OFFERING MEMORANDUM

LAND FOR SALE

HWY 69 LAND

U.S. Highway 69 (S. Main Street)
Lindale, Texas | Smith County

±25.95 ACRES
Gross acreage (Smith CAD)

MU-1
Neighborhood Mixed Use zoning

±945 LF
Frontage on U.S. Hwy 69

ASKING PRICE $1,600,000

MASON B. GREEN
MB Green Real Estate, LLC · TX Broker License #601182
903-245-5898 · masonbgreen@gmail.com



Drone photo looking north along U.S. Hwy 69 (Nov. 2026)

PROPERTY INFORMATION

Location	East side of U.S. Hwy 69 (S. Main Street), Lindale, TX 75771
County	Smith County
Gross Size	±25.95 acres (25.953 AC per Smith CAD; three tax parcels)
Price	**$1,600,000** ($61,657/AC · $1.42/SF)
Zoning	MU-1 (Neighborhood Mixed Use District), City of Lindale
Frontage	±945 LF along U.S. Hwy 69 (Tract 1)
Roadway	Five-lane U.S. Hwy 69; no signal or raised median at site
Traffic Count	±25,430 VPD
Access	Two existing curb cuts on Hwy 69; Water Oaks Blvd (60' ROW) at north line; recorded 60' access easement to County Road 4200
Utilities	Water, sanitary sewer, gas and electricity available to the site
Floodplain	Portions of Tracts 1 & 1.4 in FEMA Zone A
Legal	Abstract A0116, J. W. Brewer Survey — Tracts 1, 1.4 & 030

INVESTMENT HIGHLIGHTS

- **±25.95 acres** in Lindale with **±945 LF of frontage** on U.S. Hwy 69.
- **Zoned MU-1 Neighborhood Mixed Use**, the City's Hwy 69 corridor district; permits neighborhood commercial, retail, office, restaurant, hotel and health care services by right (see Zoning).
- **Access in place:** Water Oaks Blvd (60' ROW, July 2021 plat), two existing Hwy 69 curb cuts, and a recorded 60' access easement to County Road 4200.
- **Utilities to site:** existing water and gas lines along the frontage; existing sanitary sewer line and 20' sewer easement on site.
- **Lindale** sits at the intersection of U.S. 69 and Interstate 20 in northern Smith County, north of Tyler.



Aerial with approximate property outline (Esri World Imagery; Smith CAD parcel lines).

EXECUTIVE SUMMARY

The Hwy 69 Land is ±25.95 acres of undeveloped land on the east side of U.S. Highway 69 (S. Main Street) in Lindale, Texas. The property is made up of three Smith County Appraisal District parcels — Tract 1 (6.222 AC), Tract 1.4 (16.692 AC) and Tract 030 (3.039 AC) — and is zoned MU-1 Neighborhood Mixed Use. All utilities are available to the site.

The City of Lindale created the MU-1 district to guide development of the U.S. Highway 69 corridor between the I-20/U.S. Highway 69 gateway and downtown Lindale. Per the Zoning Ordinance, the district is intended to encourage a complementary mixture of neighborhood-scale commercial and institutional uses while maintaining and expanding opportunities for high-density residential development along the corridor.

Tract 1 holds the property's ±945 LF of highway frontage. A creek drainage (labeled Prairie Creek on the property survey) runs roughly north–south through the site within FEMA Zone A, separating the frontage from the rear acreage. Tracts 1.4 and 030 form ±19.73 gross acres behind the frontage, served by a recorded 60' access easement to County Road 4200.

THE OFFERING

Seller is offering the entire ±25.95-acre property at **$1,600,000**. The property is made up of three Smith CAD parcels:

1. **Tract 1 — Hwy 69 Frontage**
   6.222 AC gross with ±945 LF on Hwy 69
2. **Tract 1.4 — Middle Parcel**
   16.692 AC gross, behind the frontage
3. **Tract 030 — Back Parcel**
   3.039 AC gross along the east line

Total: 25.953 AC gross per Smith CAD (±25.95 AC). Acreages are approximate and are not a survey.

±25.95 AC	3 PARCELS	±945 LF	MU-1	$1,600,000
Gross acreage (Smith CAD)	Smith CAD tax parcels	Frontage on U.S. Hwy 69	Neighborhood Mixed Use	Asking price for the entire property

PROPERTY SUMMARY

Three Smith CAD parcels — Asking Price $1,600,000

Parcel	Smith CAD Account No. (PIN)	Gross AC	Hwy 69 Frontage	Zoning
Tract 1 — Front Parcel	1-00000-0116-00-001000 (R027624)	**6.222**	±945 LF	MU-1
Tract 1.4 — Middle Parcel	1-00000-0116-00-001004 (R027627)	**16.692**	None (rear)	MU-1
Tract 030 — Back Parcel	1-00000-0116-00-000030 (R027623)	**3.039**	None (rear)	MU-1
ENTIRE PROPERTY	**Three parcels**	**25.953**	**±945 LF**	**MU-1**

25.953 AC
Total gross acreage (Smith CAD)

$1,600,000
Asking price for the entire property · $61,657/AC · $1.42/SF

±945 LF
Hwy 69 frontage (Tract 1)

MU-1
Neighborhood Mixed Use



Parcel locations within the property on aerial (Smith CAD / City of Lindale GIS). See Tract Map.

