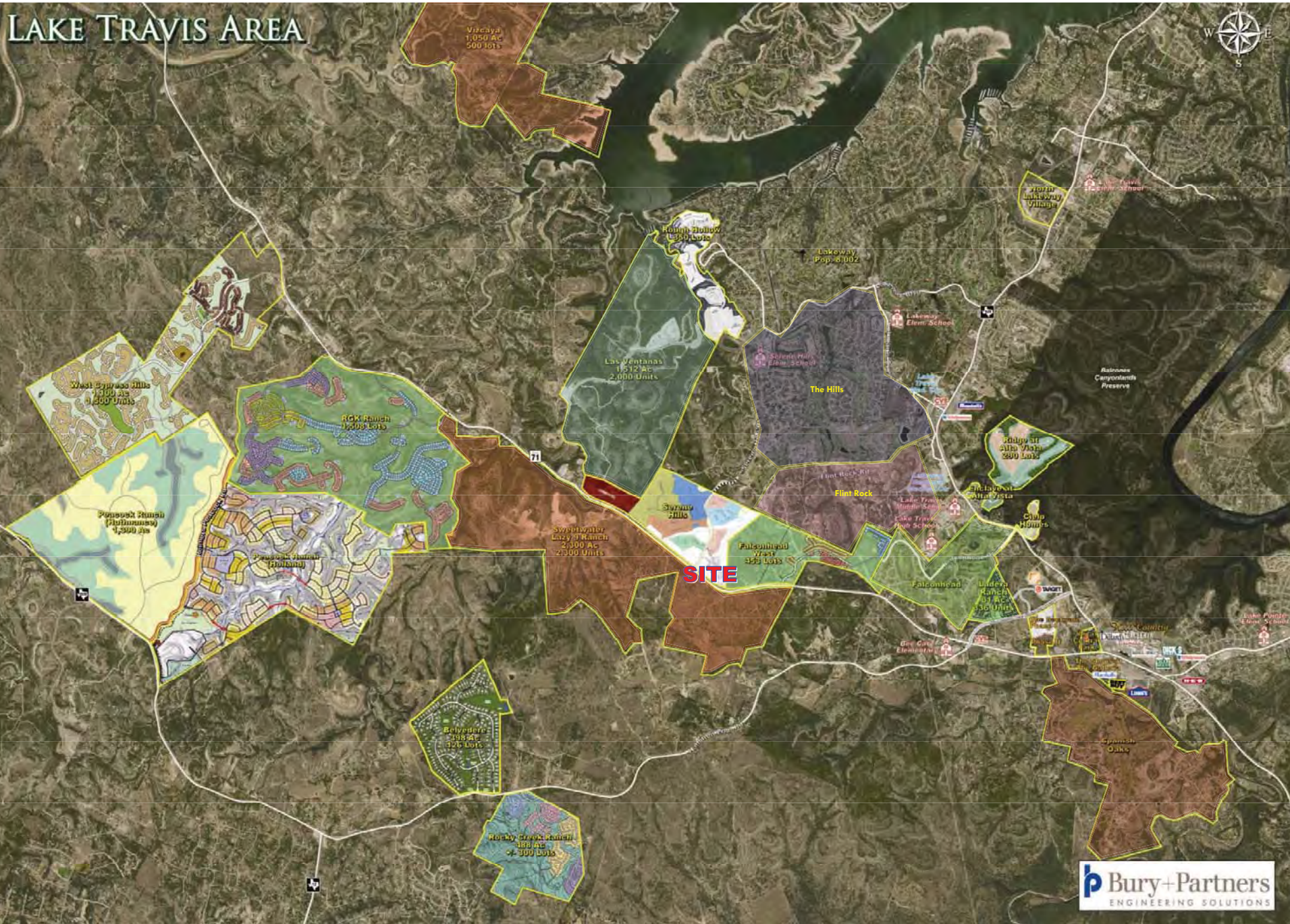


**Durhman & Bassett**  
REALTY GROUP, INC

100 E. Anderson Lane  
Suite 200  
Austin, TX 78752  
(512) 833-6444



# WEST LAKE TRAVIS AREA





LAKE TRAVIS

# THE CITY OF LAKEWAY, TX

R. R. 620

WORLD of TENNIS

SWIM CENTER

LAKEWAY ELEMENTARY SCHOOL

SERENE HILLS ELEMENTARY

THE HILLS of LAKEWAY G.C.

## SERENE HILLS

FLINTROCK FALLS G.C.

LAKEWAY REGIONAL MEDICAL CENTER

LAKE TRAVIS MIDDLE & HIGH SCHOOLS

S. H. 71 WEST

BEE CAVE PARK

PROPOSED HEB GROCERY STORE

NITRO SWIM CENTER

FALCONHEAD G.C.

R. R. 620

S. H. 71 WEST



SERENE HILLS



LAKE TRAVIS



SERENE HILLS DR



**SITE**



847 UNIT  
APARTMENT  
DEVELOPMENT

COVERT  
AUTOMOTIVE  
GROUP





HILL COUNTRY  
GALLERIA

BEE CAVE

BAYLOR SCOTT & WHITE  
MEDICAL CENTER



71  
TEXAS

LAKE TRAVIS ISD

SERENE HILLS DR.



71  
TEXAS







BAYLOR SCOTT & WHITE  
MEDICAL CENTER

71  
TEXAS

LAKE TRAVIS ISD







SERENE HILLS DR.

