

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



79,899
2021 POPULATION
3 MILE RADIUS



27,314
2021 DAYTIME POPULATION
3 MILE RADIUS



\$114,087
2021 AVERAGE INCOME
3 MILE RADIUS



52,958 VPD
SH 130

FOR SALE

\$15.00 PSF

LOCATED IN ETJ - NO ZONING!

AVAILABLE LAND

2.6 Acres

PROPERTY HIGHLIGHTS

- Easy access & excellent visibility with frontage on Gattis School Rd & Winterfield Dr
- Close proximity to both the 45 Toll & Palm Valley Blvd/Hwy 79
- Nearby The Golf Club at Star Ranch and the 1,926 lot Star Ranch master-planned community
- Hutto ETJ

TRAFFIC COUNT

Gattis School Rd: 10,618 VPD
SH 130: 55,791 VPD
(CoStar 2020)

AREA TRAFFIC GENERATORS



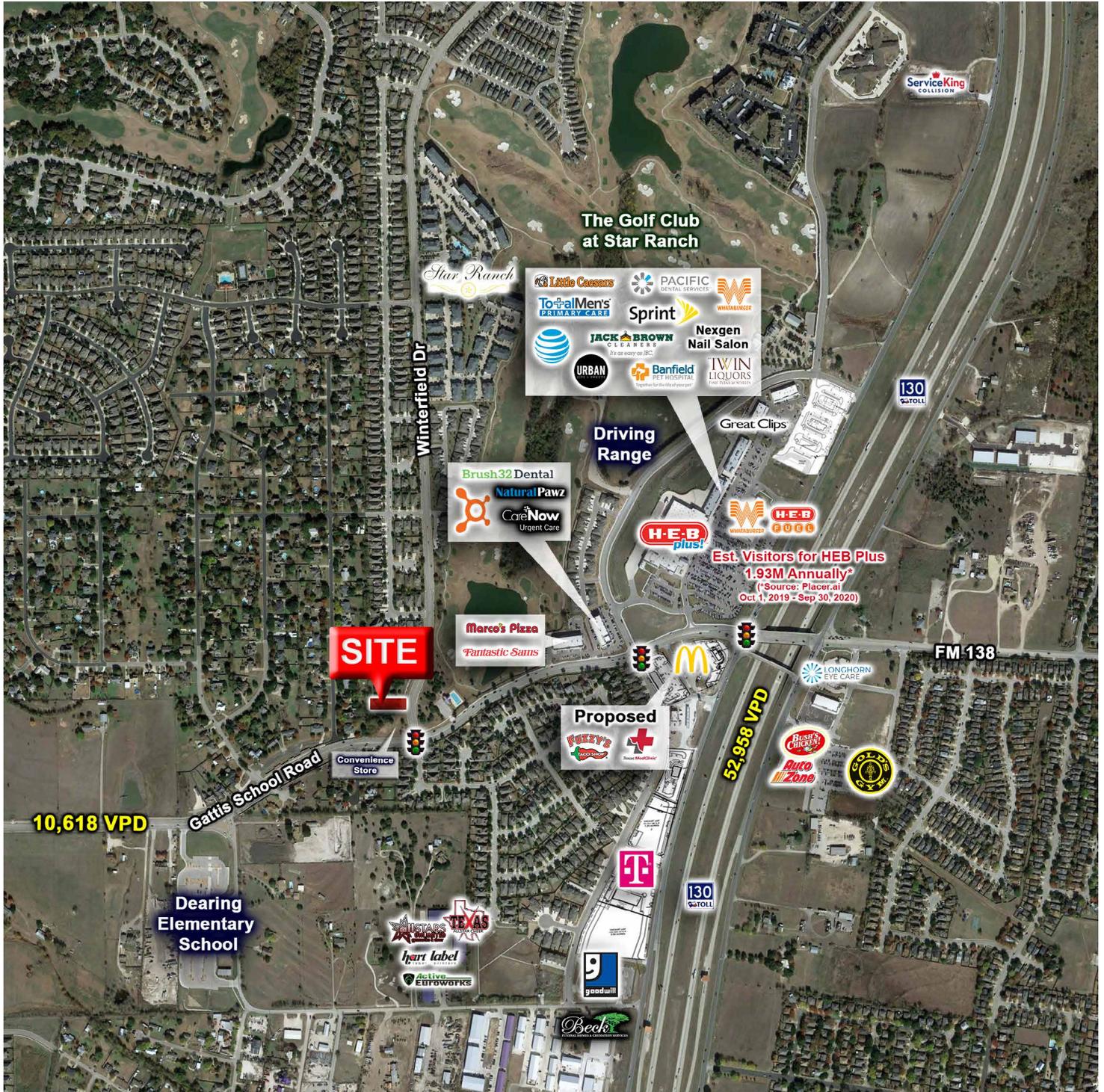
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Shops at Winterfield II