SITE AERIAL

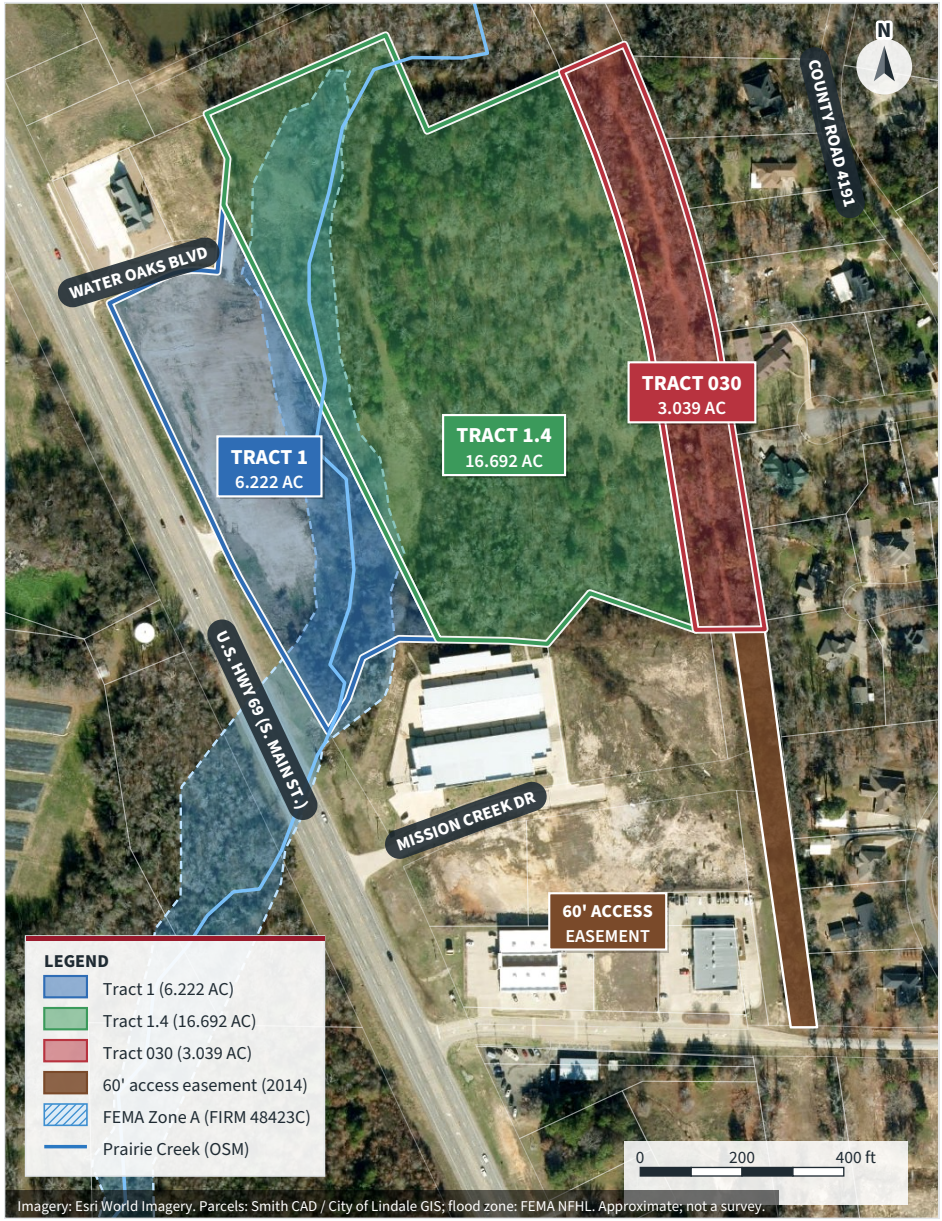
East side of U.S. Hwy 69 between Water Oaks Blvd and Mission Storage



Aerial with approximate outline of the ±25.95-acre property (Esri World Imagery). Boundary is approximate and for illustration only.

TRACT MAP

Smith CAD parcels with gross acreage



Tract map on aerial (Smith CAD / City of Lindale GIS parcels) showing Tract 1, Tract 1.4 and Tract 030 and mapped FEMA Zone A floodplain. Approximate; not a survey.

PARCEL SUMMARY

Parcel	Gross AC
Tract 1 (front)	6.222
Tract 1.4 (middle)	16.692
Tract 030 (back)	3.039
Entire Property	**25.953**

Gross acres per Smith CAD.

READING THE MAP

- **Tract 1** (blue) fronts U.S. Hwy 69 for ±945 LF.
- **Tract 1.4** (green) is the largest parcel, behind Tract 1.
- **Tract 030** (red) is a ±3.04-acre strip along the east line.

HWY 69 FRONTAGE — TRACT 1

±6.222 AC gross · ±945 LF frontage · part of the entire-property offering



Detail: Tract 1 (blue) along U.S. Hwy 69, with Tract 1.4 (outlined) behind it and mapped FEMA Zone A. Approximate; not a survey.

FRONTAGE AT A GLANCE

CAD Account	1-00000-0116-00-001000
PIN	R027624
Gross	6.222 AC
Floodplain	Portion in FEMA Zone A
Frontage	±945 LF, U.S. Hwy 69
Depth	±291 ft (measured)
Zoning	MU-1
Offering	Part of the entire ±25.95-AC property

ENCUMBRANCES

- 15' Oncor electric easement, ±585 ft along the frontage (rec. 7/22/2022, Doc. No. 202201028325).
- Gulf South gas pipeline easement (Vol. 262, Pg. 533) and existing water line parallel to Hwy 69; per the Benchmark frontage plan, approx. the first 35' from the Hwy 69 line is encumbered by these lines.
- MU-1 requires a 35' front yard along U.S. Hwy 69.

ACCESS

- Two existing curb cuts on U.S. Hwy 69; Water Oaks Blvd (60' ROW) is stubbed at the north line.

±945 LF
Frontage on U.S. Hwy 69

±291 FT
Measured depth of Tract 1

REAR ACREAGE — TRACTS 1.4 & 030

±19.73 AC gross · part of the entire-property offering



Detail: Tract 1.4 (green) and Tract 030 (red), with the 60' access easement. Approximate; not a survey.

