

CITY OF FORT WORTH LAND FOR SALE OR EXCHANGE

ALLIANCE AIRPORT: NOISE MITIGATION LAND

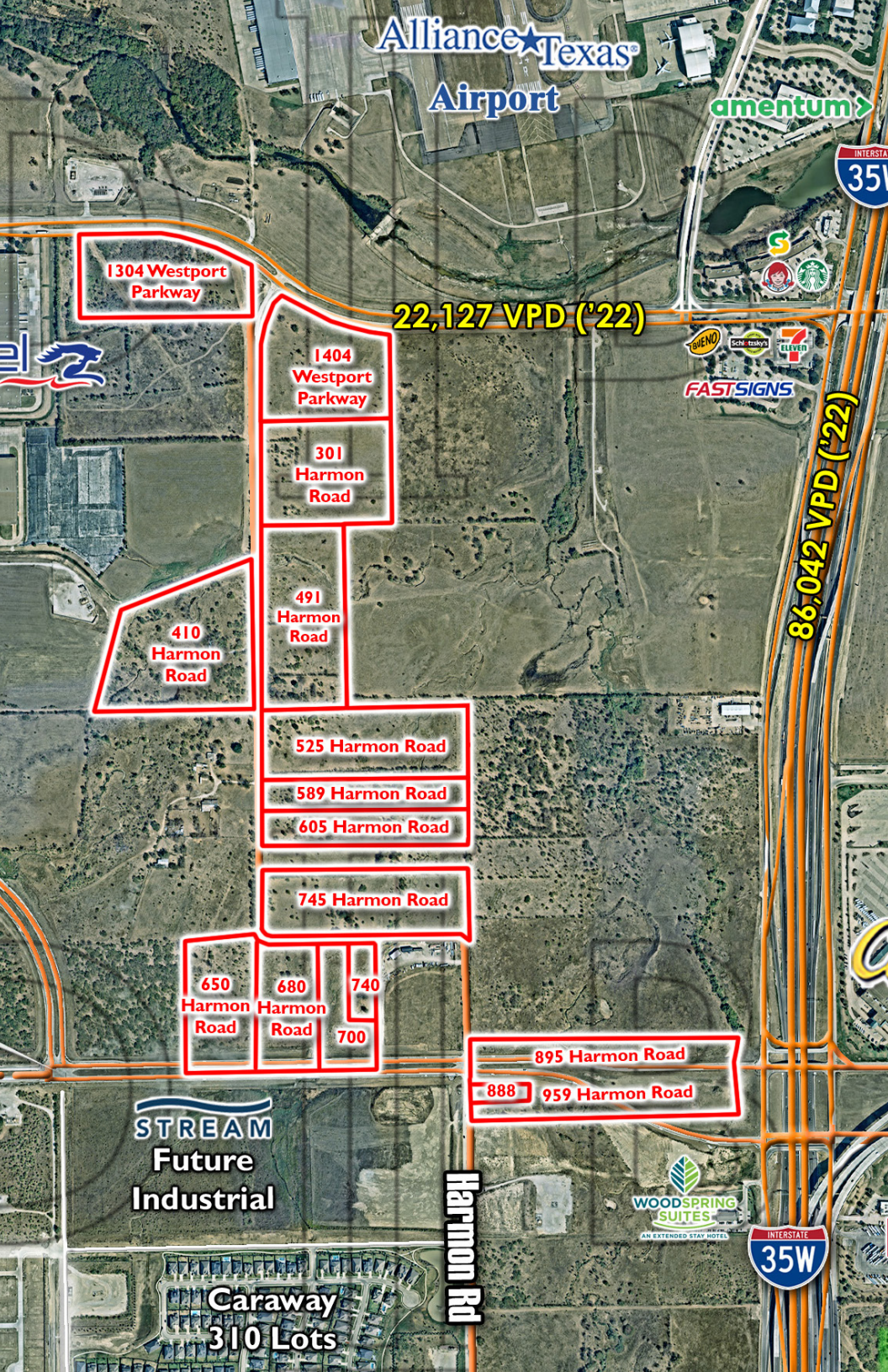
HASLET, TX



DAVIDSON BOGEL

LAND IS OUR BUSINESS®





PROPERTY INFORMATION



SIZE:
± 138 Gross AC



FUTURE LAND USE:
Industrial Employment
Office Employment



ZONING:
AG - Agricultural
I - Industrial



UTILITIES:
Water and Sewer Lines Available
in General Vicinity



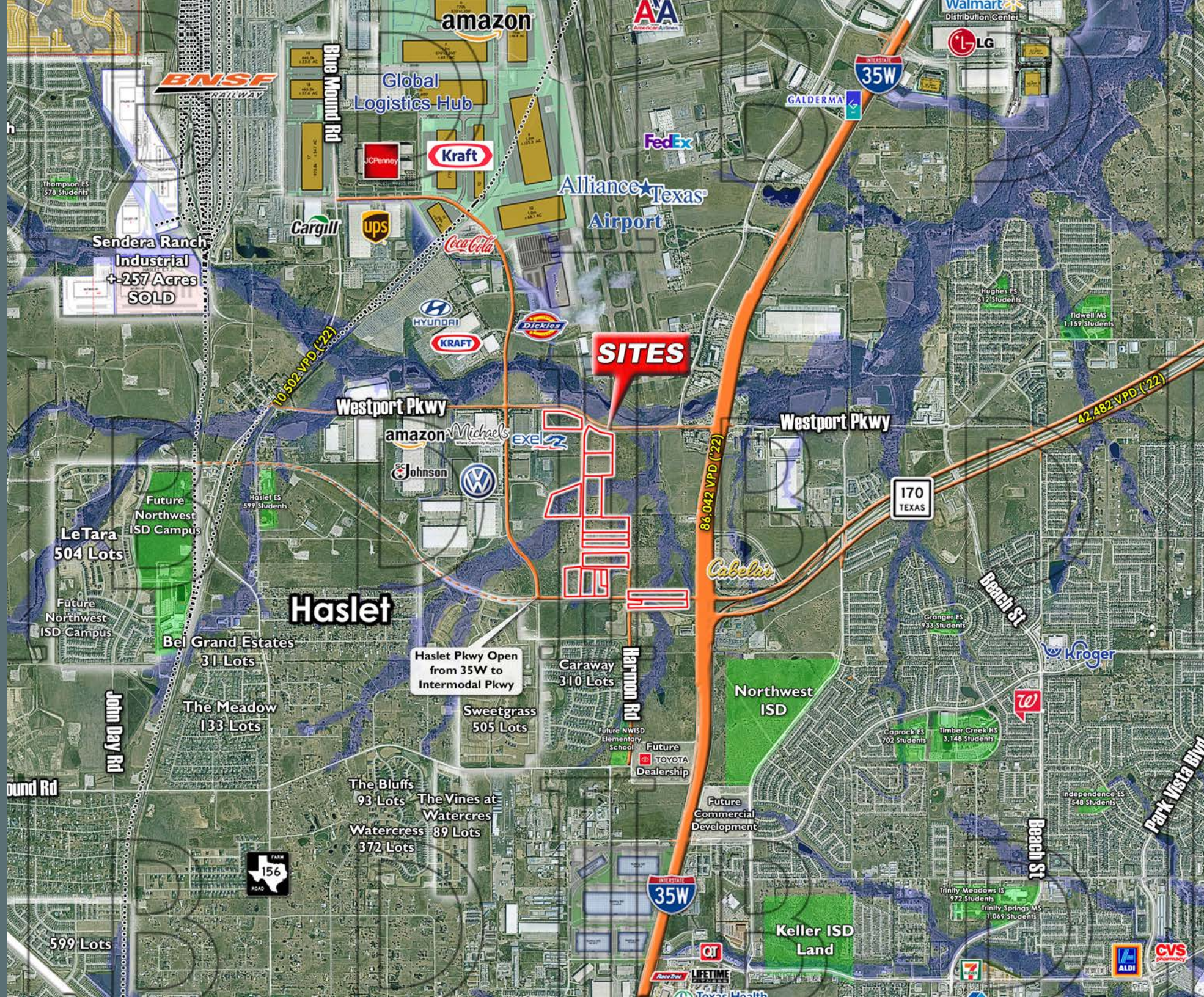
RESTRICTIONS:
Residential, Public, and Other Noise Sensitive
Uses Restricted
(All Properties Subject to Alliance Airport
Avigation Easements)



HASLET PARKWAY:
Currently Open from 35W to Intermodal Pkwy.
Full Expansion to F.M. 156 by EOY 2024

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	10,598	89,633	239,643
% Proj Growth 2024-2029	2.13%	0.75%	0.97%
2024 Average HH Income	\$91,848	\$100,819	\$100,148
2024 Median HH Income	\$64,314	\$64,580	\$65,253



