

BPI

REALTY SERVICES



Sunset Ridge Office Park

NEC Beltway 8 and Sunset Park Drive

BPI Realty Services Inc

3800 SW Freeway Suite 304 | Houston, TX 77027

Phone: (281) 530-0900 | Fax: (281) 530-0690

LOCATION:

- 11329-11435 N Sam Houston Parkway, East Humble, Texas 77396
- Located on 2 acres consisting of single story professional office buildings.
- Beltway 8 access and visibility.

PRICING:

Prices start at \$175 psf based on a Building Standard Finish.

DESCRIPTION:

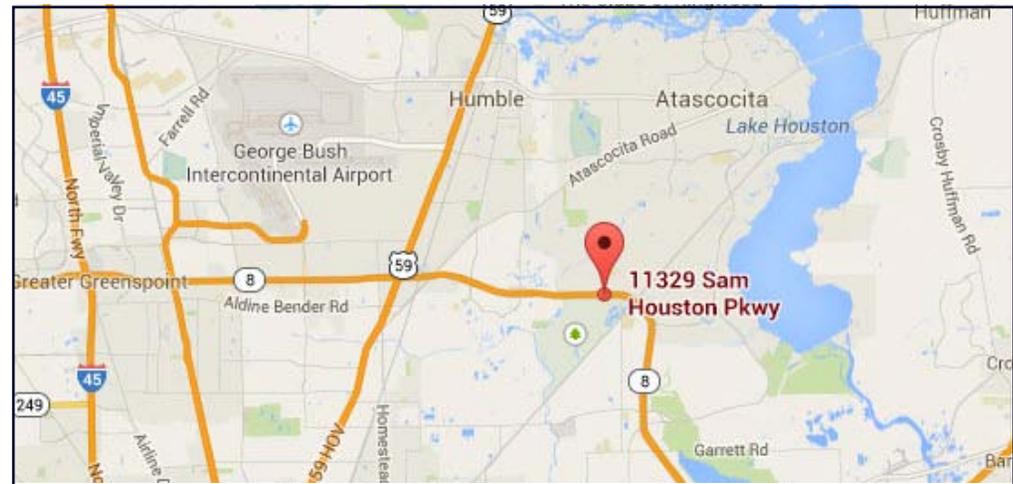
- Own your own free standing office buildings with direct exterior access to each unit.
- Designed and developed as a vehicle for businesses and professionals to build equity through the purchase of their own office space.
- Buildings are 1,200-1,375 square feet.
- Design your own floor plan and interior finishes.

