EAGLE CLIMATIZED STORAGE

2300 NEDERLAND AVENUE | PORT NECHES, TX 77651

Marcus & Millichap

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EAGLE CLIMATIZED STORAGE

PORT NECHES, TEXAS

ACTIVITY ID: ZAC0040432

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EAGLE CLIMATIZED STORAGE

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NIGHT DROP
24 HOUR
CLIMATED STORAGE
728-1100

EXIT
124
Marcus & Millichap

EXECUTIVE SUMMARY

01

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SUMMARY OF TERMS

INTEREST OFFERED
Marcus & Millichap has been selected to exclusively market for sale Eagle Climatized Storage, a 32,194 square foot Self-Storage Facility, located in Port Neches, Texas.

TERMS OF SALE
Eagle Climatized Storage is offered at $4,650,000 based on an end of year one capitalization rate of 5.17 percent.

INVESTOR IDENTIFICATION
The purchasing entity should identify the owner thereof and include a resume outlining their relevant ownership and/or management experience of comparable properties, as well as a statement for proof of funds.

PROPERTY TOURS
Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged with the Marcus & Millichap listing agents.

CALL FOR OFFERS: November 17, 2021
All offers should be submitted in either a Letter of Intent or Purchase and Sale Agreement format. Seller reserves the right to sell prior to call for offers should a compelling offer be received. For additional listing information, visit:
https://www.marcusmillichap.com/properties/documents?PropertyId=ZAC0040432&tab=docs

OFFERING HIGHLIGHTS

EAGLE CLIMATIZED STORAGE

2300 NEDERLAND AVENUE | PORT NECHES, TEXAS 77651

OFFERING PRICE

$4,650,000

END OF YEAR 1 CAP RATE

5.17%

VITAL DATA	
Price	$4,650,000
End of Year 1 CAP Rate	5.17%
Price/SF	$144.44
Rentable Square Feet	32,194 SF
Occupancy	98.53%

INVESTMENT OVERVIEW

Eagle Climatized Storage is a 32,194 net rentable square foot self-storage facility located in Port Neches, Texas. The property sits on slightly over 3.5 acres of land and consists of 273 climate-controlled units. The facility is one single story widespan metal framed building and was constructed in 2003.

Eagle Climatized Storage offers several amenities found in class A storage facilities including, but not limited to video surveillance throughout the property, an automated security gate with keycode access, roll up doors, concrete driveways, a manager's office, and residence.

The facility is strategically located on Nederland Avenue close to the corner of FM 366. Nederland Avenue is a main thoroughfare that connects Highway 287 to the various residential neighborhoods of the "Mid-County" area of Jefferson County. There is approximately 1.5 acres of expansion land included in the sale on the back of the property that fronts onto FM 366 and provides visibility and access on two major thoroughfares and gives the property daily traffic counts of 19,414. Situated approximately 85 miles east of Houston, Port Neches is in the heart of the "Golden Triangle" about halfway in between Beaumont and Port Arthur. Its location is nestled along the banks of the Neches River between the Port of Beaumont and the Gulf of Mexico making Port Neches a key area for both commercial and recreational purposes. The regional economy is closely linked to the petrochemical industry for which the Neches River is a vital transportation route and major petrochemical employers dot the nearby economic landscape. Sunoco Fuels, Motiva, and Philips 66 are all within a couple of miles of Eagle Climatized Storage. The area is a hot spot for both salt water and freshwater fishing, water skiing, crabbing or simply enjoying a relaxing day at Port Neches Park which is about 1.5 miles from Eagle Climatized Storage. Furthermore, Eagle Climatized Storage is positioned within 2 miles of Nederland and Port Neches-Groves high schools which are the two most prominent high schools in the Mid-County area. The city of Port Neches has a proposed redevelopment of the riverfront area which would add among items pedestrian access, commercial outlets, entertainment venues and lodging to the Neches River waterfront area.

The asset should create a stable investment with some value-add components. The owner is a Georgia based individual in his early 80's who grew up in the Golden Triangle but is looking to scale back and focus on business closer to home. Despite the out of state ownership, not having a website and not spending any money on marketing or advertising (the owner says "why should I"), Eagle Climatized Storage is approximately 99 percent physically occupied. It has been over 95 percent occupied for over five years. Upside could be achieved in raising rents which are around 20 percent below the market average and capturing ancillary income such as tenant insurance which has been absent.

INVESTMENT HIGHLIGHTS

- Visibility on 2 Major Streets – 19,414 Combined Traffic Counts
- Class A 2003 Construction
- Historically Stable Asset – 99 Percent Current Physical Occupancy (By Units)
- No Website, No Money Spent on Marketing or Advertising, No Ancillary Income Being Generated Such as Tenant Insurance
- Additional +/- 1.5 Acres of Expansion Land Included in Sale
- Several Class A Amenities
- Numerous Nearby Economic Drivers: Phillips 66, Sunoco, and Motiva are Within Close Proximity
- Situated Between Port Neches-Groves High School and Nederland High School