Sendra Ranch Industrial
 +257 Acres
SOLD

SITES

Haslet

Haslet Pkwy Open from 35W to Intermodal Pkwy

LeTara
 504 Lots

Bel Grand Estates
 31 Lots

The Meadow
 133 Lots

Caraway
 310 Lots

Sweetgrass
 505 Lots

The Bluffs
 93 Lots

The Vines at Watercress
 Watercress 89 Lots
 372 Lots

599 Lots

Northwest
 ISD

Keller ISD
 Land



Park Vista Blvd

Beach St

Beach St

Harmon Rd

Blue Mound Rd

John Day Rd

amazon

Global Logistics Hub

Kraft

FedEx

Alliance Texas Airport

Cargill

ups

Coca-Cola

HYUNDAI

Dickies

KRAFT

Westport Pkwy

amazon

Michaels

exel

Johnson

VW

Westport Pkwy

Cabela's

Kroger

Walmart

Future TOYOTA Dealership

Future Commercial Development

Independence ES
 1548 Students

Caprock ES
 702 Students

Timber Creek HS
 3,148 Students

Trinity Meadows IS
 972 Students

Trinity Springs MS
 1,049 Students

Hughes ES
 612 Students

Tidwell MS
 1,159 Students

Thompson ES
 578 Students

Haslet ES
 599 Students

Future Northwest ISD Campus

Future Northwest ISD Campus

Walmart Distribution Center

LG

GALDERMA

86,042 VPD (22)

10,502 VPD (22)

42,482 VPD (22)

86,042 VPD (22)

BNSF RAILWAY

AA

AT

Raw Don

LIFETIME

Toy Health

7

ALDI

CVS Pharmacy

Walmart

Kroger

Walmart

Walmart

Walmart

Walmart

Walmart

Alliance★Texas
Airport

amentum

INTERSTATE
35W

Hampton
(Inn)

Residence
Inn
Marriott

Michaels

1304 Westport
Parkway

22,127 VPD ('22)

exel

1404
Westport
Parkway

FASTSIGNS

PNC

Hilton
Garden
Inn

FAIRFIELD
INN & SUITES
Marriott

Olam Agri

Intermodal PKWY

301
Harmon
Road

86,042 VPD ('22)

491
Harmon
Road

410
Harmon
Road

525 Harmon Road

589 Harmon Road

605 Harmon Road

745 Harmon Road

650 Harmon Road
680 Harmon Road
740 Harmon Road
700 Harmon Road

895 Harmon Road

888 959 Harmon Road

Cabela's

170
TEXAS

Haslet Pkwy Open
from 35W to
Intermodal Pkwy

STREAM
Future
Industrial

Harmon Rd

WOODSPRING
SUITES
AN EXTENDED STAY HOTEL

INTERSTATE
35W

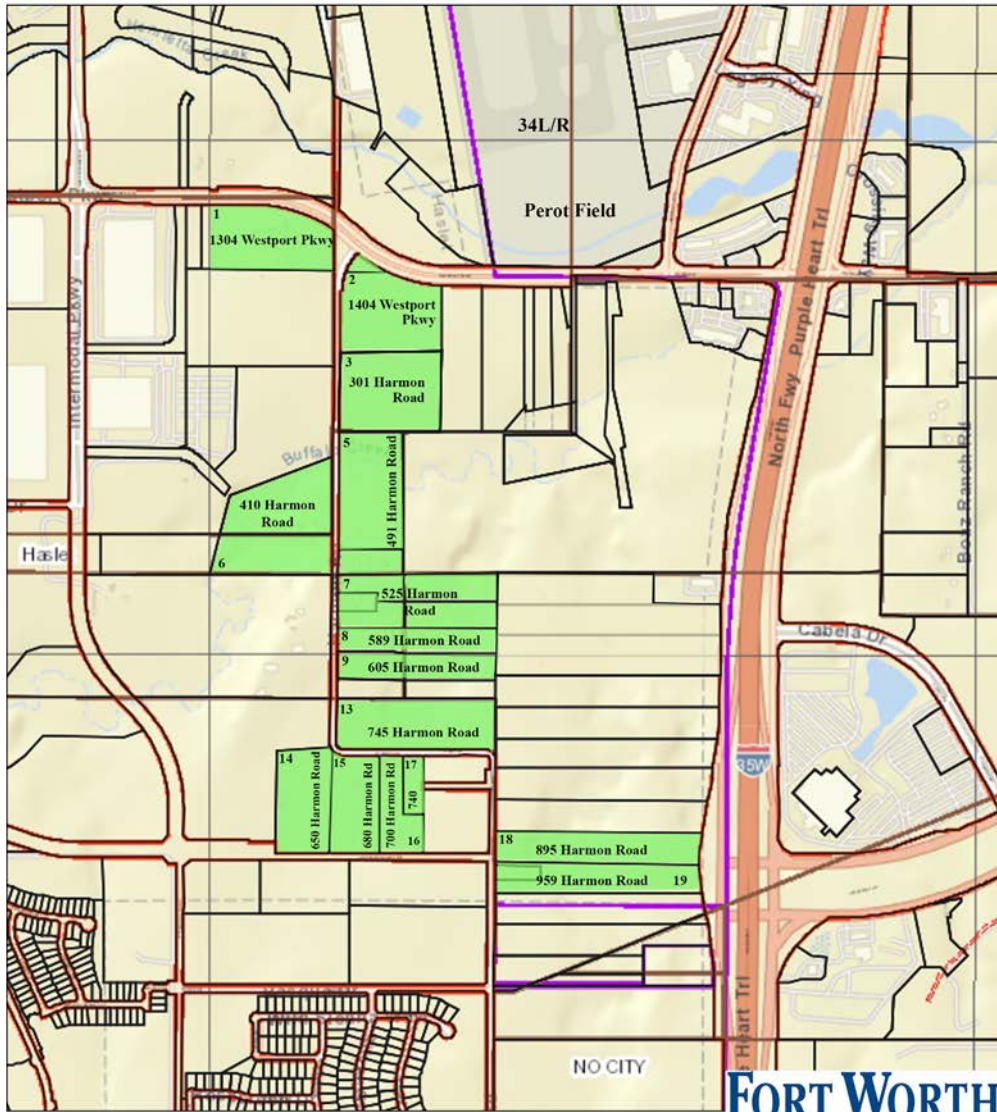
Pilot.

reetgrass
Development
05/Lots

Caraway
310 Lots

Northwest ISD

Properties Mitigated through 1994 NCP



Part 150 Noise Study



Perot Field Fort Worth Alliance Airport (AFW)
Noise Land Properties – List Price

Property ID	Physical Address of Property	Square Acreage Appraised LP/LAV	List Price
1	1304 Westport Parkway	11.14 / 11.137	\$3,400,000
2	1404 Westport Parkway	11.56 / 10.976	\$3,520,000
3	301 Harmon Road	12.50 / 12.50	\$3,540,000
5	491 Harmon Road	12.38 / 12.957	\$2,820,000
6	410 Harmon Road	15.21 / 16.114	\$2,090,000
7	525 Harmon Road	11.98 / 12.232	\$3,030,000
8	589 Harmon Road	6.00 / 6.00	\$1,650,000
9	605 Harmon Road	5.53 / 6.105	\$1,520,000
13	745 Harmon Road	11.19 / 10.694	\$2,830,000
14	650 Harmon Road	8.00 / 8.00	\$1,910,000
15	680 Harmon Road	7.00 / 7.00	\$1,650,000
16	700 Harmon Road	5.31 / 5.31	\$1,270,000
17	740 Harmon Road	1.68 / 1.00	\$500,000
18	895 Harmon Road	8.99 / 8.989	\$580,000
19	888/959 Harmon Road	8.98 / 8.988	\$1,060,000

MARKET INFORMATION

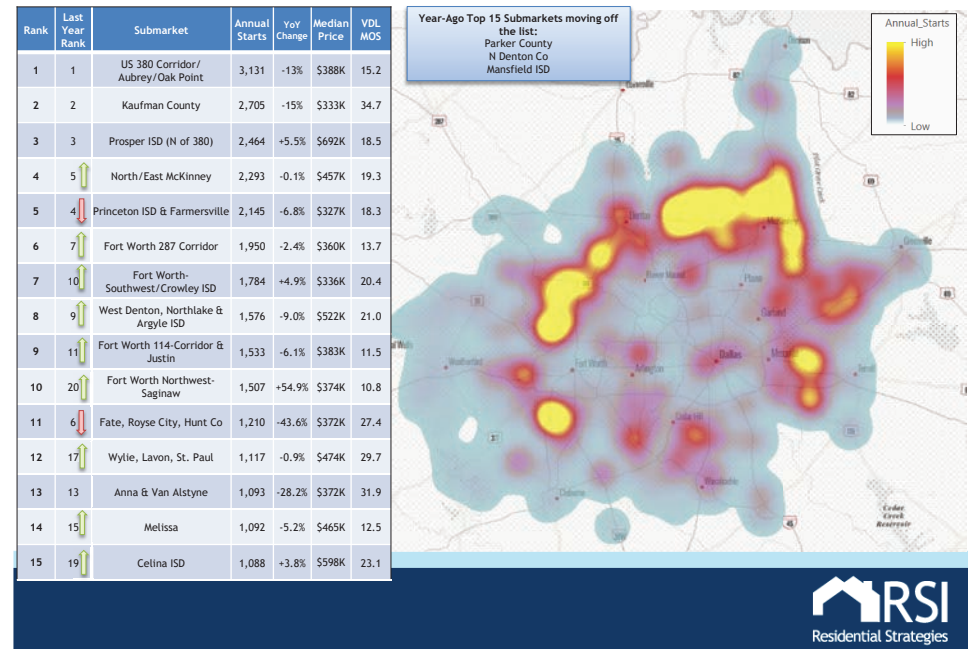
AllianceTexas™

The AllianceTexas™ sub-market is a nearly 27,000-acre master planned submarket in north Fort Worth that boasts a large employment base, master-planned single-family communities, e-commerce and logistics centers, retail power centers, and corporate campuses. Anchored by Alliance Airport, Alliance Town Center, and Circle T Ranch, the subject properties are well-positioned to take advantage of the readily available infrastructure, employment base, and economic opportunity presented by the Alliance Texas submarket and surrounding development.