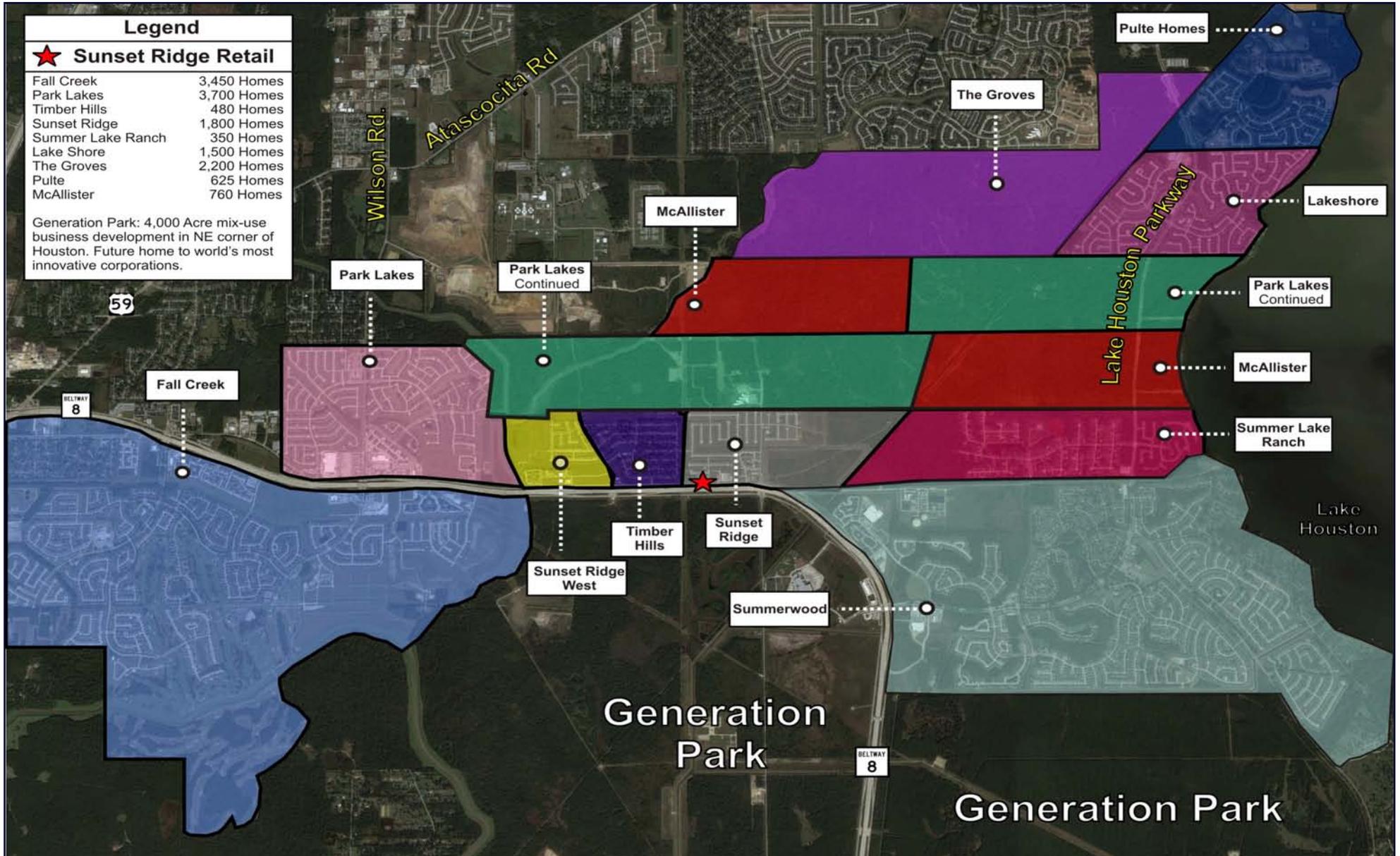


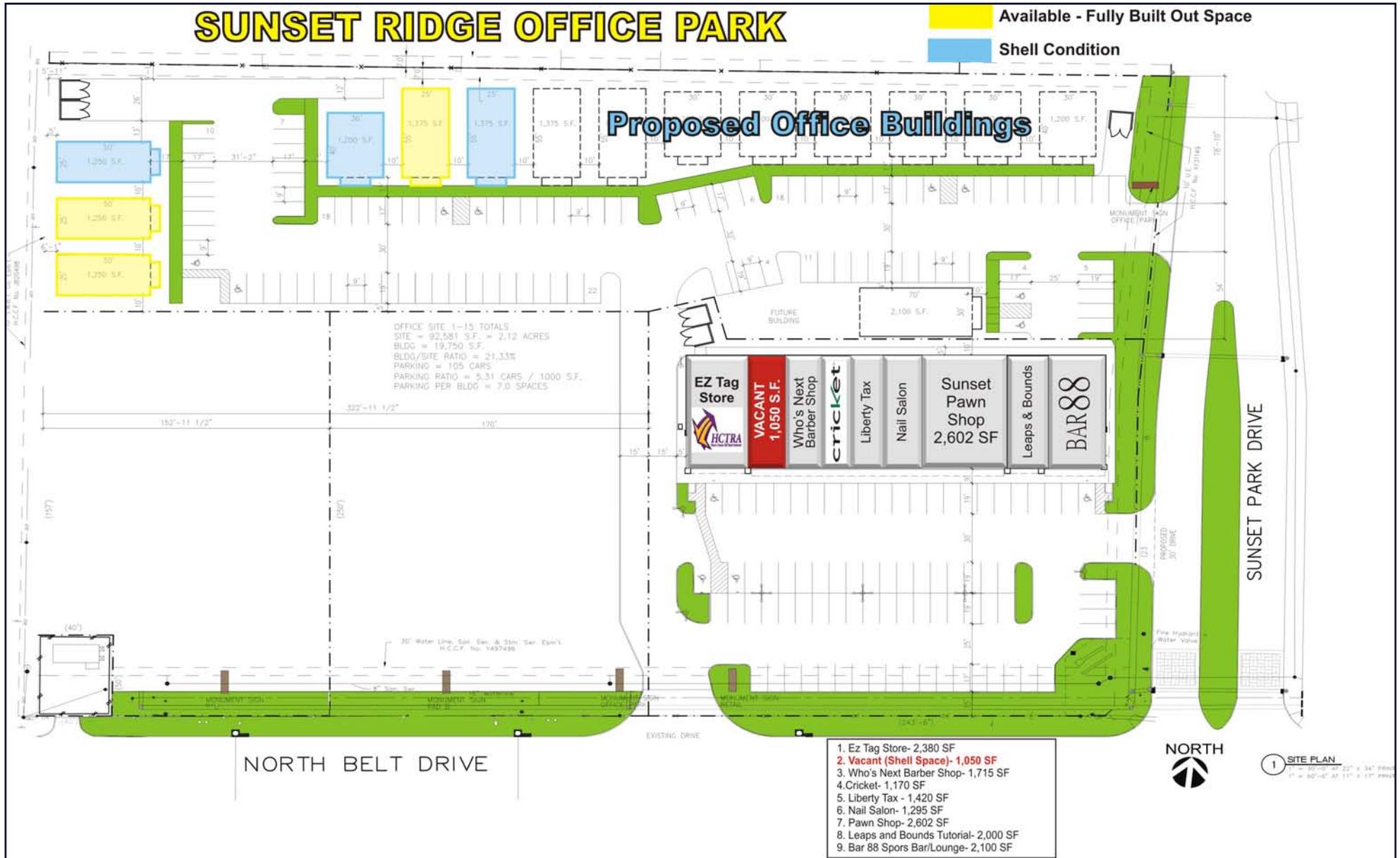
Economic Cost of Owning Building

Square Feet:	1,200	1,250	1,375
Sales Price PSF	\$175.00	\$175.00	\$175.00
Cost	\$210,000.00	\$218,750.00	\$240,625.00
Down Payment (10%)	\$21,000.00	\$21,875.00	\$24,062.00
Loan Amount (90%)	\$189,000.00	\$196,875.00	\$216,563.00
Interest Rate	6.25%	6.25%	6.25%
Loan Term (Years)	25	25	25
PSF Loan Payment	\$12.46 PSF	\$12.46 PSF	\$12.46 PSF
Monthly Loan Amount	\$1,248.78	\$1,298.72	\$1,428.60
Annual Loan Amount	\$14,985.36	\$15,584.64	\$17,432.00

* Note: Loan terms will vary depending on Lender & Purchaser Agreements







Sunset Ridge Office Park

Project Overview

The Sunset Ridge Office Park is located on a 2-acre site consisting of single story professional office buildings designed to be purchased rather than leased.

Similar to other successful Houston area business park developments, the Sunset Ridge Office Park is comprised of freestanding office buildings with direct exterior access to each unit. The Sunset Ridge Office Park is thus tailored to and developed for professionals and businesses that desire to build equity through the purchase of their office space.

Project Location

Located in the rapidly growing Northeast Greater Houston Area at the intersection of Beltway 8 and Sunset Park Drive, the Sunset Ridge Office Park is adjacent to the Sunset Ridge residential community in the growing Humble, Texas market. The site is easily accessible and visible from the Beltway with traffic counts of over 100,000 cars per day (TXDOT 2006). Major retailers and restaurants such as Wal-Mart, Super Target, Walgreens, Starbucks, Chili's, Sonic, Chic-Fil-A, and Taco Bell have opened locations in the area within the past 2 years and are just minutes away.

The area along the Northeast Corner of Beltway 8 has been one of the largest areas of growth in the Greater Houston Area over the past 3 years. From 2008 to 2010, an additional 21,000 homes will be built amongst 10 different residential neighborhoods within 3 miles of the Office Park. Over the next 3 years, an additional 1,000 apartment units are projected to be built within 3 miles of the site.

Rare Opportunity for Businesses

With such a unique concept that allows a business to own their office building for not much more than the cost of leasing office space, no other project in Northeast Houston rivals what the Sunset Ridge Office Park can offer. Owning an office building with direct frontage along Beltway 8 in one of the fastest growing areas of Houston provides a rare opportunity to build equity and invest in your businesses future.

Sales Information

The 1st phase of the Office Park will consist of 6 buildings to be completed in July 2008 with the 2nd phase to be completed in 2009. Fully customizable buildings are available for purchase and the interior floor plan can be designed to the space planning needs of your business. Buildings range in size from 1,200 square feet – 1,375 square feet in the 1st phase, and 2nd phase buildings can be customized to larger sizes as required by your business. Pricing for a turnkey office building is \$175 per square foot with your custom floor plan.

Sunset Ridge Office Park

Sunset Ridge Office Park Development

Designed to attract the small business owner interested in building equity through the purchase of their office space, the Sunset Ridge Office Park features individual office buildings built with wood frame construction and beautiful interior finishes including tile entries and crown molding.

Ranging in size from 1,200 – 1,375 square feet in the 1st phase, each office makes up a “community” of office buildings overseen by an “Office Park Owner’s Association” that each building owner will be a member of. The Association’s monthly fees will cover landscape maintenance, electric for parking lot lights and irrigation controller, trash services, water and wastewater, capital reserves, liability insurance, and property taxes for the Common Areas. Each Buyer will purchase only their building, all other areas such as the parking lot, landscape areas between the buildings, and dumpster enclosures will be owned by the “Office Park Owner’s Association” so you can stay focused on running your business.

Each building will have the exterior look of a home with an interior feel of a business. Included in the turn-key price of your building is:

Custom floor plan with ADA bathroom

9’ sheetrock ceilings

HVAC system

CAT 5e - voice and data cabling

Kitchen with sink

10’ x 10’ storage area in attic

Purchase Procedure

1. Buyer to sign a “Letter of Intent” and deposit \$5,000 to secure lot and start design development.
2. Meeting between Buyer, Seller, and Architect to design floor plan and finish-out requirements.
3. Seller to finalize pricing and draft Sales Contract for Buyer when design development complete.
4. Buyer to sign Contract with 20% down payment (less \$5,000 deposit).
5. Buyer must provide Seller with financing pre-approval letter from Lender prior to commencement of construction.
6. Seller to commence construction and meet with Buyer for brick, paint, and other finish selections.
7. Seller and Buyer to walk building at 90% completion to draft punch list and schedule the closing date.
8. Close purchase per scheduled closing date.

