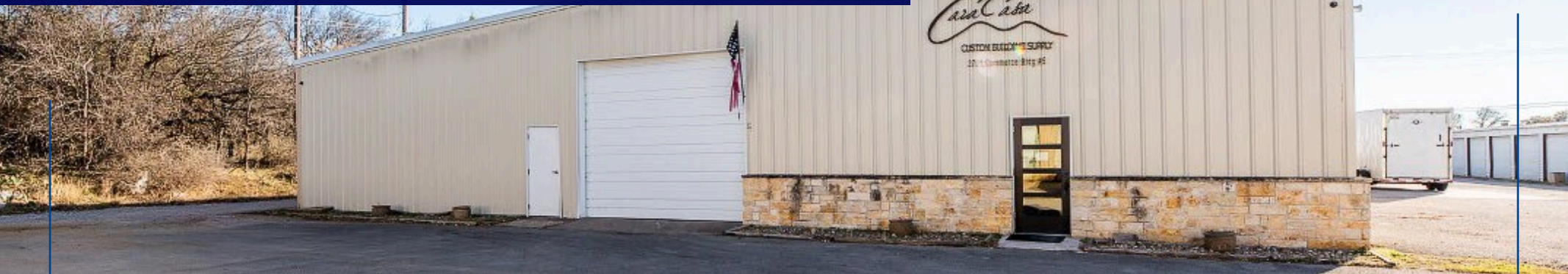




Property Overview

Marble Falls Business Park

2701, 2703 & 2704 Commerce St, Marble Falls, TX 78654



Cody Payne

Senior Vice President
+1 817 840 0055
cody.payne@colliers.com

Michael Tran

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+1 817 840 0063
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Disclaimer

Colliers International Brokerage Company ("Broker") has been retained as the exclusive advisor and broker for Marble Falls Business Park.

This Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections, financial and otherwise, have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Memorandum. Analysis and verification of the information contained in the Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney's fees, collectively "Claims") arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney's fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker's fees or finder's fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller's obligation there under have been satisfied or waived.

The Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the property without prior permission from the landlord.

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Memorandum or the associated Argus computer files.

Investment Contacts

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cody.payne@colliers.com

Michael Tran

Associate Senior Associate

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nick.miller@colliers.com



Executive Summary

Colliers is pleased to present the opportunity to acquire a multi-tenant industrial investment property located at 2701, 2703, and 2704 A Commerce Street in Marble Falls, Texas. The offering encompasses three adjacent industrial buildings totaling ±28,500 square feet across ±1.81 acres. Currently 95% occupied, the property provides immediate in-place cash flow with strong rental upside potential. The site features flexible warehouse layouts with suite sizes ranging from ±2,500 SF to ±12,500 SF, clear heights up to 14-16 feet, grade-level loading doors, and ample parking to accommodate a diverse range of industrial users.

Strategically positioned in the heart of Marble Falls' main industrial corridor, the property benefits from direct access to US-281 and SH-71, offering seamless connectivity to Austin (38 miles southeast) and San Antonio (85 miles south). Marble Falls serves as the regional economic hub of the Highland Lakes area, supporting a primary trade area of 117,500 residents and over \$3 million in daily retail and service sales.

The Texas Hill Country continues to experience explosive growth, driven by in-migration trends among young professionals, remote workers, and retirees seeking a higher quality of life outside major urban centers. Over 4,000 new homes are currently planned or under construction in the Marble Falls area, fueling demand for industrial services such as construction supply, home services, distribution, and small manufacturing.

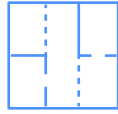
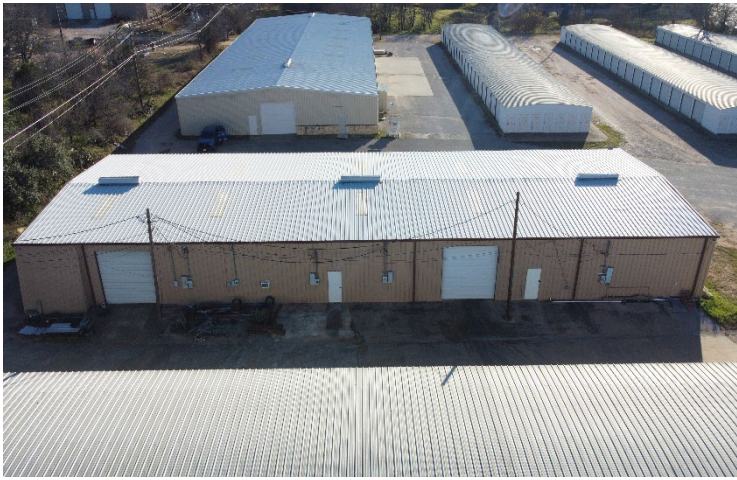
Meanwhile, industrial real estate supply remains severely constrained. The area's rugged topography, limited industrial zoning, and local government focus on residential development have created significant barriers to new industrial construction. As a result, warehouse vacancy rates hover near historic lows, with no meaningful new supply scheduled for delivery.