INVESTMENT DETAILS

PROPERTY ADDRESS	2300 NEDERLAND AVENUE | PORT NECHES, TX 77651
ASSESSOR'S PARCEL NUMBER	R4122 | R4129 | R4130 | R4131
NUMBER OF UNITS	273
RENTABLE SQUARE FEET	32,194
YEAR BUILT	2003
LOT SIZE (APPROXIMATELY)	2.99 ACRES
NUMBER OF BUILDINGS	ONE
NUMBER OF STORIES	ONE
CAR COUNT	19,414 VPD (4,630 NEDERLAND AVENUE | 14,784 MAGNOLIA AVENUE)
HIGHWAY ACCESS	NONE
STREET FRONTAGE	NEDERLAND AVENUE
CROSS STREET	FM 366 (MAGNOLIA AVENUE)
3 MILE POPULATION (2021)	41,472
3 MILE HOUSEHOLDS (20201	16,929
FENCING	PERIMETER CHAIN LINK FENCING
PARKING SURFACE | DRIVEWAYS	CONCRETE
ENTRY	DIGITAL GATE WITH INDIVIDUAL KEYPAD ACCESS
SECURITY	FEATURES INCLUDE GATED ENTRY, PERIMETER CHAIN LINK FENCING, LIGHTING AND 24/7 VIDEO SURVEILLANCE
MANAGEMENT SOFTWARE	SITELINK
PERSONNEL	ONE LIVE-IN, ONSITE MANAGER FULL TIME 40 HOURS PER WEEK & ONE PART TIME 26 HOURS PER WEEK
GATE HOURS	8:00 AM – 6:00 PM MONDAY THROUGH FRIDAY | 8:00 AM – 4:00 PM SATURDAY & SUNDAY
OFFICE HOURS	8:00 AM – 6:00 PM MONDAY THROUGH FRIDAY | 8:00 AM – 4:00 PM SATURDAY & SUNDAY

PROPERTY DESCRIPTION

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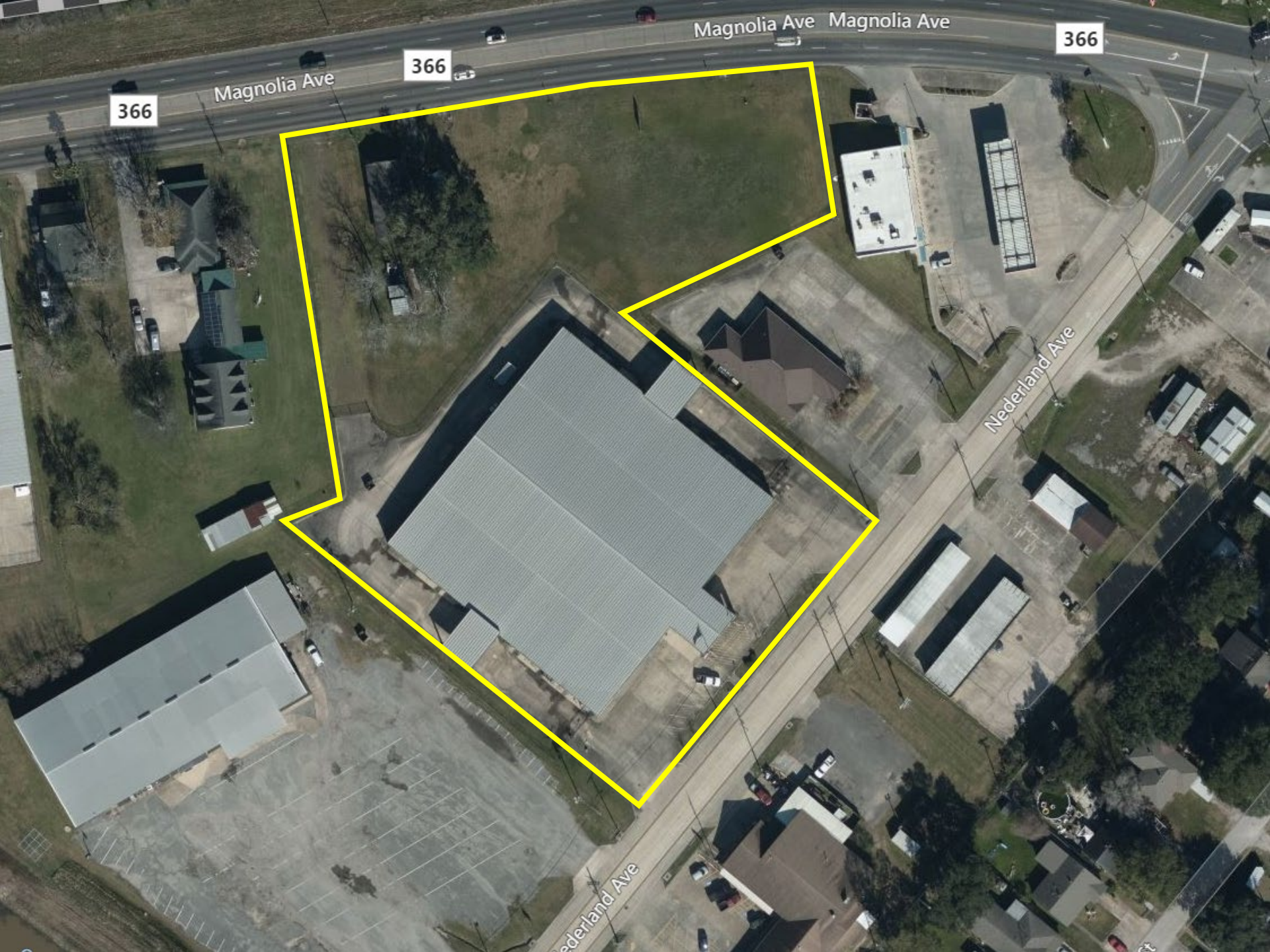
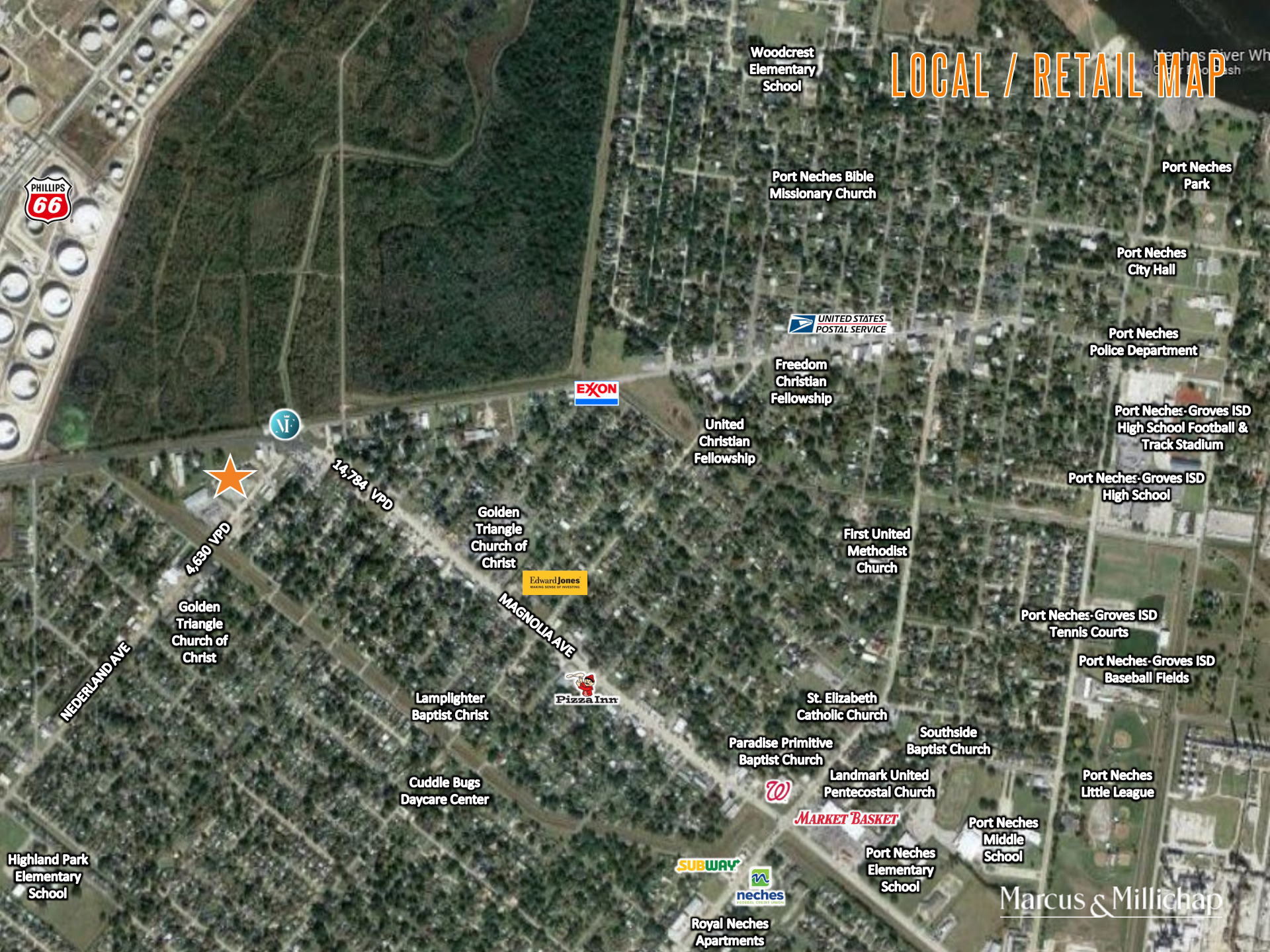