CHASE

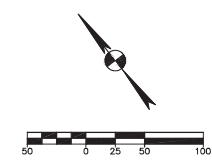
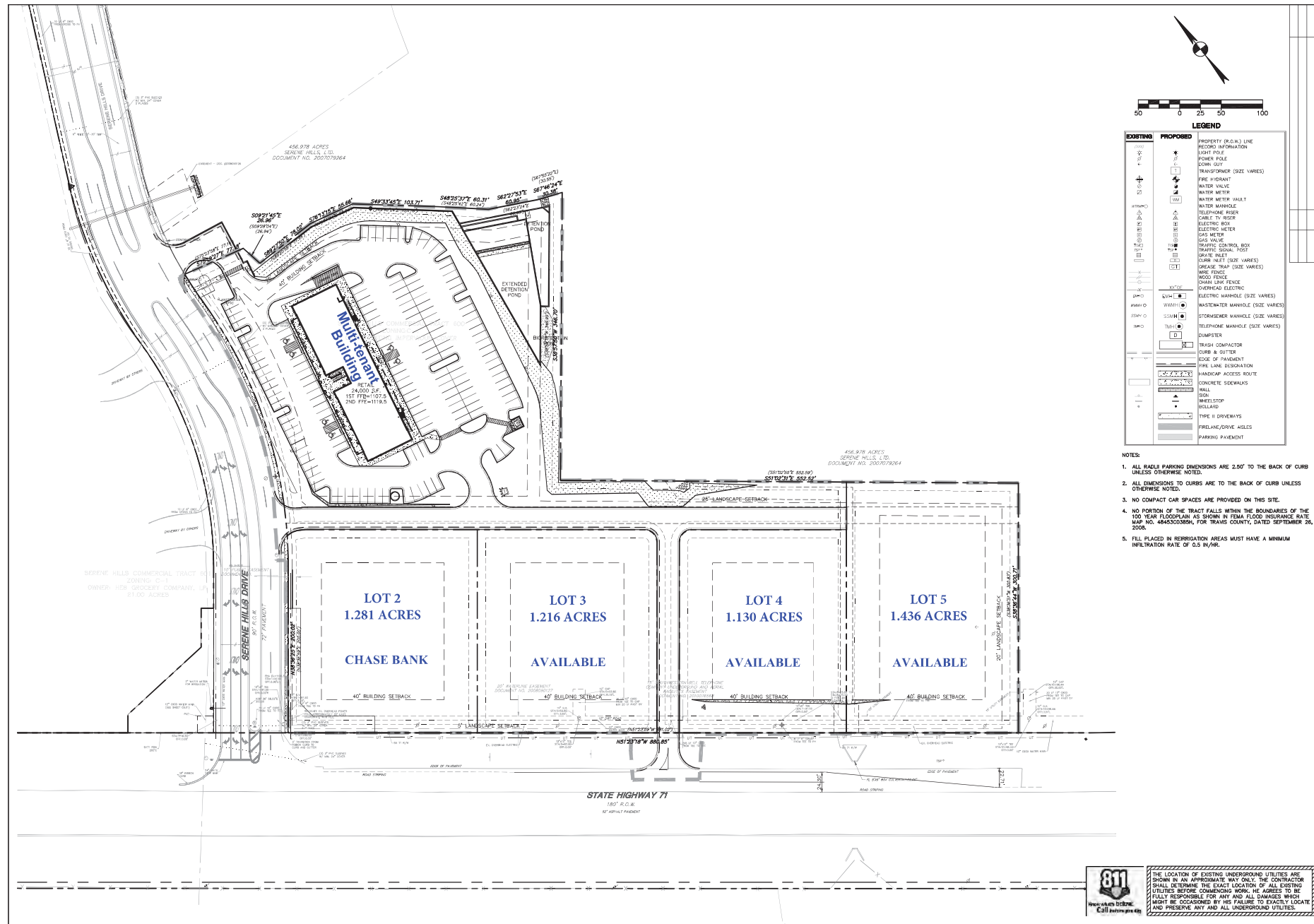
71  
TEXAS











**LEGEND**

EXISTING	PROPOSED	PROPERTY (P.G.A.) LINE
—	—	PROPERTY INFORMATION
—	—	LIGHT POLE
—	—	POWER POLE
—	—	DOWN DUCT
—	—	TRANSFORMER (SIZE VARIES)
—	—	FIRE HYDRANT
—	—	WATER VALVE
—	—	WATER METER
—	—	WATER METER VAULT
—	—	WATER MANHOLE
—	—	TELEPHONE RISER
—	—	CABLE TV RISER
—	—	ELECTRIC BOX
—	—	ELECTRIC METER
—	—	GAS METER
—	—	GAS VALVE
—	—	TRAFFIC CONTROL BOX
—	—	TRAFFIC SIGNAL POST
—	—	GRAPE INLET (SIZE VARIES)
—	—	GREASE TRAP (SIZE VARIES)
—	—	WIRE FENCE
—	—	WOOD FENCE
—	—	CHAIN LINK FENCE
—	—	OVERHEAD ELECTRIC
—	—	ELECTRIC MANHOLE (SIZE VARIES)
—	—	WASTEWATER MANHOLE (SIZE VARIES)
—	—	STORMSEWER MANHOLE (SIZE VARIES)
—	—	TELEPHONE MANHOLE (SIZE VARIES)
—	—	DUMPSTER
—	—	TRASH COMPACTOR
—	—	CURB & GUTTER
—	—	EDGE OF PAVEMENT
—	—	FIRE LANE DESIGNATION
—	—	HANDICAP ACCESS ROUTE
—	—	CONCRETE SIDEWALK
—	—	RAIL
—	—	WHEELSTOP
—	—	WISHLIST
—	—	TYPE II DRIVEWAYS
—	—	FRONT/DRIVE AISLES
—	—	PARKING PAVEMENT