This investment offers a rare opportunity to control a critical mass of functional industrial product in a market where land and construction costs continue to rise. Recent market activity suggests that stabilized industrial assets in nearby Austin suburbs are trading well above \$200 per square foot. This property—available below replacement cost—offers both immediate income and significant future upside, with potential rents projected to reach \$12.00/SF NNN or higher as leases roll over.

Given the historic appreciation trends and increasing scarcity of industrial properties in the Western Lakes and greater Austin region, this asset represents an outstanding opportunity to capitalize on market momentum in one of Central Texas' fastest-growing areas.

Property Highlights

Address	2701, 2703 & 2704 Commerce St, Marble Falls, TX
Square Feet	28,500 SF
Tenancy	Multi
# of Buildings	3
Occupancy	95%
Year Built	1982, 1994
Year Renovated	2005, 2024
Clear Height	14' – 16'
Site Size	1.81 Acres
Submarket	Central Texas Area
Zoning	BP & GC



Property Overview

28,500 SF

Address 2701, 2703 & 2704 Commerce St

City | State | Zip Marble Falls, TX 78654

Total Building Area 28,500 SF

Number of Suites Five

Occupancy 95%

Year Built 1982, 1994

Year Renovated 2005, 2024

Loading Grade Level

Clear Height 14' - 16'

Lot Size 1.81 Acres

Marble Falls Business Park

NNN Leases – 95% Leased

Minimal Landlord Responsibilities – Perfect for Remote or Out-of-Market Investors Looking for a Low-Touch, Professionally Leased Industrial Asset

City Water & Sewer

Served by full city water and sewer; supports heavier industrial uses — unlike competing properties limited by septic and well systems

Unmatched Power Capability

Offers rare three-phase power, unlike most competing properties, limited to single-phase. This feature attracts higher-quality industrial tenants and gives the property a major leasing and rental growth advantage



Sticky Tenant Base

Small-Bay Is Very Scarce In This Submarket, A Lack of Newer Construction and Zoning Laws creates A Tight Market for Trades Seeking Warehouse Space

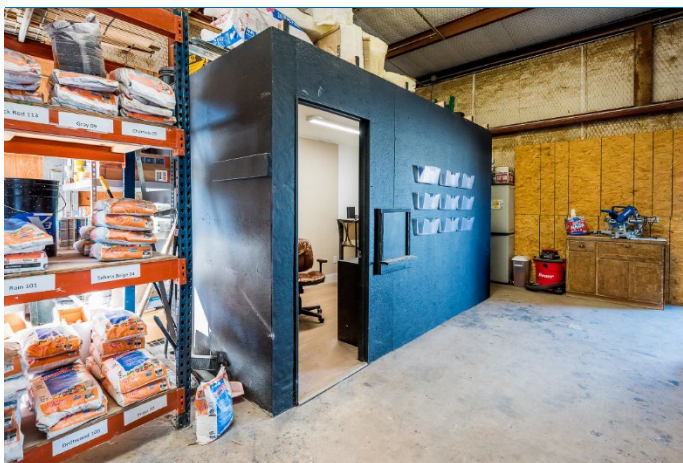
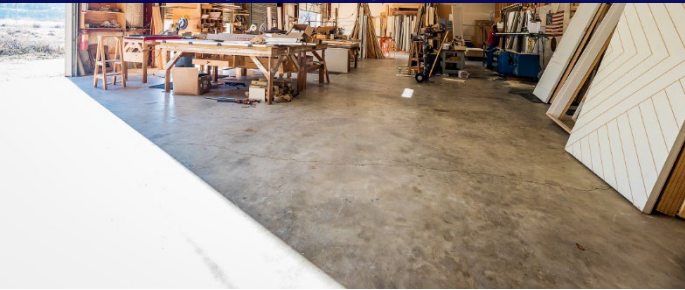
Strategically Situated

Surrounding Area has Experienced High Demand for Industrial Space, With A Tricky Topography Which Creates A High Barrier To Entry

Property Photos



Property Photos



Property Aerial

2703 Commerce St

2701 Commerce St

2704-A Commerce St

Property Survey

2704-A Commerce St



LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ▲ 60D NAIL FOUND
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- ... VOLUME/PAGE
- P.R.B.C. PLAT RECORDS BURNET CO.
- D.R.B.C. DEED RECORDS BURNET CO.
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS
- () BURNET COUNTY RECORD INFO/SUBJECT
- U.E. UTILITY EASEMENT
- ⊗ WATER VALVE
- ⊕ AIR CONDITIONER
- ⊙ UTILITY POLE
- ⊖ CUY WIRE
- ⊗ OVERHEAD UTILITY
- ⊙ WATER METER
- EDGE/PAVEMENT/GRAVEL
- METAL FENCE