NWC OF GATTIS SCHOOL RD & WINTERFIELD DR
 GATTIS SCHOOL RD & WINTERFIELD DR
 HUTTO, TX 78634



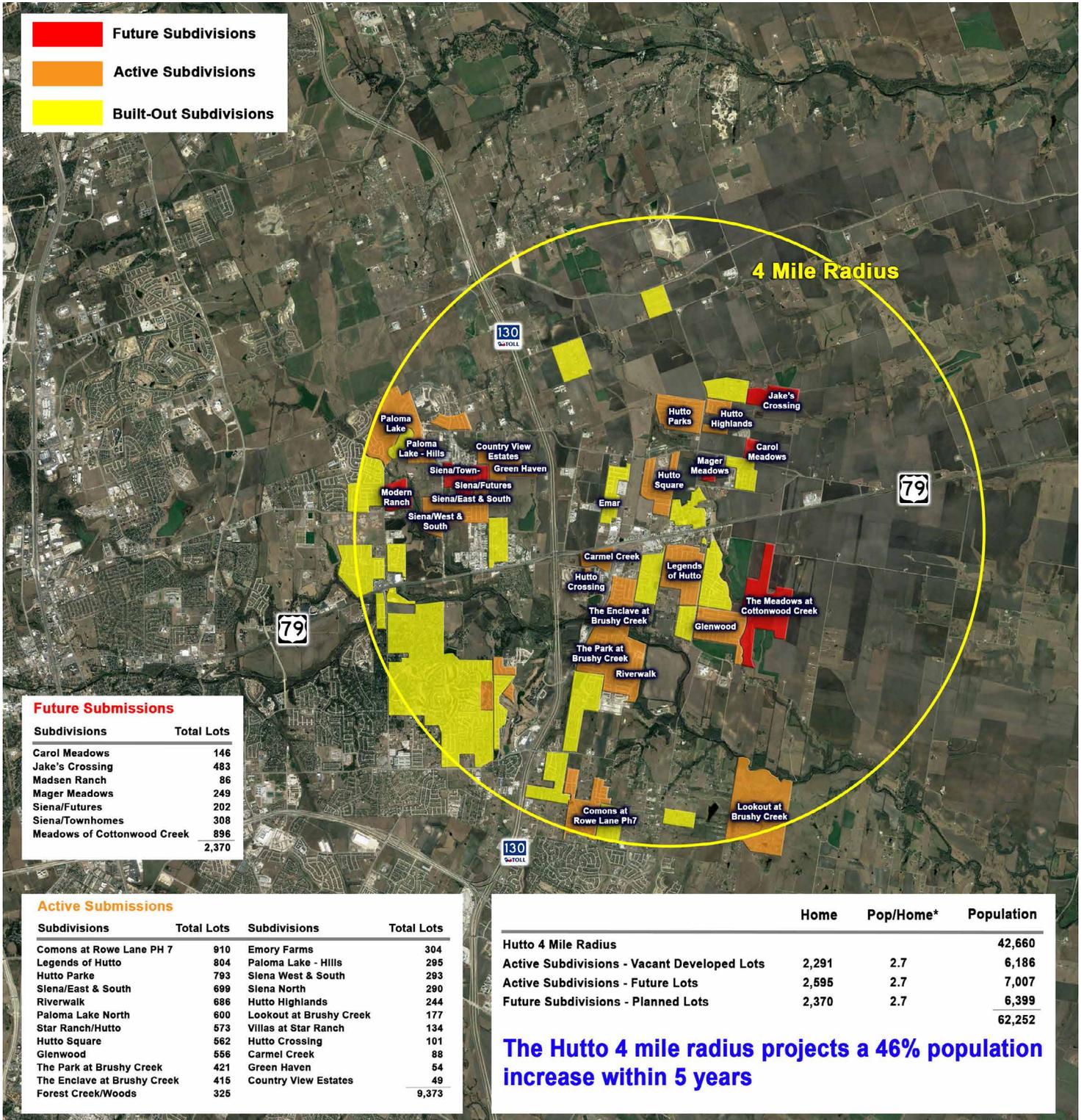
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- Future Subdivisions
- Active Subdivisions
- Built-Out Subdivisions

