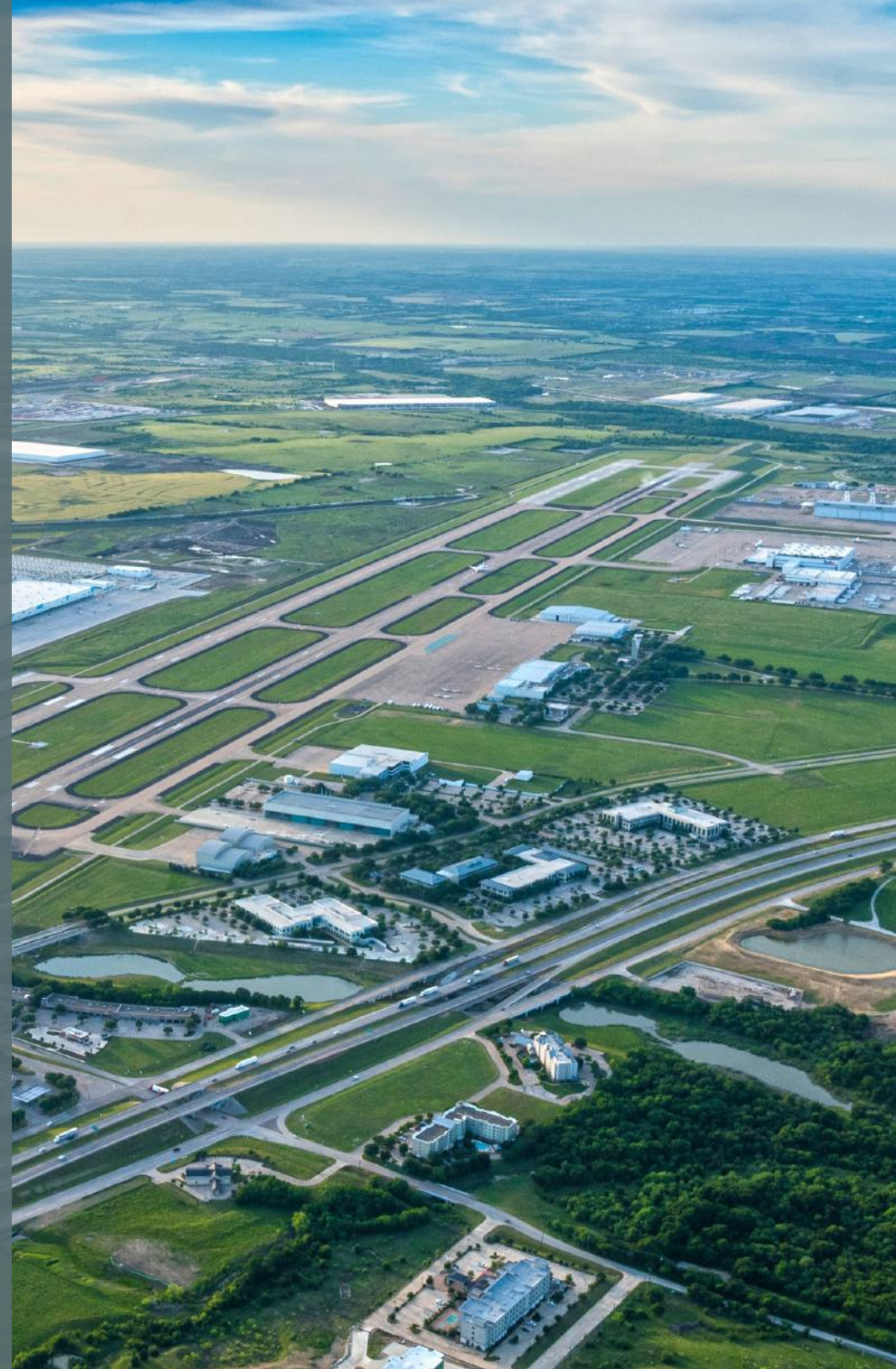


CITY OF FORT WORTH LAND FOR SALE OR EXCHANGE

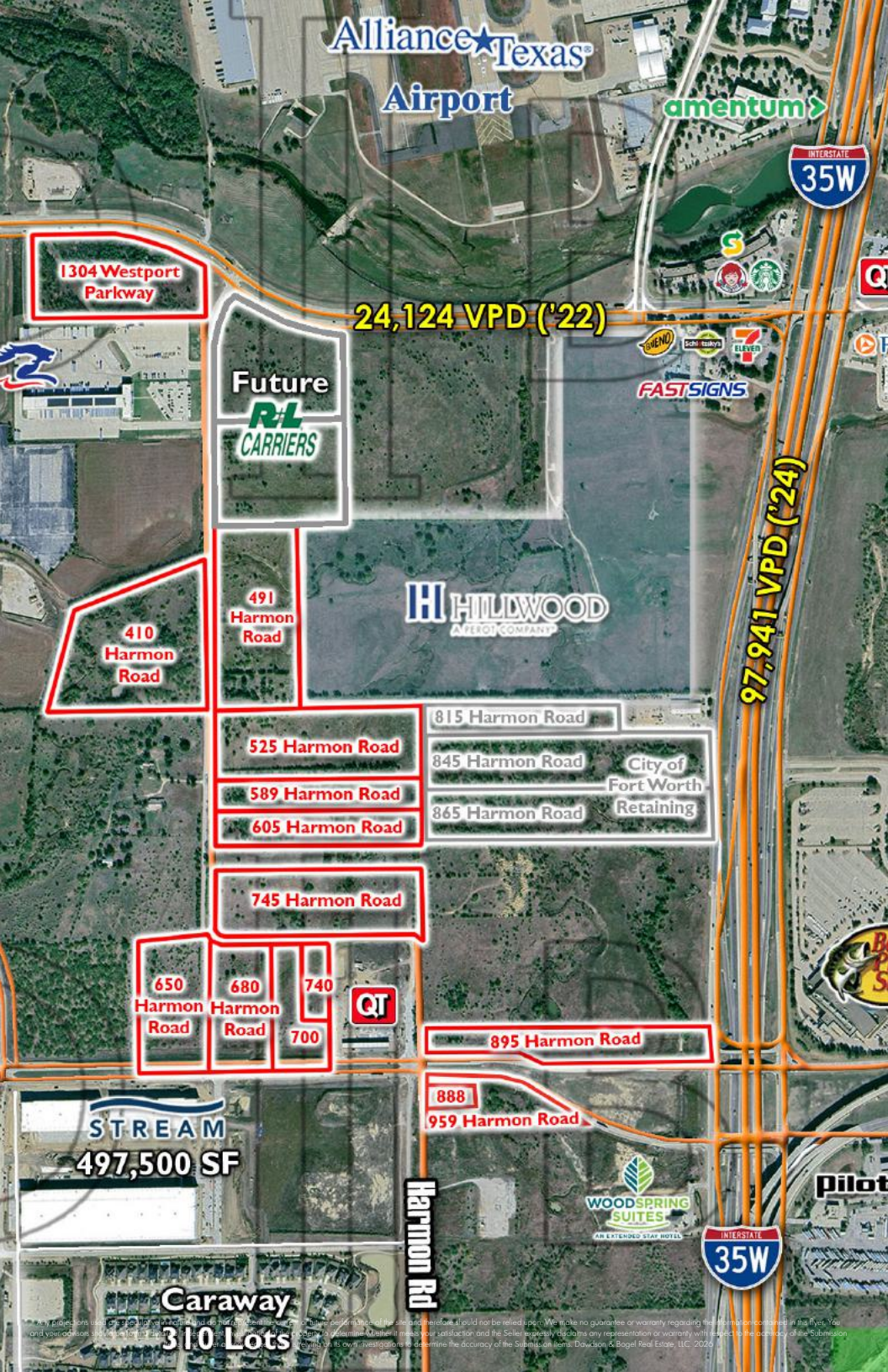
ALLIANCE AIRPORT: NOISE MITIGATION LAND

HASLET, TX



DAVIDSON BOGEL
LAND IS OUR BUSINESS®





PROPERTY INFORMATION



SIZE:
Various



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)