Sunset Ridge Office Park

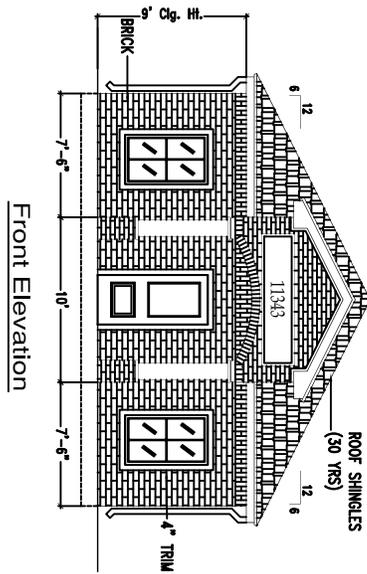
Shell Building:

1. Plans and specifications
2. Building permit and fees
3. Concrete slab, sidewalk, a/c pad
4. Exterior brick (front/sides) and siding (back)
5. 200-amp electric service to building, gas line sleeve for gas company tie-in
6. Roughed-in plumbing (waterline and sanitary sewer line) for restroom sink and toilet, and kitchen sink. Restroom to be ADA compliant.
7. Up to (10) windows – Low E, double-pane, insulated
8. All exterior wood framing
9. Front door – solid wood with ADA lock and hardware
10. Back door – wood framed metal door with dead bolt and hardware
11. Address plate installed on front of building
12. Roof – 30-year shingles with ridge vent and painted vent pipes
13. Front (1) and rear (1) building lights
14. Downspout and gutters
15. Exterior paint

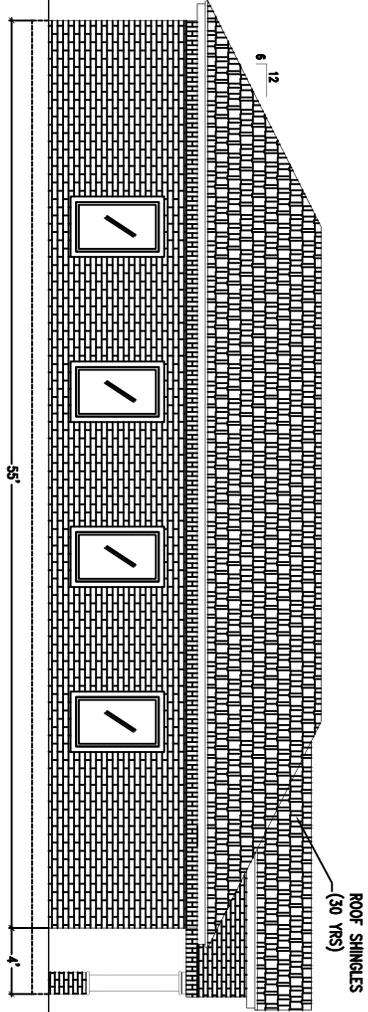
Interior Finish-Out:

1. Plans and building permits
2. Custom floor plan with lobby, reception area, ADA bathroom, kitchen, and interior offices
3. 9' sheetrock ceilings
4. Electric
 - a. Electric breaker panel
 - b. Interior wiring, switches, and outlets
 - i. Light fixtures – (1) per room
 - ii. Light switches – (1) per room
 - iii. Duplex outlets – (3) per room, (1) in restroom, (4) in kitchen
 - iv. Vent fan – (1) in restroom
 - v. Wiring to hot water heater
5. Plumbing
 - a. Hot and cold waterlines to bathroom and kitchen sinks
 - b. Cold water line to refrigerator
 - c. Cold water line to toilet
 - d. Water lines from hot water heater in attic
 - e. Sewer drain lines to bathroom and kitchen
 - f. Vent pipes
6. Mechanical
 - a. (1) 5-ton HVAC unit
 - b. Thermostat
 - c. Vents
 - d. Ductwork
7. Voice/data cabling (CAT 5E)

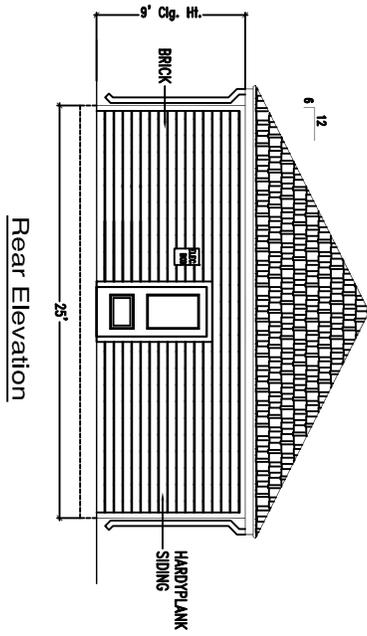
8. (1) outlet per room except bathroom
9. Bathroom – ADA Compliant
 - a. Toilet
 - b. Grab bars
 - c. Mirror
 - d. Sink
 - e. Faucet
10. Kitchen
 - a. Sink
 - b. Faucet
 - c. Upper and lower cabinets (pre-finished white)
 - d. Laminate countertop
 - e. Waterline for refrigerator or coffee maker
11. Interior doors – 3'0" x 6'8" hollow-core with hardware
12. Lighting
 - a. Interior – recessed cans or ceiling mount fixtures
 - b. Exterior – (1) front and (1) back
13. Flooring
 - a. Kitchen – VCT tile
 - b. Bathroom – VCT tile
 - c. Lobby/reception – Carpet or up to 6' x 25' of ceramic tile
 - d. Offices/halls – Carpet
14. Trim
 - a. Crown molding in lobby/reception (paint grade)
 - b. 4" wood base (paint grade)
 - c. Wood door and window trim (paint grade)
15. Attic door with ladder
16. 10' x 10' (¾") plywood decking in attic for hot water heater and storage
17. Painted plywood mounted on wall for telephone system (as required)
18. 25-gallon electric hot water heater (installed in attic)
19. Landscape and irrigation
 - a. Front flower bed
 - b. Side and rear sod
 - c. Irrigation



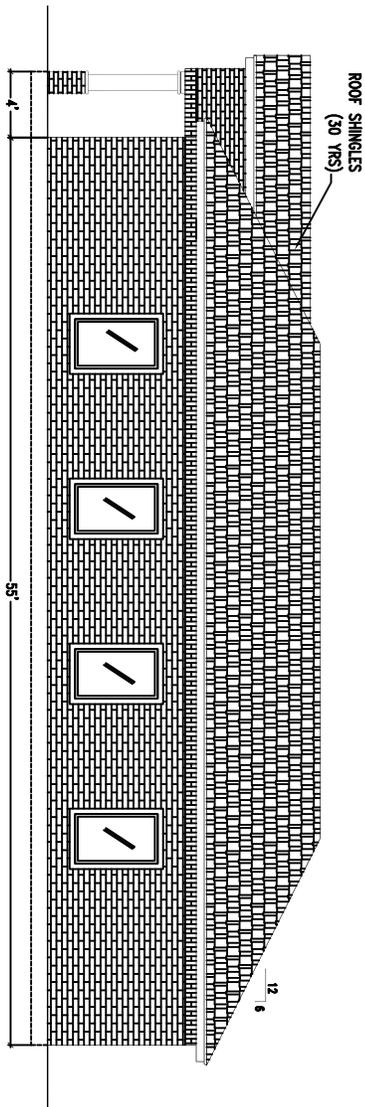
Front Elevation



Left Side Elevation



Rear Elevation



Right Side Elevation

Job Name: 11343 UNIT
25' x 55'
Job Number: 1019-CDS-TDK

NOTE: CDS Inc. provides detailing & drafting services only. It is not responsible for structural, electrical, and plumbing.