Future Submissions

Subdivisions	Total Lots
Carol Meadows	146
Jake's Crossing	483
Madsen Ranch	86
Mager Meadows	249
Siena/Futures	202
Siena/Townhomes	308
Meadows of Cottonwood Creek	896
Total	2,370

Active Submissions

Subdivisions	Total Lots	Subdivisions	Total Lots
Comons at Rowe Lane PH 7	910	Emory Farms	304
Legends of Hutto	804	Paloma Lake - Hills	295
Hutto Parke	793	Siena West & South	293
Siena/East & South	699	Siena North	290
Riverwalk	686	Hutto Highlands	244
Paloma Lake North	600	Lookout at Brushy Creek	177
Star Ranch/Hutto	573	Villas at Star Ranch	134
Hutto Square	562	Hutto Crossing	101
Glenwood	556	Carmel Creek	88
The Park at Brushy Creek	421	Green Haven	54
The Enclave at Brushy Creek	415	Country View Estates	49
Forest Creek/Woods	325		
		Total	9,373

	Home	Pop/Home*	Population
Hutto 4 Mile Radius			42,660
Active Subdivisions - Vacant Developed Lots	2,291	2.7	6,186
Active Subdivisions - Future Lots	2,595	2.7	7,007
Future Subdivisions - Planned Lots	2,370	2.7	6,399
			62,252

The Hutto 4 mile radius projects a 46% population increase within 5 years

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Major residential and commercial developments starting in Hutto

A number of construction projects are underway throughout Hutto, including along FM 685 south of Hwy. 79.

The developments range from business parks to luxury apartments, retail and residential space.

Preliminary construction is underway on a mixed-use retail and restaurant development along Chris Kelley Boulevard between Carl Stern Drive and Hwy. 79.

The project will be developed by CBRE Group Inc., a real estate service and investment firm.

The residential developments in Carmel Creek include a luxury apartment community with 123 future multifamily homes to be built by Ohio-based M/I Homes as well as 310 apartment units built by CMC Commercial Realty Group, based out of Dallas. Carmel Creek by Pulte Homes is currently offering single-family houses off Carl Stern Drive.

"We've got a population with a median age of 33. We've found that they are interested in houses and they would like a place with access to metropolitan area, but they enjoy a quiet place like Hutto," Hutto City Manager Odis Jones said.

There are more than 700 lots earmarked for retail, residential or restaurant use in the area between FM 685 and SH 130, stretching from Hwy. 79 to an area just north of the Brushy Creek riverbed. The development will include a parkland that runs through the neighborhoods and a trail that runs parallel to Brushy Creek. A series of trails will run through the development, stretching from parts of the residential areas to the northern bank of Brushy Creek.

Currently, a Wendy's restaurant and a Popeyes Louisiana Chicken restaurant are planned in the Carmel Creek space near the southwest intersection of FM 685 and Hwy. 79. Plans are also in place for a Circle K gas station at the southwest corner of intersection of Carl Stern and FM 685.