- NOTES:**
1. ALL RAIL/ PARKING DIMENSIONS ARE 2.00' TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  2. ALL DIMENSIONS TO CURBS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  3. NO COMPACT CAR SPACES ARE PROVIDED ON THIS SITE.
  4. NO PORTION OF THE TRACT FALLS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN IN FEMA FLOOD INSURANCE RATE MAP NO. 48453C03864, FOR TRAVIS COUNTY, DATED SEPTEMBER 26, 2008.
  5. FILL PLACED IN TERRACING AREAS MUST HAVE A MINIMUM INFILTRATION RATE OF 0.5 IN/HR.

**Bury+Partners**  
 221 East Sixth Street, Suite 800  
 Austin, TX 78701  
 TEL: (512) 476-4011 FAX: (512) 476-4033  
 TRS Registration Number P-1048  
 BuryPartners, Inc. © Copyright, 2015

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**SITE PLAN**

**SERENE HILLS COMMERCIAL EAST  
 5329 SERENE HILLS DRIVE  
 SERENE HILLS PARTNERS,  
 LP**

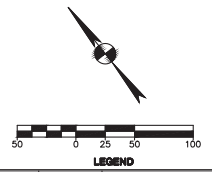
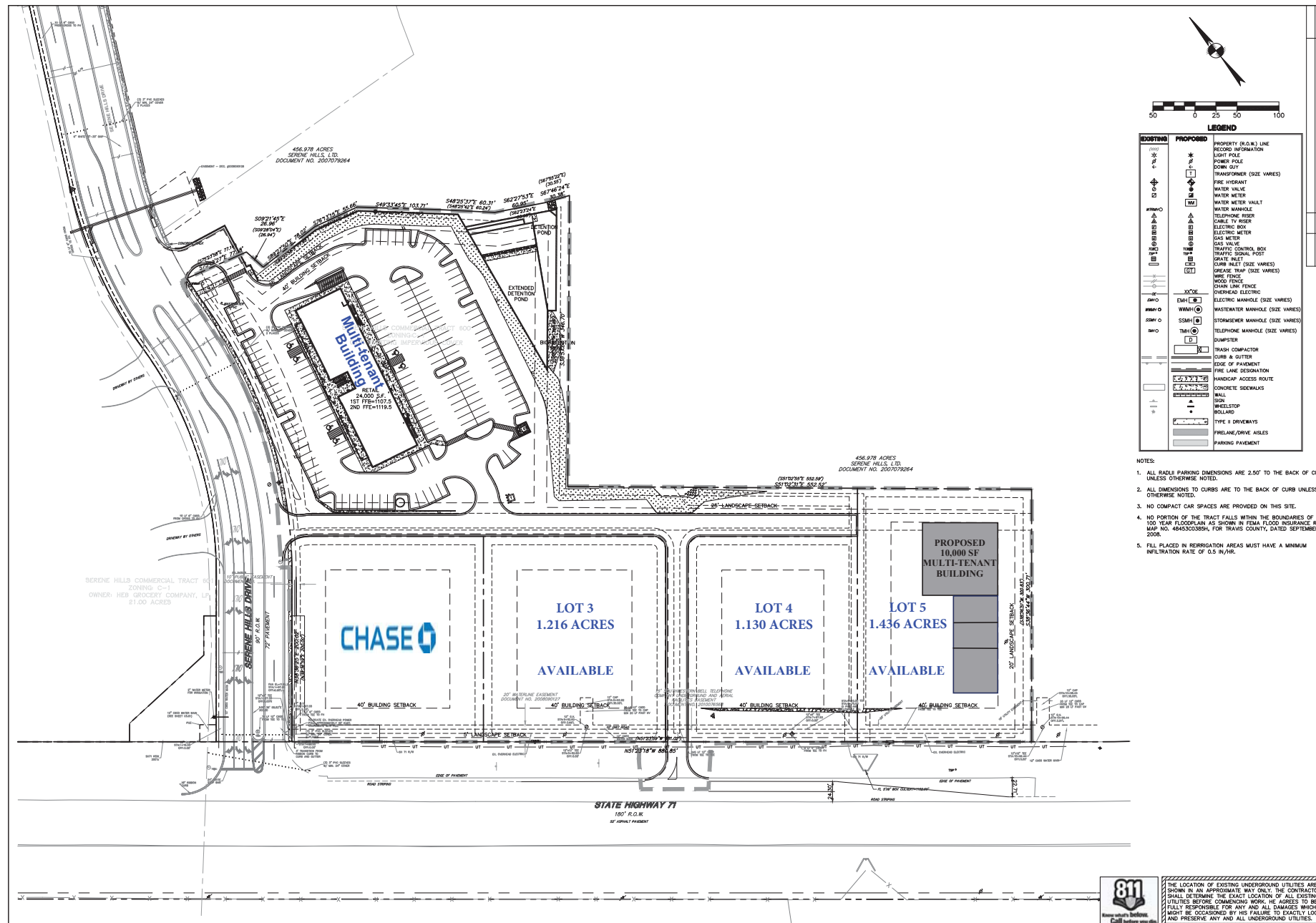
DRAWN BY: PSD  
 DESIGNED BY: PSD  
 REVIEWED BY: TPF  
 PROJECT NO.: 10165-1002