REAR ACREAGE AT A GLANCE

Parcels	Tract 1.4 (16.692 AC) and Tract 030 (3.039 AC)
Gross	19.731 AC (Smith CAD)
Hwy 69 Frontage	None (rear acreage)
Zoning	MU-1
Offering	Part of the entire ±25.95-AC property

ACCESS & UTILITIES

- A recorded 60' wide access easement (1.098 AC, Sept. 2014) runs ±797 ft from County Road 4200 north to the property's south line near Tract 030.
- An existing sanitary sewer line and an existing 20' sewer easement are shown on the property.

±19.73 AC
Gross acreage, Tracts 1.4 & 030

±797 FT
Access easement to County Road 4200

Parcel	Smith CAD Account No. (PIN)	Gross AC	Zoning
Tract 1.4 — Middle Parcel	1-00000-0116-00-001004 (R027627)	16.692	MU-1
Tract 030 — Back Parcel	1-00000-0116-00-000030 (R027623)	3.039	MU-1
Rear Acreage Total		**19.731**	

PROPERTY AERIAL

Looking across the site toward U.S. Hwy 69



Drone photo looking west across the property toward U.S. Hwy 69 (November 2026). Labels are approximate and for illustration only.

AERIAL PHOTOGRAPHY

Drone photography of the property, November 2026



Looking northeast across U.S. Hwy 69 at the frontage.



Looking southeast along U.S. Hwy 69.



Looking north over the property.



Looking south over the property.

▶ **Watch the drone video of the property**

SITE PHOTOS

Ground-level photos, November 2026



Cleared frontage area, with U.S. Hwy 69 at right.



Cleared frontage area.



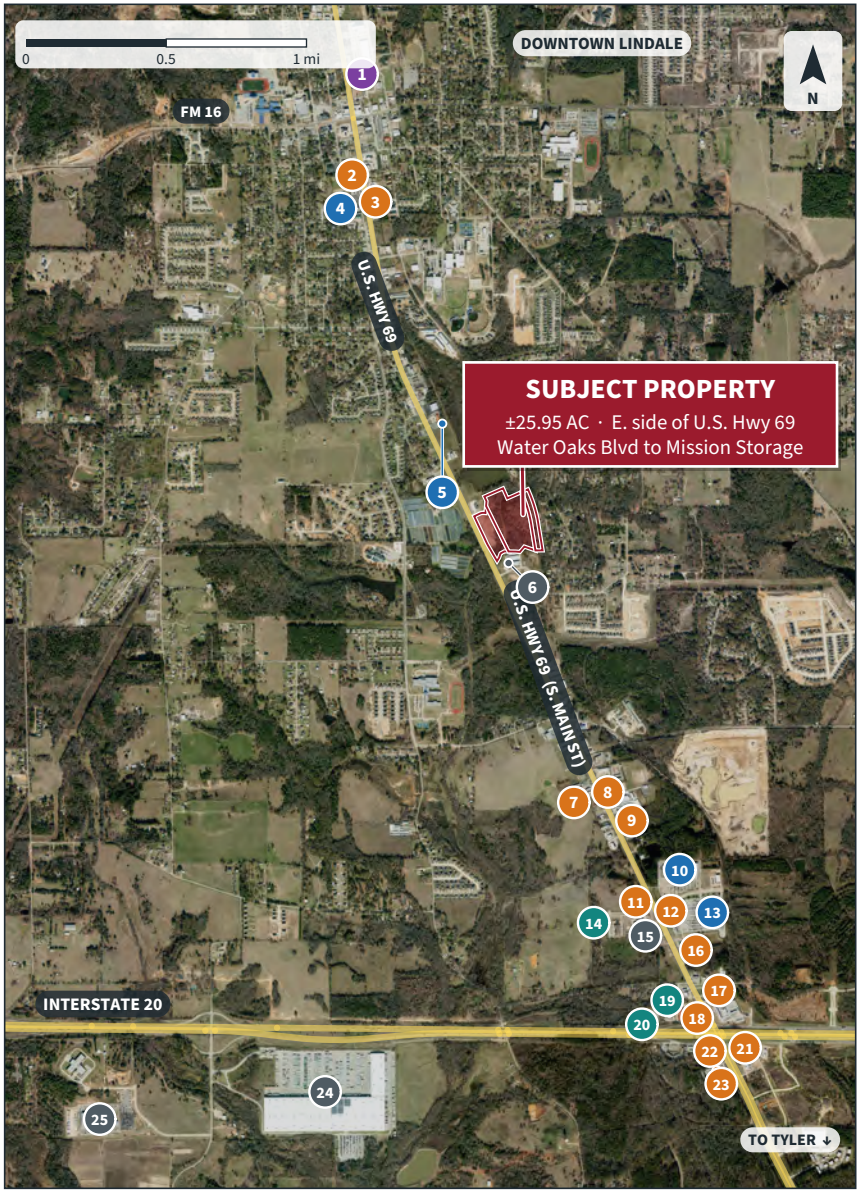
Cleared frontage area.



Cleared frontage area.

LOCATION MAP

Area Amenities — U.S. Hwy 69 Corridor, Lindale



AN ESTABLISHED, ACTIVE CORRIDOR

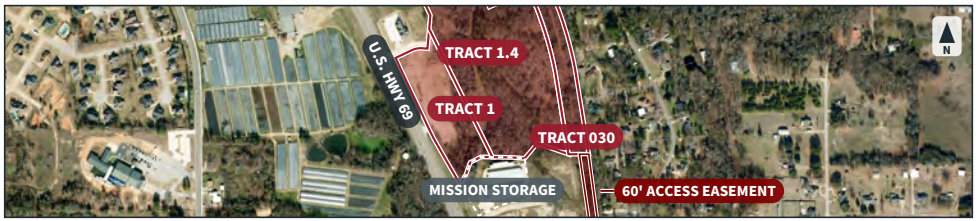
The subject sits on the east side of U.S. Hwy 69 midway between downtown Lindale and the I-20 interchange — about 1.6 mi south of downtown (The Cannery, Brookshire's) and 1.9 mi north of I-20 (straight-line). National retail, dining, lodging, medical and major distribution employers line the corridor to the south.