There are more than 13 acres of land set aside for future development in the northwest corner of Carmel Creek, though no development is yet planned for the space.

Austin-based commercial real estate developer Retail Solutions broke ground in September on Hutto Plaza, a mixed-use office site on the east side of Chris Kelley Boulevard, south of Carl Stern. Preston Wolfe, commercial adviser for the property, said one of the two buildings will be a multistory development, and the estimated completion date is March. No leases have been signed for the site yet.

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Wendy's officials confirmed Tuesday a new franchisee-owned restaurant will be built on Chris Kelley Boulevard near the southwest intersection of...

Retail Solutions is also currently building up Star Ranch Market, which will open in the first quarter of 2018 and is located just north of the H-E-B Plus on southbound FM 685 in Hutto.

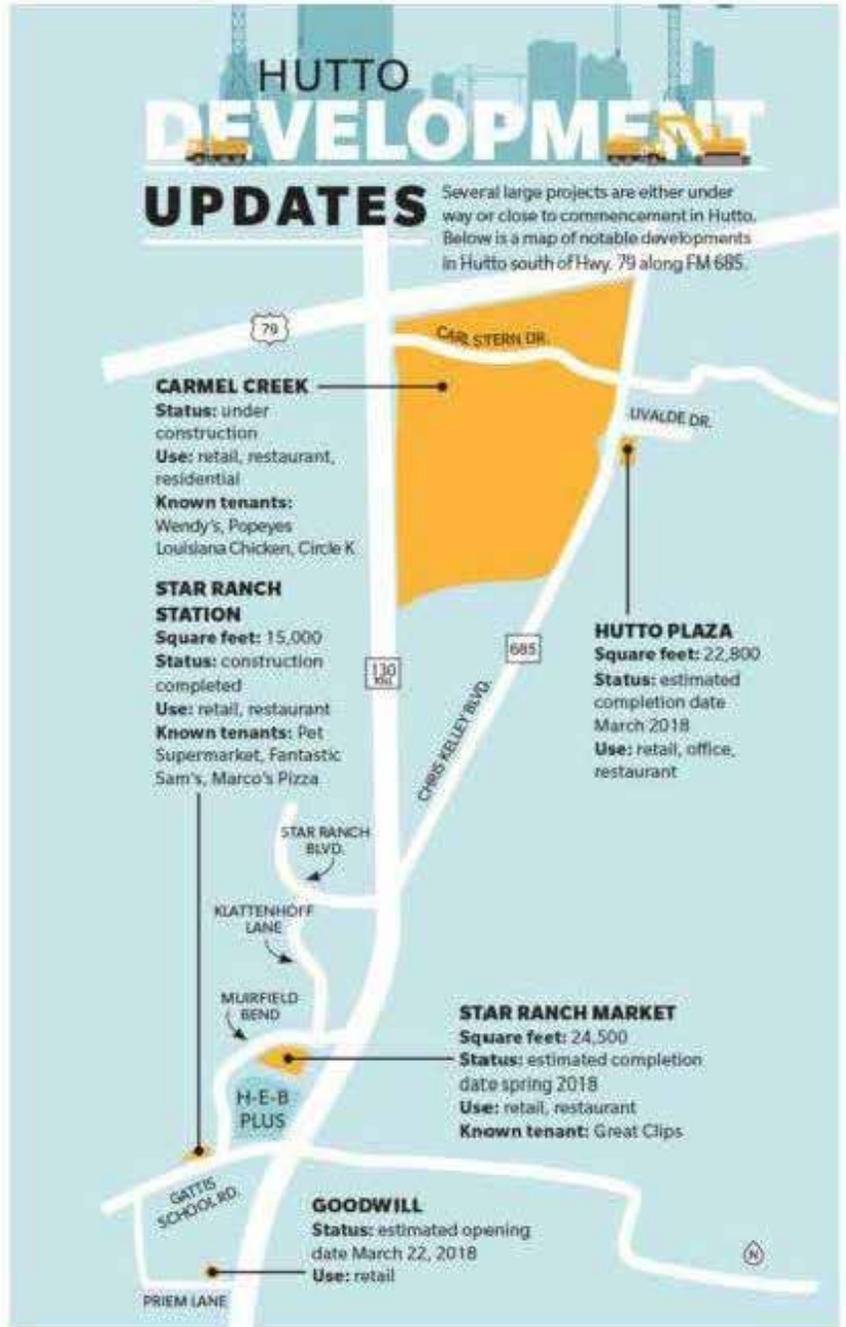
Three leases have been signed for spaces in Star Ranch Market, including a nail salon, an Asian cuisine restaurant and a Great Clips salon.