SHEET  
 OF 38

**811**  
 MISSOURI'S DIG-ONE  
 Call before you dig

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.





EXISTING	PROPOSED	PROPERTY (R.O.S.) LINE
XXXX	*	PROVIDE INFORMATION
P	+	LIGHT POLE
+	+	POWDER POLE
+	+	DOWN SPILT
+	+	TRANSFORMER (SIZE VARIES)
+	+	FIRE HYDRANT
+	+	WATER VALVE
+	+	WATER METER
+	+	WATER METER VALVE
+	+	WATER MANHOLE
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+	+	TELEPHONE RISER
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+	+	CONCRETE SIDEWALK
+	+	WALK
+	+	GRASS
+	+	WHEELSTOP
+	+	WELLDROP
+	+	TYPE B DRIVEWAYS
+	+	FRONTAL/DRIVE AISLES
+	+	PARKING PAVEMENT

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  - FILL PLACED IN IRRIGATION AREAS MUST HAVE A MINIMUM INFILTRATION RATE OF 0.5 IN/HR.

**BuryPartners**  
 221 East 24th Street, Suite 100  
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 Website: [www.burypartners.com](http://www.burypartners.com)

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**SITE PLAN**

**SERENE HILLS COMMERCIAL EAST  
 5329 SERENE HILLS DRIVE  
 SERENE HILLS PARTNERS,  
 LP**

APPROVAL	
REVISION	
NO.	
DATE	
DRAWN BY: PSD	
DESIGNED BY: PSD	
REVIEWED BY: TPF	
PROJECT NO.: 101165-1002	
SHEET	
OF	38

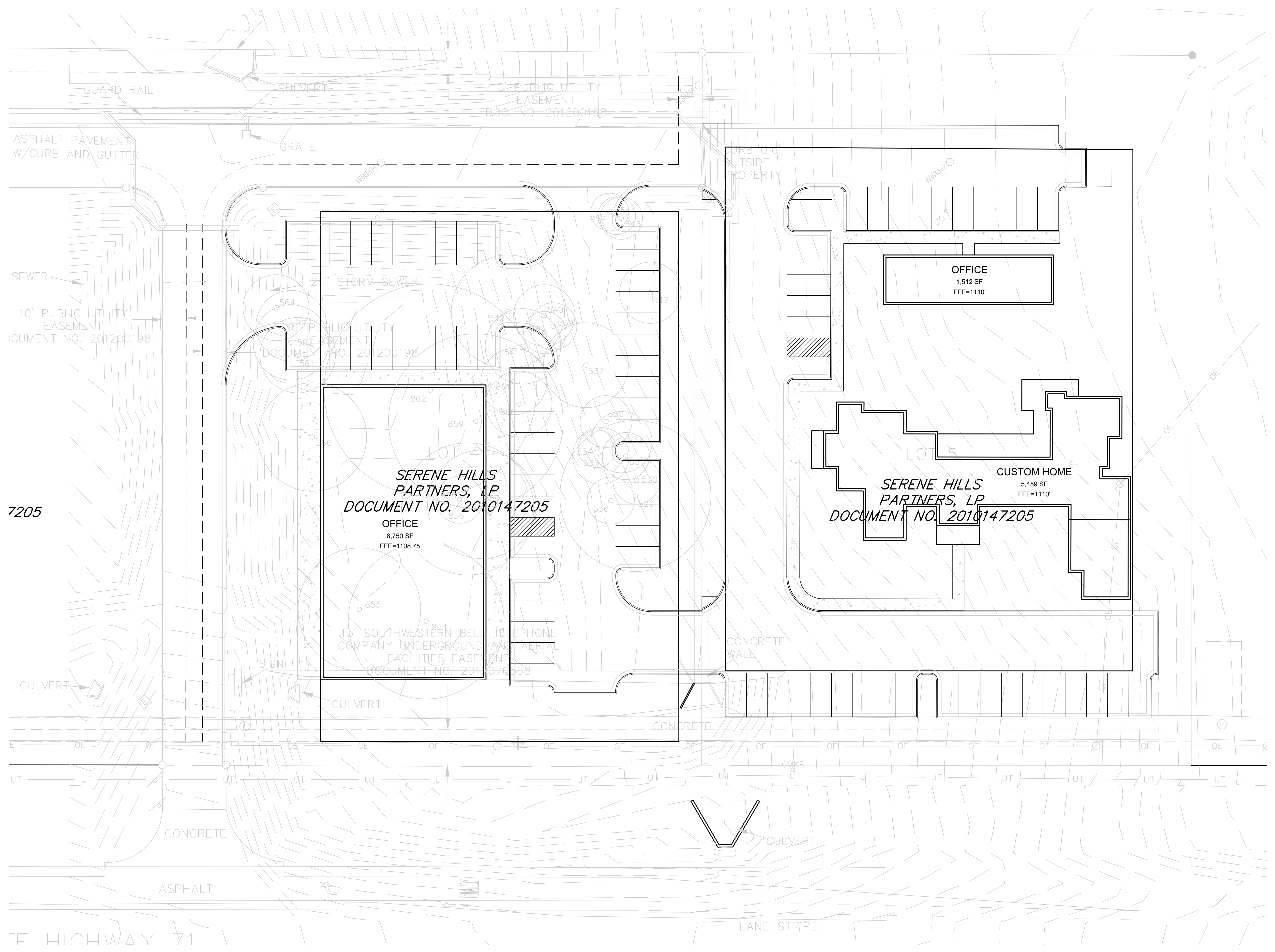


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7205

**SERENE HILLS PARTNERS, LP**  
**DOCUMENT NO. 2010147205**

OFFICE  
8,750 SF  
FFE=1108.75

**SERENE HILLS PARTNERS, LP**  
**DOCUMENT NO. 2010147205**

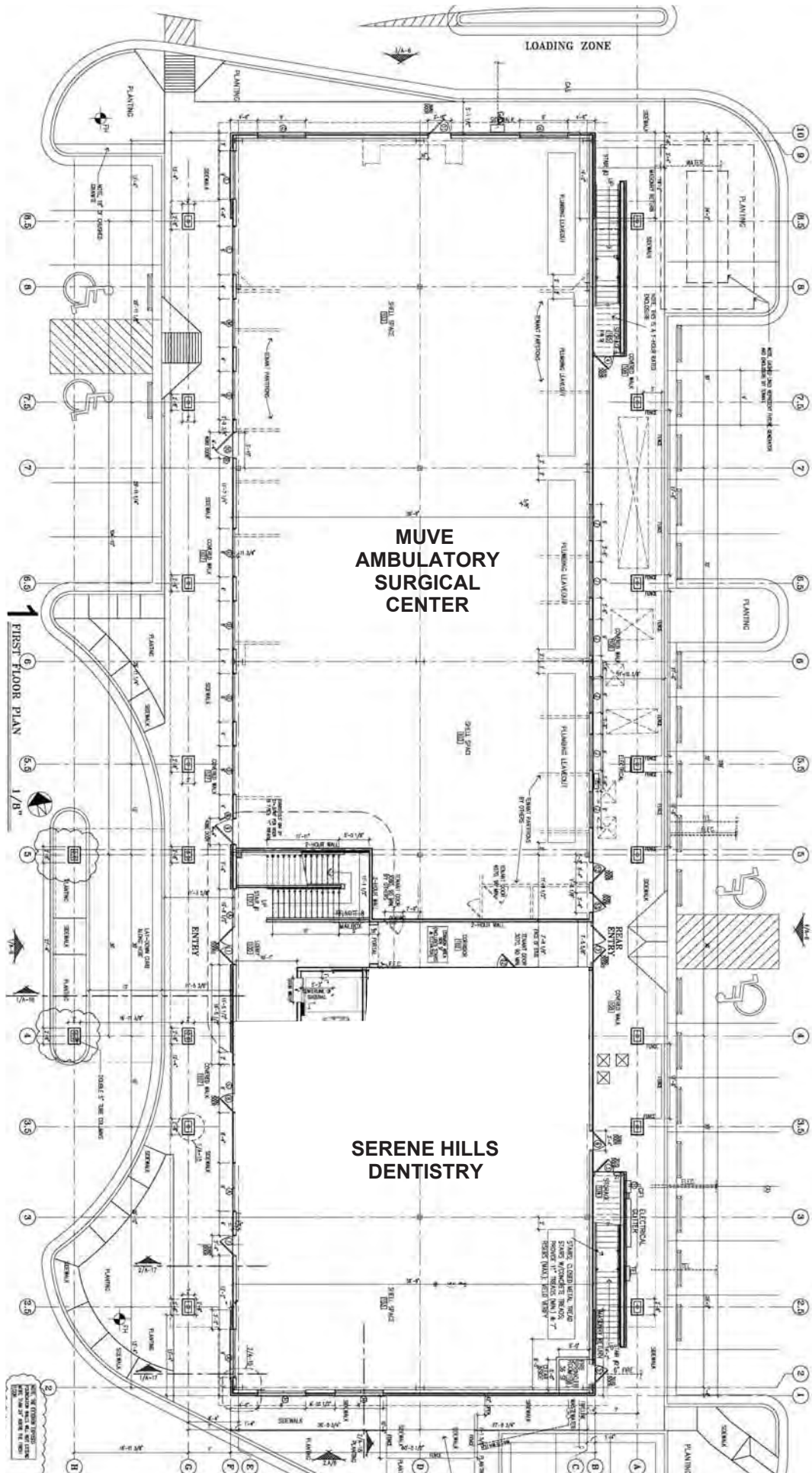
**CUSTOM HOME**  
5,459 SF  
FFE=1110'

OFFICE  
1,512 SF  
FFE=1110'