- Subject Property
- Restaurants & Dining
- Shopping & Retail
- Entertainment
- Lodging
- Employment & Other

1. **The Cannery & Pink Pistol** — 75 & 55 Miranda Lambert Way
2. **Whataburger** — 311 S Main St
3. **Scooter's Coffee** — 412 S Main St
4. **Brookshire's** — 521 S Main St
5. **Dollar General** — 1510 S Main St
6. **Mission Storage** — 100 Mission Creek Dr
7. **Italian Garden** — 2701 S Main St
8. **Cinco de Mayo** — 2610 S Main St
9. **Leo's Asian Bistro** — 2808 S Main St
10. **Lowe's Home Improvement** — 3200 S Main St
11. **Posados Cafe** — 3201 S Main St
12. **Chili's Grill & Bar** — 3210 S Main St
13. **Walmart Supercenter** — 105 E Centennial Blvd
14. **La Quinta Inn & Suites** — 204 W Centennial Blvd
15. **CHRISTUS Trinity Mother Frances HealthPark** — 3203 S Main St
16. **Eastern Buffet** — 3222 S Main St
17. **IHOP** — 3408 S Main St
18. **McDonald's** — 3511 S Main St
19. **Hampton Inn Lindale/Tyler** — 3505 S Main St
20. **Holiday Inn Express & Suites** — 3509 S Main St
21. **Chick-fil-A** — 13816 US Hwy 69 N
22. **Starbucks** — 13815 US Hwy 69 N
23. **Cracker Barrel** — 13821 US Hwy 69 N
24. **Target Distribution Center** — 13786 Harvey Rd
25. **FedEx Ground** — 800 Lindale Industrial Pkwy

SITE CONTEXT

Tracts 1, 1.4 and 030 (Smith CAD parcel lines, approximate)



Imagery: Esri World Imagery (Esri, Maxar, Earthstar Geographics, GIS User Community); map tiles accessed Nov. 2026. Subject outline from Smith CAD parcel boundaries (TxGIO StratMap) for Tracts 1, 1.4 and 030; business locations from OpenStreetMap and public listings. Locations and boundaries are approximate and for illustration only; not a survey. Businesses shown are not affiliated with the offering and may change. Buyer to verify all information.