CAD DRAFTING SERVICES, INC.
10819, Belle Haven Dr.
Houston, Tx. 77065
SUNSET RIDGE OFFICE PARK BUILDING



drawn by: E.H.H.
checked by: E.H.H.
date: 09/12/2008
CAD FILE: 1019-CDS-TDK.dwg
evidence:
Project: 1019-CDS-TDK

A2.0

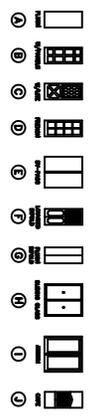
ROOM FINISH SCHEDULE:

AREA	FLOOR	BASE	WALLS	CEILING
101 Reception	EXPOSED CONCRETE	CARPET W/ PAD	VINYL TILE	PAINTED GYP. BOARD
102 Corridor	VCT	CERAMIC TILE	CERAMIC TILE	ACUSTICAL SPRAY WOOD
104 Storage	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE	
105 Kitchen	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE	
106 Bath	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE	
107 Front Porch	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE	

NOTE:
GENERAL CONTRACTOR SHALL VERIFY ALL INTERIOR FINISHES TO CONSTRUCTION.

DOOR SCHEDULE:

SYM	SIZE	DESCRIPTION	TYPE	HARDWARE
1	3'0" x 6'6"	SOLID WOOD	A	FRESH LOCKSET
2	2'6" x 6'6"	H.S. WOOD	A	STANDARD PASSAGE



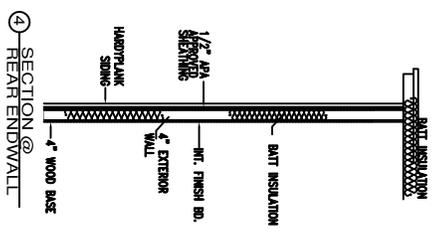
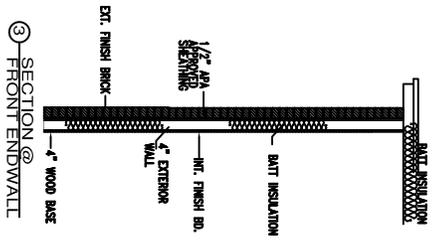
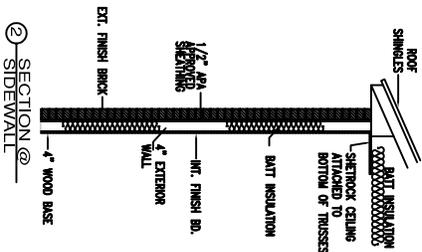
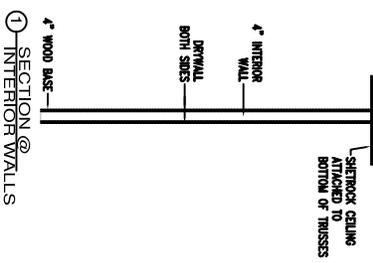
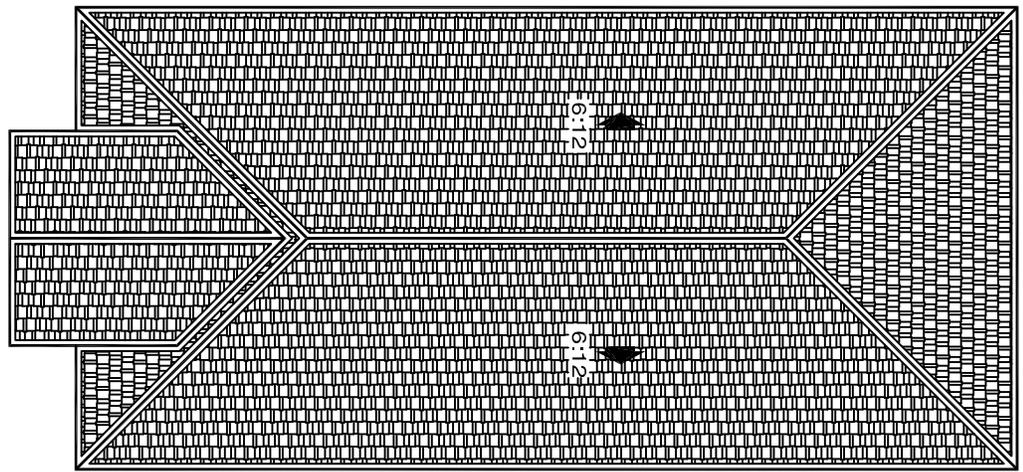
EXTERIOR DOOR NOTES (CALIFORNIA ONLY)

- EXTERIOR DOOR SHALL BE SELF-CLOSING, RIGHT FITTING 1 3/4" MINIMUM THICKNESS, SOLID CORE.
- ALL DOOR HINGE PINS ACCESSIBLE FROM THE OUTSIDE SHALL BE THE NON-REMOVABLE TYPE.
- EXTERIOR SWINGING DOORS SHALL BE EQUIPPED WITH A LATCH AND KEY OPERATED DEADBOLT OR DEAD LATCH TYPE KEY LOCKING DEVICE. DEADBOLT'S SHALL HAVE A HARBORED INSERT, 1" MINIMUM THROW AND 5/8" JAMB EMBEDMENT.
- EXTERIOR IN-SWINGING DOORS WITH WOOD JAMBS SHALL HAVE ONE PIECE OR HARBORED DOOR STOPS.
- PANES IN WOOD DOORS SHALL BE MINIMUM 9/16" THICK AND NOT MORE THAN 30 SQ. IN. IN AREA. STILES AND RAILES SHALL BE MINIMUM 1 3/8" THICK AND 3" IN WIDTH.
- ALL GLASS DOORS AND DOOR PANES SHALL BE SAFETY-GLAZED WITH TEMPERED GLASS. IN ADDITION ALL GLASS USED WITHIN 48" OF DOORS SHALL BE TEMPERED.
- OVERHEAD AND/OR SLIDING GARAGE DOOR SHALL BE SECURED WITH A CYLINDER LOCK OR PADLOCK EQUIVALENT WHEN NOT OTHERWISE LOCKED BY ELECTRIC POWER. PADLOCK EQUIVALENT SHALL BE PROVIDED ON BOTH JAMBS FOR DOORS EXCEEDING 9'-0" IN WIDTH.

WINDOW SCHEDULE:

SYM	SIZE	TYPE	GLAZING	REMARKS
A	3'0" x 6'6"	DOUBLE PNL. UN. INSULATED	DBL. GL.	HALF SCREENED

NOTE: SCHEDULED WINDOWS ARE LISTED IN NOMINAL SIZES. ALL SCHEDULING ROOM WINDOWS SHALL MEET THE FOLLOWING REQUIREMENTS:
S.F. MINIMUM NET CLEAR OPENABLE HEIGHT = 24"
MINIMUM NET CLEAR OPENABLE WIDTH = 20"
MINIMUM FINISHED SILL HEIGHT ABOVE FINISH FLOOR = 4"



Job Name: 11329 UNIT
25' x 50'
Job Number: 1019-CDS-TDK

NOTE:
CDS Inc. provides detailing & drafting services only. It is the responsibility of the engineering, architectural, structural, electrical, and plumbing.