A new Goodwill retail store will open a Star Ranch-area location built along southbound FM 685 at Priem Lane in Hutto.

Land is being cleared for the new building on the north side of the intersection, which is just west of SH 130 and south of Gattis School Road. Per the project permit, the construction anticipates an end date of March 22.

Construction is also now complete on Muirfield Bend, a new road that borders the Golf Club at Star Ranch and runs behind H-E-B Plus, connecting FM 685 to Gattis School Road.

Pet Supermarket, a retail chain for pet food and other pet supplies, will open on Gattis School Road in the Star Ranch Station retail center developed by Retail Solutions. Fantastic Sam's Cut & Color, a hair salon franchise, and a Marco's Pizza, a restaurant chain, have also signed leases in Star Ranch Station.



Source: <https://communityimpact.com/austin/round-rock-pflugerville-hutto/development-construction/2017/11/07/major-residential-commercial-developments-starting-hutto/>

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BREAKING: Manufacturer relocating to Hutto poised to become one of city's largest employers

Paradigm Metals employs 282 people at its current facility in Pflugerville.

The first tenant announced at Titan Development's Innovation Business Park is projected to become one of Hutto's largest employers.

Paradigm Metals, a Pflugerville-based manufacturer, announced at Thursday's Hutto City Council meeting that the company is moving into a 100,000-square-foot custom-ordered building at the Titan Development project just east of SH 130.

"We're bringing between 250 and 275 employees — minimum — to Hutto when we move into that building," said Blain Ogea, chief operations officer for Paradigm Metals. "That right there should be exciting for Hutto."

In a presentation shown to council members Thursday night, Ogea and Dan Chew, president and CEO of Paradigm Metals, showed figures that project their company to grow to more than 400 employees by 2021.

Per figures from Hutto ISD, the school district is the city's largest employer with 1,067 people on its payroll.

"This is a huge coup for the city of Hutto," said Kevin Reid, chairman of Titan Development. Paradigm Metals is a technology manufacturer and the company houses several operations in its facility. The manufacturer provides precision sheet metal fabrication, machining, screen printing, powder coating and more. Per Ogea, Paradigm Metals ships internationally.

Chew founded the company in 1984 alongside his brother, Steve Chew, and relocated the company to the Austin area in 1996. Paradigm Metals expanded its operations to its current 50,000-square-foot location in Pflugerville, though the company executives say their production has outgrown their facility. According to Chew, the company has grown in revenue 30 percent on average per year over the past decade.

"The size of [our current]building can only produce so much, so our upside and growth potential mandated that we had to have more space. That's why we're going two times the size of the building," Ogea said.

Paradigm Metals is the first tenant announced at Titan Development's Innovation Business Park, a \$100 million speculative building development. The manufacturer's new facility will be the second building constructed on the property and the first building ordered custom-built.

Paradigm Metals is technically located in the Austin Extraterritorial Jurisdiction, though the company has a Pflugerville mailing address.

Construction on the first building in Innovation Business Park has already gone vertical. That building is a speculative space for prospective tenants.

"One of the big advantages in working with Titan is they've already got their troops on the ground, meaning their contractors and builders," Chew said. "They've got their site survey, the roads are in and the infrastructure is there."

Chew and Ogea said they expect to break ground on the new Paradigm Metals facility Nov. 1 with an opening date by this time next year.