North Fort Worth

North Fort Worth region has seen some of the most rapid growth in North Texas over the past decade. Haslet, Fort Worth, Argyle, Northlake, and Justin have all benefited tremendous amounts of single-family home growth, infrastructure development, and population growth over the past five years. Master-planned community developers and home builders have sought out the region for the ability to deliver homes at more affordable prices than other high-growth regions in the DFW Metroplex. The new home growth has, in turn, fueled the demand for industrial/logistics development and retail and mixed-use development throughout the region.

DFW: MOST ACTIVE SUBMARKETS



* Data courtesy of Residential Strategies

NORTH TEXAS GROWS BY 1 PERSON EVERY 4 MINUTES



15 PEOPLE AN HOUR ■ 362 A DAY ■ 2,534 A WEEK



4 HOURS
FLYING FROM EITHER COAST

IF NORTH TEXAS WERE A

STATE
9TH IN GDP
8 NEW JERSEY ■ 10 GEORGIA



COUNTRY
24TH IN GDP
23 TAIWAN ■ 25 BELGIUM

Source: North Texas Commission Profile of North Texas 2021



Tract 1 - 1304 Westport Pkwy.

PROPERTY ID: 04015185



SIZE:

± 11.14 / 11.137 AC



LIST PRICE:

\$3,400,000



ZONING:

AG - Agricultural



UTILITIES:

Existing 16" Water Line Along North Side of Westport Pkwy.

Proposed 12" Water Line Along Harmon Rd.

Existing 12" Sewer Line 1800' South of the Property





Tract 2 - 1404 Westport Pkwy.

PROPERTY ID: 03952983, 03953017



SIZE:

± 11.56 / 10.976 AC



LIST PRICE:

\$3,520,000



ZONING:

AG - Agricultural



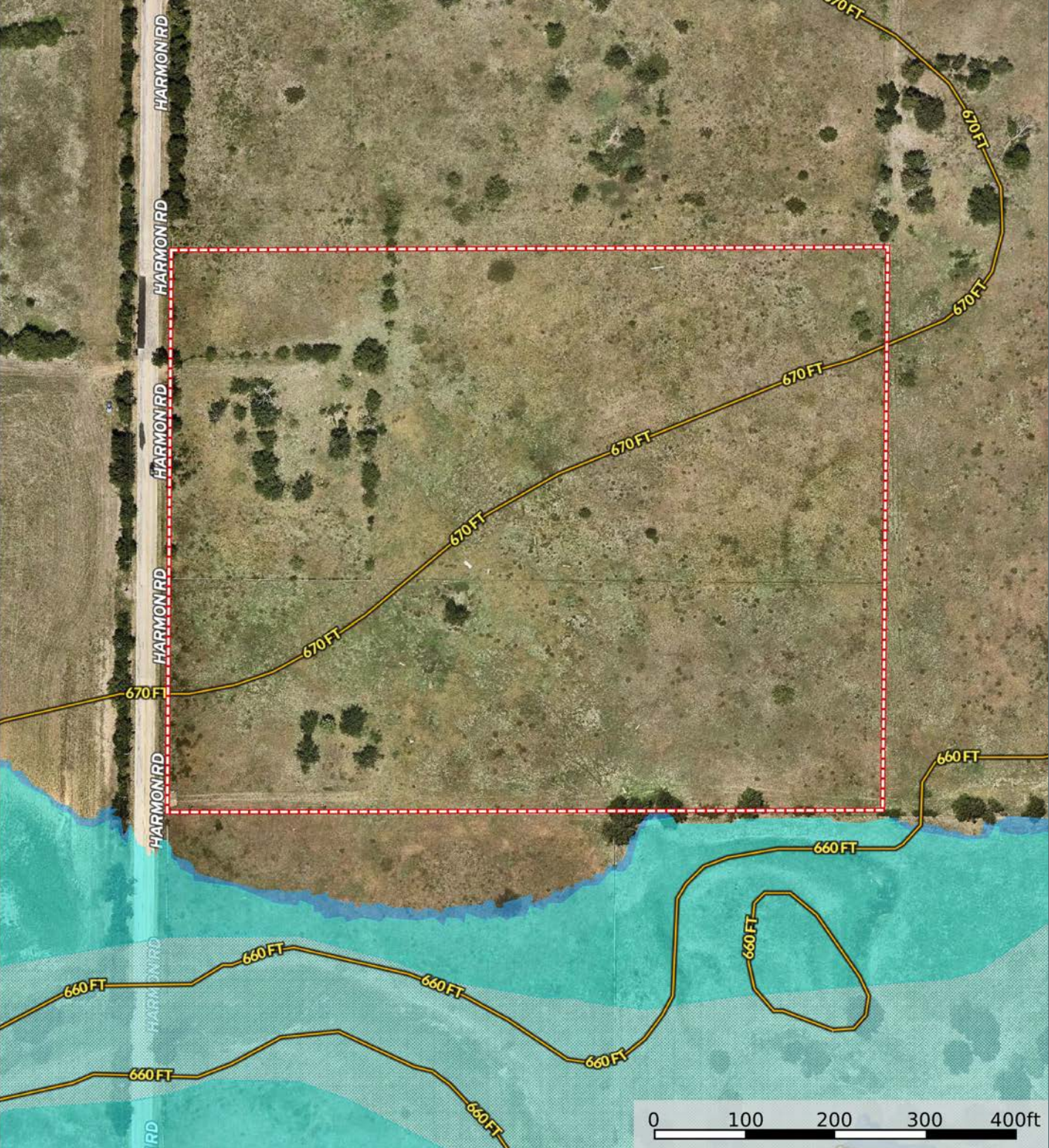
UTILITIES:

Existing 16" Water Line Along North Side of Westport Pkwy.

Proposed 12" Water Line Along Harmon Rd.

Existing 12" Sewer Line 1000' South of the Property

- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included



Tract 3 - 301 Harmon Rd.