Magnolia Ave
Magnolia Ave
366
366
366
Magnolia Ave
Nederland Ave
Nederland Ave

+/- 1.5 Acres Included

LOCAL / RETAIL MAP



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ECONOMIC DRIVERS MAP

SUNOCO DOCK 5

SUNOCO DOCK 4

PHILLIPS 66 DOCK

FUTURE SITE: PORT NECHES RIVERFRONT DISTRICT – 2022

NECHES RIVER WHEELHOUSE

STERLING SHIPYARD

MOTIVA ENTERPRISES LLC

Air Liquide

RBF Renewable Biofuels

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PROPERTY PHOTO

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PROPERTY PHOTO
NOTICE
DO NOT
BLOCK DRIVE
2 Way Traffic
Load - Unload
Right Side
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FINANCIAL ANALYSIS

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RENT ROLL SUMMARY

As of September 7, 2021

CLIMATE CONTROLLED				SCHEDULED			POTENTIAL		
UNIT TYPE	# OF UNITS	AVG SF	TOTAL SQ FEET	AVERAGE RENT	AVERAGE RENT/SF	MONTHLY INCOME	AVERAGE RENT	AVG RENT/SF	MONTHLY INCOME
5 X 6.5	16	33	520	$63	$1.94	$1,008	$63	$1.94	$1,008
5 X 7	2	35	70	$67	$1.91	$134	$67	$1.91	$134
5 X 7.5	2	38	75	$69	$1.84	$138	$69	$1.84	$138
6.5 X 7	4	46	182	$73	$1.60	$292	$73	$1.60	$292
10 X 5	4	50	200	$83	$1.66	$332	$83	$1.66	$332
10 X 6	4	60	240	$92	$1.53	$368	$92	$1.53	$368
10 X 7	1	70	70	$107	$1.53	$107	$107	$1.53	$107
5 X 15	26	75	1,950	$105	$1.40	$2,730	$105	$1.40	$2,730
10 X 7.5	4	75	300	$107	$1.43	$428	$107	$1.43	$428
10 X 8	5	80	400	$110	$1.38	$550	$110	$1.38	$550
6.5 X 14.5	1	94	94	$114	$1.21	$114	$114	$1.21	$114
10 X 9.5	4	95	380	$123	$1.29	$492	$123	$1.29	$492
10 X 10	113	100	11,300	$128	$1.28	$14,464	$128	$1.28	$14,464
10 X 11.5	3	115	345	$147	$1.28	$441	$147	$1.28	$441
10 X 13	1	130	130	$163	$1.25	$163	$163	$1.25	$163
10 X 14.5	16	145	2,320	$180	$1.24	$2,880	$180	$1.24	$2,880
10 X 15	14	150	2,100	$184	$1.23	$2,576	$184	$1.23	$2,576
10 X 16	5	160	800	$194	$1.21	$970	$194	$1.21	$970
10 X 18	4	180	720	$208	$1.16	$832	$208	$1.16	$832
10 X 19	6	190	1,140	$229	$1.21	$1,374	$229	$1.21	$1,374
10 X 20	12	200	2,400	$236	$1.18	$2,832	$236	$1.18	$2,832
15 X 14.5	1	218	218	$253	$1.16	$253	$253	$1.16	$253
10 X 22.5	14	225	3,150	$261	$1.16	$3,654	$261	$1.16	$3,654
10 X 26.5	6	265	1,590	$288	$1.09	$1,728	$288	$1.09	$1,728
10 X 30	5	300	1,500	$311	$1.04	$1,555	$311	$1.04	$1,555
Totals/Weighted Averages	273	118	32,194	$148	$1.26	$40,415	$148	$1.26	$40,415
Gross Annualized Rents				$484,980			$484,980		
	Occupied Tenants: 269		Occupancy: 98.53%						