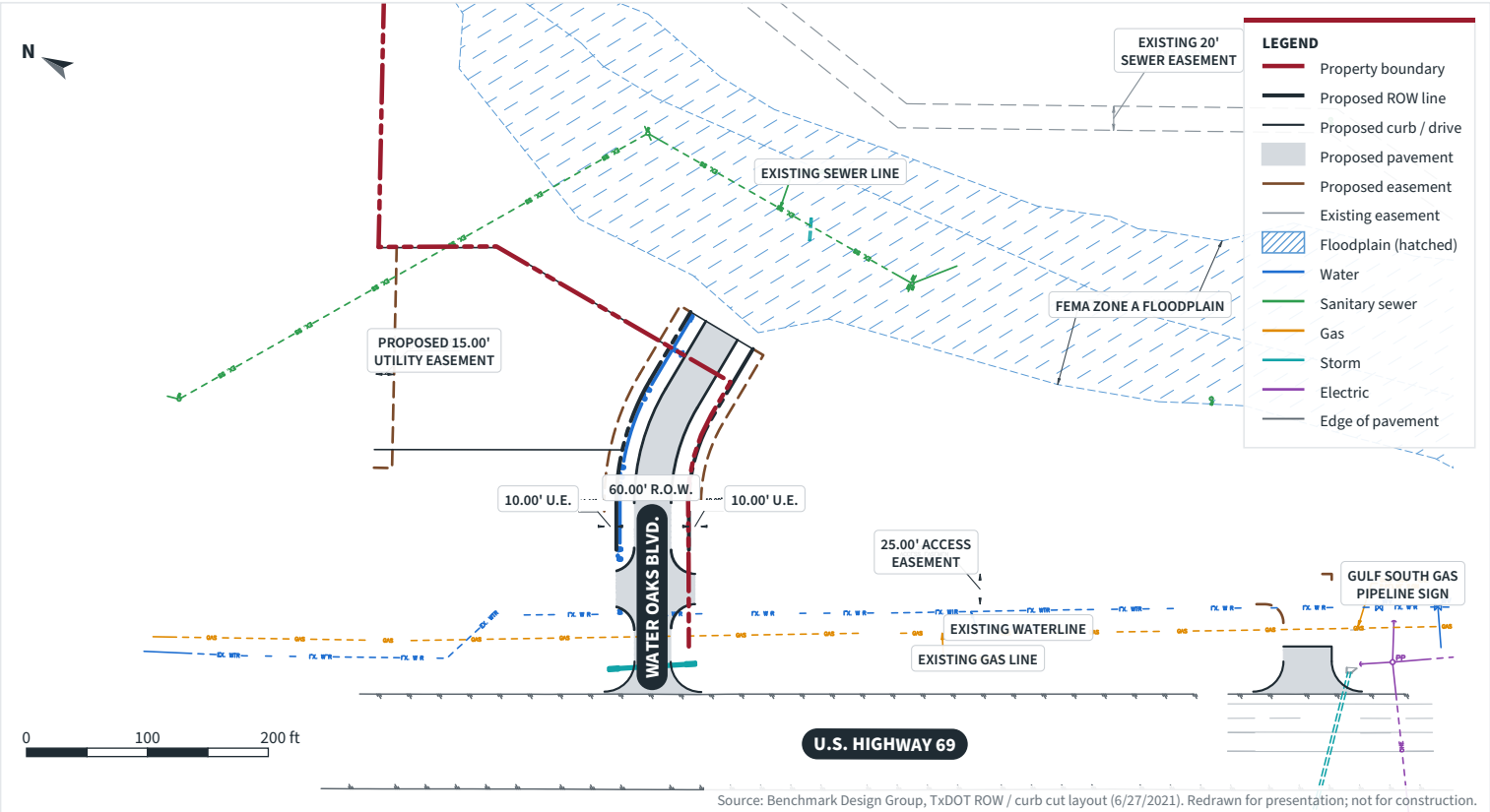
ACCESS & CURB CUTS

HIGHWAY ACCESS

- ±945 LF of frontage on five-lane U.S. Hwy 69 (S. Main Street); no traffic signal or raised median at the site; two existing curb cuts.
- **Water Oaks Boulevard** — 60' right-of-way dedicated by the Water Oaks, Unit 1 Final Plat (July 2021); in place from Hwy 69 and stubbed at the property line.
- TxDOT ROW / curb cut layout (below) shows the Water Oaks Blvd connection, a second driveway to the south and a 25' access easement parallel to the highway.

REAR ACCESS & REQUIREMENTS

- Recorded **60' wide access easement** (effective Sept. 2014; Clerk's File No. 2014-00040363; 1.098 AC) granting perpetual ingress and egress from County Road 4200.
- MU-1 (Sec. 2-134): driveways onto a state highway must conform to the TxDOT Access Management Manual; the City may require joint access easements between adjacent lots.



TxDOT ROW / Curb Cut Layout (Benchmark Design Group, 6/27/2021), redrawn; not for construction.

UTILITIES & EASEMENTS

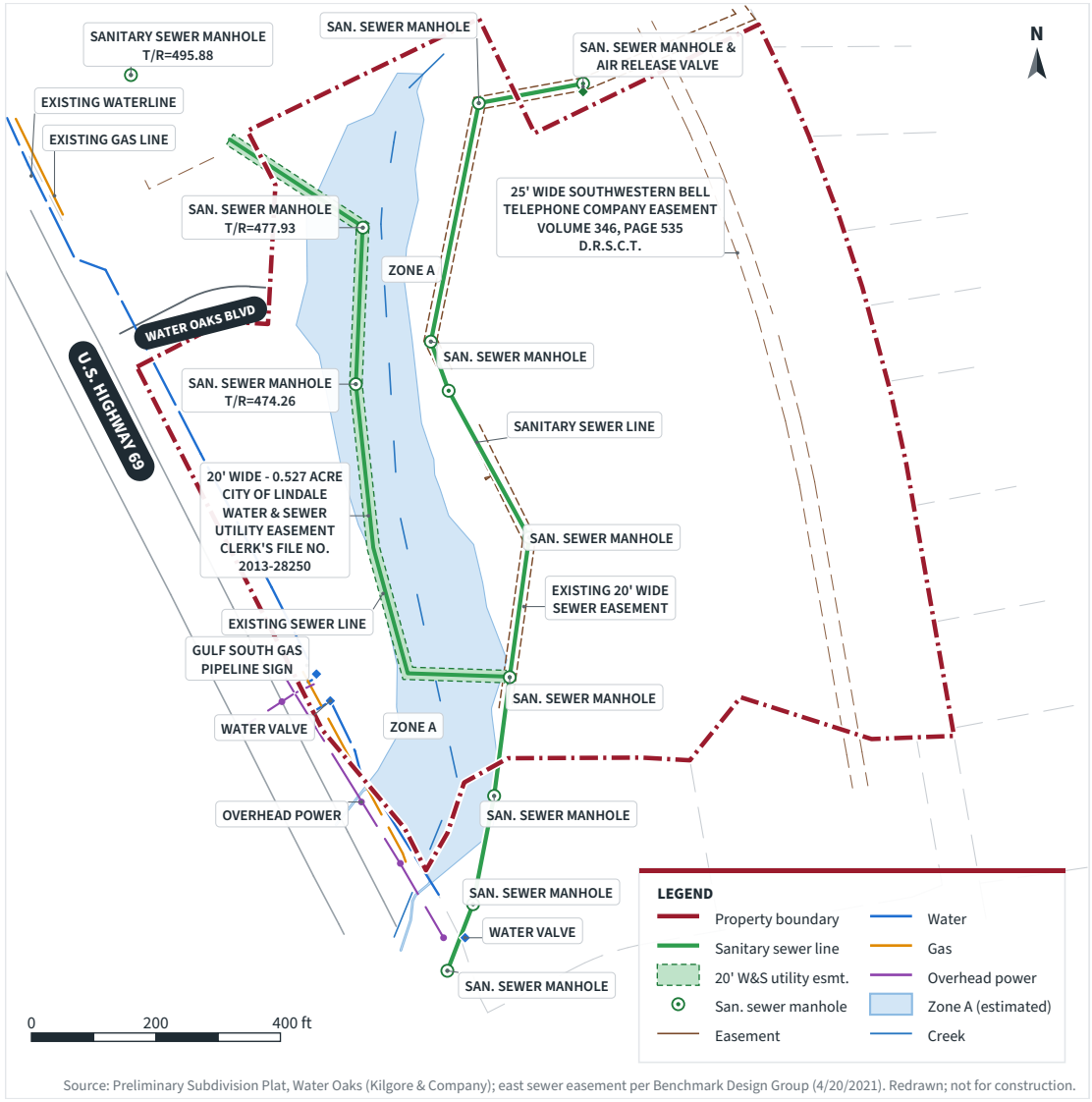
UTILITIES

Water	Available — existing water line along the Hwy 69 frontage
Sanitary Sewer	Available — existing sewer line and manholes on site; existing 20' sewer easement
Gas	Available — existing gas line along the Hwy 69 frontage
Electricity	Available — overhead power along Hwy 69; 15' Oncor easement on site

Capacities and tap locations to be verified with providers.