LAND TITLE SURVEY

LEGAL DESCRIPTION: BEING 0.447 OF AN ACRE OF LAND OUT OF LOTS 4, 5, 10, & 11 OF HI-RIDGE TRAILS SUBDIVISION NO. 1, A SUBDIVISION IN BURNET COUNTY, TEXAS, RECORDED IN CABINET 1, SLIDE 87B, PLAT RECORDS OF BURNET COUNTY, TEXAS, SAID 0.447 ACRE BEING ALL OF THAT TRACT DESCRIBED IN DOCUMENT TO JAMIE AND KATHRYN SCHUMACHER, RECORDED IN DOC. NO. 201900154, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS OF EVEN DATE TO ACCOMPANY THIS SURVEY.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT
PREPARED BY: NATIONAL TITLE GROUP
G.F. NO.: 782301224 EFFECTIVE DATE: JULY 17, 2023
ISSUED: AUGUST 23, 2023

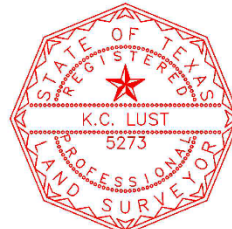
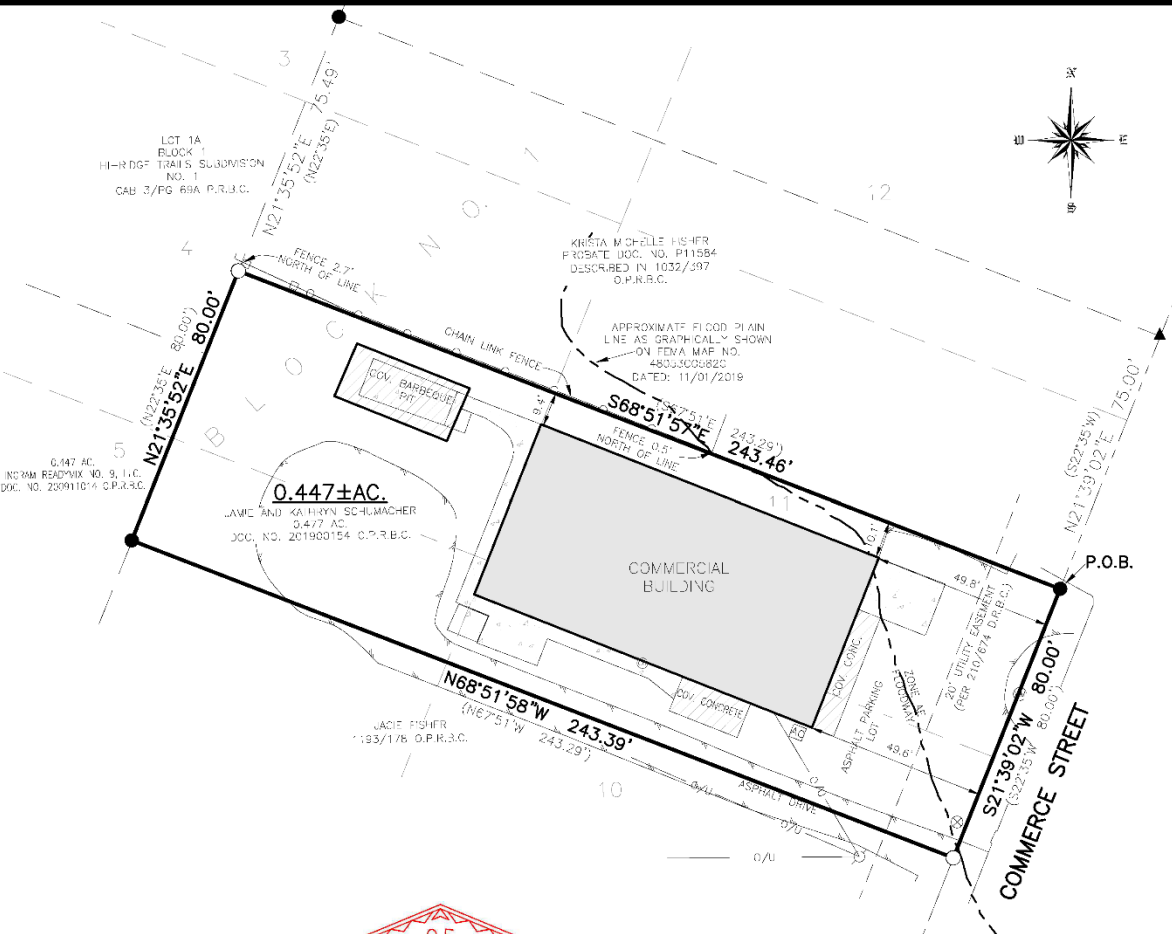
SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:
SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF MARBLE FALLS, TEXAS.