OPERATING STATEMENT

INCOME	JUNE T-12 ACTUALS		PER SF	JUNE T-12 ADJUSTED		PER SF	END OF YEAR 1		PER SF
Gross Potential Rent	484,980		15.06	484,980		15.06	484,980		15.06
Loss / Gain to Lease	0	0.0%	0.00	0	0.0%	0.00	19,399	-4.0%	0.60
Gross Scheduled Rent	484,980		15.06	484,980		15.06	504,379		15.67
Physical Vacancy	(4,850)	1.0%	(0.15)	(4,850)	1.0%	(0.15)	(10,088)	2.0%	(0.31)
Economic Vacancy									
Concession	(37,541)	7.7%	(1.17)	(37,541)	7.7%	(1.17)	(25,219)	5.0%	(0.78)
Total Vacancy	($42,391)	8.7%	($1.32)	($42,391)	8.7%	($1.32)	($35,307)	7.0%	($1.10)
Economic Occupancy	91.26%			91.26%			93.00%		
Effective Rental Income	442,589		13.75	442,589		13.75	469,073		14.57
Other Income									
Late Fees	4,065		0.13	4,065		0.13	4,228		0.13
All Other Income	765		0.02	765		0.02	19,492		0.61
Total Other Income	$4,830		$0.15	$4,830		$0.15	$23,720		$0.74
Effective Gross Income	$447,419		$13.90	$447,419		$13.90	$492,793		$15.31

EXPENSES	JUNE T-12 ACTUALS		PER SF	JUNE T-12 ADJUSTED		PER SF	END OF YEAR 1		PER SF
Real Estate Taxes	47,523		1.48	47,523		1.48	89,857		2.79
Insurance	16,342		0.51	16,342		0.51	16,832		0.52
Utilities - Electric	12,180		0.38	12,180		0.38	12,545		0.39
Utilities - Water & Sewer	1,674		0.05	1,674		0.05	1,724		0.05
Utilities - Cable	6,471		0.20	6,471		0.20	6,665		0.21
Repairs & Maintenance	13,531		0.42	8,049		0.25	8,290		0.26
Landscaping	3,600		0.11	3,600		0.11	3,708		0.12
Marketing & Advertising	0		0.00	10,000		0.31	10,300		0.32
Payroll	69,099		2.15	50,000		1.55	51,500		1.60
Alarm Monitoring/Inspection	779		0.02	779		0.02	802		0.02
General & Administrative	11,090		0.34	11,090		0.34	11,423		0.35
Credit Card Fees	13,891		0.43	13,891		0.43	14,308		0.44
Management Fee	0	0.0%	0.00	22,371	5.0%	0.69	24,640	5.0%	0.77
Total Expenses	$196,180		6.09	$203,970		$6.34	$252,595		$7.85
Expenses as % of EGI	43.8%			45.6%			51.3%		
Net Operating Income	$251,239		7.80	$243,449		$7.56	$240,198		$7.46

NOTES

NOTES TO OPERATING STATEMENT

[1] Property Taxes have been adjusted to 75 percent of the list price.

[2] Repairs and Maintenance has been adjusted to $0.25 per NRSF.

[3] General and Admin includes dues and subscriptions, permits, office supplies and professional fees.

[4] Payroll has been adjusted to $50,000.

[5] Advertising has been adjusted to $10,000.

[6] End of Year 1 All Other Income reflects Tenant Protection Program of *8.50 net per policy on a 70 percent penetration rate.

PRICING DETAILS

SUMMARY		
Price		$4,650,000
Down Payment	100%	$4,650,000
Number of Units		273
Price Per Unit		$17,033
Price Per SqFt		$144.44
Rentable SqFt		32,194
Lot Size		2.99 Acres
Approx. Year Built		2003

RETURNS	JUNE 2021 T-12 ADJUSTED	END OF YEAR 1
CAP Rate	5.24%	5.17%
GRM	9.59	9.22
Cash-on-Cash	5.24%	5.17%

Unit Type	SqFt/Unit	Current Rents	Market Rents	% GPR
Climate Controlled	118	$148	$148	100.00%