RECORDED EASEMENTS

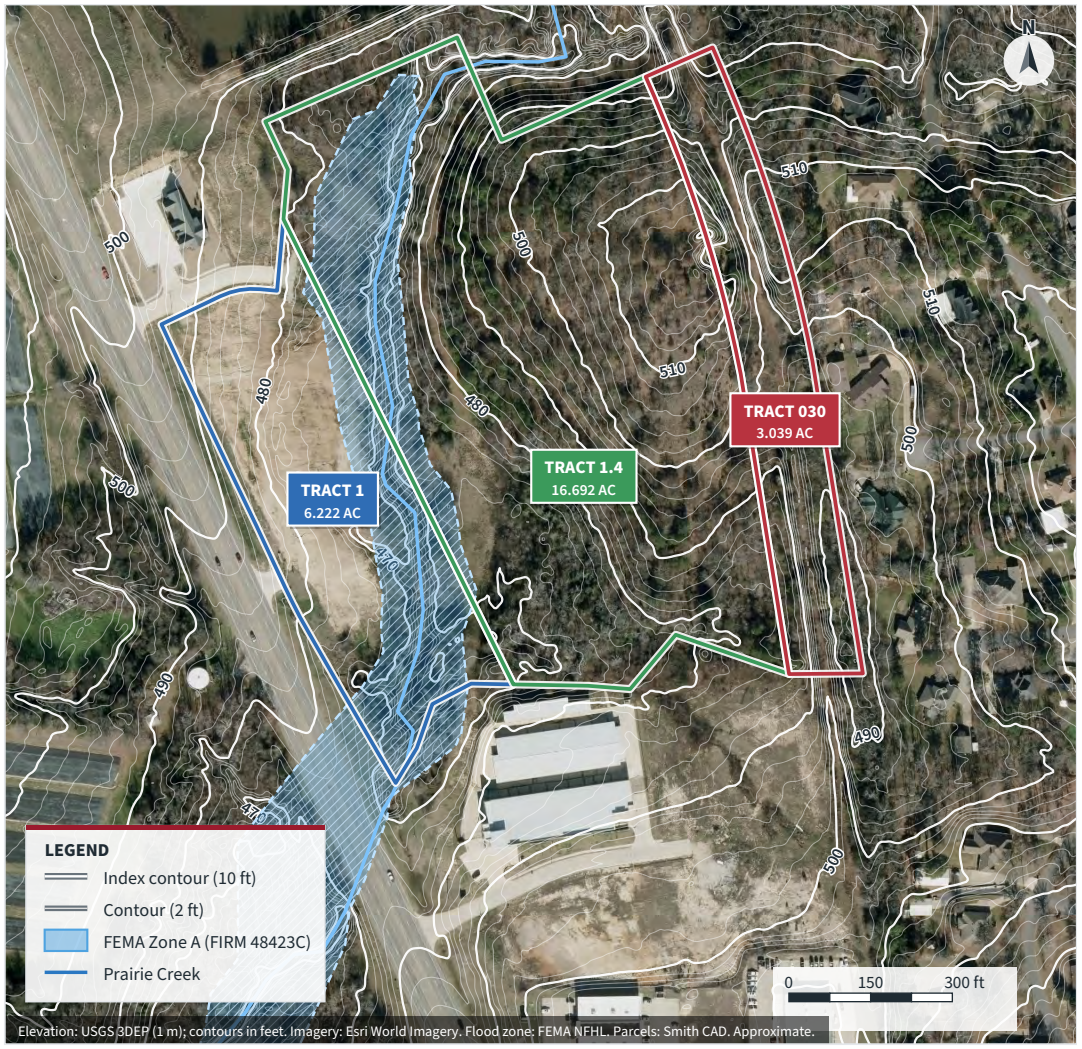
- Oncor 15' electric easement, ±585 ft (rec. 7/22/2022, Doc. No. 202201028325).
- Gulf South Pipeline easement, Vol. 262, Pg. 533, D.R.S.C.T., along the Hwy 69 frontage.
- Existing 20' wide sewer easement.
- 10' utility easements dedicated by the Water Oaks, Unit 1 Final Plat (north line).
- 60' access easement from County Road 4200 (2014).



Source: Preliminary Subdivision Plat, Water Oaks (Kilgore & Company); east sewer easement per Benchmark Design Group (4/20/2021). Redrawn; not for construction.

Utilities on the entire property (Preliminary Subdivision Plat, Kilgore & Company), redrawn: sanitary sewer lines and manholes on both sides of the creek, 20' City of Lindale water & sewer easement, Zone A.

FLOODPLAIN & TOPOGRAPHY



Topography (USGS 3DEP, 2-ft contours) with FEMA Zone A floodplain shaded, over Esri World Imagery.

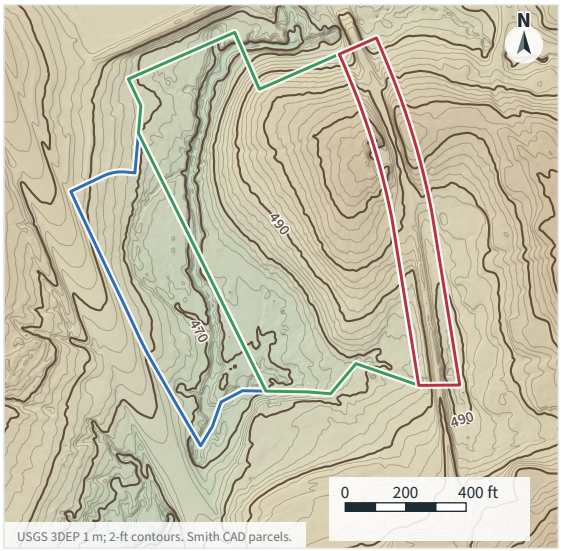
FLOOD ZONE

- Portions of Tracts 1 and 1.4 lie in **FEMA Zone A** (1% annual chance flood) per FIRM Community Panel 48423C 0075 C, effective 9/26/2008, as noted on the survey.
- The mapped Zone A floodplain follows the creek drainage between the Hwy 69 frontage and the rear acreage.
- Tract 030 has no mapped floodplain.