RESTRICTIVE COVENANTS: 210/674 D.R.B.C.
RECORDED PLAT: 1/87B P.R.B.C.
EASEMENT TO TEXAS PUBLIC UTILITIES COMPANY: 74/208 D.R.B.C. - NOT LOCATIVE, NOT SHOWN HEREON
EASEMENT TO LONE STAR GAS COMPANY: 103/508 D.R.B.C. - BLANKET IN NATURE
EASEMENT TO UNITED TELEPHONE COMPANY: 108/618 D.R.B.C. - BLANKET IN NATURE
EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC.: 206/677, 210/607 D.R.B.C. - BLANKET IN NATURE
PUBLIC UTILITY EASEMENT: 210/674 D.R.B.C.
EASEMENTS: DOC. NOS. 2201900154 & 201900797 - DOES NOT AFFECT SUBJECT PROPERTY - NOT SHOWN HEREON

I HEREBY CERTIFY EXCLUSIVELY TO NATIONAL TITLE GROUP AND COMMERCE METCAP, LLC THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES. HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2023, CUPLIN & ASSOCIATES, INC.®.

K.C. LUST, R.P.L.S. NO. 5273

DATED 06/07/2023



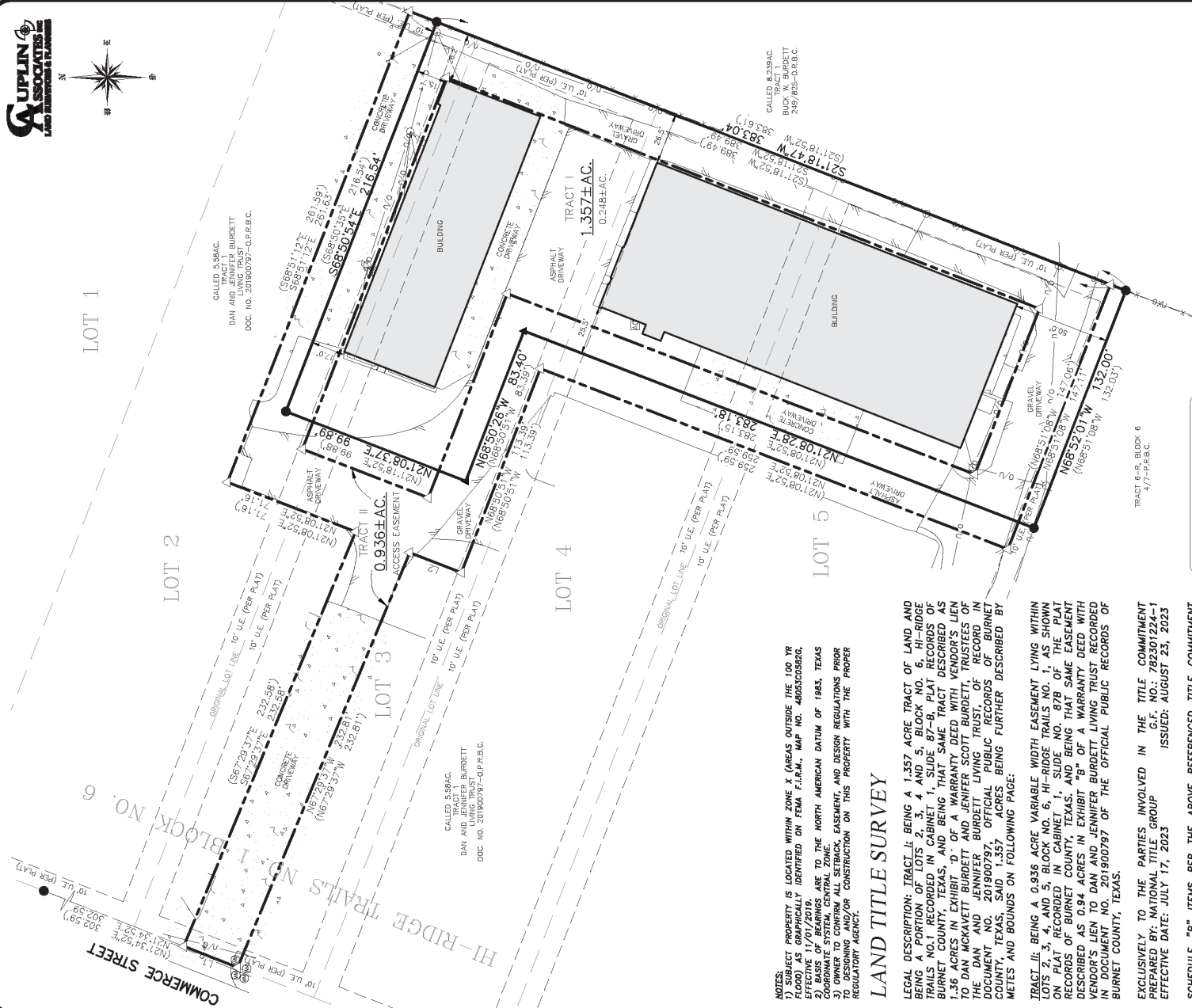
NOTES:

- 1) A PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE AE (AREAS WITHIN THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0582G EFFECTIVE 11/01/2019. A PORTION OF THE PROPERTY IS LOCATED WITHIN THE FLOODWAY.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 3) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.