PRICING DETAILS

INCOME	JUNE 2021 T-12 ADJUSTED		END OF YEAR 1	
Gross Scheduled Rent		$484,980		$504,379
Less: Vacancy/Deductions (GPR)	8.7%	$42,391	7.0%	$35,307
Total Effective Rental Income		$442,589		$469,073
Other Income		$4,830		$23,720
Effective Gross Income		$447,419		$492,793
Less: Expenses	45.6%	$203,970	51.3%	$252,594
Net Operating Income		$243,449		$240,199
Cash Flow		$243,449		$240,199
Net Cash Flow After Debt Service	5.24%	$243,449	5.17%	$240,199
Total Return	5.24%	$243,449	5.17%	$240,199

EXPENSES	JUNE 2021 T-12 ADJUSTED	END OF YEAR 1
Real Estate Taxes	$47,523	$89,857
Insurance	$16,342	$16,832
Utilities - Electric	$12,180	$12,545
Utilities - Water & Sewer	$1,674	$1,724
Utilities - Cable	$6,471	$6,665
Repairs & Maintenance	$8,049	$8,290
Landscaping	$3,600	$3,708
Marketing & Advertising	$10,000	$10,300
Payroll	$50,000	$51,500
Alarm Monitoring/Inspection	$779	$802
General & Administrative	$11,090	$11,423
Credit Card Fees	$13,891	$14,308
Management Fee	$22,371	$24,640
Total Expenses	$203,970	$252,595
Expenses/Unit	$747	$925
Expenses/SF	$6.34	$7.85

COMPARABLE PROPERTIES

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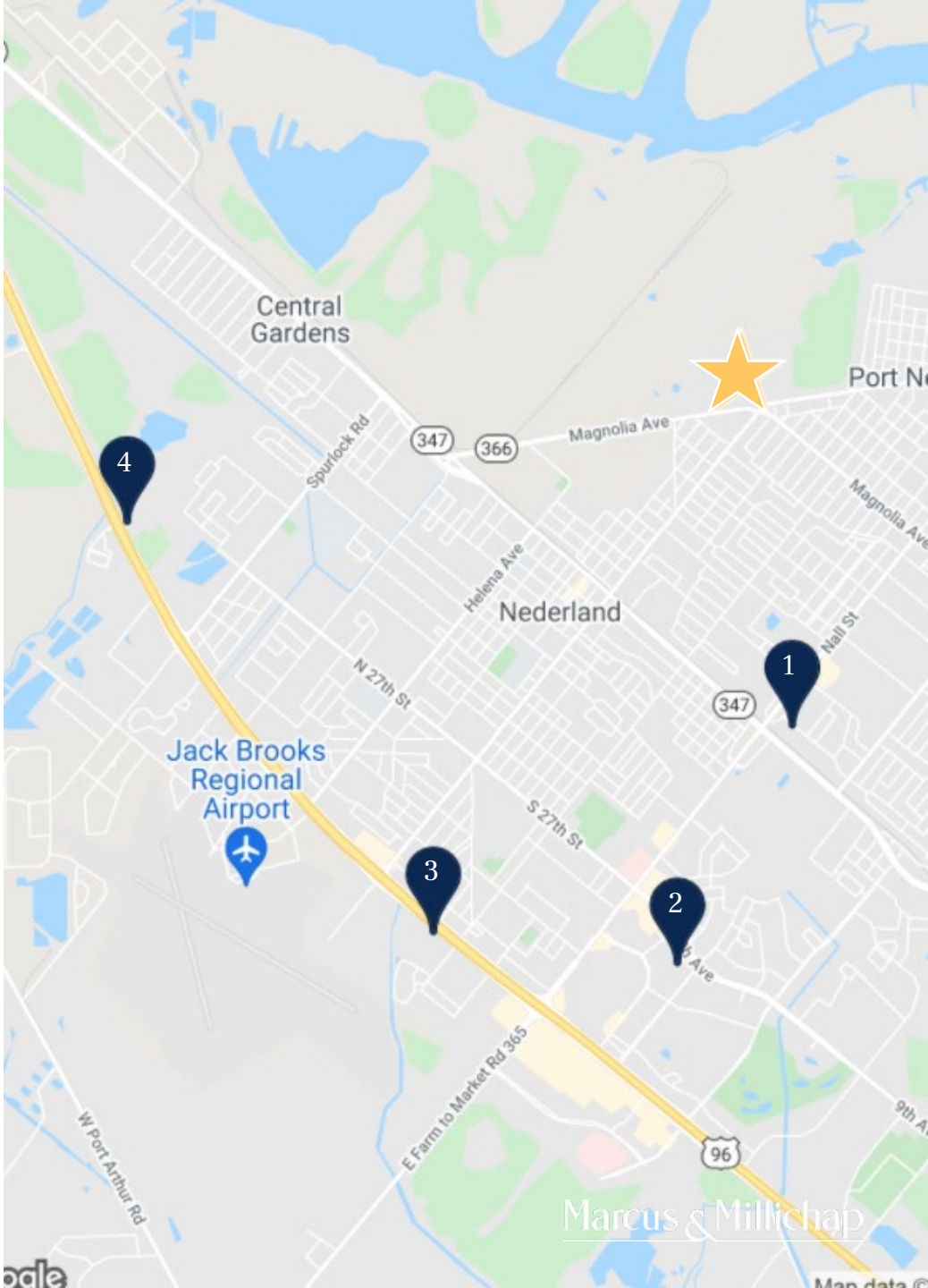
RENT COMPARABLES