TOPOGRAPHY

- A creek drainage (Prairie Creek per survey) runs north–south through the floodplain band.
- USGS 3DEP elevations range from about 462 ft in the creek bottom to about 523 ft on the rear acreage.

Floodplain limits are approximate, scaled from FIRM/CAD mapping. Buyer to verify by survey and engineering study.



Topography without floodplain shading (USGS 3DEP elevation tint, 2-ft contours).

ZONING — MU-1 NEIGHBORHOOD MIXED USE

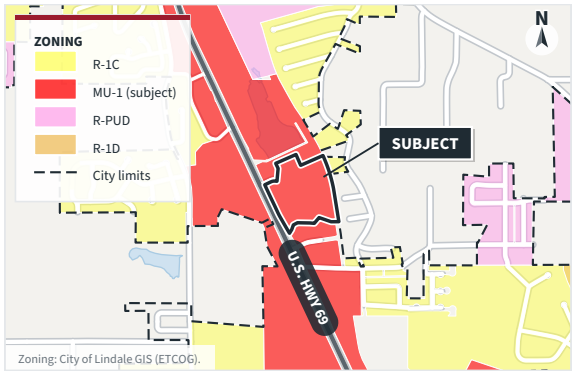
City of Lindale Zoning Ordinance, Part 14 (May 2012 edition)

Purpose (Sec. 2-131). Guides development of the U.S. Highway 69 corridor between the I-20/U.S. Highway 69 gateway and downtown Lindale; encourages a complementary mixture of neighborhood-scale commercial and institutional uses while maintaining and expanding opportunities for high-density residential development, and preserves natural vistas through large front yards.

DISTRICT REGULATIONS (SEC. 2-133)

Front Yard	35 ft on U.S. Hwy 69; 25 ft on other streets
Side Yard	15 ft (non-residential adj.); 30 ft (residential adj.)
Rear Yard	15 ft (non-residential adj.); 30 ft (residential adj.)
Min. Lot Area	9,000 SF
Min. Lot Width	90 ft at front setback line
Min. Lot Depth	100 ft
Max. Building	50,000 SF
Parking Setback	15 ft from front lot line

Source: MU-1 excerpt, Lindale Zoning Ordinance. Summary only — buyer to confirm current ordinance, amendments and platting/site plan requirements with the City of Lindale.



City of Lindale zoning (City of Lindale GIS via ETCOG, accessed Nov. 2026); MU-1 shown in red along the Hwy 69 corridor.

USES IN MU-1 (ADDENDUM 2)

Permitted by right

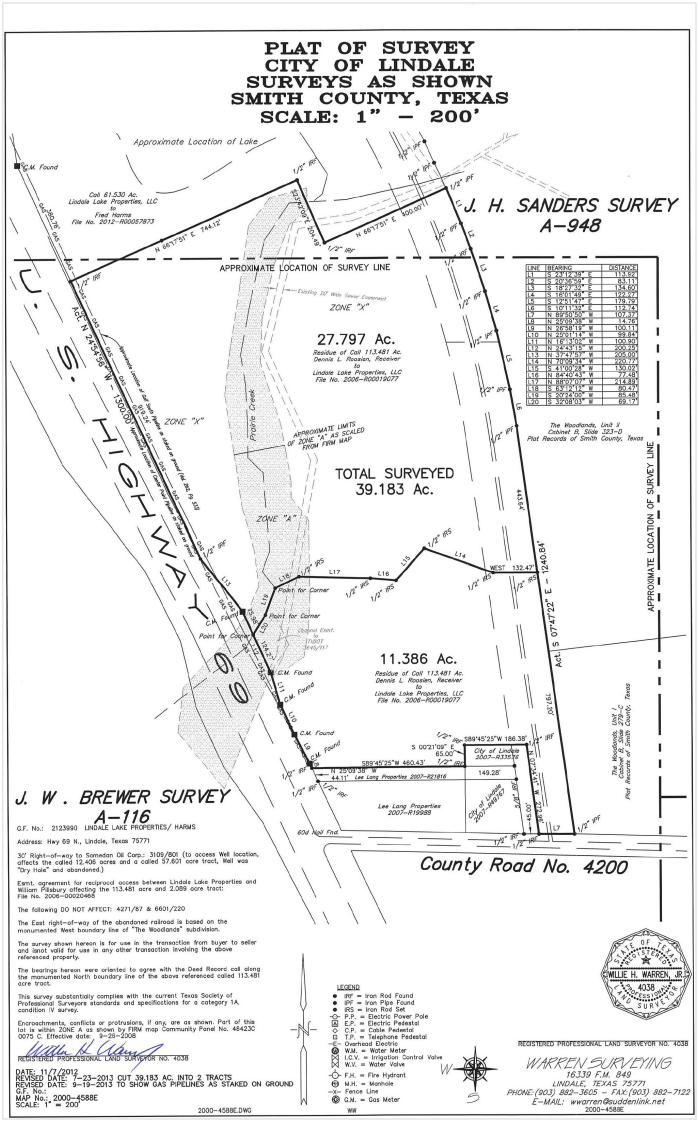
- Convenience & neighborhood commercial centers
- Business, financial & professional services
- Motor bank
- Health care services
- Insurance or real estate services
- Personal services
- Food stores
- Specialty retail sales or services
- Furniture or home furnishings
- General merchandise store
- Minor automotive repair
- Automotive service station
- Office building
- Recreation services; sports or recreation club
- Physical fitness center
- Entertainment center; convention center
- Cultural institutions
- Restaurant
- Hotel or motel; boarding house; bed & breakfast
- Church or other house of worship
- Civic or social organizations
- Public library; government building; postal service
- Pawn shop

Permitted by special exception

- Single-family, two-family & multiple-family dwellings
- Convalescent/nursing home; assisted living
- Continuing care & sheltered care facilities
- Home day care; child care services; home occupation
- Major automotive repair
- Public or private school
- Public utility station; police, fire or EMS station
- Lumber yard; retail nursery
- New/used auto, truck, motorcycle, boat, trailer/RV & farm/heavy equipment dealers
- Veterinary hospital, small animal clinic or kennel
- Private club; park; golf course
- Mortuary or funeral home

Uses not listed for MU-1 in Addendum 2 are not shown. Parking requirements are set by Addendum 3.