PROPERTY ID: 05309328, 04730216,
06531385, 03953076



SIZE:
±12.5 AC



LIST PRICE:
\$3,540,000



ZONING:
AG - Agricultural

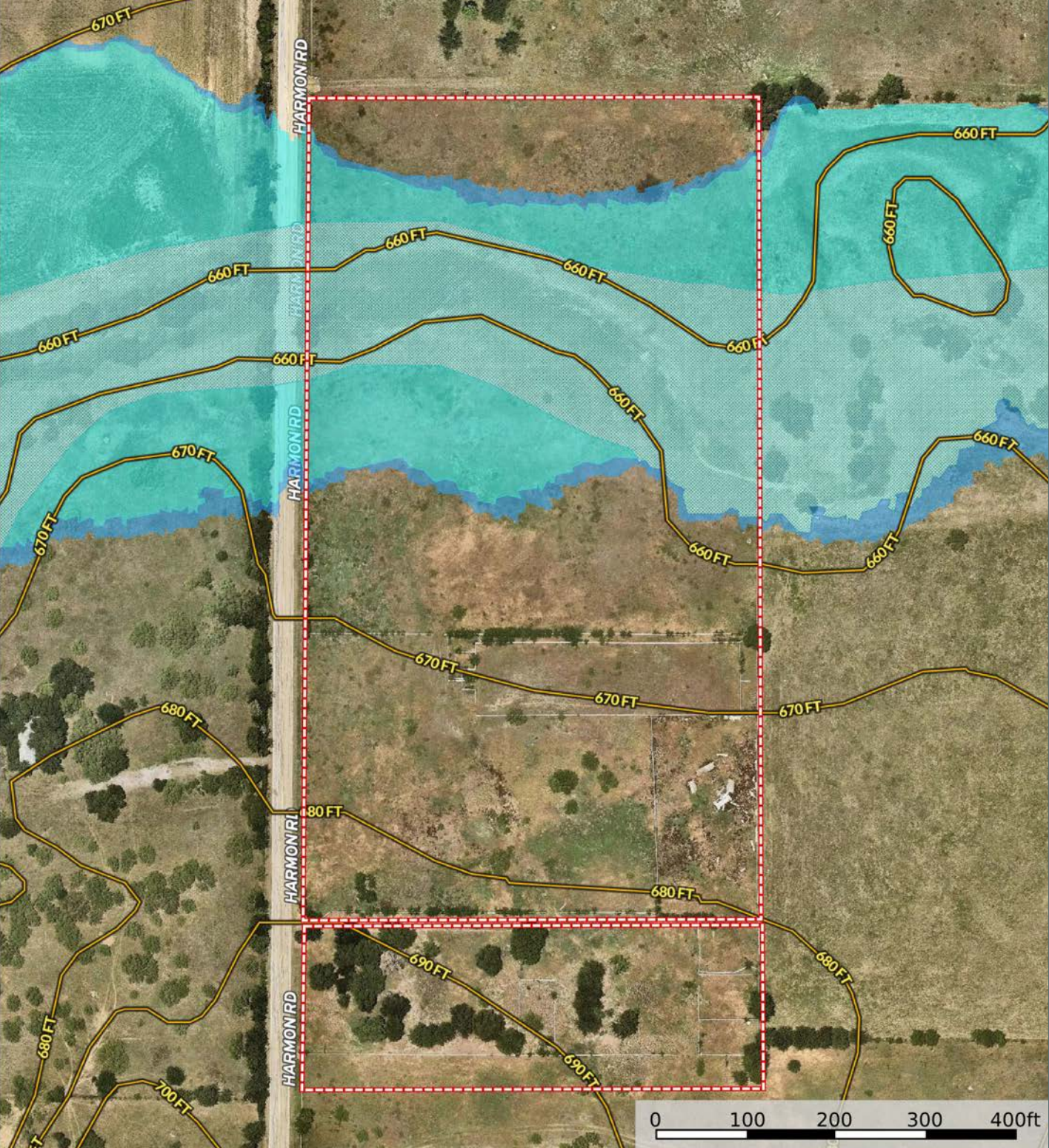


UTILITIES:

Proposed 12" Water Line Along
Harmon Rd.

Existing 12" Sewer Line 400' South of
the Property





Tract 5 - 491 Harmon Rd.

PROPERTY ID: 04296362, 04296370



SIZE:

± 12.38 / 12.957 AC



LIST PRICE:

\$2,820,000



ZONING:

AG - Agricultural

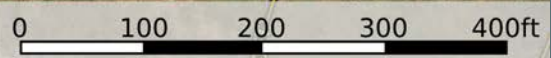


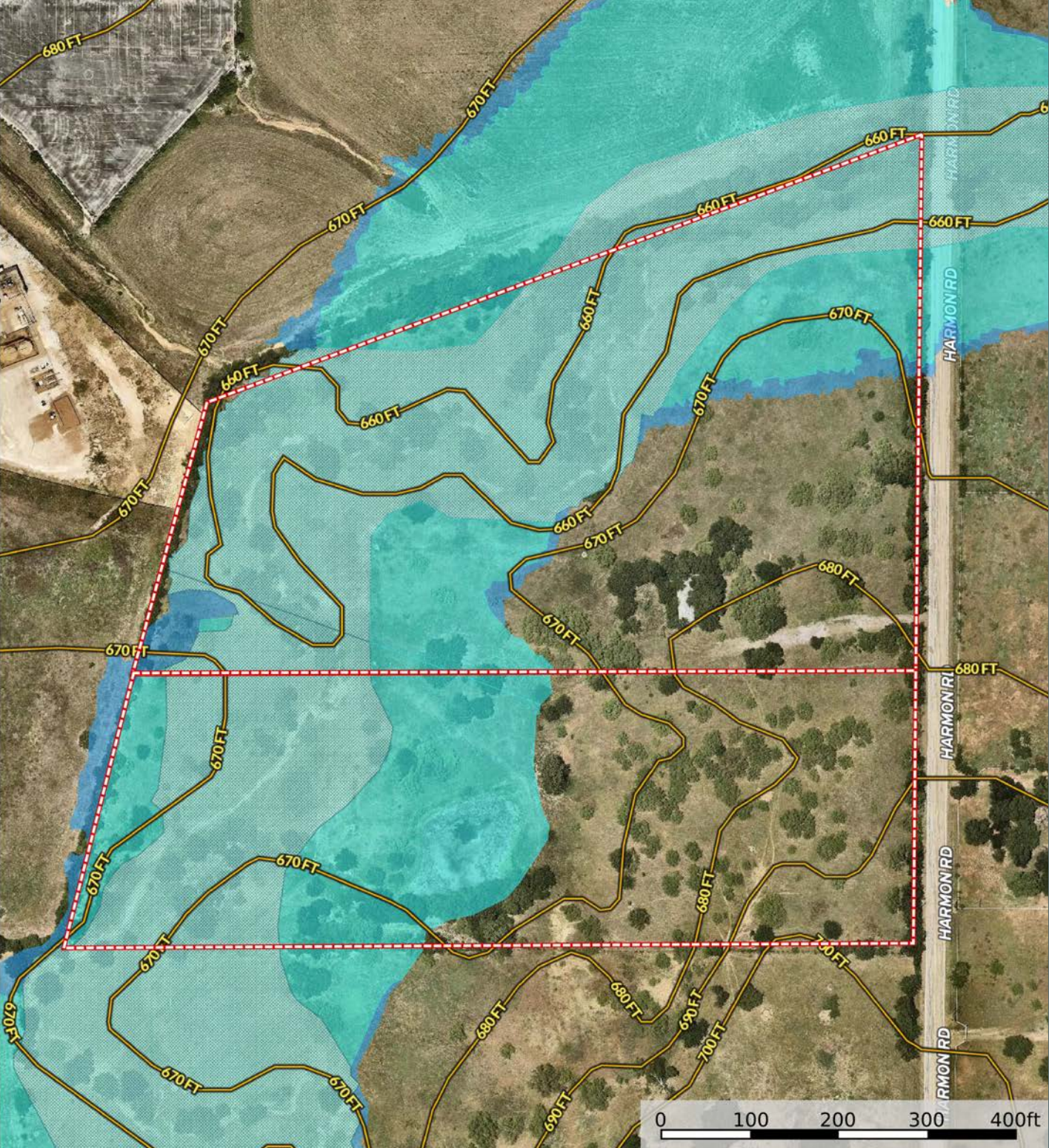
UTILITIES:

Existing 16" Water Lines Along North Side of Westport Pkwy.

Proposed 12" Water Line Along Harmon Rd.

Existing 12" Sewer Line on the Property





Tract 6 - 410 Harmon Rd.

PROPERTY ID: 04015231, 05947979,
04296419



SIZE:

± 15.21 / 16.114 AC



LIST PRICE:

\$2,090,000



ZONING:

I - Industrial



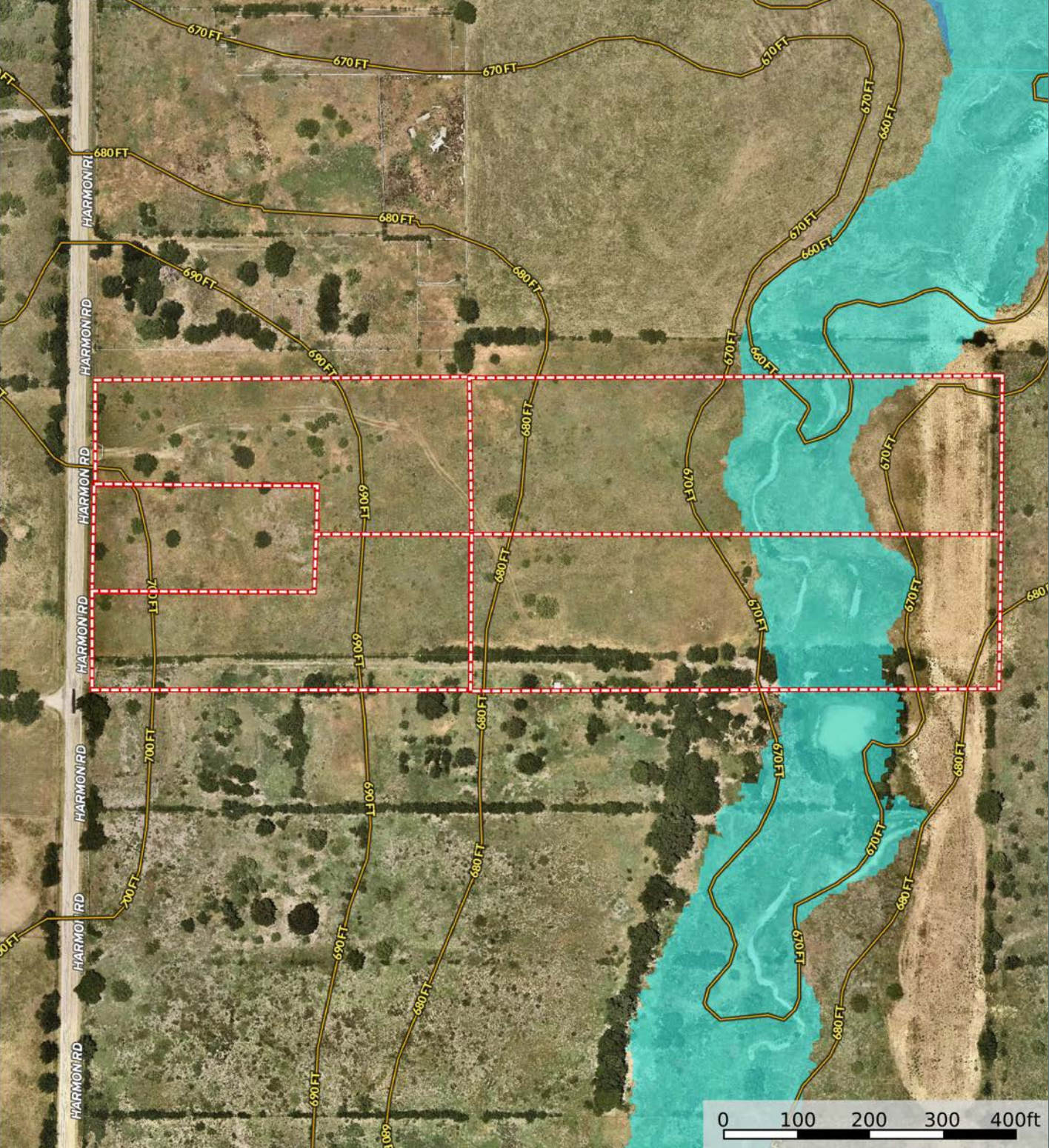
UTILITIES:

Existing 16" Water Line Along North Side of Westport Pkwy.