Paradigm Metals is the third manufacturer to announce its relocation to Hutto in the past six months after two California-based companies confirmed their move to the city.

Source: <https://communityimpact.com/austin/round-rock-pflugerville-hutto/city-county/2018/08/16/breaking-manufacturer-relocating-to-hutto-poised-to-become-one-of-citys-largest-employers/>



Fast-growing Austin tech company to move HQ to small suburb of Hutto 200 jobs to pour into town in coming years

Fast-growing Austin tech company to move HQ to small suburb of Hutto
BryComm plans to move into a 30,000-square-foot headquarters and warehouse space at Titan Development's Innovation Business Park in Hutto.
Austin's loss will be Hutto's gain when it comes to one fast-growing company in security and information technology.
BryComm LLC will move its headquarters from North Austin to a business park in the small Williamson County suburb.



The company will move into Hutto's Innovation Business Park later this year and expects to grow to 200 employees within five years.

BryComm works on technology infrastructure for commercial projects including audio/visual systems, fiber optics, structure cabling and security video surveillance. It was founded in 2008 but didn't fully launch operations until 2011, said Cory Brymer, the company's president and CEO.

"At the time, that probably wasn't the best time to start a business," Brymer said. "But in retrospect... we got to ride the Austin and Texas wave of significant economic growth."

BryComm has twice appeared on Austin Business Journal's annual lists for fast-growing local companies - in 2015 and in 2016.

"They've experienced significant growth over the past few years," said Jessica Bullock, Hutto's economic development department director. "And that growth has resulted in their need for additional space."

BryComm moved to its current headquarters in North Austin in 2013 with 20 employees. It now has more than 100.

BryComm's new home will be in Titan Development's Innovation Business Park, just east of the State Highway 130 toll road.

Jeff Coombs, BryComm's director of business development, said the company will completely vacate its current location at 15302 Marsha St. in North Austin. Its San Antonio office will be unaffected by the relocation.

BryComm plans to invest more than \$4 million in a 30,000-square-foot building at the Innovation Business Park, according to a city announcement. About 110 employees are expected to work there when BryComm begins its operations in Hutto in September, although BryComm expects to have 200 jobs at the location within five years.

Under agreements approved by Hutto City Council on Thursday, there will be a 45 percent property tax abatement on the property and its improvements for 10 years, according to Community Impact.

Brymer said Hutto's location would help get the company away from I-35 traffic in North Austin. He also cited Hutto's growth and cooperation as reasons for the relocation.

"We're picking the absolute right time for us to get here right before it really takes off," he said. "From an investment standpoint alone, it was the right decision for us."

Brymer said design continues for the new HQ. HB Construction and JLL, as BryComm's real estate representative, were also part of the relocation effort.

The 72-acre Innovation Business Park broke ground in 2017 and could include 800,000 square feet of space when finished. Its first tenant, Paradigm Metals Inc., was announced last August.

"Light industrial businesses see the potential in Hutto given its large, educated workforce and easy access to major markets," Titan Development's Kevin Reid said in a statement.

Source: https://www.bizjournals.com/austin/news/2019/01/18/fast-growing-austin-tech-company-to-move-hq-to.html?ana=e_du_prem&s=article_du&ed=2019-01-18&u=wXCEzZipYoSzboxldQaD%2FnaIE0&t=1548084513&j=86149471

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1,300 more homes for Hutto, coming soon from William Lyon Homes

By [Erin Edgemon](#) – Staff Writer, Austin Business Journal
Apr 10, 2019, 3:39pm EDT

There is renewed momentum behind a big subdivision planned for the suburbs north of Austin: [William Lyon Homes](#) said April 10 it will soon start infrastructure work on a roughly 1,300-home master-planned community in Hutto.

The 315-acre site [was rezoned in June 2018](#) as a planned unit development to allow for pocket parks, a trail system and an approximately two-acre commercial tract at the intersection of the proposed collector roads.