CAD DRAFTING SERVICES, INC.
10819, Belle Haven Dr.
Houston, Tx. 77065

SUNSET RIDGE OFFICE PARK BUILDING

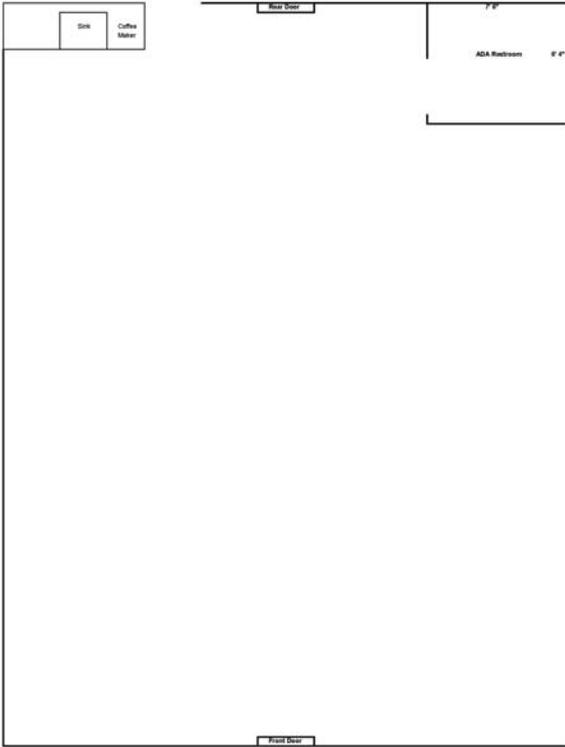


drawn by: EHI
checked by: EHI
date: 01/19/2006
conf file: M:\11329 Building
windows