REVISIONS		NO.	DATE	DESCRIPTION
2				
1		8/28/23		ADDED NEW TITLE COMMITMENT
SCALE 1" = 40'				
1500 OLLIE LANE MARBLE FALLS, TX 78654 PH: 325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM				
PROJ. NO. 23484 PREPARED FOR: AUSTIN COMMERCIAL PARK, LLC TECH: KCL APPROVED: K.C. LUST FIELDWORK PERFORMED: ON: 05/31/2023 PROFESSIONAL FIRM NO: 10128500				
SHEET 1 OF 1				

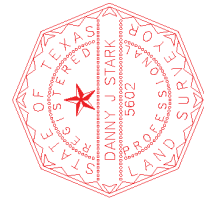
Property Survey

2701 & 2703 Commerce St



LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- GRAVEL DRIVEWAY
- CONCRETE DRIVEWAY
- ASPHALT DRIVEWAY
- ACCESS EASEMENT
- RECORD INFO/SUBJECT
- AIR CONDITIONER
- OUTLETTING
- WATER METER
- EDGE/PAVEMENT/GRAVEL
- WIRE FENCE



NOTES:

1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD ZONE) AS SHOWN ON THE FLOOD HAZARD MAP NO. 4806030502, EFFECTIVE 11/01/2019.

2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.

3) THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.

LAND TITLE SURVEY

LEGAL DESCRIPTION: TRACT I: BEING A 1.357 ACRE TRACT OF LAND AND BEING A PORTION OF LOTS 2, 3, 4 AND 5, BLOCK NO. 6, HI-RIDGE TRAILS NO. 1 RECORDED IN CABINET 1, SLIDE 87-B, PLAT RECORDED AS BURNET COUNTY, TEXAS, AND BEING THAT SAME TRACT DESCRIBED AS TRACT I, 136 CHUCKAVITT BURNETT AND JENNIFER BURDETT TRUSTS OF THE DAN AND JENNIFER BURDETT LIVING TRUST OF BURNET COUNTY, TEXAS, SAID 1.357 ACRES BEING FURTHER DESCRIBED BY METES AND BOUNDS ON FOLLOWING PAGE:

TRACT II: BEING A 0.936 ACRE VARIABLE WIDTH EASEMENT LYING WITHIN LOTS 2, 3, 4, AND 5, BLOCK NO. 6, HI-RIDGE TRAILS NO. 1, AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE NO. 87B OF THE PLAT RECORDED AS BURNET COUNTY, TEXAS, BEING THAT SAME TRACT DESCRIBED AS TRACT I, 136 CHUCKAVITT BURNETT AND JENNIFER BURDETT TRUSTS OF THE DAN AND JENNIFER BURDETT LIVING TRUST OF BURNET COUNTY, TEXAS.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: NATIONAL TITLE GROUP C.F. NO.: 782301224-1 EFFECTIVE DATE: JULY 17, 2023 ISSUED: AUGUST 23, 2023

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:

SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF THE CITY OF MARBLE FALLS, TEXAS.

RESTRICTIVE COVENANTS: 210/674-D.R.B.C.
RECORDED PLAT: CAB. 1/SLD. 87B-P.R.B.C.
TEXAS PUBLIC UTILITIES CORP. EASEMENT: 74/208-D.R.B.C.
LONE STAR GAS COMPANY EASEMENT: 103/508-D.R.B.C. - DOES NOT APPEAR TO AFFECT
THE UNITED TELEPHONE COMPANY EASEMENT: 108/618-D.R.B.C. - DOES NOT APPEAR TO AFFECT
PEDERVALES ELECTRIC COMPANY EASEMENT: 210/607-D.R.B.C.
EASEMENTS: DOC. NO. 201900154, 201900797-O.P.R.B.C.

I HEREBY CERTIFY EXCLUSIVELY TO NATIONAL TITLE GROUP, LLC, & COMMERCE MATCAP, LLC, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2023, CUPLIN & ASSOCIATES, INC. ©.