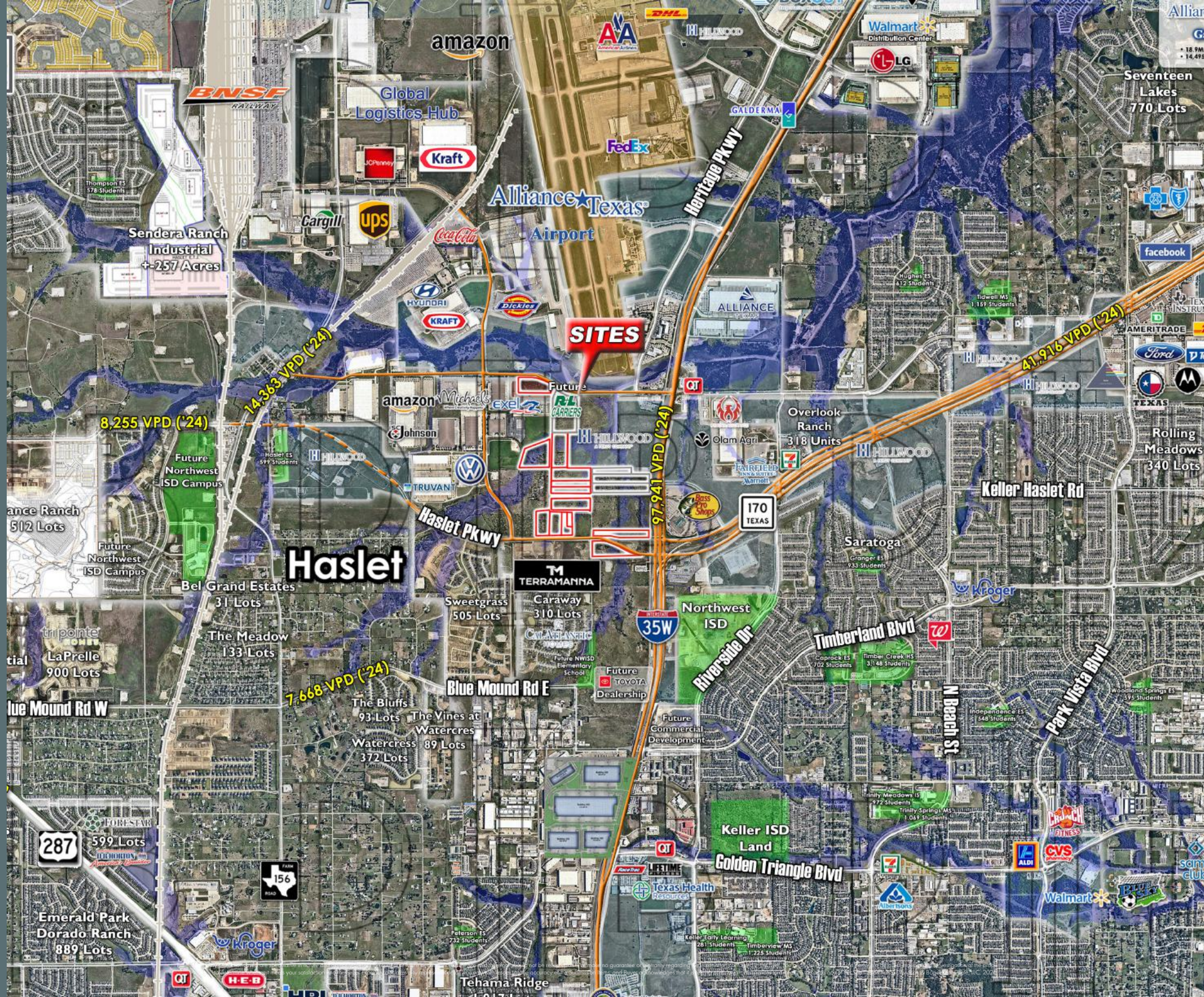


HASLET PARKWAY:
Full connection to F.M. 156 & Avondale Haslet
by EOY 2027

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	1,122	56,637	196,657
% Proj Growth 2025-2030	0.37%	0.47%	1.86%
2025 Average HH Income	\$175,441	\$144,670	\$153,480
2025 Median HH Income	\$145,197	\$118,435	\$124,369

All projections used are based on the most current available data and are subject to change. We make no guarantee or warranty regarding the information contained in this flyer. You should consult with your broker or other professional to determine the accuracy of the information herein. WoodSpring Suites, an extended stay hotel, LLC. 2022.



Haslet

SITES

287

156

170 TEXAS

35W

Emerald Park Dorado Ranch
889 Lots

8,255 VPD (24)

14,363 VPD (24)

7,668 VPD (24)

97,941 VPD (24)

41,916 VPD (24)

BNSF RAILWAY

Global Logistics Hub

Alliance Texas Airport

Sendera Ranch Industrial
+257 Acres

ance Ranch
512 Lots

Bel Grand Estates
31 Lots

The Meadow
133 Lots

Blue Mound Rd E

Sweetgrass
505 Lots

Caraway
310 Lots

The Bluffs
93 Lots

The Vines at Watercress
89 Lots

Watercress
372 Lots

Overlook Ranch
318 Units

Saratoga
Granger ES
433 Students

Keller Haslet Rd

Timberland Blvd

Caprock ES
702 Students

Timber Grant MS
31148 Students

N Beach St

Trinity Meadows IS
977 Students

Trinity Springs MS
1,049 Students

Park Vista Blvd

Keller ISD Land
Golden Triangle Blvd

TX

Texas Health Resources

Keller Early Learning
281 Students

Timberview MS
1,225 Students

Tehama Ridge

Kroger

H-E-B

WALMART

ALDI

CVS

WALMART

WALMART

WALMART

WALMART

WALMART

WALMART

WALMART

WALMART

WALMART

WALMART

WALMART

WALMART

facebook

AMERITRADE

Ford

TEXAS

Rolling Meadows
340 Lots

Kroger

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Allian

Seventeen Lakes
770 Lots

Walmart Distribution Center

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

Walmart

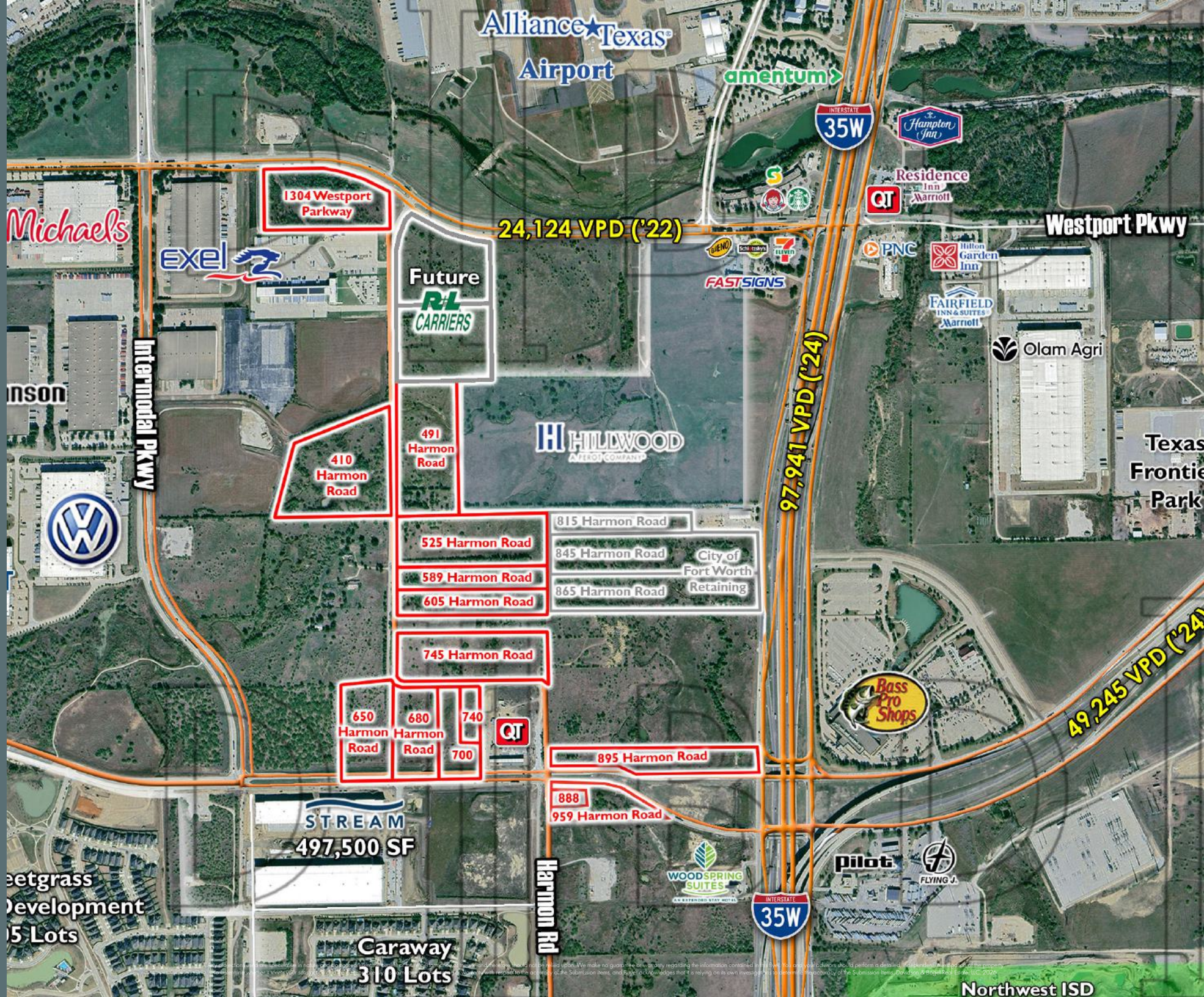
Walmart

Walmart

Walmart

Walmart

• 18.9M
• 14.4M



Alliance★Texas
Airport

amentum

INTERSTATE
35W

Hampton Inn

Residence Inn
Marriott

QT

Westport Pkwy

Michael's

1304 Westport
Parkway

24,124 VPD ('22)