Proposed 12" Water Line Along Harmon Rd.

Existing 10" Sewer Line on the Property





Tract 7 - 525 Harmon Rd.

PROPERTY ID: 05704618, 04312430,
05704626, 05704847, 05704820



SIZE:

± 11.98 / 12.232 AC



LIST PRICE:

\$3,030,000



ZONING:

AG - Agricultural



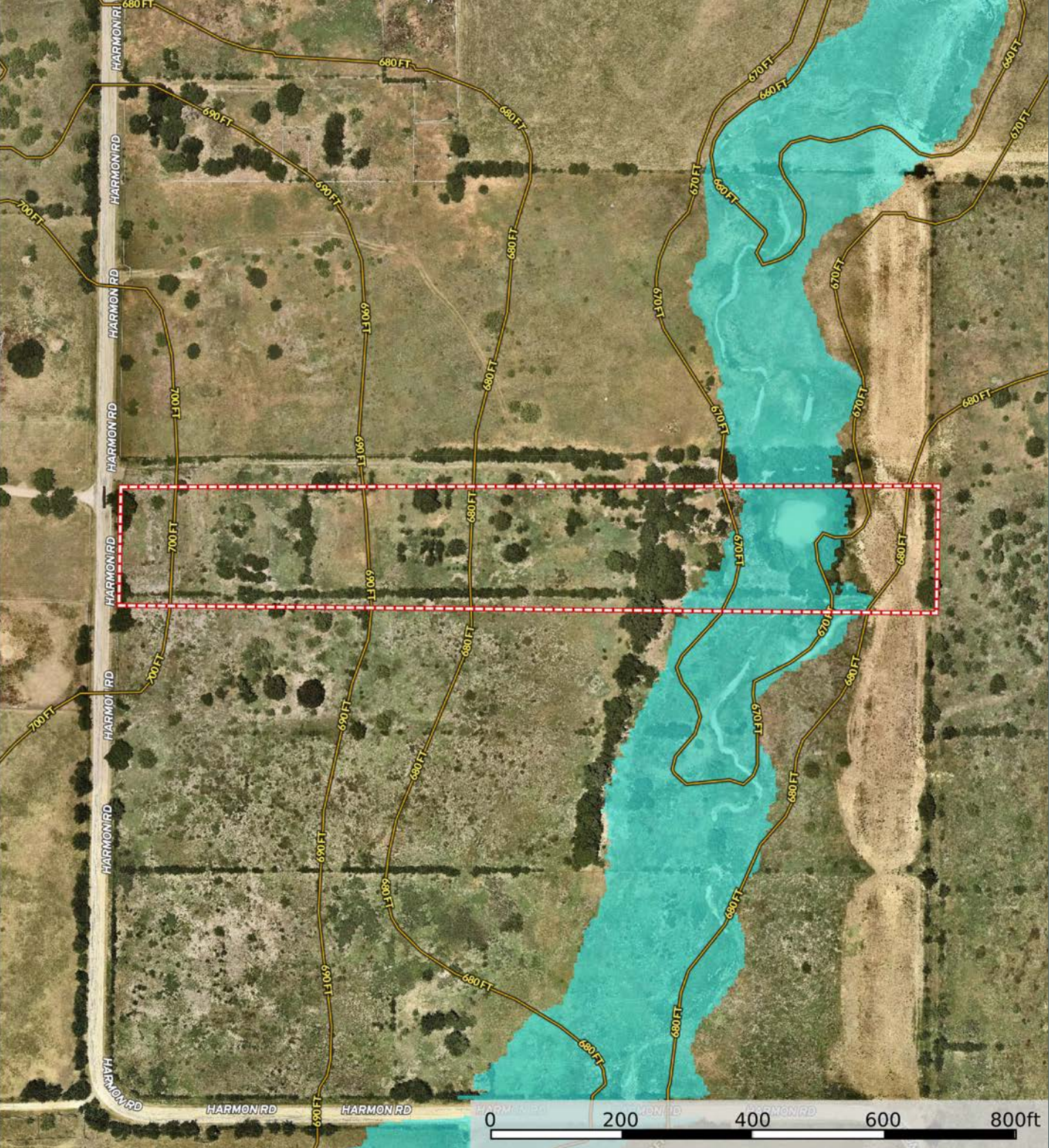
UTILITIES:

Existing 16" Water Line Along East Side
of the Property

Proposed 12" Water Line at NWC of
Property Along Harmon Rd.

Existing 16" Sewer Line East Side of the
Property





Tract 8 - 589 Harmon Rd.

PROPERTY ID: 05704634



SIZE:

± 6 AC



LIST PRICE:

\$1,650,000



ZONING:

AG - Agricultural

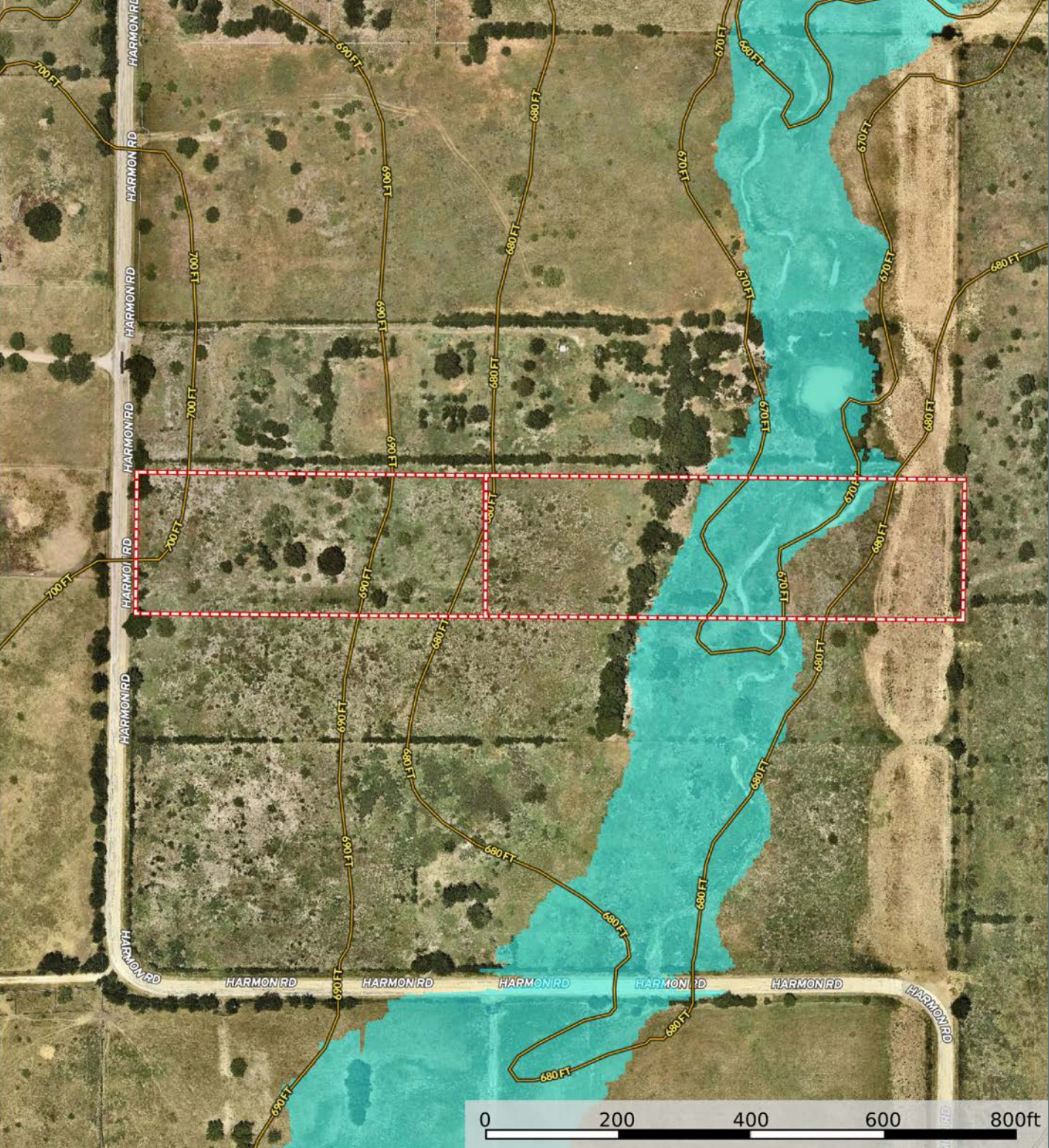


UTILITIES:

Existing 16" Water Line Along East Side of the Property

Existing 16" Sewer Line East Side of the Property





Tract 9 - 605 Harmon Rd.
 PROPERTY ID: 07277296, 05698758,
 05698715



SIZE:
 ± 5.53 / 6.105AC



LIST PRICE:
 \$1,520,000



ZONING:
 AG - Agricultural

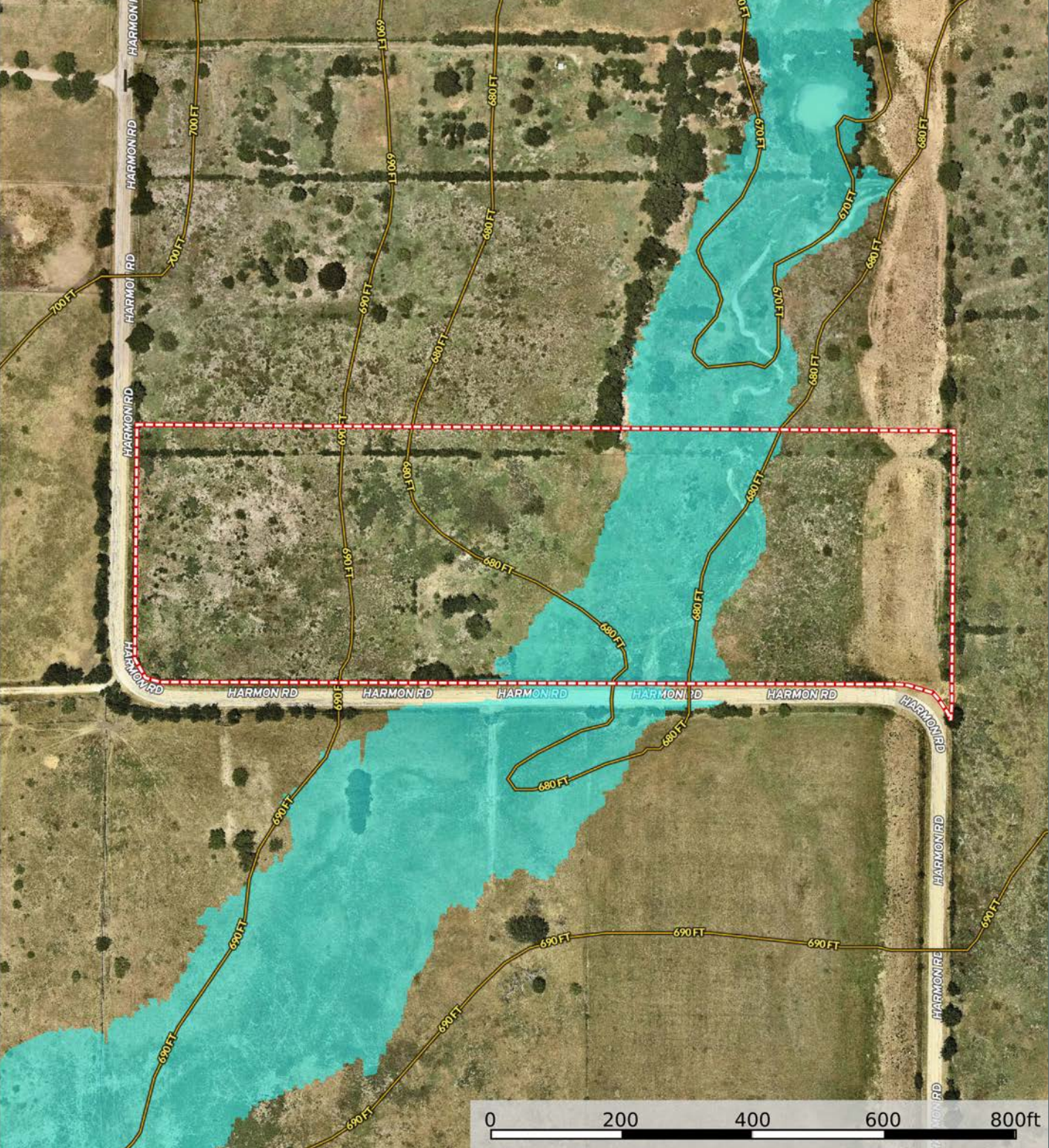


UTILITIES:

Existing 16" Water Line Along East Side
 of the Property

Existing 16" Sewer Line East Side of the
 Property





Tract 13 - 745 Harmon Rd.

PROPERTY ID:



SIZE:

± 11.19 / 10.694 AC



LIST PRICE:

\$2,830,000



ZONING:

AG - Agricultural

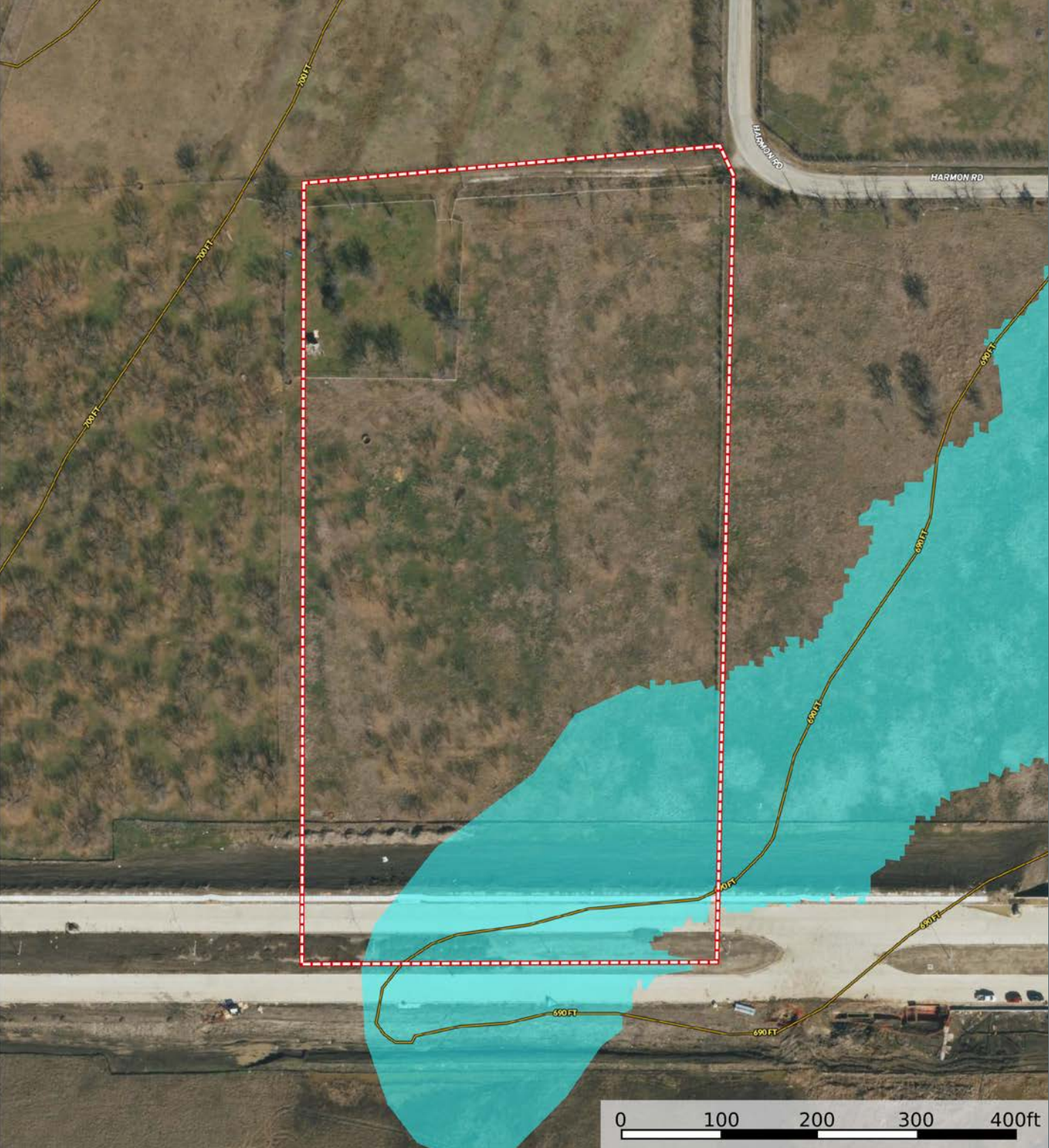


UTILITIES:

Existing 16" Water Line Along East Side of the Property

Existing 16" Sewer Line East Side of the Property





Tract 14 - 650 Harmon Rd.