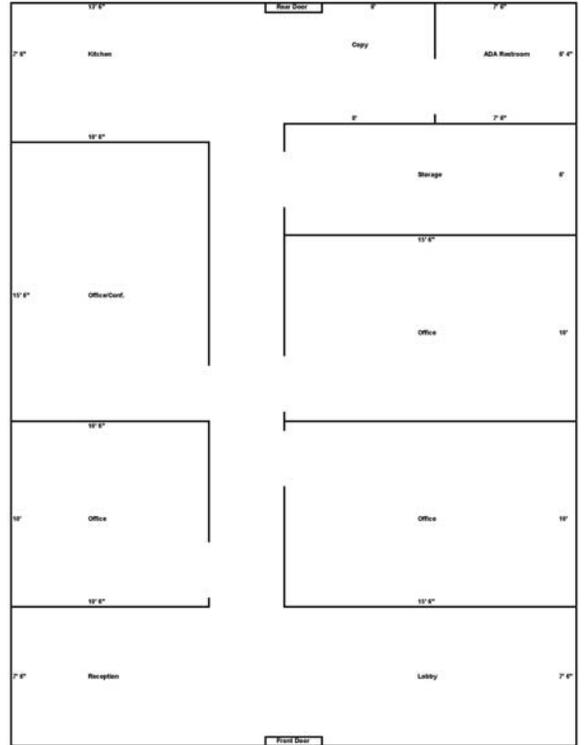
Scale: 1/8" = 1'-0"
Type: Plan

A1.4

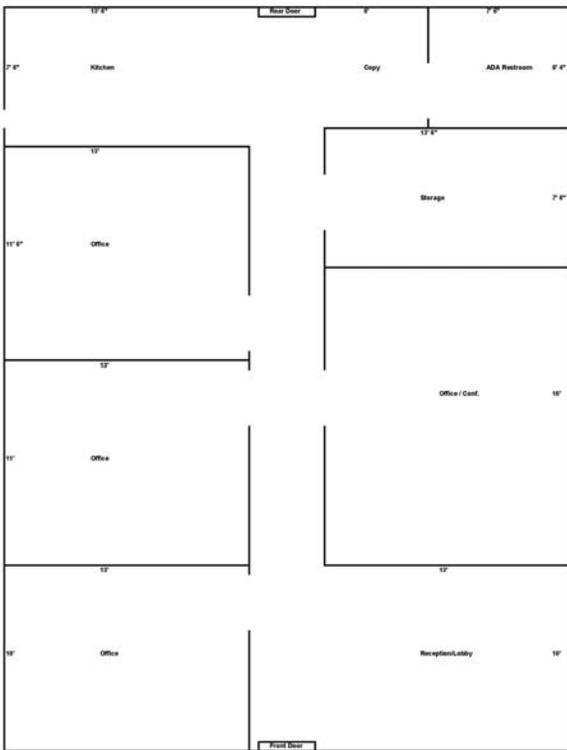
1,200 SF Shell



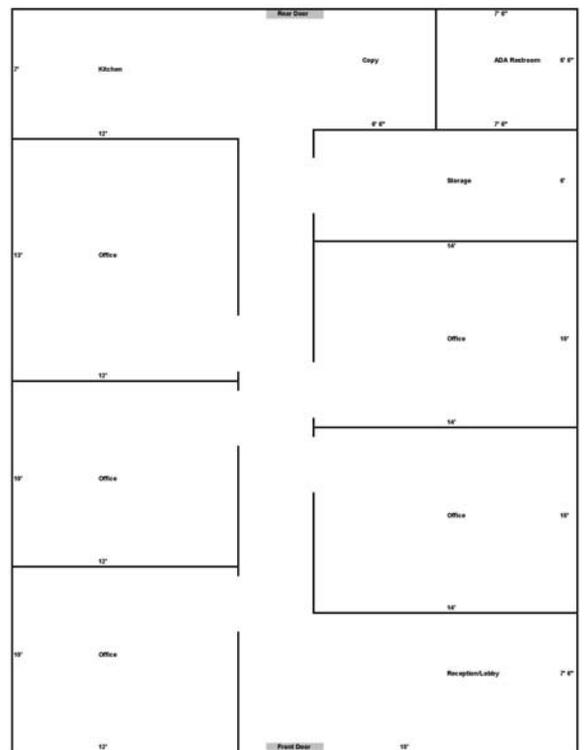
1,200 SF Option 1



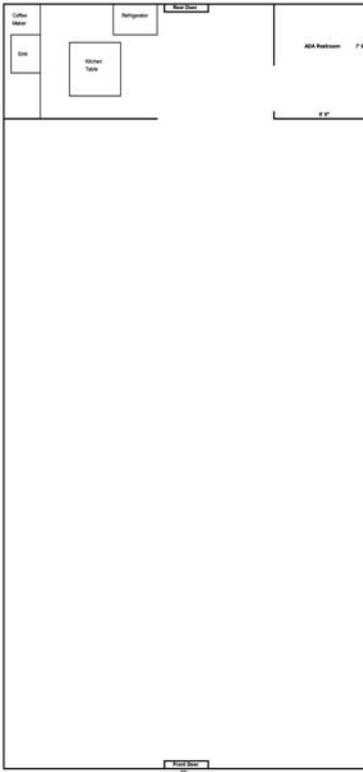
1,200 SF Option 2



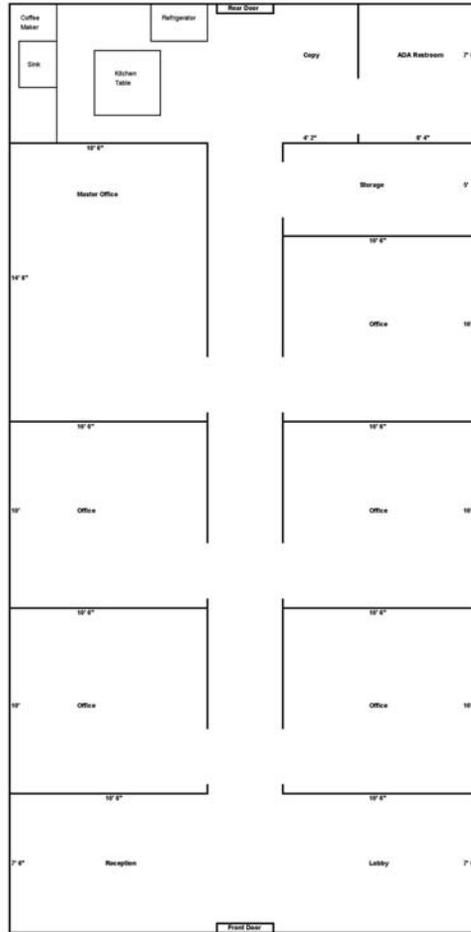
1,200 SF Option 3



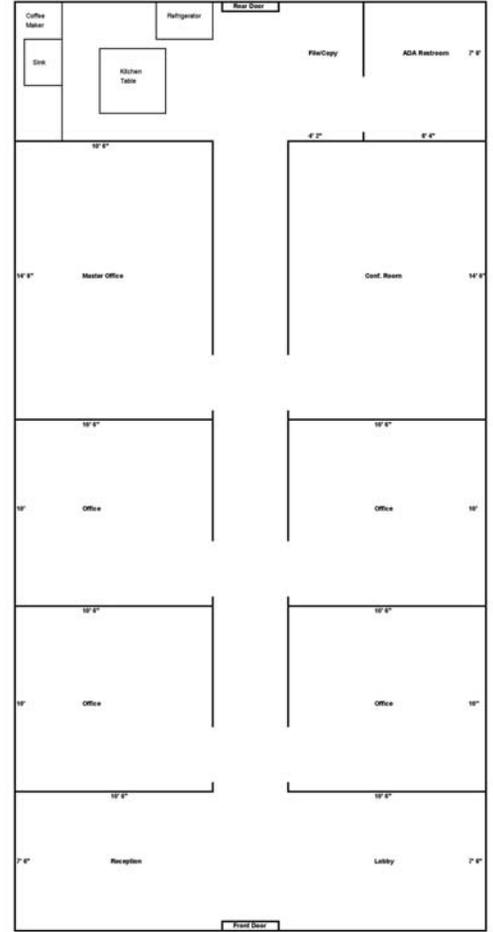
1,250 SF Shell



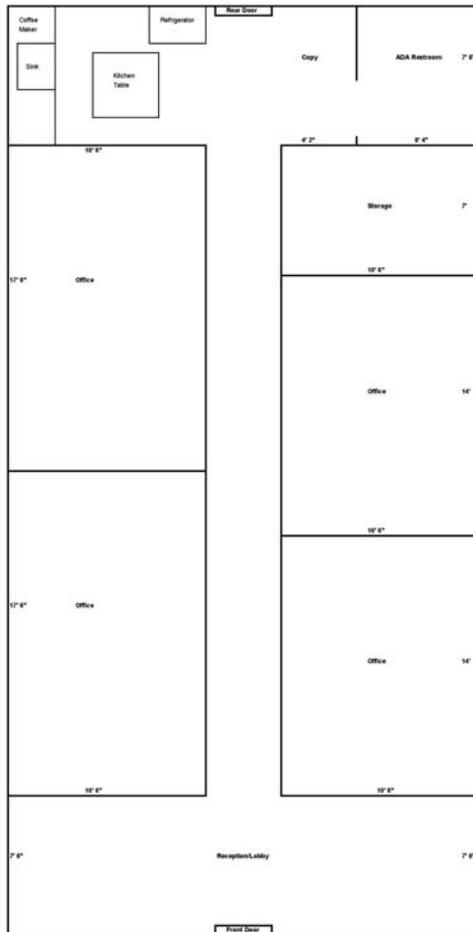
1,250 SF Option 1



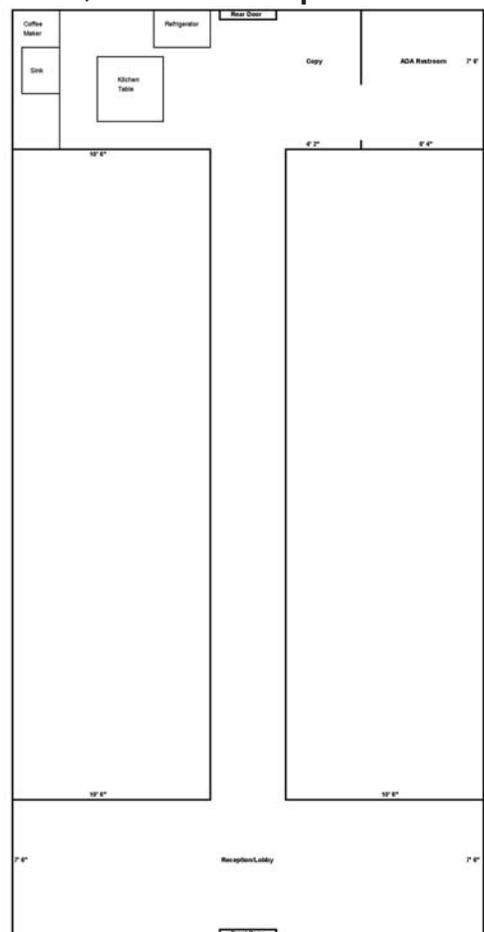
1,250 SF Option 2



1,250 SF Option 3

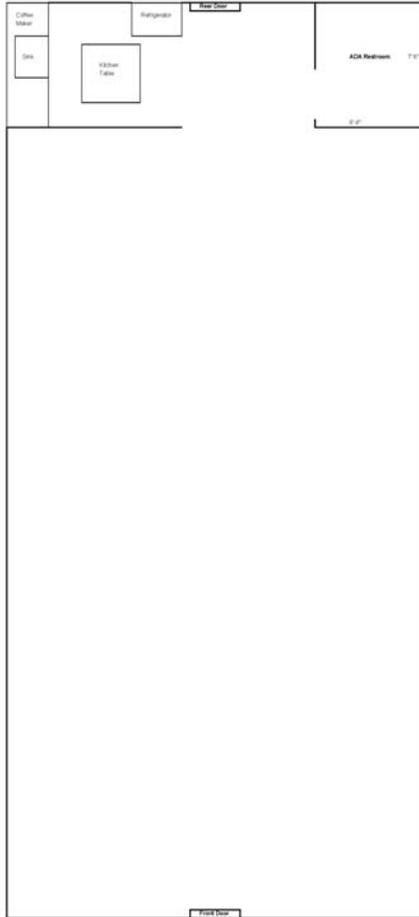


1,250 SF Option 4

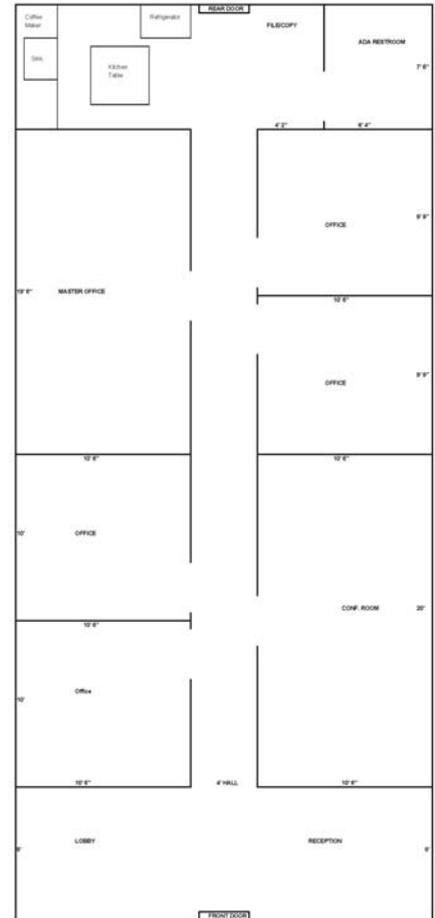


25' x 50'

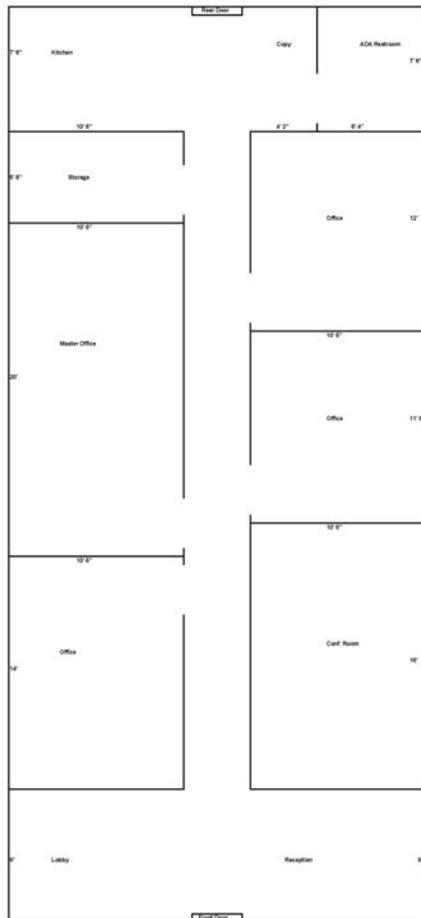
1,375 SF Shell



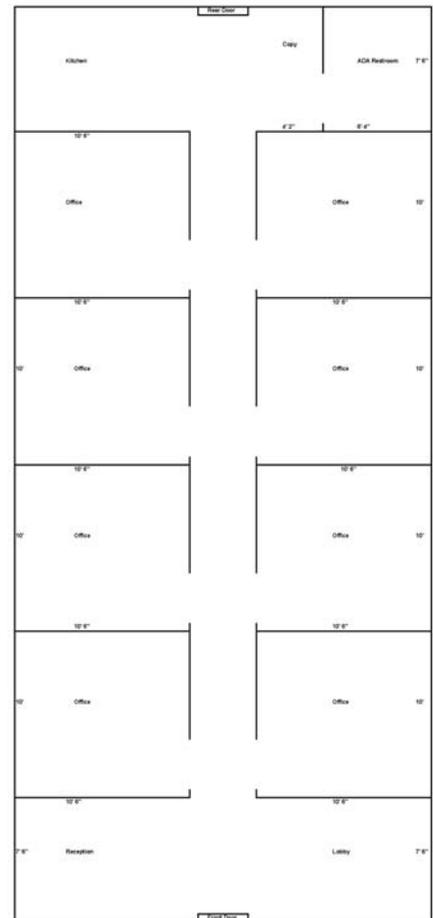
1,375 SF Option 1



1,375 SF Option 2



1,375 SF Option 3



25' x 55'

Lender Contact Information

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(Cell) 832-677-6926
Kristin.welch@sbls.com

FULL PROFILE

2000 - 2010 Census, 2014 Estimates with 2019 Projections
 Calculated using Proportional Block Groups

Lat/Lon: 29.93488/-95.21775

11379 North Sam Houston Pkwy E

Humble, TX

	1 Mile	3 Miles	5 Miles	
POPULATION	2014 Estimated Population	5,345	42,448	109,978
	2019 Projected Population	5,739	45,412	117,955
	2010 Census Population	5,025	39,884	103,393
	2000 Census Population	1,066	14,370	51,590
	Historical Annual Growth 2000 to 2014	28.7%	14.0%	8.1%
	Projected Annual Growth 2014 to 2019	1.5%	1.4%	1.5%
HOUSEHOLDS	2014 Est. Households	1,765	12,713	34,414
	2019 Proj. Households	1,902	13,708	37,108
	2010 Census Households	1,647	11,869	32,130
	2000 Census Households	220	3,729	16,040