exel

Future
R&L
CARRIERS

FASTSIGNS

PNC

Hilton Garden
Inn

FAIRFIELD
INN & SUITES
Marriott

Olam Agri

inson

Intermodal Pkwy

410
Harmon
Road

491
Harmon
Road

H HILLWOOD
A PEROT COMPANY

Texas
Frontier
Park



815 Harmon Road

525 Harmon Road

845 Harmon Road

City of
Fort Worth
Retaining

589 Harmon Road

865 Harmon Road

605 Harmon Road

745 Harmon Road

650
Harmon
Road

680
Harmon
Road

740

700

QT

895 Harmon Road

Bass
Pro
Shops

49,245 VPD ('24)

etgrass
Development
5 Lots

STREAM
497,500 SF

888
959 Harmon Road

Harmon Rd

WOODSPRING
SUITES
AN EXPANDED STAY HOTEL

pilot

FLYING J.

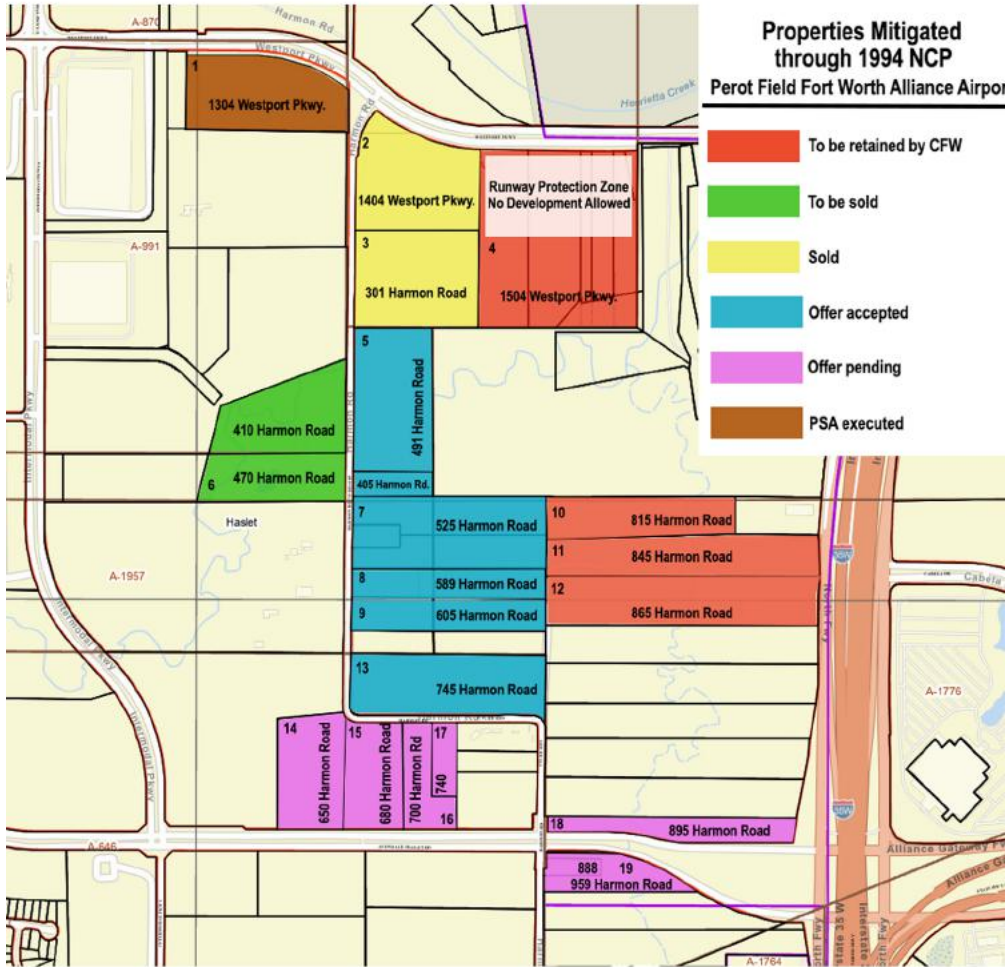
INTERSTATE
35W

Caraway
310 Lots

Northwest ISD

Information is provided for informational purposes only and is not intended to constitute an offer of real estate. We make no guarantee or warranty regarding the information contained herein. You should consult your attorney for a detailed, independent review of the property before making any investment decisions. The information is provided as a service to our clients and is not intended to be used for any other purpose. We are not responsible for the accuracy of the information, and we do not warrant the accuracy of the information. Davidson & Bogel Real Estate, LLC 2024

Properties Mitigated through 1994 NCP



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

Part 150 Noise Study



MARKET INFORMATION

AllianceTexas™

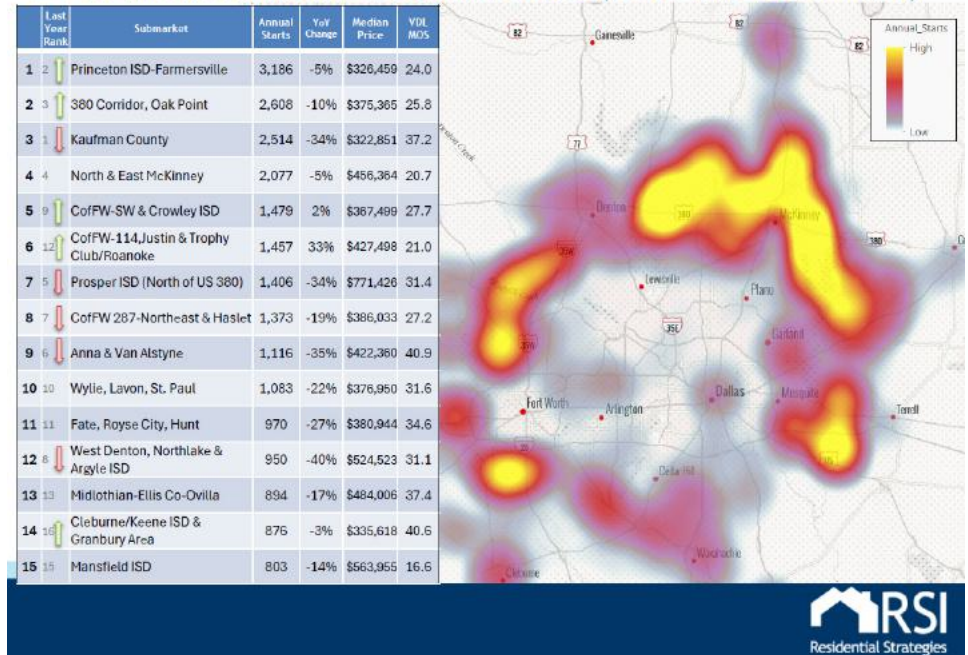
The AllianceTexas™ sub-market is a nearly 27,000-acre master planned submarket in north Fort Worth that boasts a large employment base, master-planned single-family communities, e-commerce and logistics centers, retail power centers, and corporate campuses. Anchored by Alliance Airport, Alliance Town 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.