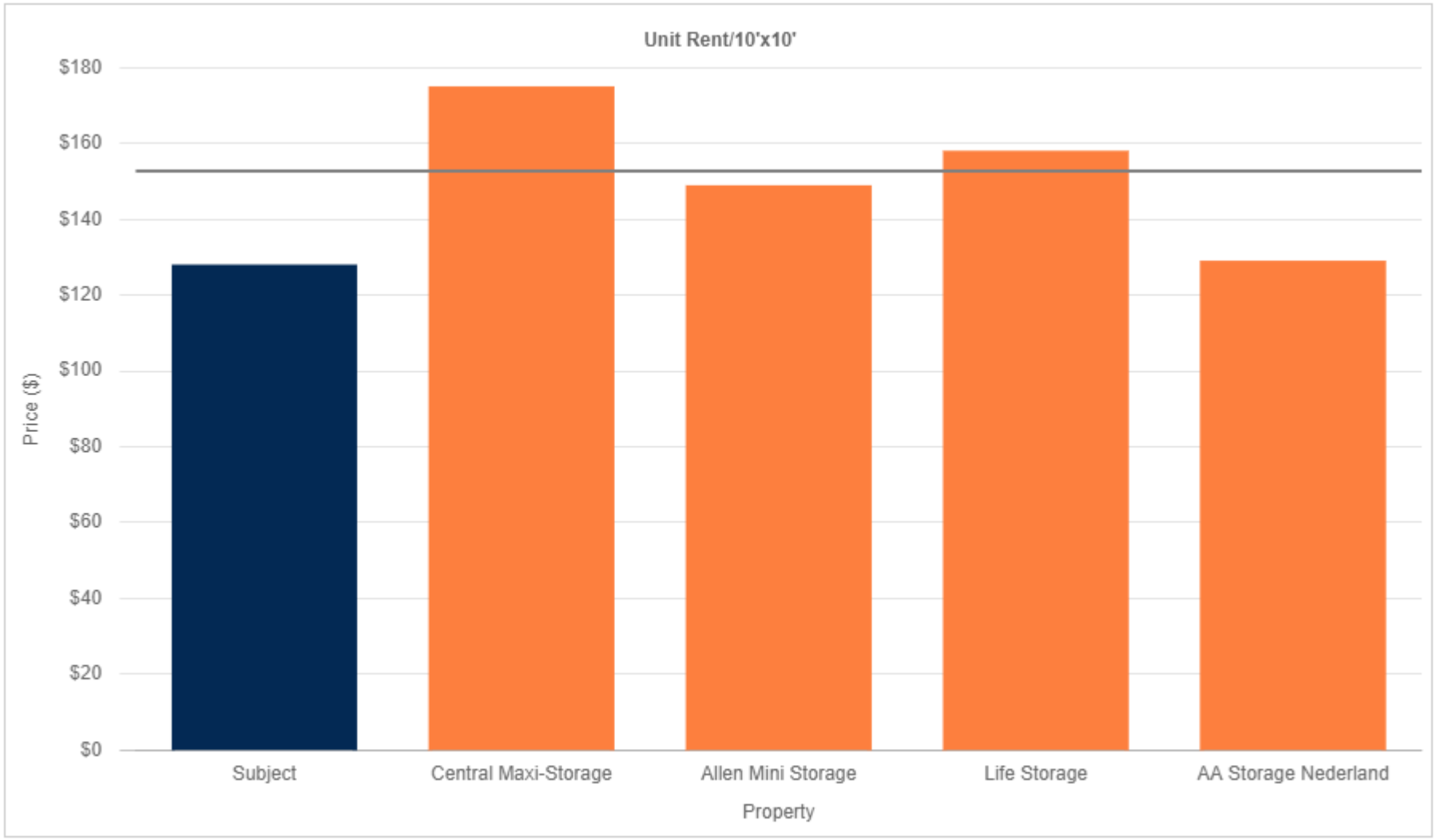
EAGLE CLIMATIZED STORAGE

1	CENTRAL MAXI-STORAGE
2	ALLEN MINI STORAGE
3	LIFE STORAGE
4	AA STORAGE NEDERLAND



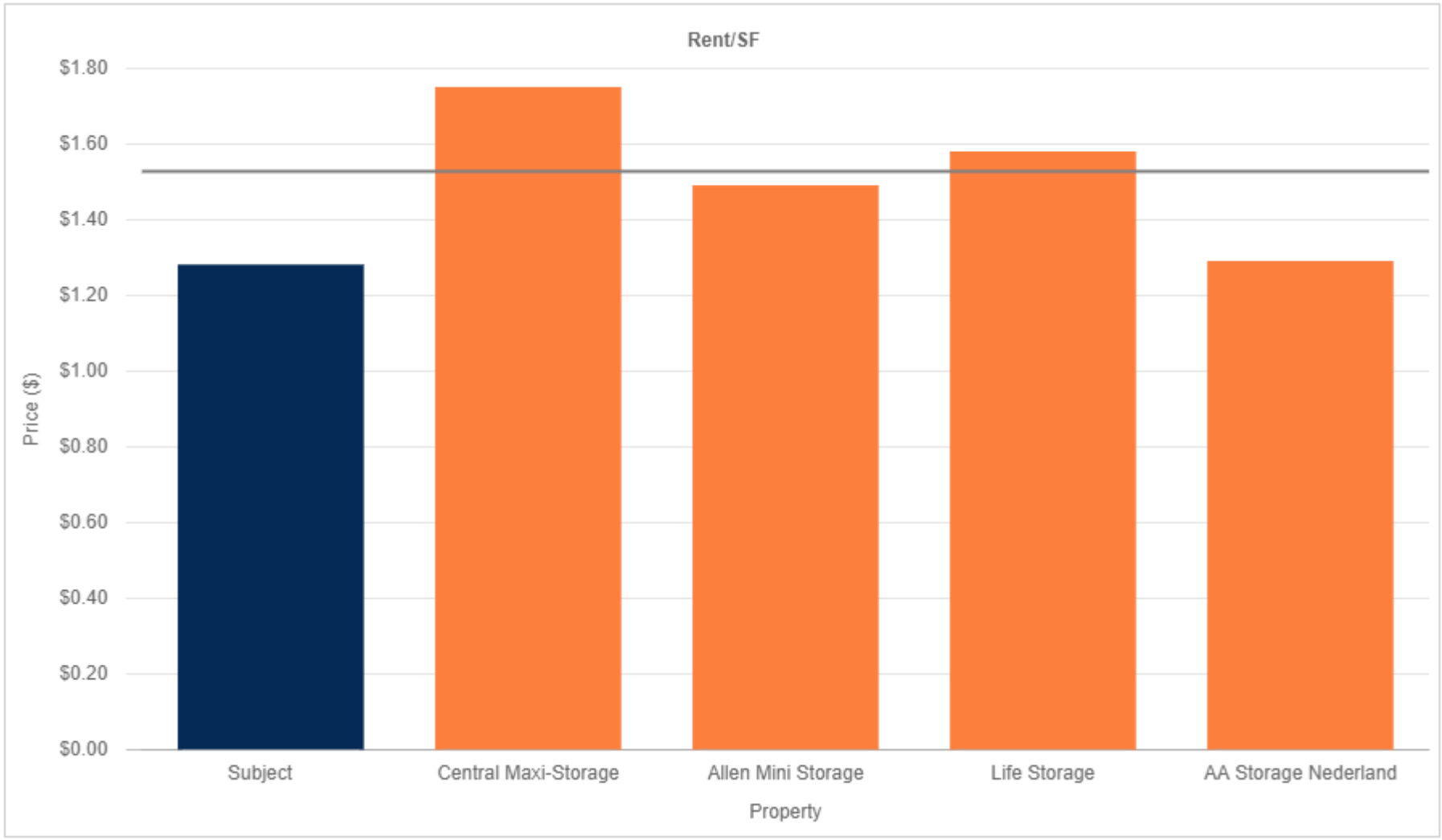
RENT COMPARABLES

AVERAGE RENT – CLIMATE CONTROLLED



RENT COMPARABLES

AVERAGE RENT – CLIMATE CONTROLLED



RENT COMPARABLES

EAGLE CLIMATIZED STORAGE

2300 Nederland Avenue | Port Neches, TX 77651

UNIT TYPE	SF/UNIT	RENT/UNIT	RENT/SF
5x10 Climate	50	$83.00	$1.66
10x10 Climate	100	$128.00	$1.28
10x15 Climate	150	$184.00	$1.23
10x20 Climate	200	$236.00	$1.18

CENTRAL MAXI-STORAGE

885 Ridgewood Drive | Port Neches, TX 77651

1.53 Miles From Subject Property

UNIT TYPE	SF/UNIT	RENT/UNIT	RENT/SF
5x10 Climate	50	$120.00	$2.40
10x10 Climate	100	$175.00	$1.75
10x15 Climate	150	N/A	N/A
10x20 Climate	200	N/A	N/A

ALLEN MINI STORAGE

8221 9TH Avenue | Port Arthur, TX 77642

2.73 Miles From Subject Property

UNIT TYPE	SF/UNIT	RENT/UNIT	RENT/SF
5x10 Climate	50	$89.00	$1.78
10x10 Climate	100	$149.00	$1.49
10x15 Climate	150	$182.00	$1.21
10x20 Climate	200	$187.00	$0.94

RENT COMPARABLES

LIFE STORAGE

9595 US-69 | Port Arthur, TX 77640

2.93 Miles From Subject Property

UNIT TYPE	SF/UNIT	RENT/UNIT	RENT/SF
5x10 Climate	50	N/A	N/A
10x10 Climate	100	$158.00	$1.58
10x15 Climate	150	$205.00	$1.37
10x20 Climate	200	N/A	N/A

AA STORAGE NEDERLAND

3310 US-69 | Nederland, TX 77627

2.98 Miles From Subject Property

UNIT TYPE	SF/UNIT	RENT/UNIT	RENT/SF
5x10 Climate	50	$89.00	$1.78
10x10 Climate	100	$129.00	$1.29
10x15 Climate	150	$179.00	$1.19
10x20 Climate	200	$209.00	$1.05

MARKET OVERVIEW

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DEMOGRAPHICS

POPULATION