	Historical Annual Growth 2000 to 2014	50.2%	17.2%	8.2%
	Projected Annual Growth 2014 to 2019	1.6%	1.6%	1.6%
AGE	2014 Est. Population 0 to 9 Years	19.8%	18.5%	18.5%
	2014 Est. Population 10 to 19 Years	13.7%	14.5%	15.3%
	2014 Est. Population 20 to 29 Years	14.2%	15.6%	14.3%
	2014 Est. Population 30 to 44 Years	27.7%	26.7%	25.0%
	2014 Est. Population 45 to 59 Years	16.3%	16.4%	16.9%
	2014 Est. Population 60 to 74 Years	6.8%	6.8%	8.0%
	2014 Est. Population 75 Years Plus	1.4%	1.5%	1.9%
	2014 Est. Median Age	30.1	29.7	30.3
MARITAL STATUS & SEX	2014 Est. Male Population	49.5%	52.1%	50.0%
	2014 Est. Female Population	50.5%	47.9%	50.0%
	2014 Est. Never Married	21.6%	27.9%	29.8%
	2014 Est. Now Married	60.0%	53.0%	50.5%
	2014 Est. Separated or Divorced	15.7%	16.3%	16.1%
	2014 Est. Widowed	2.7%	2.8%	3.6%
INCOME	2014 Est. HH Income \$200,000 or More	14.0%	9.0%	6.5%
	2014 Est. HH Income \$150,000 to \$199,999	10.3%	9.0%	7.8%
	2014 Est. HH Income \$100,000 to \$149,999	15.6%	17.6%	16.7%
	2014 Est. HH Income \$75,000 to \$99,999	13.4%	16.2%	15.2%
	2014 Est. HH Income \$50,000 to \$74,999	17.4%	19.8%	19.7%
	2014 Est. HH Income \$35,000 to \$49,999	11.8%	10.9%	12.0%
	2014 Est. HH Income \$25,000 to \$34,999	7.0%	6.7%	8.4%
	2014 Est. HH Income \$15,000 to \$24,999	6.1%	6.1%	7.2%
	2014 Est. HH Income \$0 to \$14,999	4.4%	4.6%	6.6%
	2014 Est. Average Household Income	\$107,370	\$95,398	\$84,491
	2014 Est. Median HH Income	\$79,486	\$79,434	\$73,245
	2014 Est. Per Capita Income	\$35,593	\$29,392	\$26,773
	2014 Est. Number of Businesses	70	534	2,620
2014 Est. Total Number of Employees	690	6,350	26,485	