71 HIGHWAY

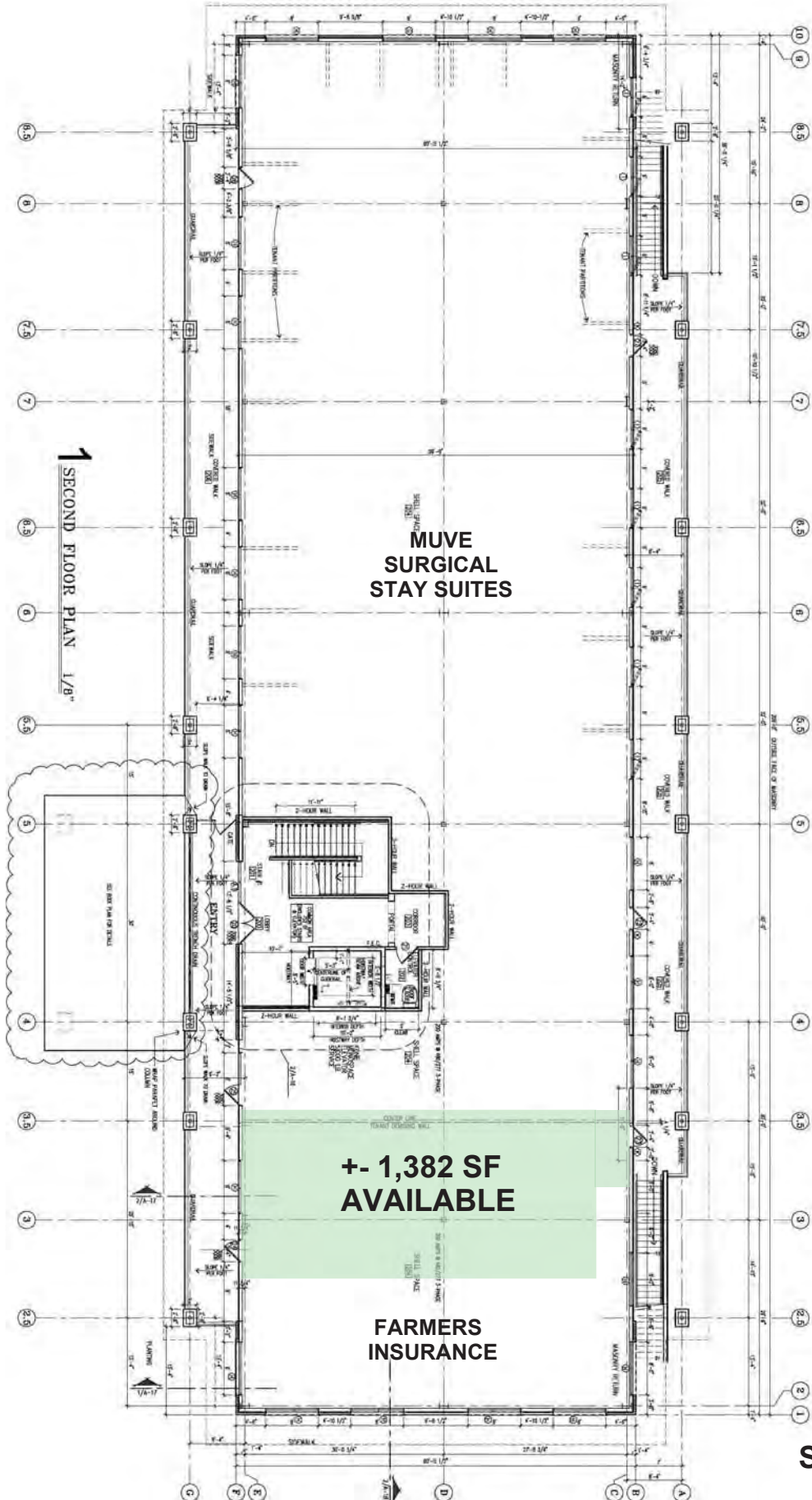
LANE STRIPE





**FIRST FLOOR**





**MUVE  
SURGICAL  
STAY SUITES**

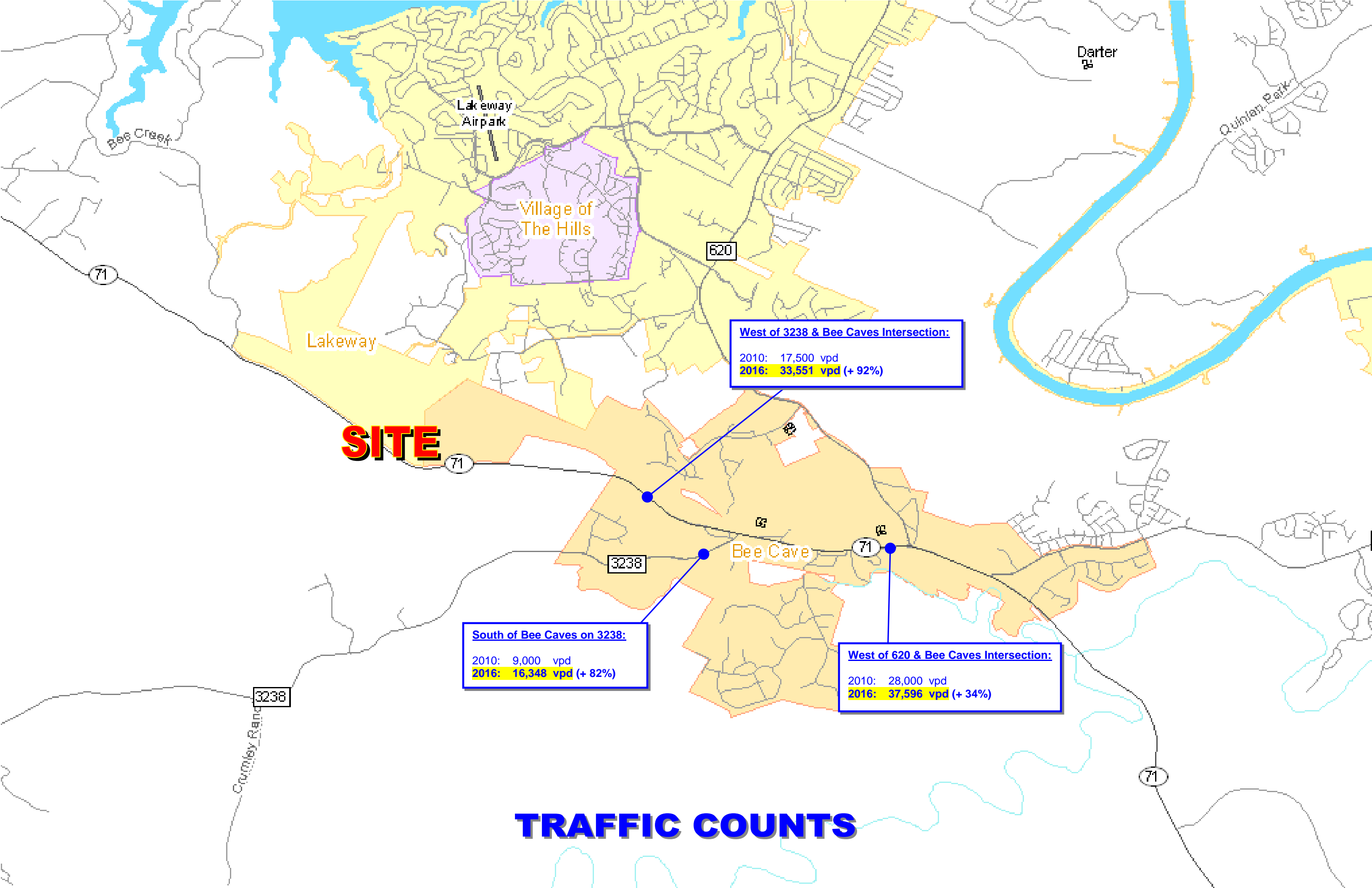
**+ - 1,382 SF  
AVAILABLE**

**FARMERS  
INSURANCE**

**1  
SECOND FLOOR PLAN  
1/8"**

**SECOND FLOOR**







**SERENE HILLS AREA**  
**Subdivision Activity And Profile Summary**  
*1st Quarter - 2020*

Map No.	Subdivision Name	Price Range (\$1,000s)	Occupied	Total Inventory	Vacant Developed Lots	Future Lots	Total Lots
1	Barton Creek Lakeside	\$400-\$2,500	200	0	7	0	207
2	West Cypress Hills	\$227-\$350	1,050	30	400	0	1,480
3	Montebella (DR Horton)	\$230-\$270	220	2	5	0	227
4	Rocky Creek Ranch (Drees / Highland)	\$330-\$482	327	20	52	0	399
5	Rough Hollow / Lakeway	\$286-\$385	122	10	29	0	161
6	Rough Hollow / Lakeway	\$362-\$480	64	0	0	0	64
7	Rough Hollow / Enclave	\$500-\$1,000	62	3	16	0	81
8	Rough Hollow / Bluffs	\$680-\$930	41	1	11	0	53
9	Rough Hollow / East Rim	\$354-\$515	59	0	0	0	59
10	Rough Hollow / Waters Edge	\$950-\$3,500	34	3	2	0	39
11	Rough Hollow / Overlook	\$260-\$360	32	2	21	0	55
12	Sweetwater Ranch (Weekly / Drees Ryland)	\$350-\$450	1,520	35	745	0	2,300
13	Reserve at Lake Travis	\$400-\$4,000	45	7	84	0	136
14	Rivercliff	\$500-\$1,500	25	2	13	0	40
15	Paleface Homesteads	\$250-\$400	24	0	0	0	24
16	Coves at Lake Travis	\$600-\$1,300	26	0	0	0	26
17	Lakewood Estates	\$500-\$1,200	32	0	0	0	32
18	Cypress Creek Ranch	\$400-\$550	18	0	0	0	18
19	Flintrock Falls-Creoside	\$1,500-\$2,500	18	1	6	0	25
20	Flintrock Falls / Vistas (aka Hurst)	\$359-\$459	79	0	0	0	79
21	Falconhead / West-Copper	\$441-\$554	138	0	0	0	138
22	Falconhead / West-Lantern	\$335-\$450	213	0	0	0	213
23	Falconhead / West-Crystal	\$288-\$365	90	0	0	0	90