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DFW: MOST ACTIVE SUBMARKETS (FOR-SALE ACTIVITY)



* 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



FLYING FROM EITHER COAST

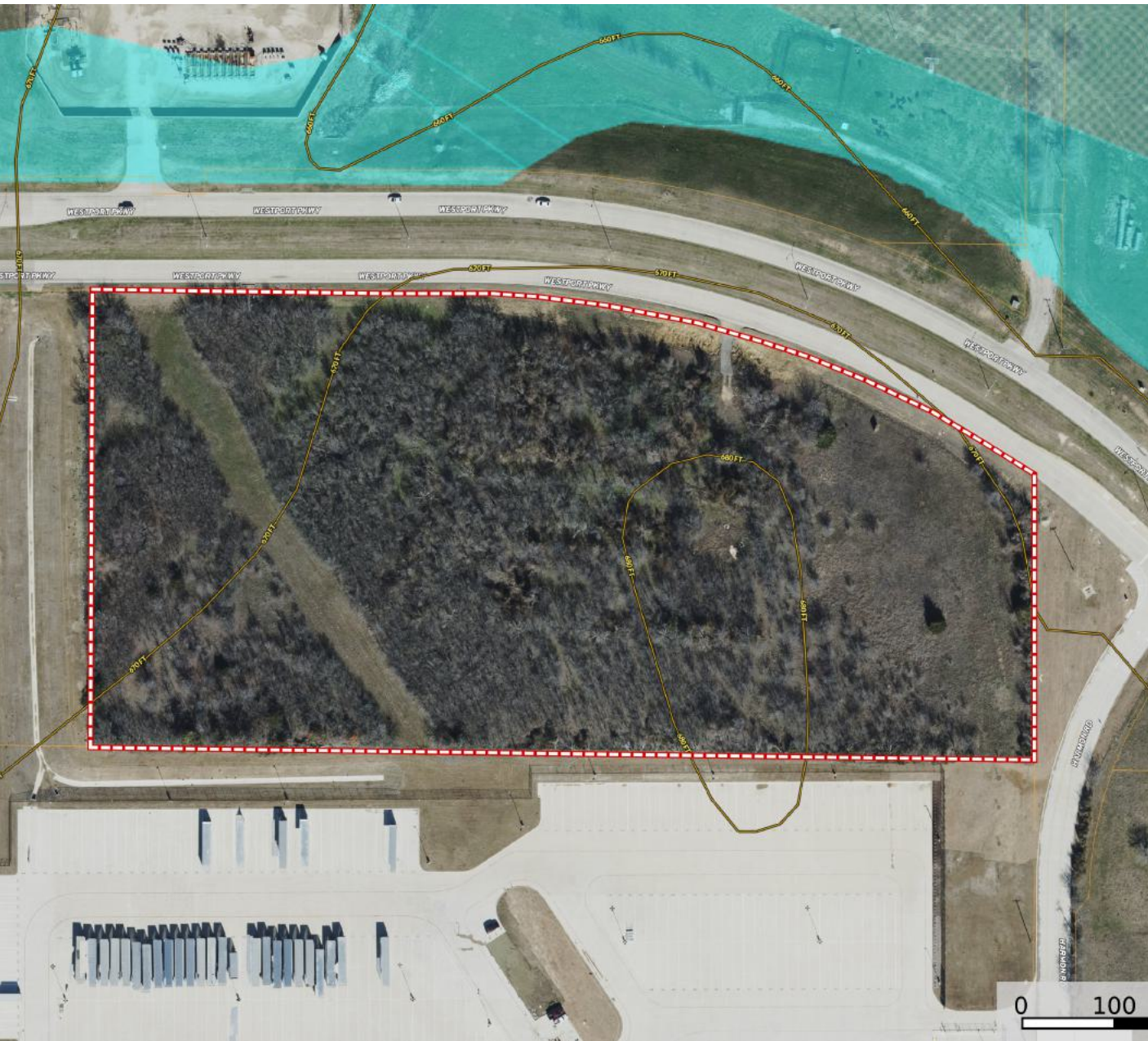
IF NORTH TEXAS WERE A

STATE
9TH IN GDP
8 NEW JERSEY ■ 10 GEORGIA



COUNTRY
24TH IN GDP
23 TAIWAN ■ 26 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

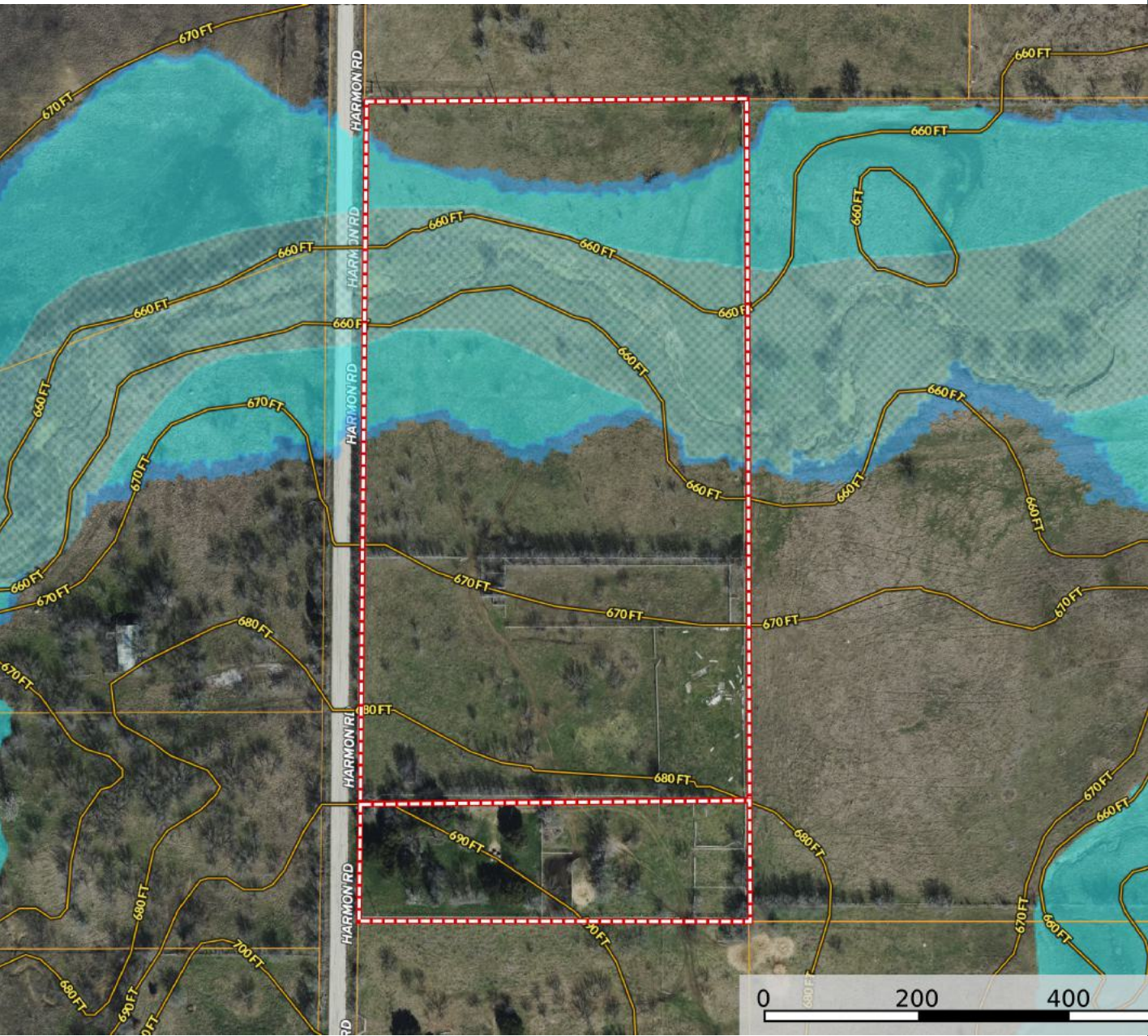


UTILITIES:

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 5 - 405 & 491 Harmon Rd.

PROPERTY ID: 04296362, 04296370



SIZE:

± 12.38 / 12.957 AC



LIST PRICE:

\$2,820,000



ZONING:

AG - Agricultural



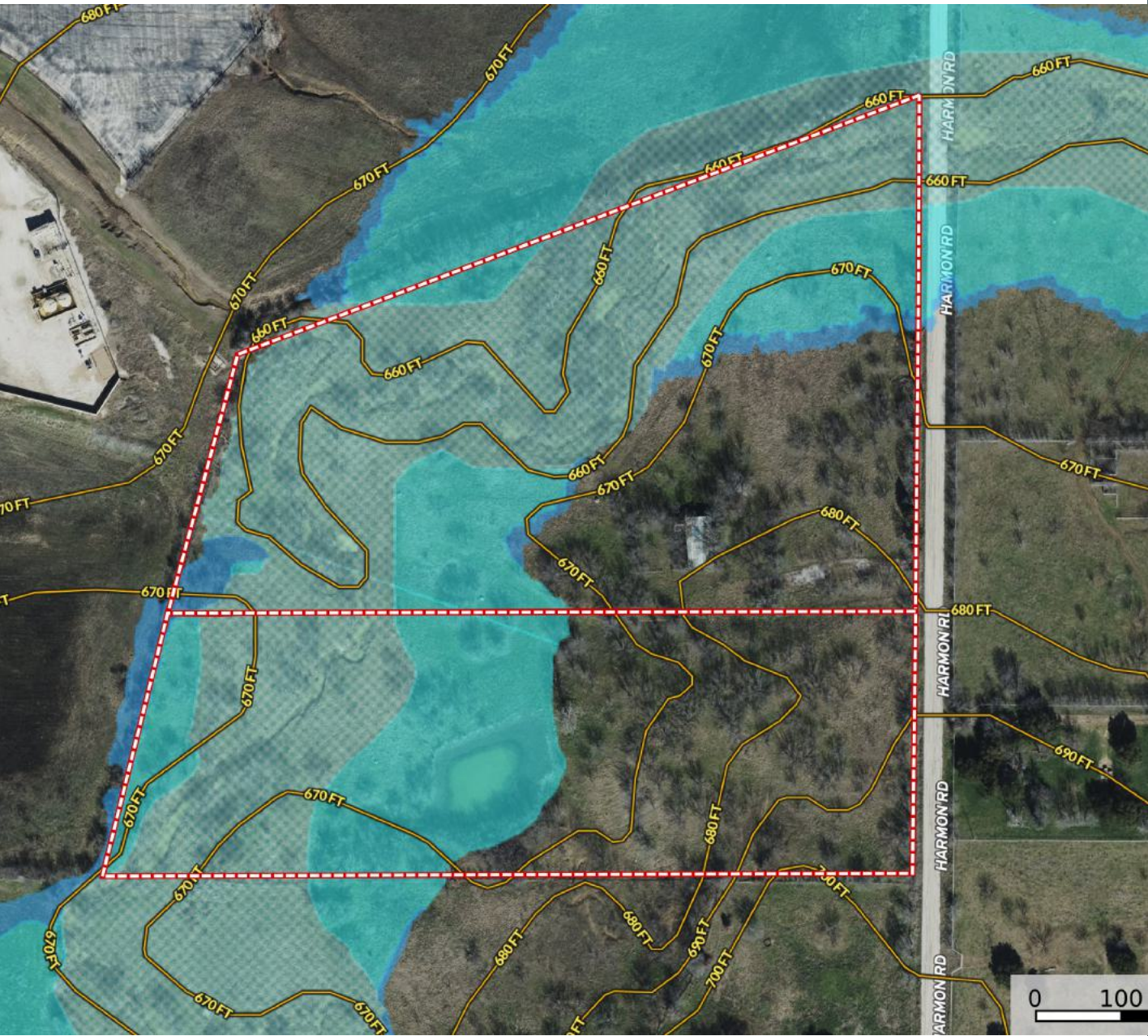
UTILITIES:

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

Proposed 12" Water Line Along Harmon Rd.

Existing 12" Sewer Line on the Property

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2025



Tract 6 - 410 & 470 Harmon Rd.

PROPERTY ID: 04015231, 05947979,
04296419



SIZE:

± 15.21 / 16.114 AC



LIST PRICE:

\$2,090,000



ZONING:

I - Industrial

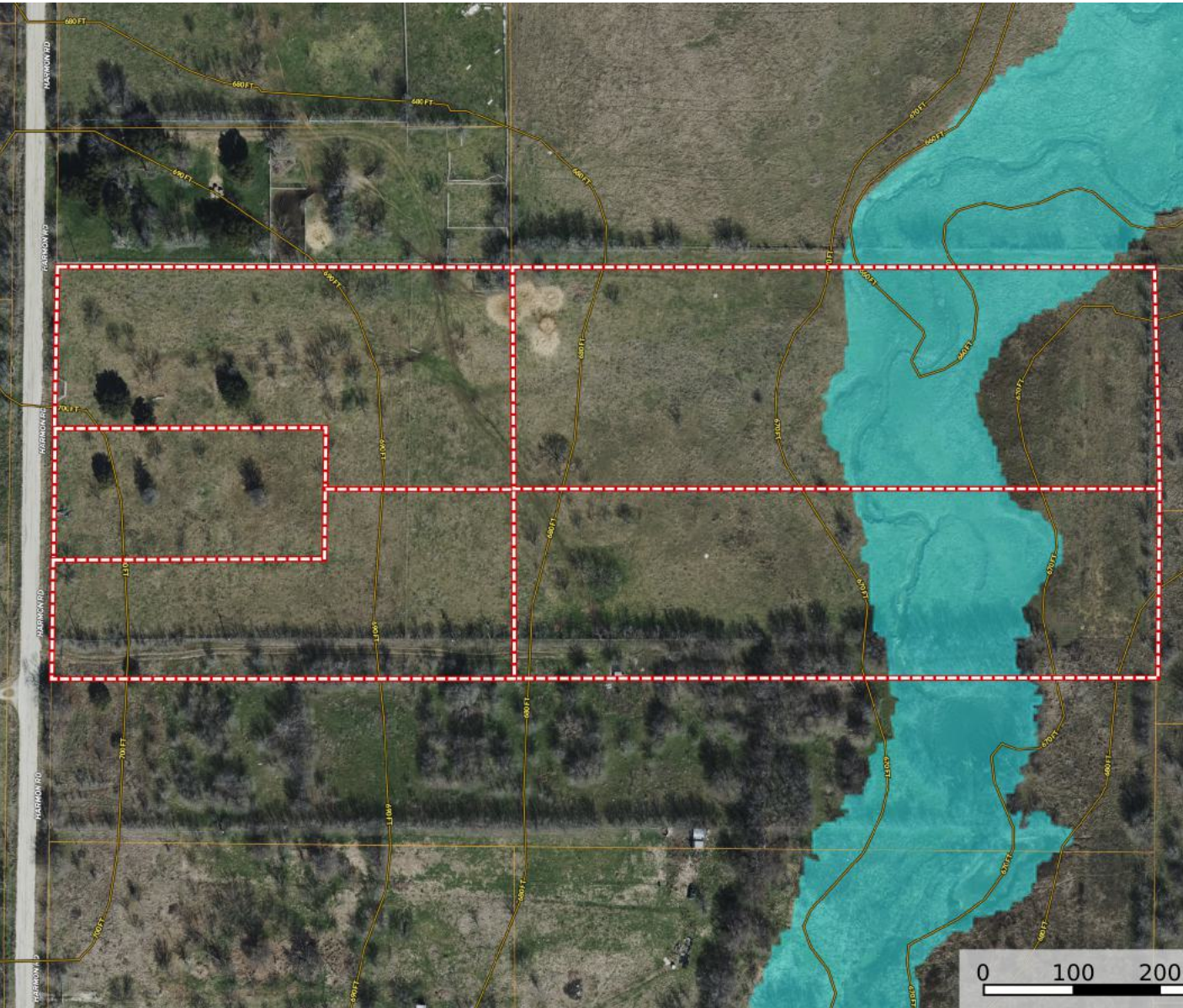


UTILITIES:

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:

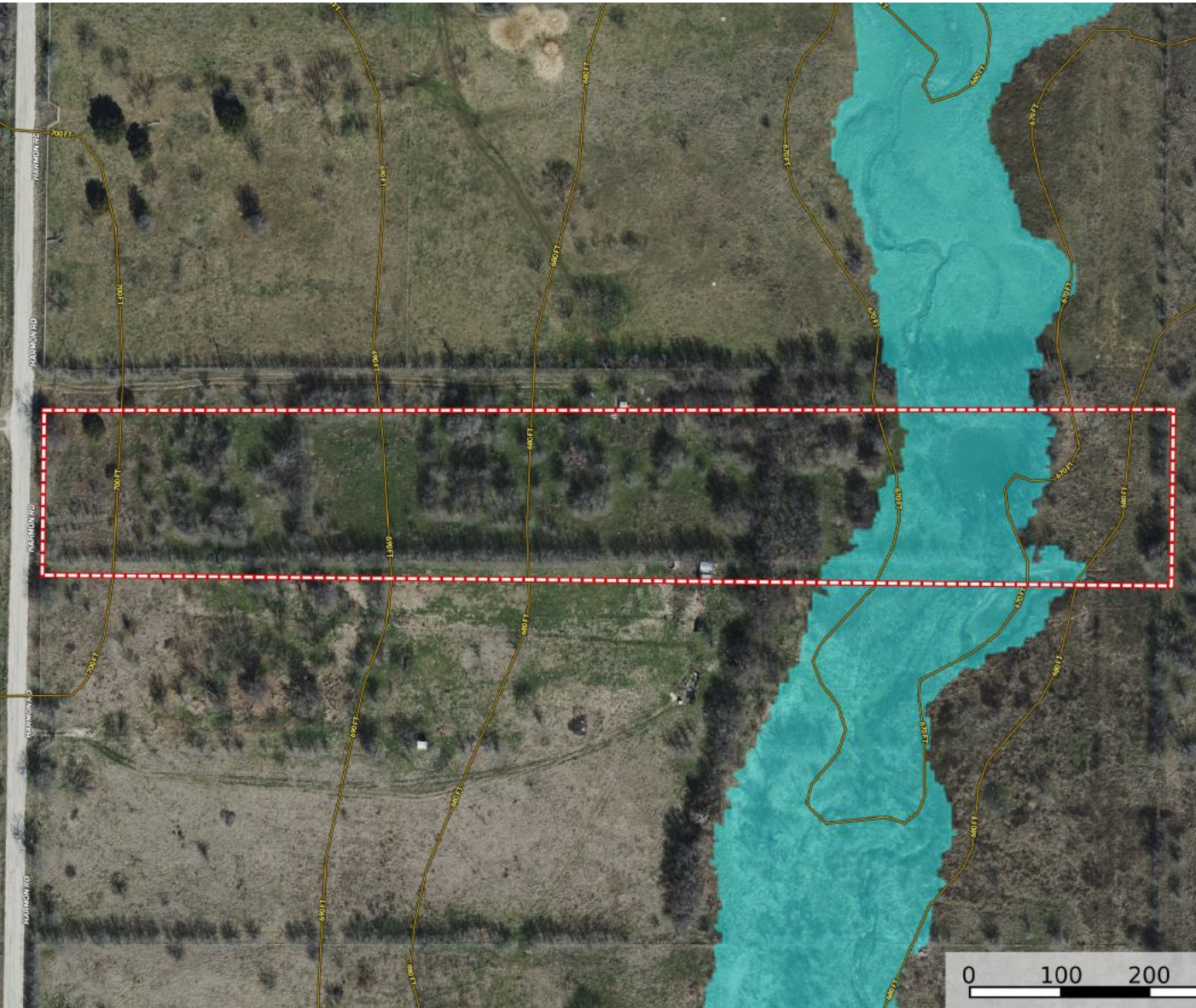
AG - Agricultural



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:

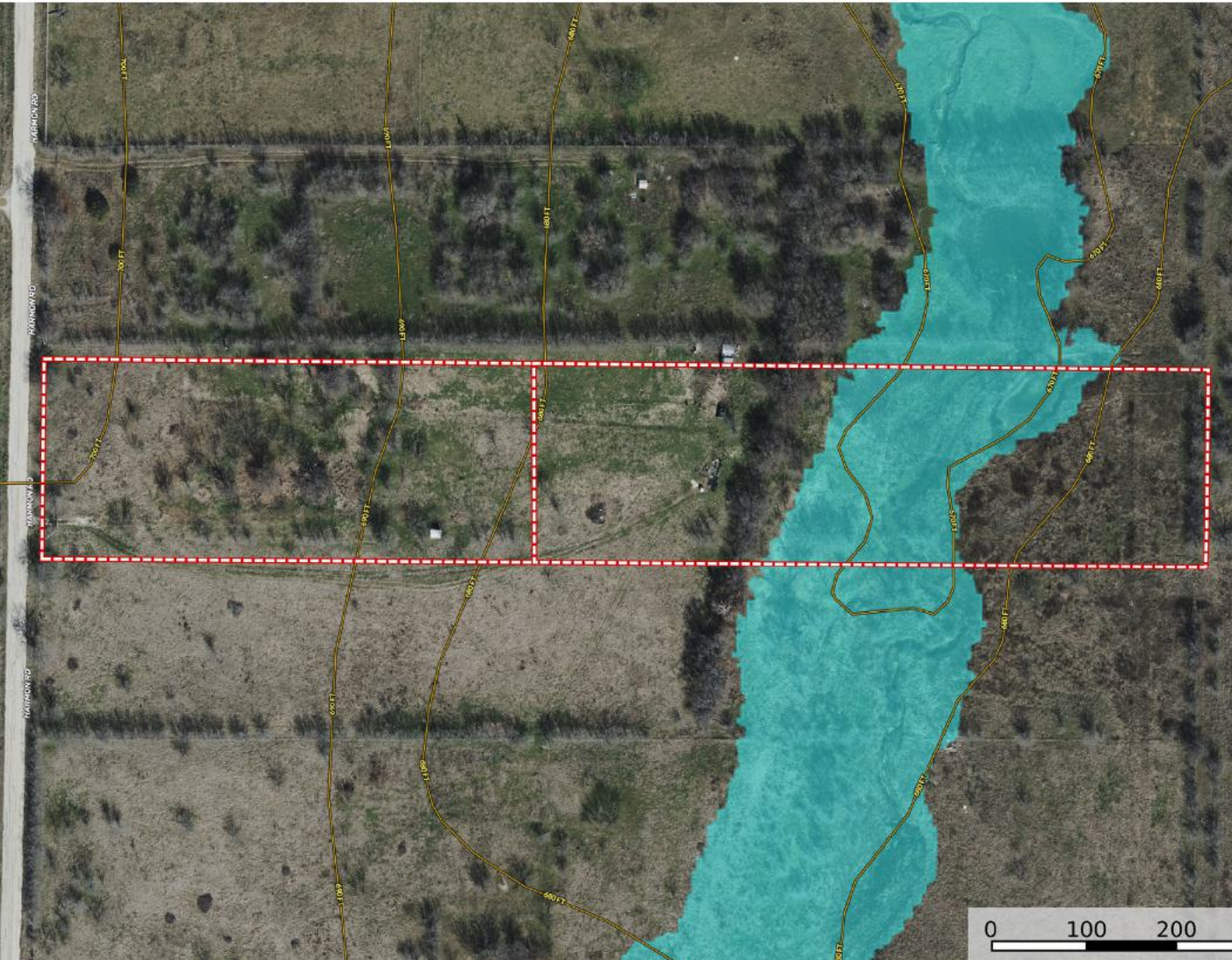
AG - Agricultural



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: 06493440, 03919579



SIZE:

± 11.19 / 10.694 AC



LIST PRICE:

\$2,830,000



ZONING:

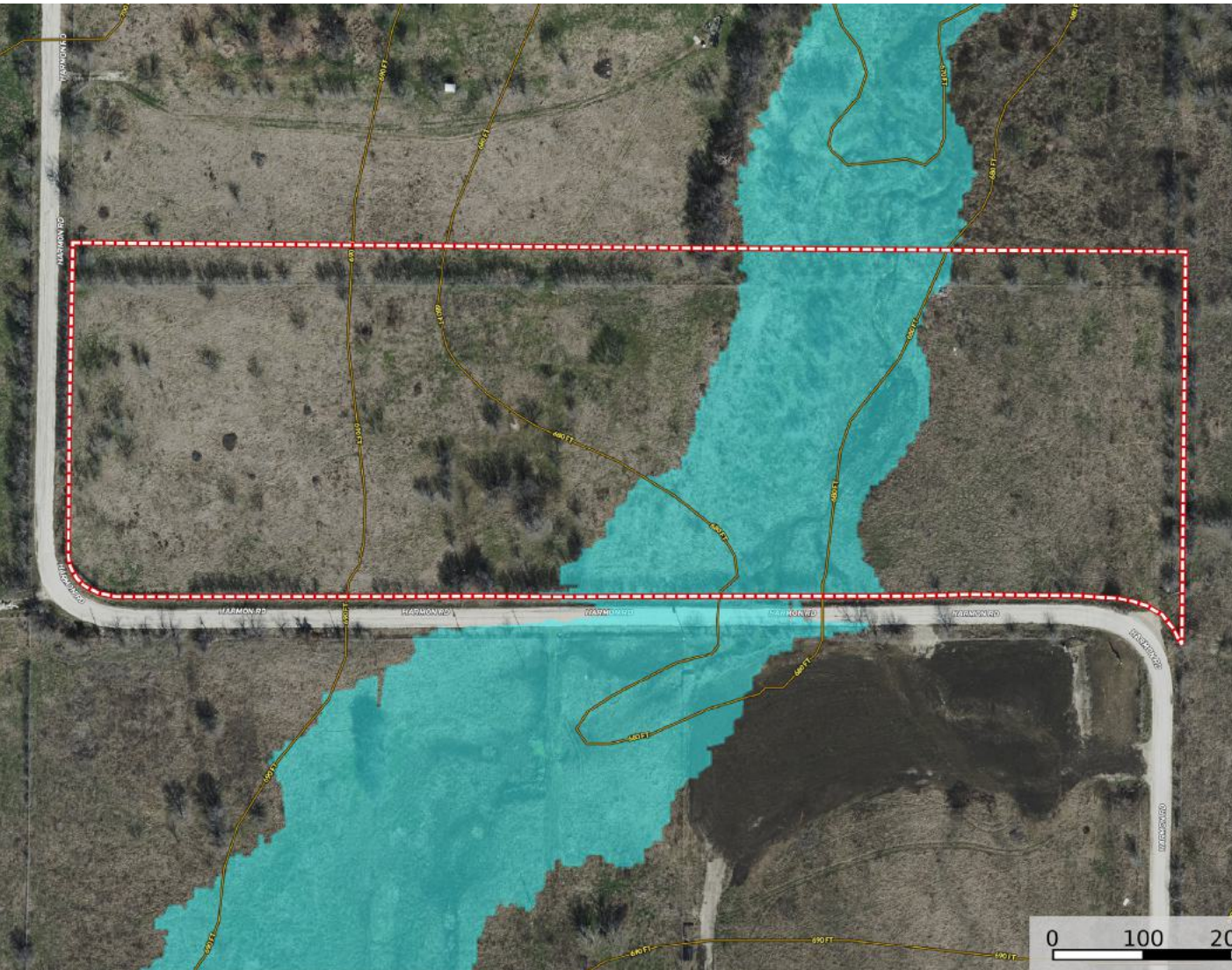
AG - Agricultural

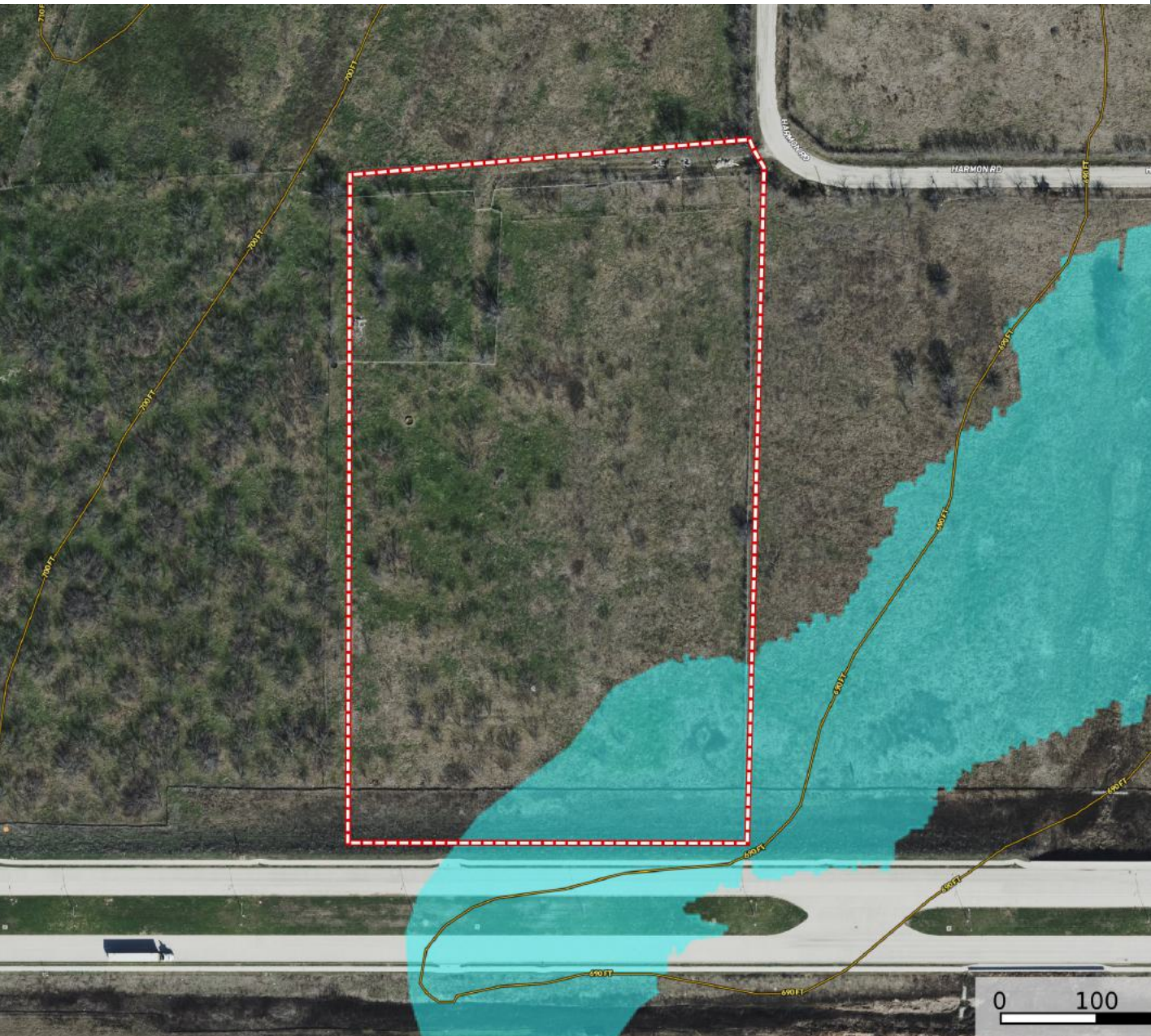


UTILITIES:

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

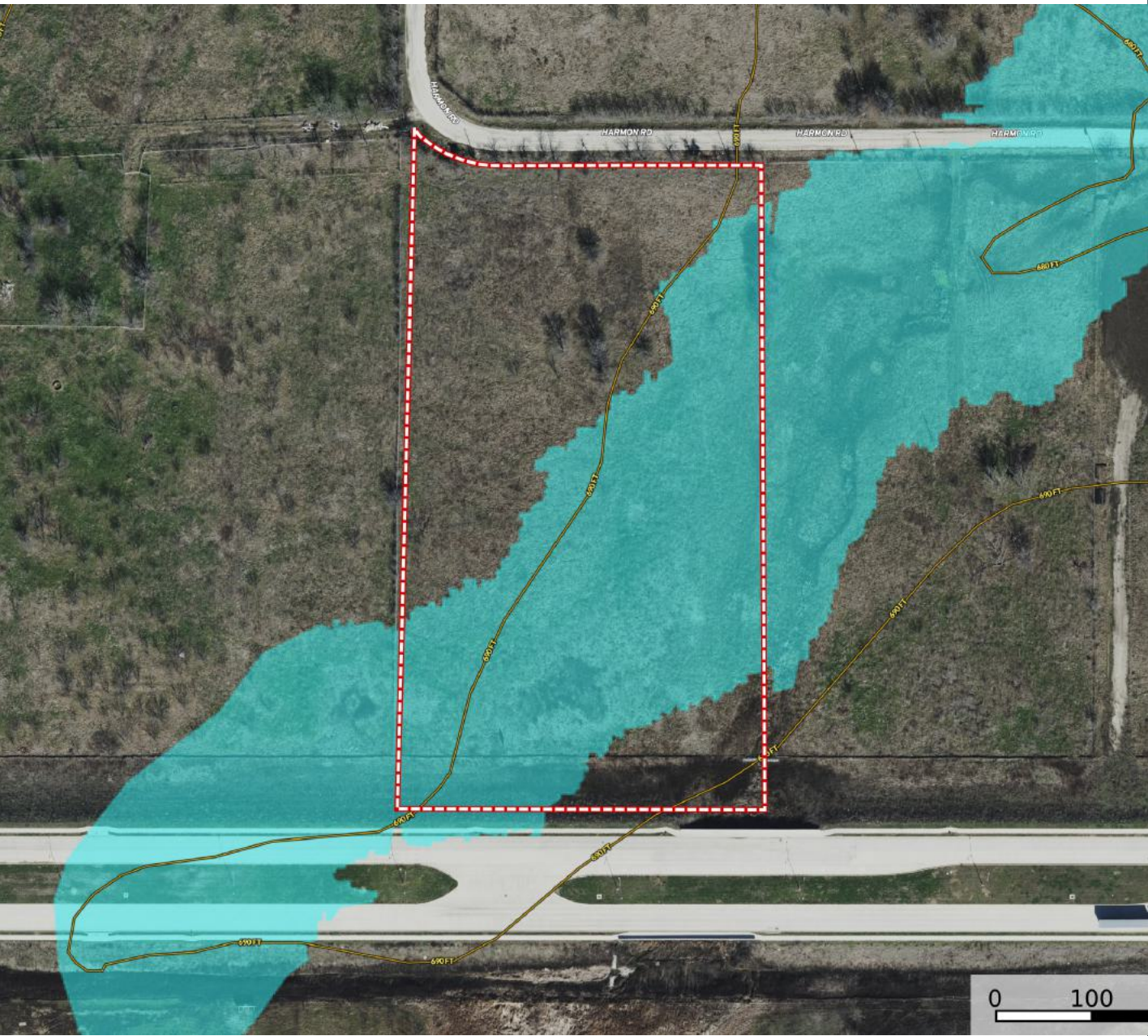


UTILITIES:

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

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

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2025



Tract 15 - 680 Harmon Rd.