Newport Beach, California-based William Lyon took control of the project last year after it acquired the original developer, RSI Communities. But it wasn't until the first week of April that William Lyons closed on the purchase of the land from the Wallin and Overton families. The future community is approximately two miles north of downtown Hutto and between Ed Schmidt Boulevard and FM 1660 North.



William Lyon Homes will build about 1,300 homes on 315 acres approximately two miles north of downtown Hutto and between Ed Schmidt Boulevard and FM 1660 North

Hutto has become a hot destination for homebuilders and homebuyers in the past five years because of its proximity to the State Highway 45 and 130 toll roads as well as major employers on the north side of metro, said [Vaike O'Grady](#), Austin regional director for Metrostudy, adding that new home construction nearly doubled in that time.

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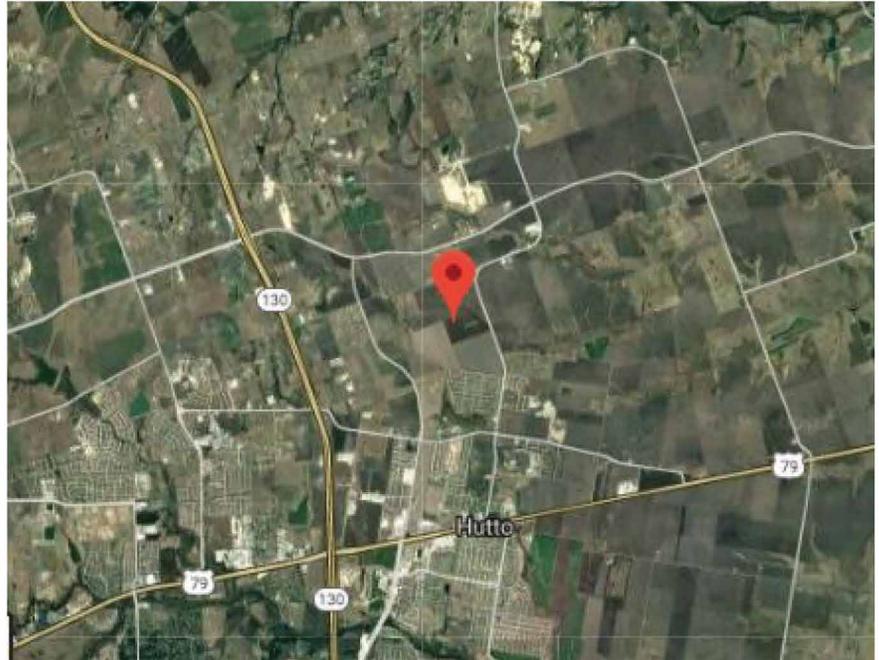
"In 2018, housing starts actually outpaced lot deliveries. So, the area is primed for new supply," O'Grady said of Hutto. "Assuming that William Lyon executes well and offers homes priced to meet buyer demand (below \$300,000), the new community should perform very well."

Also consider that Hutto's estimated population was 22,644 in 2017, according to the U.S. Census Bureau, up 54 percent from 14,698 in 2010.

William Lyon is expected to begin developing in Hutto this summer, with home construction starting in early 2020 and home sales beginning later that year. Homes will range in price from the low \$200,000s to the mid-\$300,000s.

Various home designs and sizes will be offered from attached and alley-loaded homesites to more traditional homesites. The style of homes that will be offered hasn't been determined.

Bryan Havel, division president for William Lyon Homes, said the yet-to-be-named community will be a destination for the Hutto area, highlighted by a 6.5-acre community center, multiple parks and playscape areas as well as an extensive trail system.



"Our vision is for a place that invites people to gather and put down roots," he said.

[William Lyons Homes](#) currently builds in 13 Austin communities, [including near Mueller](#), and is expected to close on more than 600 homes this year in the Austin area.

William Lyon Homes last year acquired RSI Communities, a Southern California and Texas-based homebuilder, and three more related real estate assets for \$475 million last year.