In 2021, the population in your selected geography is 61,302. The population has changed by 0.2 percent since 2000. It is estimated that the population in your area will be 62,654 five years from now, which represents a change of 2.2 percent from the current year. The current population is 52.1 percent male and 47.9 percent female. The median age of the population in your area is 37.9, compared with the U.S. average, which is 38.4. The population density in your area is 781 people per square mile.

HOUSEHOLDS

There are currently 23,364 households in your selected geography. The number of households has changed by 5.9 percent since 2000. It is estimated that the number of households in your area will be 24,101 five years from now, which represents a change of 3.2 percent from the current year. The average household size in your area is 2.4 people.

INCOME

In 2021, the median household income for your selected geography is $57,585, compared with the U.S. average, which is currently $65,694.The median household income for your area has changed by 33.9 percent since 2000. It is estimated that the median household income in your area will be $56,528 five years from now, which represents a change of -1.8 percent from the current year.

The current year per capita income in your area is $32,669, compared with the U.S. average, which is $36,445. The current year's average household income in your area is $83,294, compared with the U.S. average, which is $94,822.

EMPLOYMENT

In 2021, 28,532 people in your selected area were employed. The 2000 Census revealed that 60.7 percent of employees are in white-collar occupations in this geography, and 39.3 percent are in blue-collar occupations. In 2021, unemployment in this area was 6.0 percent. In 2000, the average time traveled to work was 17.0 minutes.