24	Palomba Court at Flintrock	\$500-\$700	14	0	0	0	14
25	Lakeway / Boulevard	\$369-\$477	33	1	2	0	36
26	Lakeway / Lake Chandon	\$390-\$484	23	0	0	0	23
27	Hidden Hills	\$350-\$500	35	0	0	0	35
28	Serene Hills	\$350-\$650	350	20	196	0	566
29	Pedernales Canyon Ranch	\$400-\$800	85	7	29	0	121
30	Village at Briarcliff	\$250-\$900	929	5	445	0	1,379
31	Stagecoach Ranch	\$400-\$650	71	2	17	0	90
32	Ranches at Hamilton Pool	\$400-\$1,500	30	0	5	0	35
33	Peacock Ranch	\$400-1,200	0	0	0	1,390	1,390
34	Deer Creek Ranch	\$200-\$300	132	4	10	0	146
35	Belvedere	\$700-\$1,500	305	5	100	0	410
36	Lakeway / Cedar Glen	\$400-\$465	19	0	0	0	19
37	Falconhead / Heights	\$659-\$900	56	0	0	0	56
38	Preserve at Lakeway	\$290-\$700	242	12	33	0	287
39	Falconhead / Cottages at	\$230-\$284	48	2	2	0	52
40	Alta Vista / Ridge	\$356-\$672	289	0	0	0	289
41	San Casciano @ North Lakeway	\$494-\$534	17	0	0	0	17
42	North Lakeway Village	\$271-\$396	106	5	10	0	121
43	Bella Ventana	\$400-\$783	94	2	5	0	101
44	Canyon at Cardiant Hills	\$350-\$400	18	0	0	0	18
45	Cardinal Hills	\$219-\$417	67	0	9	0	76
46	Old Ferry	\$300-\$500	32	0	0	0	32
47	Paleface Pedernales	\$300-\$500	17	0	0	0	17
48	Colonia Serendipity	\$500-\$600	11	0	3	0	14
49	Spanish Oaks @ Bee Cave	\$750-\$4,000	312	9	82	0	403
50	Valley Lake Hills	\$400-\$600	40	0	0	0	40
51	Lucky Lake Ranch	\$400-\$550	50	0	1	0	51
52	Madrone Ranch	\$400-\$1,500	60	0	0	0	60
53	Saddletree Ranch	\$300-\$600	220	0	328	0	548
54	Pedernales Canyon Ranch	\$350-1,000	11	0	0	0	11
55	Bell Springs Road	\$200-\$400	35	0	30	0	65
56	Walking W Ranch	\$200-\$400	45	2	20	0	67



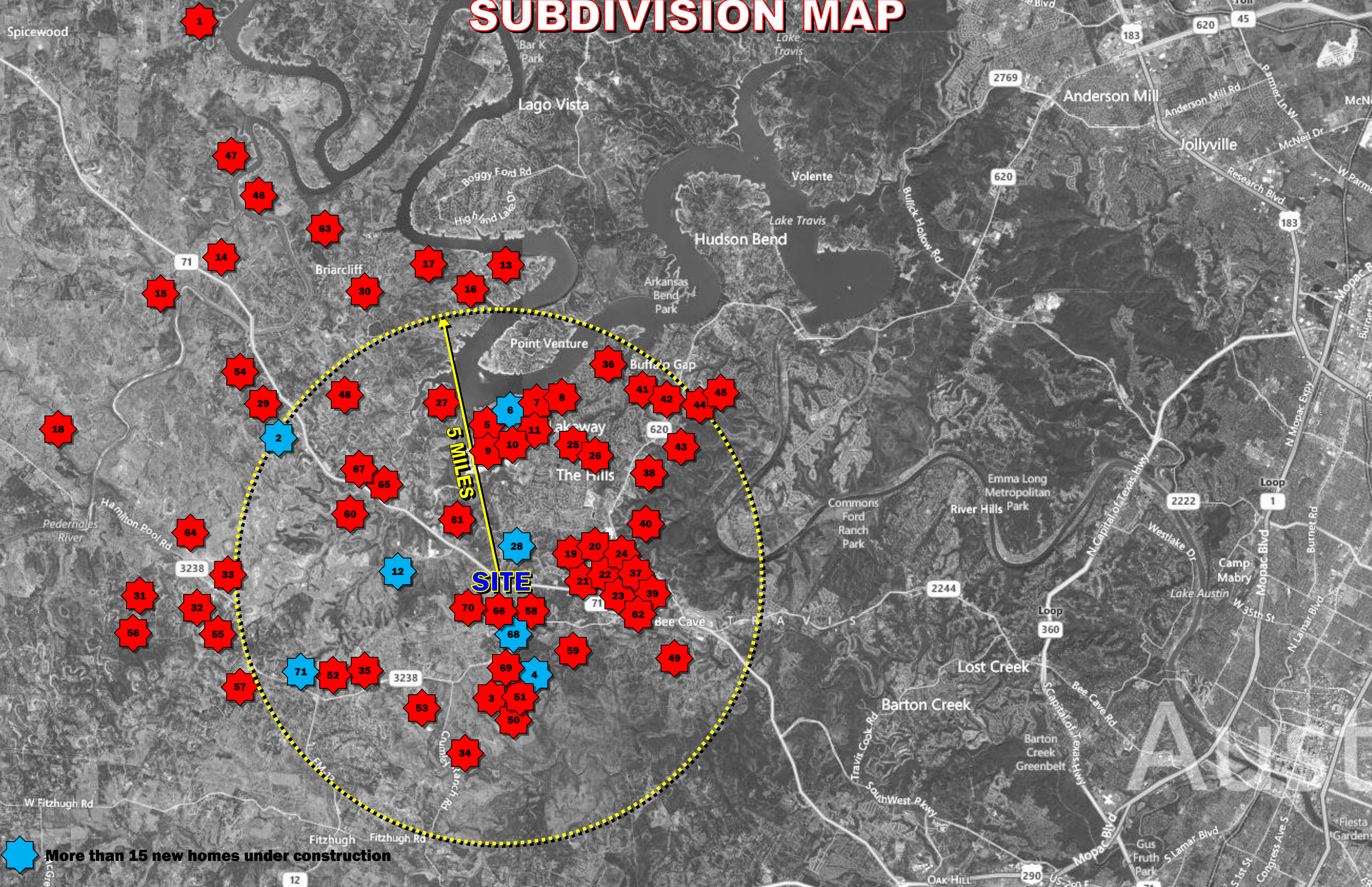
**SERENE HILLS AREA**  
**Subdivision Activity And Profile Summary**  
*1st Quarter - 2020*