Danny J. Stark
DANNY J. STARK, P.L.S. NO. 5602
DATED 08/17/2023

SHEET 1 OF 2

PREPARED FOR: COMMERCE MATCAP, LLC

TECH: T-ALSTON

APPROVED: D. STARK

FIELDWORK PERFORMED ON: 08/17/2023

COPYRIGHT: 2023

1500 OLLIE LANE

MARBLE FALLS, TX 78654

PH. 325-388-3300/830-694-8815

WWW.CUPLINASSOCIATES.COM

REVISIONS	
DATE	NO.
08/28/23	2
08/21/23	1

SCALE 1" = 50'

0 25 50

NEW TITLE COMMITMENT
08/28/23 2

UPDATED EASEMENTS
08/21/23 1

DESCRIPTION
08/21/23 1

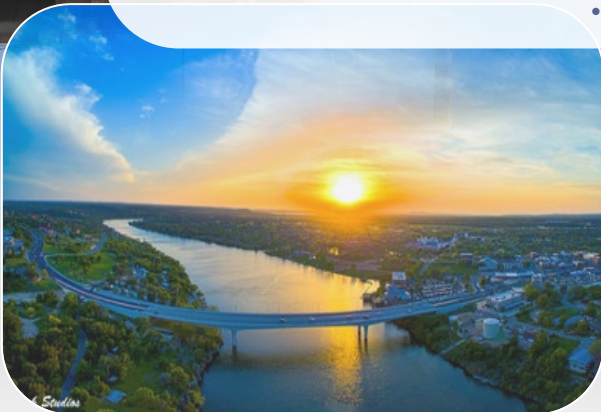
Aerial Overview



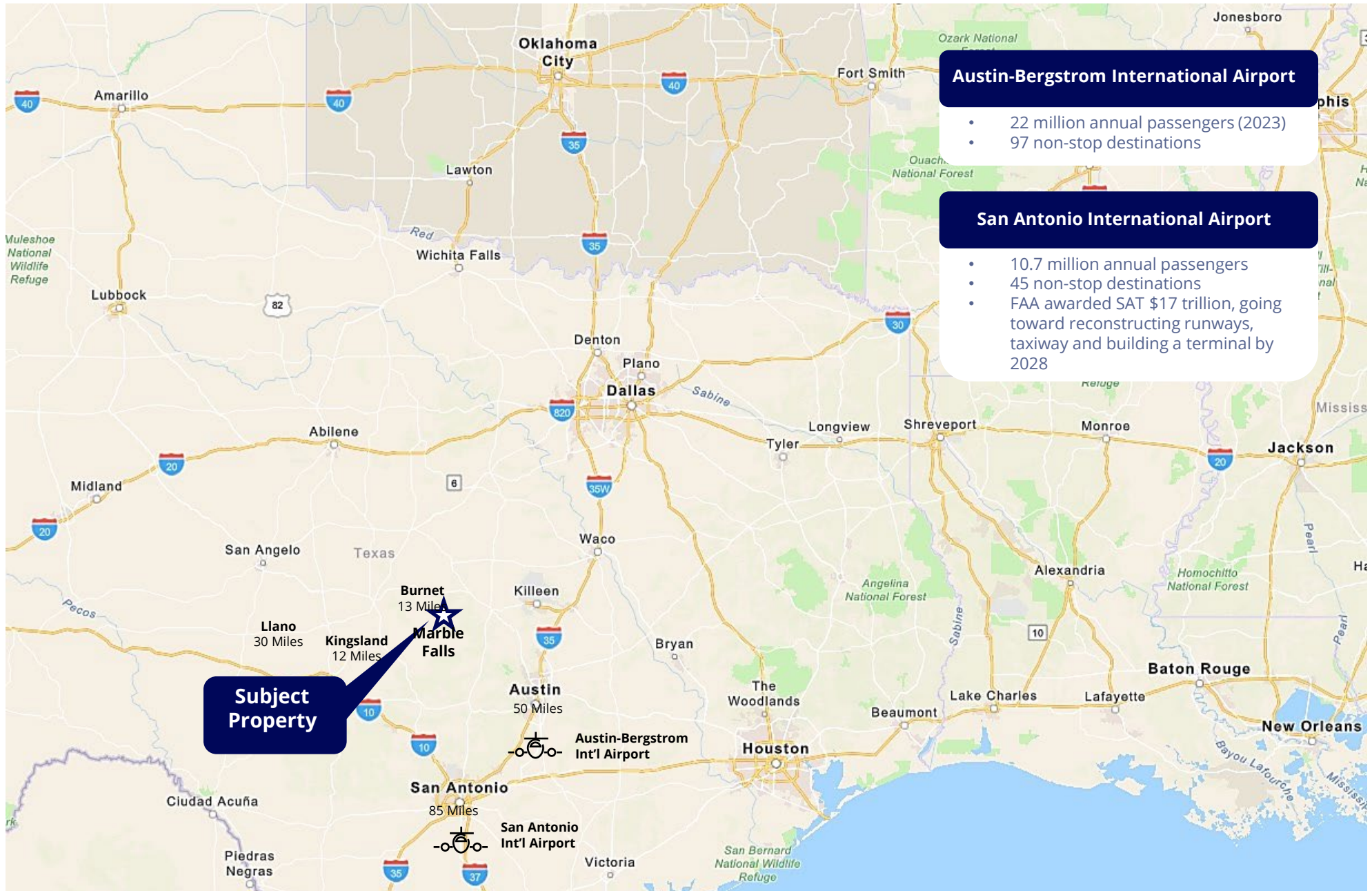
Marble Falls / Highland Lakes Area

Marble Falls **LAKE LBJ**

- Lake LBJ is named after the 36th USA President Lyndon B. Johnson (1961-1969)
- Lake LBJ is part of the Highland Lakes chain of six lakes starting in Austin and going northwest for over 85 miles
- Lake LBJ is one of the largest constant-level lakes in the United States, and is just over 21 miles long with a maximum width of just under 2 miles (10,800 feet)
- During April and May of each year, tourists come on tour buses from miles around to see the wildflowers in Highland Lakes
- There are 3 award-winning golf courses designed by PGA in Horseshoe Bay



Regional Map



Area Overview

Marble Falls, Texas

Located in the heart of the Texas Hill Country, Marble Falls is a thriving city known for its scenic beauty, strong community, and growing economy. Positioned along the Colorado River and surrounded by lakes and parks, it's a popular destination for residents, visitors, and businesses alike.