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Austin is again No. 1 US market for real estate investment in closely watched study

Apple campus, Statesman site redevelopment mentioned as major projects to mind

Sep 19, 2019, 7:26am CDT

Austin is once again the top market in the country for real estate investment looking ahead to 2020, according to a national study released Sept. 19 by PricewaterhouseCoopers and Urban Land Institute.

The Texas capital climbed up from No. 6 on the last Emerging Trends in Real Estate study. For 2018 it ranked No. 2 and for 2017 it ranked No. 1.

"Development is booming, and the landscape is studded with impactful projects," the new report states about the Texas capital.

The Austin projects named in the report, which is based on a survey of more than 1,500 real estate professional across the world, are Apple Inc.'s forthcoming \$1 billion campus in Williamson County, the transit-oriented development proposed for the Austin American-Statesman site, the new Dell Medical School and a major expansion of Austin-Bergstrom International Airport.

"Capital is abundantly directed toward Austin — so much so that some locals wonder about the underwriting assumptions of outside investors," the report states. "Transaction activity in Austin is above what you would expect from a market of its size, and 2019's early results are above the three-year historical average."

In 2020, Austin will be a solid "buy" market for industrial, office and multifamily properties, according to the 41st annual study from New York-based accounting firm PwC and the nonprofit Urban Land Institute.

Austin first appeared in the top 10 of the study about a decade ago, along with larger, mostly coastal cities such as New York City, Washington D.C. and San Francisco, said Mitch Roschelle, partner at PwC and co-publisher of the report. Initially, people thought Austin's appearance was a mistake, he said.

"It's not an aberration at all," Roschelle said, after studying Austin for years. "[Austin] has almost become a force of nature."

Austin's explosive population and employment growth, as well as the continuing diversification of the economy, keep the capital city near the top of the list, Roschelle said.

"The population of Austin is growing at three times the population growth rate of the U.S.," he said. The MSA is growing by about 45,000 people a year, Roschelle added, citing Census Bureau data. The latest federal numbers, released in April, found that the Austin metro population grew by 53,086 from 2017 to 2018, or about 145 a day.



ARNOLD WELLS/STAFF

Austin has been named the best city in the country for real estate investment by PwC and Urban Land Institute.



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There's so much momentum and potential for economic expansion in Austin that if the overall U.S. economy were to slow, the city would get its first opportunity to prove its resilience, Roschelle said. Historically Austin has fared better than many other cities during recessions, although now the Texas capital is more connected to the global economy than ever before.

On the diversification of Austin's economy, the city also scores highly. It is adding million-dollar businesses faster than any other major metro in the country, according to a recent report from LendingTree. From 2014 to 2016, the number of businesses in the Austin area with revenue of at least \$1 million climbed 15.1%.

Paulette Gibbins, executive director of ULI in Austin, agreed that the economy is diversifying. Army Futures Command's entrance into the city last year "represents quite a diversification of job opportunities within Austin," she said.

"They come here, and then they also bring in other companies interested in doing work with them," Gibbins said. "On top of that, Austin has really grown in the bio-tech sector (with the innovation district) and medical school."

Persistent challenges in Austin are traffic and rising housing costs, according to the report.

Gibbins said Austin is at a "tipping point" as it's working to update its land use code, improve public transit and address rising housing costs.

As Austin grows vertically — real estate insiders joke the tower crane is the unofficial city bird — it is also growing horizontally, Roschelle said.

"Suburbs start getting created where there weren't suburbs before," he said. "People start commuting from longer distances where the land and homes become more affordable. That's what tends to happen."

That's already happening in the Austin area as median home prices in the city have reached record highs, according to recent data from the Austin Board of Realtors. As a result, thousands of new homes are being built in nearby cities like Pflugerville, Buda, Kyle and Leander.

10 markets to watch in 2020 from Emerging Trends in Real Estate report

1. Austin
2. Raleigh-Durham, N.C.
3. Nashville
4. Charlotte
5. Boston
6. Dallas/Fort Worth
7. Orlando
8. Atlanta



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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUTRE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
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Designated Broker of Firm	License No.	Email	Phone
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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