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

FULL PROFILE

2000 - 2010 Census, 2014 Estimates with 2019 Projections
 Calculated using Proportional Block Groups

Lat/Lon: 29.93488/-95.21775

11379 North Sam Houston Pkwy E

Humble, TX

	1 Mile	3 Miles	5 Miles	
RACE	2014 Est. White Population	53.5%	53.3%	54.0%
	2014 Est. Black Population	27.9%	28.3%	26.8%
	2014 Est. Asian & Pacific Islander	4.8%	3.2%	2.9%
	2014 Est. American Indian & Alaska Native	0.6%	0.5%	0.6%
	2014 Est. Other Races Population	13.3%	14.6%	15.7%
HISPANIC	2014 Est. Hispanic Population	1,613	14,648	39,201
	2014 Est. Hispanic Population Percent	30.2%	34.5%	35.6%
	2019 Proj. Hispanic Population Percent	31.0%	35.4%	36.6%
	2010 Hispanic Population Percent	29.5%	33.8%	34.8%
EDUCATION (Adults 25 or Older)	2014 Est. Adult Population (25 Years or Older)	3,211	23,755	63,571
	2014 Est. Elementary (0 to 8)	7.8%	8.1%	8.7%
	2014 Est. Some High School (9 to 11)	5.1%	6.8%	8.4%
	2014 Est. High School Graduate (12)	20.2%	22.9%	24.5%
	2014 Est. Some College (13 to 16)	24.9%	26.0%	25.4%
	2014 Est. Associate Degree Only	7.2%	6.4%	6.7%
	2014 Est. Bachelor Degree Only	23.6%	19.5%	17.6%
	2014 Est. Graduate Degree	11.2%	10.4%	8.6%
HOUSING	2014 Est. Total Housing Units	1,832	13,164	35,782
	2014 Est. Owner Occupied Percent	73.5%	77.0%	71.5%
	2014 Est. Renter Occupied Percent	22.9%	19.6%	24.7%
	2014 Est. Vacant Housing Percent	3.6%	3.4%	3.8%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	42.8%	36.7%	25.6%
	2010 Homes Built 2000 to 2004	17.1%	18.6%	18.9%
	2010 Homes Built 1990 to 1999	7.5%	13.1%	15.9%
	2010 Homes Built 1980 to 1989	16.5%	14.9%	14.9%
	2010 Homes Built 1970 to 1979	7.8%	9.5%	13.5%
	2010 Homes Built 1960 to 1969	2.0%	2.5%	4.8%
	2010 Homes Built 1950 to 1959	1.7%	1.9%	3.1%
	2010 Homes Built Before 1949	4.5%	2.8%	3.4%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.1%	0.2%	0.2%
	2010 Home Value \$500,000 to \$999,999	2.0%	1.5%	1.1%
	2010 Home Value \$400,000 to \$499,999	1.7%	1.8%	1.5%
	2010 Home Value \$300,000 to \$399,999	10.2%	7.3%	5.4%
	2010 Home Value \$200,000 to \$299,999	21.0%	18.5%	14.7%
	2010 Home Value \$150,000 to \$199,999	14.8%	18.1%	19.0%
	2010 Home Value \$100,000 to \$149,999	19.4%	23.1%	27.6%
	2010 Home Value \$50,000 to \$99,999	23.2%	19.7%	20.9%
	2010 Home Value \$25,000 to \$49,999	2.9%	3.4%	3.9%
	2010 Home Value \$0 to \$24,999	4.8%	6.4%	5.6%
	2010 Median Home Value	\$160,411	\$153,481	\$142,668
	2010 Median Rent	\$933	\$888	\$790

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FULL PROFILE

2000 - 2010 Census, 2014 Estimates with 2019 Projections
 Calculated using Proportional Block Groups

Lat/Lon: 29.93488/-95.21775

11379 North Sam Houston Pkwy E

Humble, TX

		1 Mile	3 Miles	5 Miles
LABOR FORCE	2014 Est. Labor: Population Age 16+	3,749	28,097	76,184
	2014 Est. Civilian Employed	58.6%	66.4%	67.6%
	2014 Est. Civilian Unemployed	3.9%	2.9%	3.0%
	2014 Est. in Armed Forces	-	0.1%	0.1%
	2014 Est. not in Labor Force	37.5%	30.6%	29.4%
	2014 Labor Force: Males	48.0%	48.3%	48.2%
	2014 Labor Force: Females	52.0%	51.7%	51.8%
OCCUPATION	2010 Occupation: Population Age 16+	2,340	17,769	47,022
	2010 Mgmt, Business, & Financial Operations	19.9%	17.5%	15.1%
	2010 Professional & Related	21.4%	20.7%	19.8%
	2010 Service	11.5%	15.2%	16.0%
	2010 Sales and Office	24.7%	23.8%	25.3%
	2010 Farming, Fishing, and Forestry	-	0.1%	0.1%
	2010 Construction, Extraction, & Maintenance	9.2%	9.0%	9.9%
	2010 Production, Transport, & Material Moving	13.3%	13.8%	13.8%
	2010 Percent White Collar Workers	65.9%	61.9%	60.2%
	2010 Percent Blue Collar Workers	34.1%	38.1%	39.8%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	79.9%	80.0%	80.8%
	2010 Drive to Work in Carpool	13.8%	13.5%	12.8%
	2010 Travel to Work by Public Transportation	2.1%	1.9%	1.5%
	2010 Drive to Work on Motorcycle	1.3%	0.5%	0.3%
	2010 Walk or Bicycle to Work	0.6%	0.7%	0.8%
	2010 Other Means	0.5%	1.1%	1.2%
	2010 Work at Home	1.8%	2.4%	2.5%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	8.0%	10.8%	13.2%
	2010 Travel to Work in 15 to 29 Minutes	35.0%	35.6%	34.8%
	2010 Travel to Work in 30 to 59 Minutes	50.8%	44.7%	43.3%
	2010 Travel to Work in 60 Minutes or More	6.2%	8.9%	8.7%
	2010 Average Travel Time to Work	30.2	29.0	28.4
CONSUMER EXPENDITURE	2014 Est. Total Household Expenditure	\$132 M	\$870 M	\$2.15 B
	2014 Est. Apparel	\$6.44 M	\$42.3 M	\$104 M
	2014 Est. Contributions & Gifts	\$9.68 M	\$61.0 M	\$146 M
	2014 Est. Education & Reading	\$4.11 M	\$26.2 M	\$63.3 M
	2014 Est. Entertainment	\$7.50 M	\$49.3 M	\$121 M
	2014 Est. Food, Beverages & Tobacco	\$20.2 M	\$134 M	\$336 M
	2014 Est. Furnishings & Equipment	\$6.01 M	\$39.5 M	\$96.7 M
	2014 Est. Health Care & Insurance	\$8.99 M	\$59.3 M	\$148 M
	2014 Est. Household Operations & Shelter & Utilities	\$39.7 M	\$261 M	\$644 M
	2014 Est. Miscellaneous Expenses	\$2.10 M	\$13.9 M	\$34.7 M
	2014 Est. Personal Care	\$1.89 M	\$12.5 M	\$30.9 M
	2014 Est. Transportation	\$25.6 M	\$171 M	\$426 M

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

Information About Brokerage Services

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.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