As the commercial hub of the Highland Lakes region, Marble Falls features a vibrant downtown, expanding retail, and a regional economy anchored by healthcare, tourism, construction, and light manufacturing. Located 45 miles west of Austin with direct highway access, it offers small-town charm with metro convenience.

With excellent schools, expanding medical services, abundant outdoor recreation, and strong infrastructure, Marble Falls provides an ideal environment for living, working, and investing in Central Texas.

Economy

- **Regional Economic Hub:** Serves as the primary commercial center for the Highland Lakes region, drawing consumers and businesses from a wide area.
- **Diverse Economy:** Key sectors include healthcare, tourism, construction, retail, education, and light manufacturing.
- **Tourism-Driven Revenue:** Lakes, parks, and festivals attract thousands of visitors annually, boosting local businesses, restaurants, and hotels.
- **Strong Retail Growth:** Expansion of national retailers, medical services, and professional offices driven by steady population increases.
- **Construction Boom:** Residential and commercial development have accelerated, supported by demand for housing and services.
- **Healthcare Expansion:** Major healthcare providers are investing in new clinics and facilities to meet the needs of the growing population.
- **Pro-Business Environment:** The city actively supports economic development, offering incentives and streamlined permitting for new businesses.
- **Rising Median Income:** The area's income levels are steadily climbing, reflecting stronger employment opportunities and a higher standard of living.

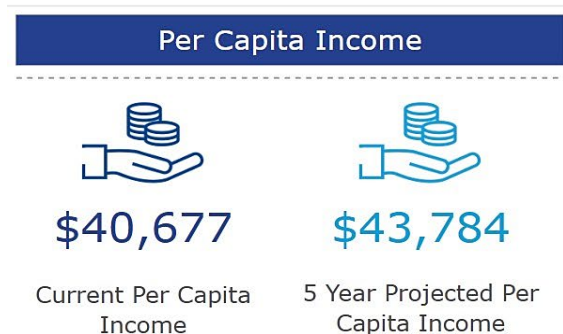
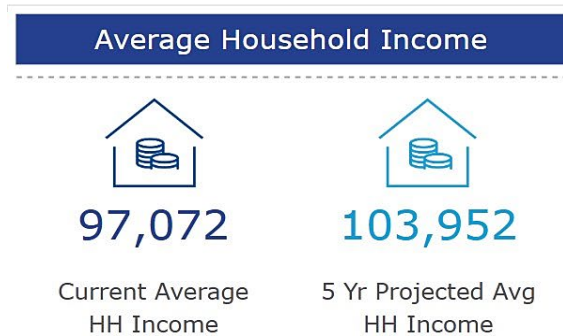
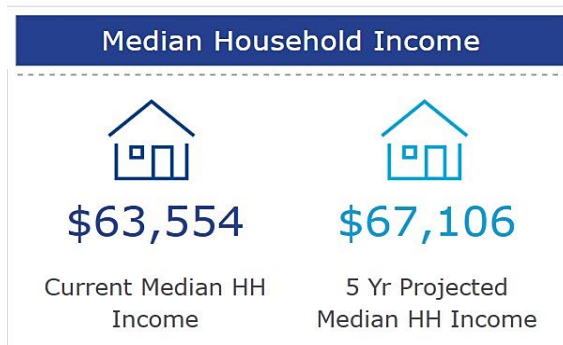
Development