HOUSING

The median housing value in your area was $137,009 in 2021, compared with the U.S. median of $227,827. In 2000, there were 15,277 owner-occupied housing units and 6,777 renter-occupied housing units in your area. The median rent at the time was $418.

EDUCATION

The selected area in 2021 had a lower level of educational attainment when compared with the U.S averages. Only 5.1 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.0 percent, and 13.6 percent completed a bachelor's degree, compared with the national average of 19.5 percent.

The number of area residents with an associate degree was higher than the nation's at 10.5 percent vs. 8.3 percent, respectively.

The area had more high-school graduates, 31.6 percent vs. 27.2 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 26.9 percent in the selected area compared with the 20.5 percent in the U.S.

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	6,759	42,419	62,654
2021 Estimate			
Total Population	6,790	41,472	61,302
2010 Census			
Total Population	7,031	40,772	60,362
2000 Census			
Total Population	7,145	40,330	61,160
Daytime Population			
2021 Estimate	4,514	41,002	62,598

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Households	2,711	17,464	24,101
2021 Estimate			
Total Households	2,708	16,929	23,364
Average (Mean) Household Size	2.5	2.4	2.4
2010 Census			
Total Households	2,804	16,603	22,878
2000 Census			
Total Households	2,788	16,128	22,054

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
$250,000 or More	2.8%	3.8%	3.4%
$200,000-$249,999	1.8%	1.7%	1.8%
$150,000-$199,999	6.0%	7.0%	6.2%
$125,000-$149,999	3.4%	5.7%	5.2%
$100,000-$124,999	9.8%	8.8%	8.9%
$75,000-$99,999	14.2%	13.9%	13.5%
$50,000-$74,999	21.0%	16.6%	17.5%
$35,000-$49,999	14.2%	13.1%	13.5%
$25,000-$34,999	9.1%	8.3%	8.8%
$15,000-$24,999	8.9%	9.6%	9.9%
Under $15,000	8.7%	11.6%	11.4%
Average Household Income	$81,327	$86,717	$83,294
Median Household Income	$59,897	$59,295	$57,585
Per Capita Income	$32,430	$35,734	$32,669

Source: © 2020 Experian

DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2021 Estimate	6,790	41,472	61,302
0 to 4 Years	7.0%	6.3%	6.1%
5 to 14 Years	12.4%	12.8%	12.0%
15 to 17 Years	4.1%	3.8%	3.8%
18 to 19 Years	2.4%	2.2%	2.3%
20 to 24 Years	6.4%	6.0%	6.8%
25 to 29 Years	7.6%	7.2%	7.7%
30 to 34 Years	7.1%	6.7%	7.2%
35 to 39 Years	6.6%	6.6%	6.8%
40 to 49 Years	12.2%	11.6%	12.0%
50 to 59 Years	12.4%	12.9%	12.5%
60 to 64 Years	5.6%	6.3%	6.1%
65 to 69 Years	4.2%	5.3%	5.0%
70 to 74 Years	4.1%	4.5%	4.1%
75 to 79 Years	3.3%	3.2%	3.0%
80 to 84 Years	2.4%	2.2%	2.1%
Age 85+	2.2%	2.2%	2.3%
Median Age	37.2	38.7	37.9

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2021 Estimate Population Age 25+	4,599	28,539	42,290
Elementary (0-8)	2.6%	3.6%	4.2%
Some High School (9-11)	5.0%	6.3%	8.2%
High School Graduate (12)	35.8%	30.1%	31.6%
Some College (13-15)	28.9%	27.2%	26.9%
Associate Degree Only	11.8%	11.7%	10.5%
Bachelor's Degree Only	11.8%	15.3%	13.6%
Graduate Degree	4.0%	5.7%	5.1%

HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2026 Projection	3,072	20,170	28,152
2021 Estimate	3,049	19,397	27,029
Owner Occupied	1,957	10,509	14,768
Renter Occupied	751	6,420	8,596
Vacant	341	2,468	3,665
Persons in Units			
2021 Estimate Total Occupied Units	2,708	16,929	23,364
1 Person Units	23.5%	27.9%	27.8%
2 Person Units	36.2%	34.2%	34.2%
3 Person Units	18.8%	17.2%	17.4%
4 Person Units	13.4%	12.8%	12.5%
5 Person Units	5.4%	5.2%	5.3%
6+ Person Units	2.7%	2.6%	2.8%

Source: © 2020 Experian

DEMOGRAPHICS

	Major Employers	Employees
1	Saulsbury Electric Co Ltd	1,259
2	G4s Secure Solutions USA Inc	1,200
3	Texas Dept Criminal Justice-Stiles Unit	903
4	Huntsman Petrochemical LLC	600
5	Total Ptrchemicals Ref USA Inc-Port Arthur Refinery	450
6	G V C Holdings Inc	450
7	Trinity Industrial Svcs LLC	450
8	Texas Dept Criminal Justice-Gist State Jail	439
9	County of Jefferson-Community Supervision	350
10	Criminal Justice Texas Dept-Leblanc Substance Abuse Fcilty	350
11	County of Jefferson-Jefferson Cnty Crrctnal Fcilty	350
12	Walmart Inc-Walmart	340
13	United Parcel Service Inc-UPS	316
14	Walmart Inc-Walmart	300
15	Defense Logistics Agency	265
16	Deep South Crane & Rigging LLC	256
17	Federal Bureau of Prisons-Criminal Justice Department	245
18	Trans-Global Solutions Inc	242
19	Ashland LLC-Isp Elastomers	219
20	Huntsman Corporation	215
21	Performance Contractors Inc	210
22	D H M I Corporation-Dearcare Health MGT Intl	200
23	Homeland Security US Dept	200
24	Target Stores Inc-Target	200
25	Echo Maintenance LLC	200

Source: © 2020 Experian

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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.

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