Map No.	Subdivision Name	Price Range (\$1,000s)	Occupied	Total Inventory	Vacant Developed Lots	Future Lots	Total Lots
57	Vista Ridge	\$250-\$400	88	2	43	0	133
58	Resting Hills	\$250-\$450	35	1	12	0	48
59	Estate Homes	\$750-\$1,000	22	2	11	0	35
60	RGK Ranch	\$250-\$1,000	0	0	0	1,508	1,508
61	Las Ventanas		0	0	0	2,000	2,000
62	Ladera		314	2	20	0	336
63	Vizcaya		0	0	0	500	500
64	Peacock Ranch (Holland)		0	0	0	1,500	1,500
65	Travis Settlement		110	0	15	0	125
66	Bella Colonies		202	8	14	0	224
67	Verde Vista Estates		25	7	80	0	112
68	Signal Hills	\$1,500	20	20	21	0	61
69	Vistana		68	5	15	0	88
70	Terra Colonies		152	1	1	0	154
71	Provence at Immortelle Blvd.		20	25	150	150	345
<b>Totals Q3 - 2012</b>			<b>9,291</b>	<b>265</b>	<b>3,100</b>	<b>7,048</b>	<b>19,704</b>

Subdivisions with more than 15 new homes under construction



# SUBDIVISION MAP



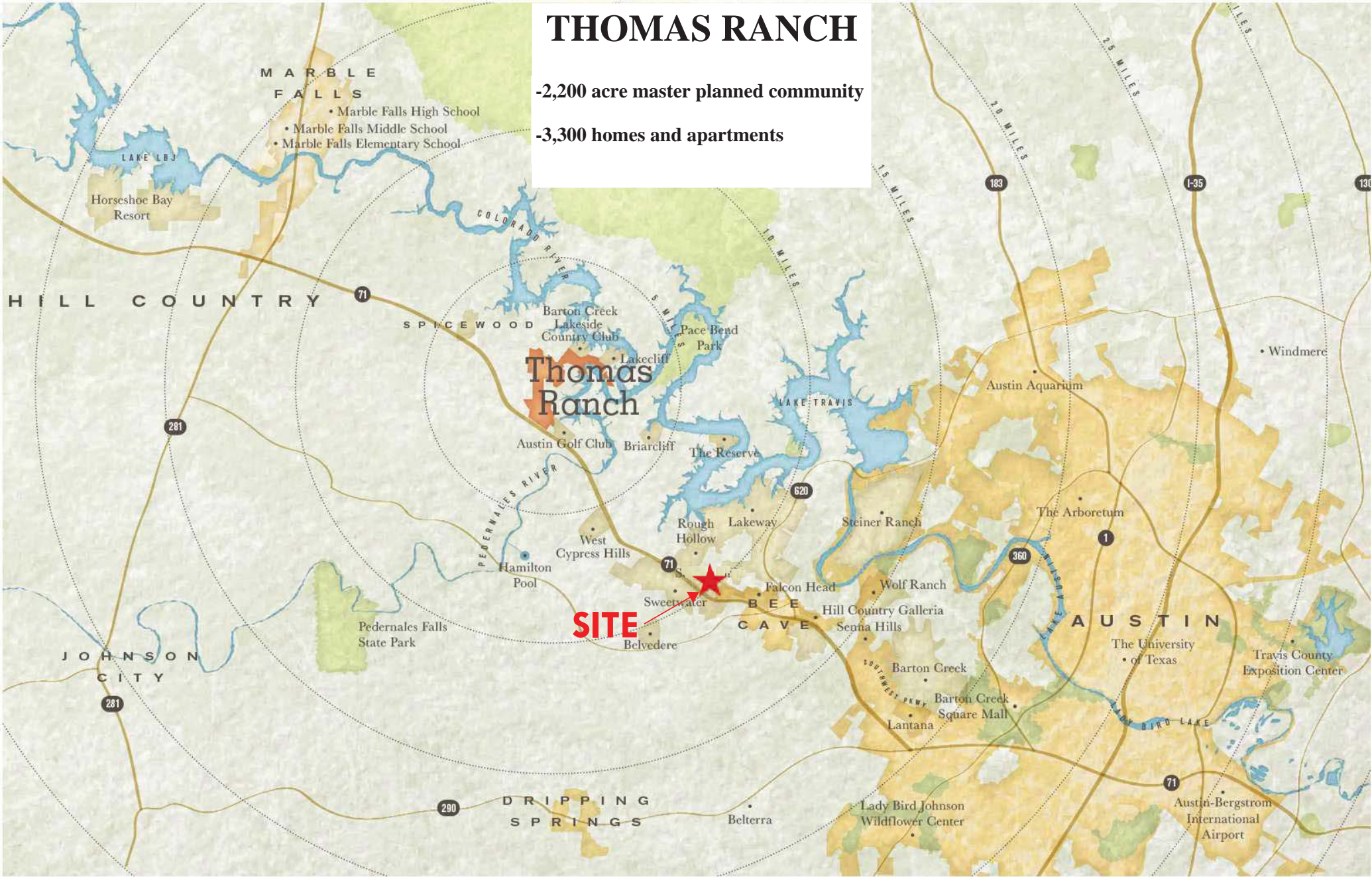
 More than 15 new homes under construction



# THOMAS RANCH

-2,200 acre master planned community

-3,300 homes and apartments







# Executive Summary

Serene Hills Commons  
 Serene Hills Dr, Austin, Texas, 78738  
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
 Latitude: 30.32031  
 Longitude: -98.00693

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
2000 Population	19	4,070	11,481
2010 Population	239	8,172	17,067
2018 Population	807	15,830	25,710
2023 Population	1,018	19,079	30,365
2000-2010 Annual Rate	28.81%	7.22%	4.04%
2010-2018 Annual Rate	15.89%	8.34%	5.09%
2018-2023 Annual Rate	4.76%	3.80%	3.38%
2018 Male Population	49.4%	49.3%	49.1%
2018 Female Population	50.6%	50.7%	50.9%
2018 Median Age	34.6	44.7	43.6

In the identified area, the current year population is 25,710. In 2010, the Census count in the area was 17,067. The rate of change since 2010 was 5.09% annually. The five-year projection for the population in the area is 30,365 representing a change of 3.38% annually from 2018 to 2023. Currently, the population is 49.1% male and 50.9% female.

### Median Age

The median age in this area is 34.6, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	82.4%	88.9%	89.6%
2018 Black Alone	1.1%	1.0%	1.0%
2018 American Indian/Alaska Native Alone	0.4%	0.4%	0.3%
2018 Asian Alone	9.2%	4.9%	4.2%
2018 Pacific Islander Alone	0.0%	0.0%	0.1%
2018 Other Race	3.1%	2.2%	2.3%
2018 Two or More Races	3.8%	2.6%	2.5%
2018 Hispanic Origin (Any Race)	11.2%	9.6%	10.3%

Persons of Hispanic origin represent 10.3% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 34.4 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	6	1,612	4,280
2010 Households	78	3,253	6,749
2018 Total Households	284	6,170	10,080
2023 Total Households	358	7,405	11,907
2000-2010 Annual Rate	29.24%	7.27%	4.66%
2010-2018 Annual Rate	16.96%	8.07%	4.98%
2018-2023 Annual Rate	4.74%	3.72%	3.39%
2018 Average Household Size	2.84	2.56	2.54

The household count in this area has changed from 6,749 in 2010 to 10,080 in the current year, a change of 4.98% annually. The five-year projection of households is 11,907, a change of 3.39% annually from the current year total. Average household size is currently 2.54, compared to 2.52 in the year 2010. The number of families in the current year is 7,392 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.