PROPERTY ID: 03919560



SIZE:
± 8 AC



LIST PRICE:
\$1,910,000



ZONING:
AG - Agricultural

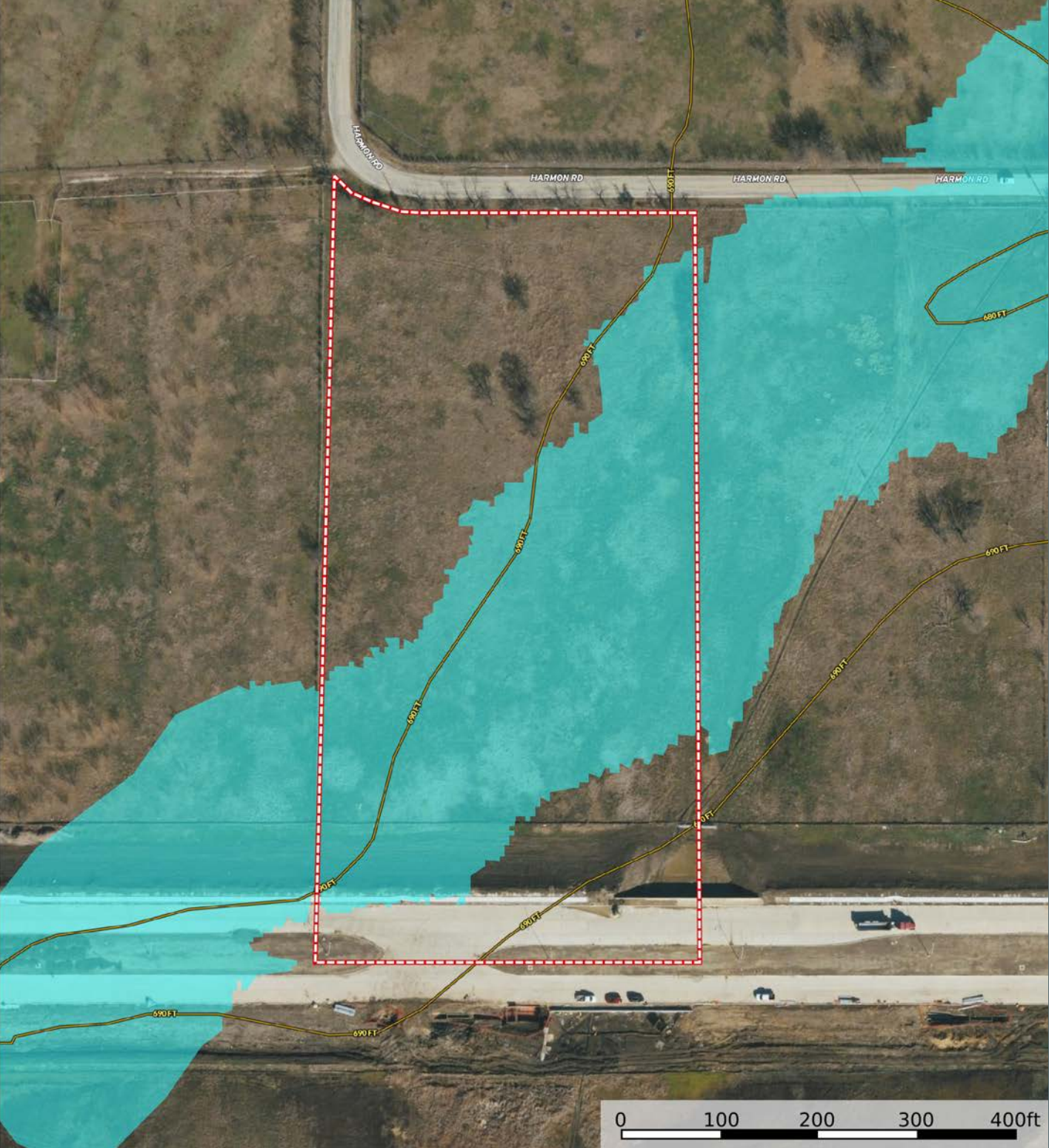


UTILITIES:

Existing 16" Water Line 1200' East of Property on Harmon Rd.

Existing 16" Sewer Line 1200' East of Property on Harmon Rd.





Tract 15 - 680 Harmon Rd.

PROPERTY ID: 06135412



SIZE:
± 7 AC



LIST PRICE:
\$1,650,000



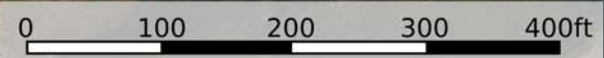
ZONING:
AG - Agricultural



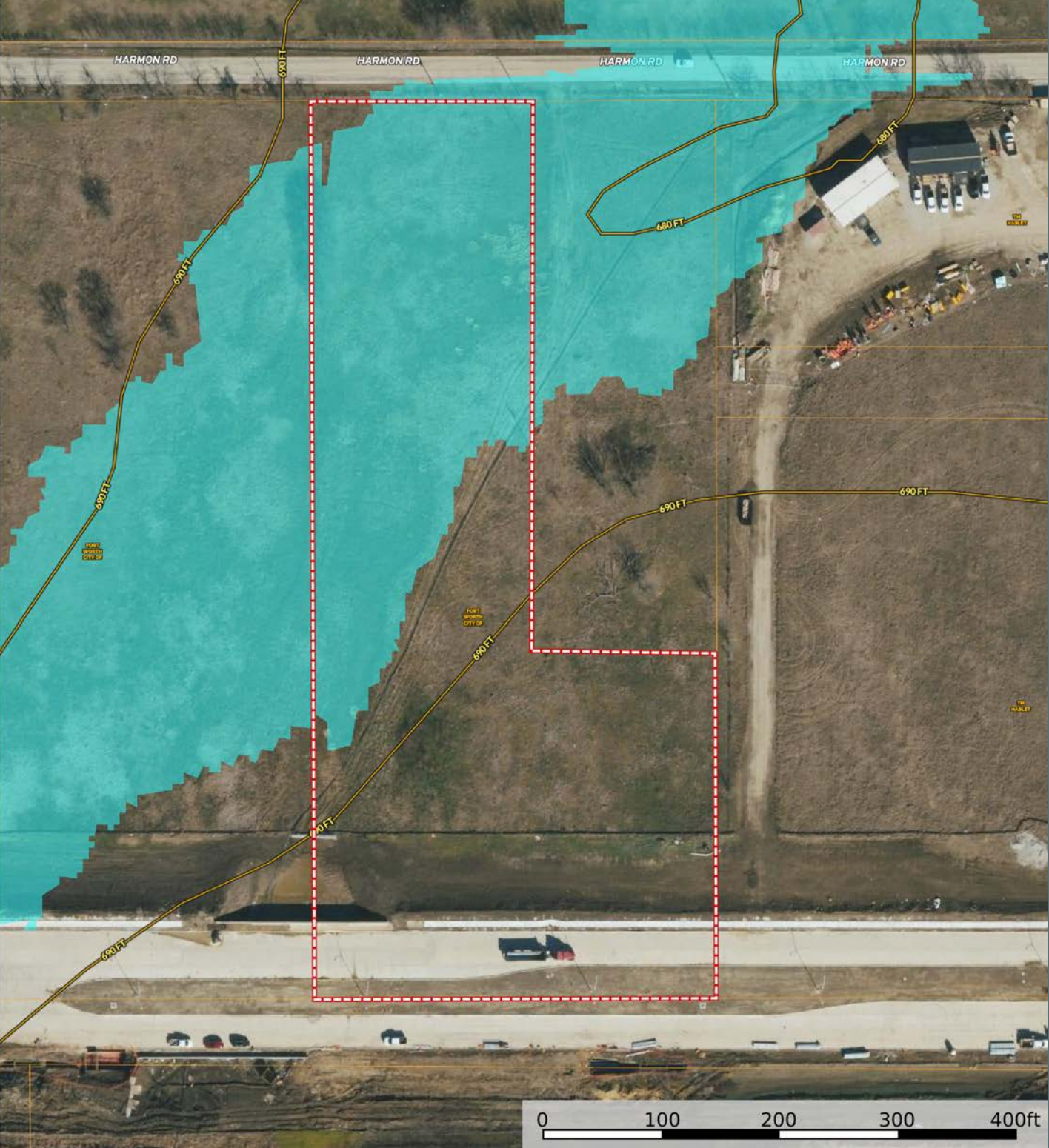
UTILITIES:

Existing 16" Water Line 850' East of the Property on Harmon Rd.

Existing 16" Sewer Line 850' East of the Property on Harmon Rd.



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included



Tract 16 - 700 Harmon Rd.