SURVEY & RECORDED DOCUMENTS



Plat of Survey, Warren Surveying (RPLS No. 4038), dated 11/7/2012, revised 7/23/2013 and 9/19/2013; rotated north-up.

SURVEY

- Plat of Survey by Willie H. Warren, Jr., RPLS No. 4038 (Warren Surveying), dated 11/7/2012; revised 7/23/2013 (cut 39.183 AC into two tracts) and 9/19/2013 (gas pipelines as staked). A 9/16/2014 revision adding the 60' access easement appears as Exhibit A to the access easement.
- Shows the called 27.797-acre tract with Prairie Creek, approximate Zone A limits, and the Gulf South and CenterPoint pipelines along Hwy 69.
- Per its notes, the survey was prepared for the 2013 transaction; a new survey is recommended for any sale.

RECORDED DOCUMENTS (SELLER'S FILE)

Document	Date	Summary
Warranty Deed	8/14/2013	Called 27.797 AC, Lindale Lake Properties, LLC to Chad Michel; Clerk's File No. 2013-00039074
Access Easement	9/2014	60' wide, 1.098 AC, from County Road 4200; Clerk's File No. 2014-00040363
Final Plat — Water Oaks, Unit 1	7/2021	Lots 2 & 3 (1.844 AC incl. Water Oaks Blvd 60' ROW) platted out of the 27.797 AC; not part of this offering
Oncor Electric Easement	7/22/2022	15' easement, ±585 ft; Doc. No. 202201028325

Copies of the survey, plat, deed and easements are available to qualified buyers upon request. Abbreviations: O.P.R.S.C.T. / D.R.S.C.T. = Official Public / Deed Records of Smith County, Texas.

MARKET OVERVIEW

Lindale, Texas

Lindale is located in northeast Texas at the intersection of Interstate 20 and U.S. Highway 69, in northern Smith County (2026 population: 255,570), north of Tyler, the county seat (2026 population: 115,310). Over 345,000 people live within 30 miles of Lindale, and over 16 million live within 200 miles.

Approximately 70,000 vehicles per day pass through the U.S. 69 and I-20 intersection, according to a TxDOT traffic study, and Lindale continues to grow along the U.S. 69 and I-20 corridors.

Tyler Junior College opened a satellite campus in Lindale in 2008 and expanded the location in 2011. Lindale's downtown redevelopment, known as The Cannery, is positioned as a destination for entertainment, shopping and dining in East Texas.

Lindale continues to attract retail and commercial businesses along Interstate 20, and its location on the interstate gives it strategic value for distribution. Lindale is home to a 1.6-million SF Target distribution center and a 163,000 SF FedEx distribution facility.

345,000+
People within 30 miles of Lindale

16 million+
People within 200 miles

~70,000
Vehicles per day at U.S. 69 & I-20 (TxDOT study, as cited)

LARGEST EMPLOYERS

Employer	Employees
Target Distribution Center	1,500
Lindale ISD	700
Walmart Supercenter	250
Mercy Ships	200
Youth With A Mission	200
Lowe's Home Improvement	165
FedEx Ground	150
Brookshire's Grocery	110
City of Lindale	60

Source: Lindale Economic Development Corporation.

TOP EMPLOYMENT SECTORS (ACS 2020–2024)

Health Care & Social Assistance	24.0%
Construction	15.4%
Manufacturing	9.3%
Educational Services	8.1%
Transportation & Warehousing	7.5%

Source: U.S. Census Bureau, American Community Survey 2020–2024 5-year estimates (Table C24030); share of employed City of Lindale residents age 16+.

DEMOGRAPHICS

AREA DEMOGRAPHICS (2026)

	1 Mile	3 Miles	5 Miles
2026 Population	3,872	13,843	21,863
2026–2031 Projected Growth	1.65%	1.54%	1.44%
2026 Average Household Income	$92,080	$104,481	$107,806
2026 Median Household Income	$77,391	$85,391	$87,525

Source: U.S. Bureau of the Census.

POPULATION TREND

	2010 Census	2020 Census	2026 Population
City of Lindale	4,818	6,059	7,670
% change		25.8%	26.6%
Smith County	209,714	233,479	255,570
% change		11.3%	9.5%

Source: U.S. Bureau of the Census. Percent change calculated from the figures shown.

UNEMPLOYMENT RATE (2026)

City of Lindale	3.5%
Smith County	3.8%
Texas	4.4%
United States	4.1%

Source: Bureau of Labor Statistics; Texas Workforce Commission.

21,863
2026 population within 5 miles

$107,806
2026 avg. household income, 5 miles

26.6%
City of Lindale population growth, 2020–2026

3.5%
City of Lindale unemployment rate, 2026

CONFIDENTIALITY & DISCLAIMER

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Confidentiality: The information contained in this presentation is confidential and proprietary and is for the exclusive use of the party receiving the information (whether in printed, electronic, or facsimile format) for the sole purpose of determining if the recipient desires to acquire more information regarding the Property. By acceptance of this information in any format or from any source, the recipient agrees to not distribute nor to disclose this information in any form to any other person or entity without the prior written consent of the Broker.

FOR MORE INFORMATION, PLEASE CONTACT

Mason B. Green

MB Green Real Estate, LLC | 903-245-5898 | masonbgreen@gmail.com

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.

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.

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 or subagent by the buyer or buyer's agent.

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.

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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____