- **Residential Growth:** Significant new housing developments, including single-family communities, townhomes, and luxury lakefront properties.
- **Commercial Expansion:** New retail centers, medical offices, hotels, and service businesses are steadily being built to meet rising demand.
- **Downtown Revitalization:** Ongoing improvements to the historic downtown area, enhancing walkability, infrastructure, and attracting new businesses.
- **Infrastructure Investments:** Major upgrades to roads, utilities, and public services are underway to support future growth.
- **Healthcare Development:** New clinics, specialty care facilities, and hospital expansions are actively growing the healthcare footprint.
- **Tourism Projects:** Enhancements to parks, trails, and waterfront areas are being developed to strengthen tourism appeal year-round.
- **Industrial Opportunities:** Light industrial and flex space developments are emerging along key highways, offering opportunities for businesses needing modern space.
- **Master-Planned Communities:** Large-scale mixed-use developments are being proposed and built, combining residential, retail, and recreational amenities.

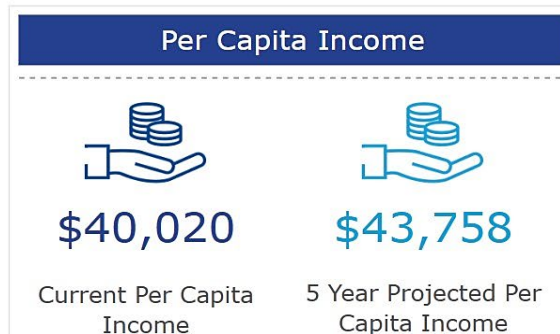
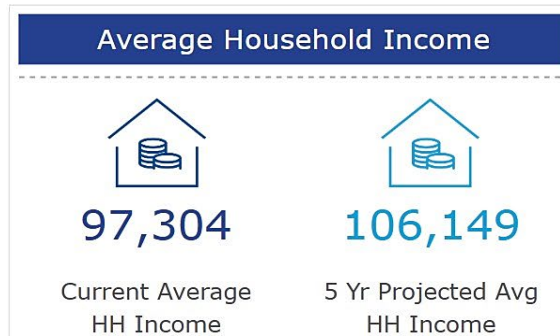
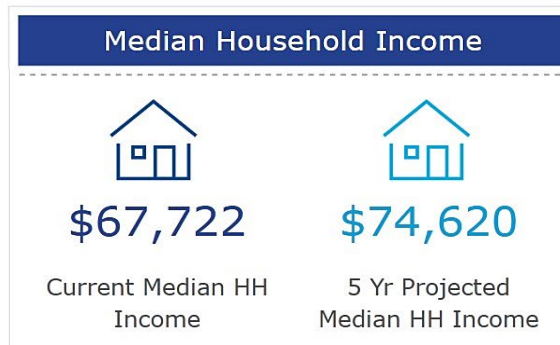


Area Demographics

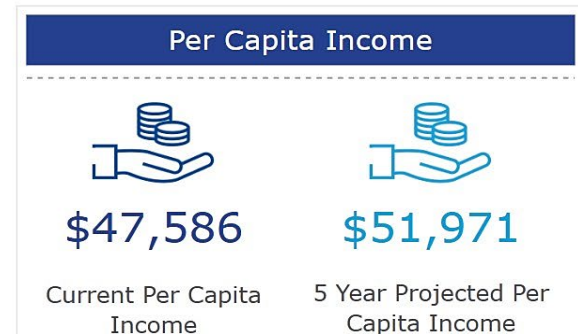
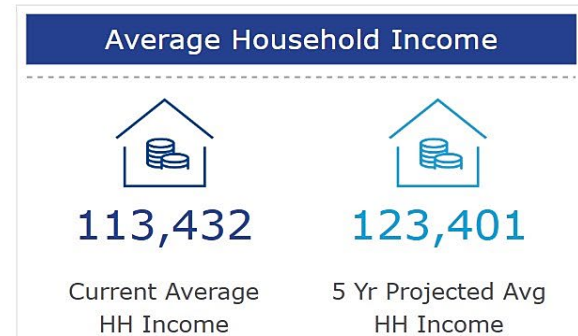
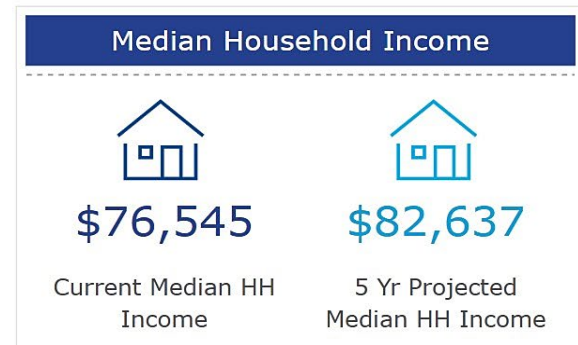
1 Mile



3 Mile



5 Mile





Let's Talk

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Michael Tran

Associate Vice President

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colliers.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.

11-2-2015

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.

Colliers International North Texas, LLC	522575	DallasMarketing@colliers.com	214-692-1100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date