PROPERTY ID: 05970768



SIZE:

± 5.31 AC



LIST PRICE:

\$1,270,000



ZONING:

AG - Agricultural

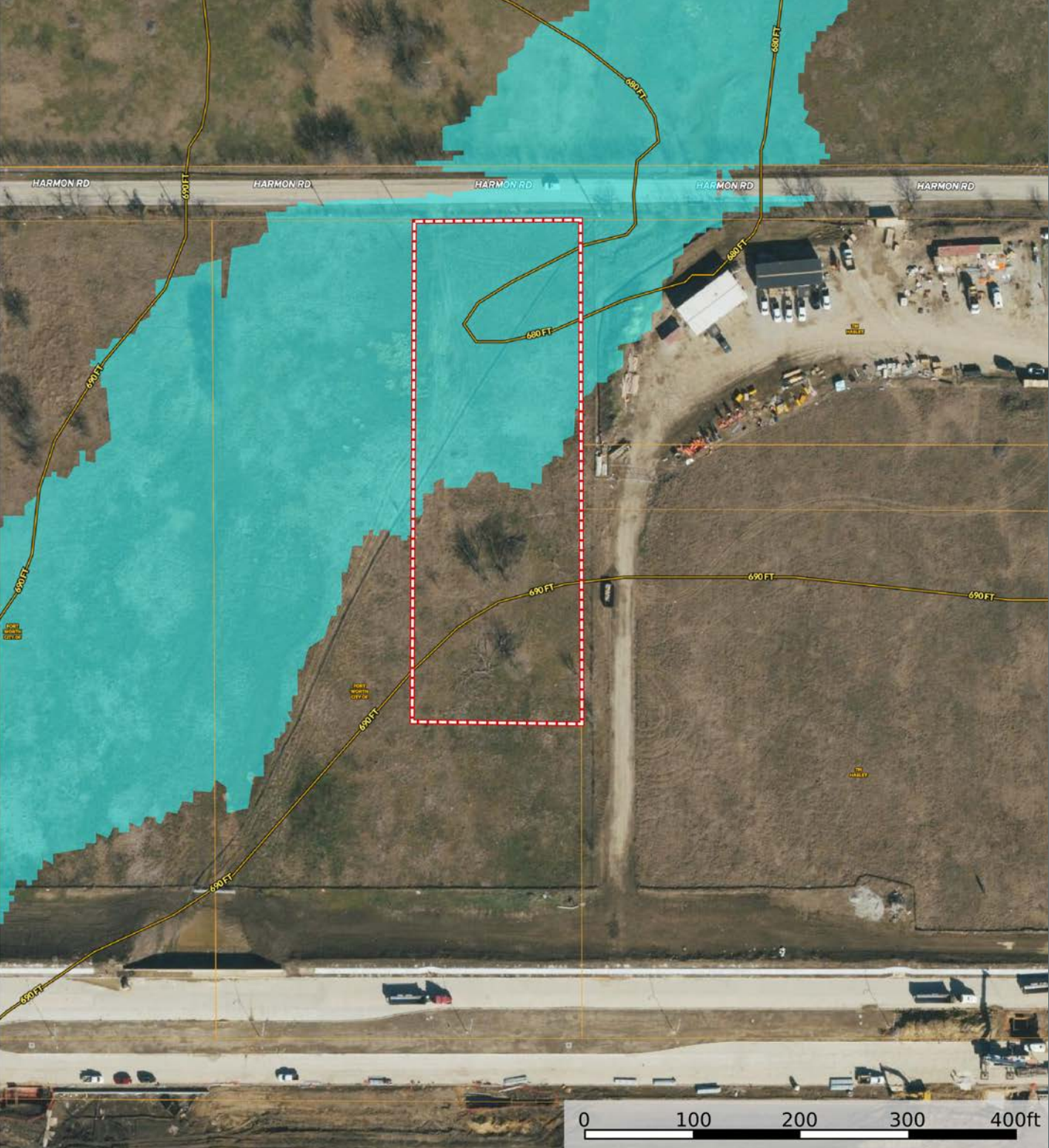


UTILITIES:

Existing 16" Water Line 500' East of Property on Harmon Rd.

Existing 16" Sewer Line 500' East of the Property on Harmon Rd.





Tract 17 - 740 Harmon Rd.

PROPERTY ID: 03919625



SIZE:

±1.68 / 1 AC



LIST PRICE:

\$500,000



ZONING:

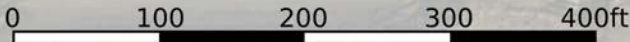
AG - Agricultural



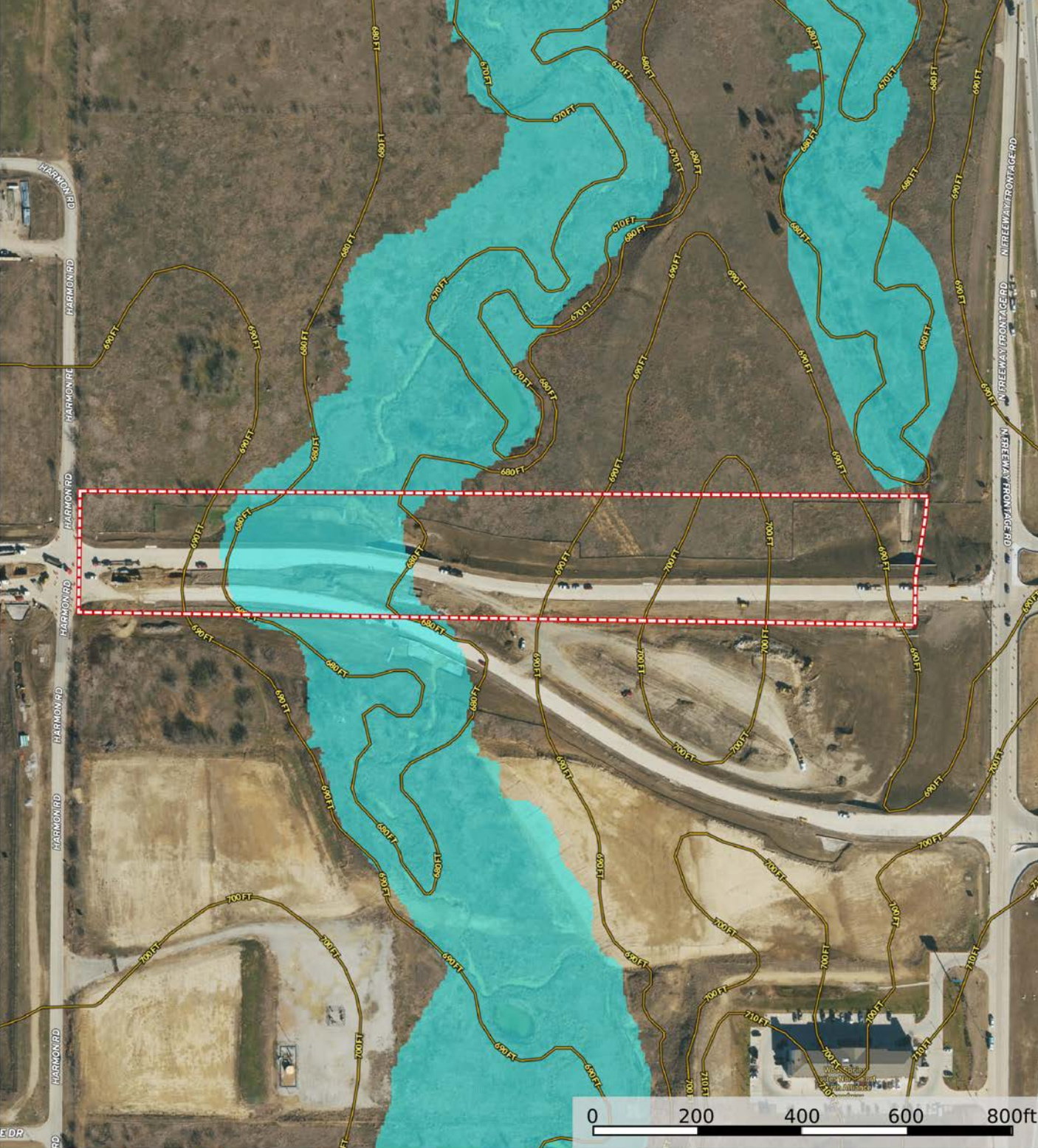
UTILITIES:

Existing 16" Water Line 500' East of Property on Harmon Rd.

Existing 16" Sewer Line 500' East of Property on Harmon Rd.



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included



Tract 18 - 895 Harmon Rd.

PROPERTY ID: 05704405



SIZE:

± 8.99 / 8.989 AC



LIST PRICE:

\$580,000



ZONING:

AG - Agricultural



UTILITIES:

Existing 16" Water Line Along Harmon Rd.

Existing 16" Sewer Line Along Harmon Rd.



Tract 19 - 888/959 Harmon Rd.

PROPERTY ID: 05686857, 05686858



SIZE:

± 8.98 / 8.988 AC



LIST PRICE:

\$1,060,000



ZONING:

AG - Agricultural



UTILITIES:

Existing 16" Water Line Along Harmon Rd.

Existing 16" Sewer Line Along Harmon Rd.



DAVIDSON BOGEL

— LAND IS OUR BUSINESS® —



COLLINS MEIER
CMeier@db2re.com
214.526.3626 x 114



RYAN TURNER
RTurner@db2re.com
214.526.3626 x 105



EDWARD BOGEL
EBogel@db2re.com
214.526.3626 x 102



DAVID DAVIDSON, JR.
DDavidson@db2re.com
214.526.3626 x 101

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
CHRISTOPHER RYAN TURNER	672133	RTURNER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
COLLINS MEIER	714822	CMEIER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
DAVID DAVIDSON, JR.	593731	DDAVIDSON@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE



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

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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11-2-2015

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

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Collins Meier	714822	cmeier@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



Information About Brokerage Services

11-2-2015

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.

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 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
David Davidson JR.	593731	ddavidson@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date