# Executive Summary

Serene Hills Commons  
 Serene Hills Dr, Austin, Texas, 78738  
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
 Latitude: 30.32031  
 Longitude: -98.00693

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Median Household Income</b>			
2018 Median Household Income	\$125,934	\$123,089	\$110,639
2023 Median Household Income	\$144,177	\$129,231	\$119,508
2018-2023 Annual Rate	2.74%	0.98%	1.55%
<b>Average Household Income</b>			
2018 Average Household Income	\$153,536	\$165,973	\$148,399
2023 Average Household Income	\$171,998	\$178,653	\$163,372
2018-2023 Annual Rate	2.30%	1.48%	1.94%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$55,046	\$64,659	\$58,233
2023 Per Capita Income	\$61,598	\$69,330	\$64,038
2018-2023 Annual Rate	2.27%	1.40%	1.92%

Current median household income is \$110,639 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$119,508 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$148,399 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$163,372 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$58,233 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$64,038 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	7	1,807	4,817
2000 Owner Occupied Housing Units	5	1,417	3,669
2000 Renter Occupied Housing Units	1	195	611
2000 Vacant Housing Units	1	195	537
2010 Total Housing Units	90	3,600	7,757
2010 Owner Occupied Housing Units	49	2,676	5,325
2010 Renter Occupied Housing Units	29	577	1,424
2010 Vacant Housing Units	12	347	1,008
2018 Total Housing Units	287	6,555	10,938
2018 Owner Occupied Housing Units	170	4,929	8,073
2018 Renter Occupied Housing Units	114	1,241	2,007
2018 Vacant Housing Units	3	385	858
2023 Total Housing Units	359	7,756	12,752
2023 Owner Occupied Housing Units	244	6,133	9,714
2023 Renter Occupied Housing Units	114	1,273	2,193
2023 Vacant Housing Units	1	351	845

Currently, 73.8% of the 10,938 housing units in the area are owner occupied; 18.3%, renter occupied; and 7.8% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 7,757 housing units in the area - 68.6% owner occupied, 18.4% renter occupied, and 13.0% vacant. The annual rate of change in housing units since 2010 is 16.50%. Median home value in the area is \$463,256, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.37% annually to \$495,899.

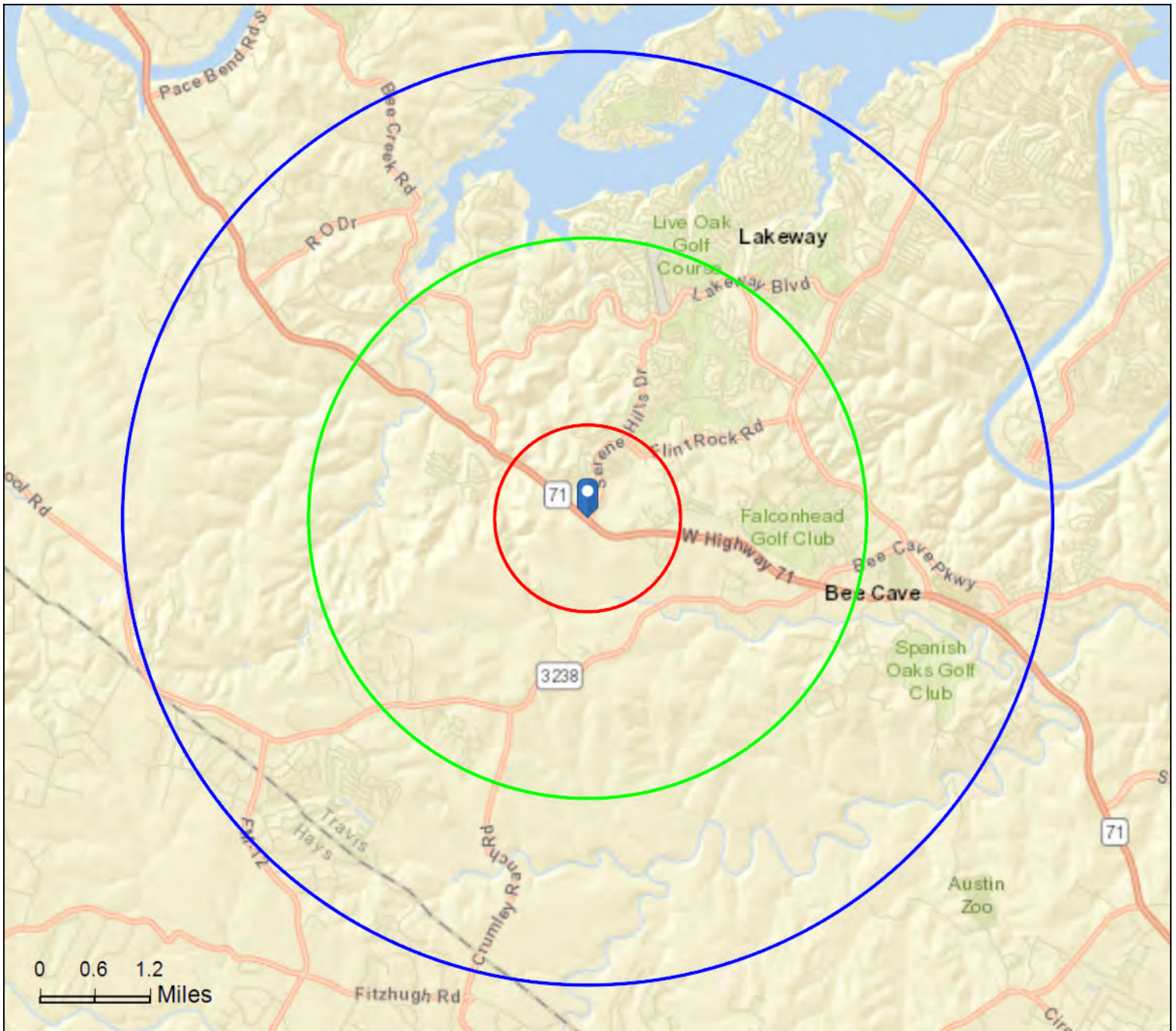
**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Serene Hills Commons  
Serene Hills Dr, Austin, Texas, 78738  
Ring Bands: 0-1, 1-3, 3-5 mile radii

Site Details Map  
Latitude: 30.32031  
Longitude: -98.00693



**This site is located in:**

**City:** ---  
**County:** Travis County  
**State:** Texas  
**ZIP Code:** 78738  
**Census Tract:** 48453001773  
**Census Block Group:** 484530017731  
**CBSA:** Austin-Round Rock, TX Metropolitan Statistical Area



## 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. Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

**BUYER, SELLER, LANDLORD OR TENANT:** Texas Real Estate Brokers and Salesmen 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 telephone (512) 465-3960.

*I acknowledge receipt of this information:*

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Date: \_\_\_\_\_