PROPERTY ID: 06135412



SIZE:
± 7 AC



LIST PRICE:
\$1,650,000



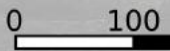
ZONING:
AG - Agricultural



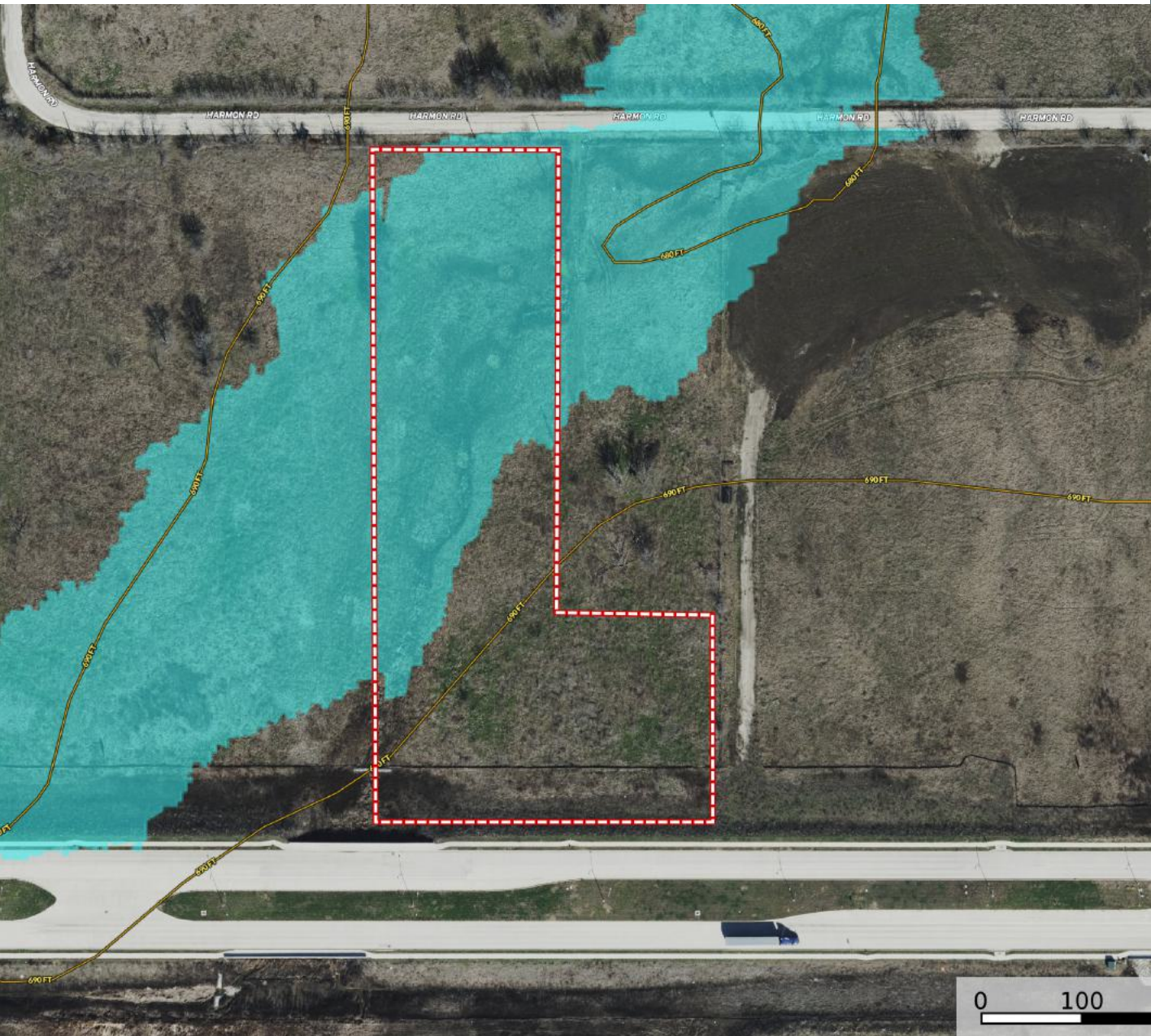
UTILITIES:

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

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



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Tract 16 - 700 Harmon Rd.

PROPERTY ID: 05970768



SIZE:
± 5.31 AC



LIST PRICE:
\$1,270,000



ZONING:
AG - Agricultural

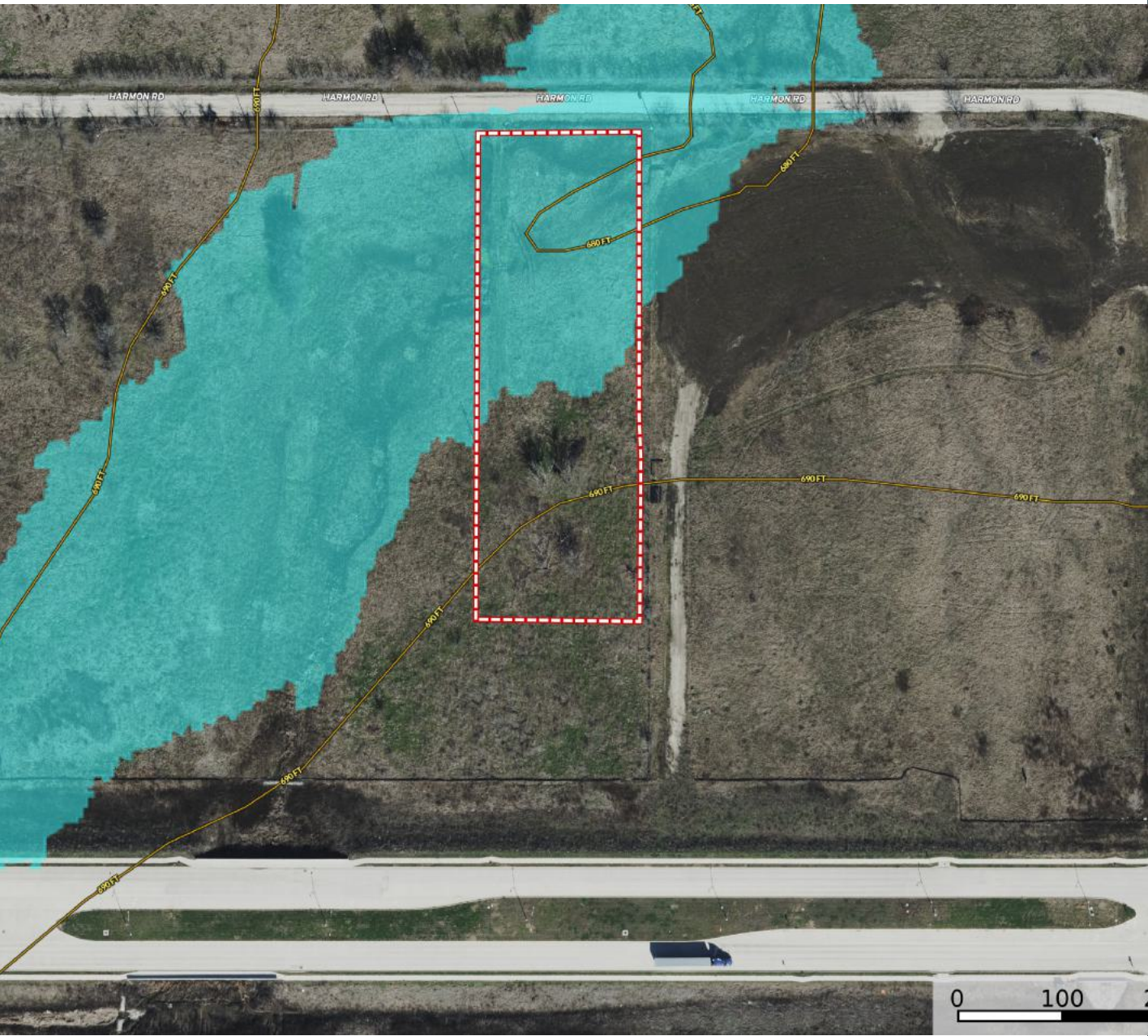


UTILITIES:

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

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

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Tract 17 - 740 Harmon Rd.

PROPERTY ID: 03919625



SIZE:

±1.68 / 1 AC



LIST PRICE:

\$500,000



ZONING:

AG - Agricultural



UTILITIES:

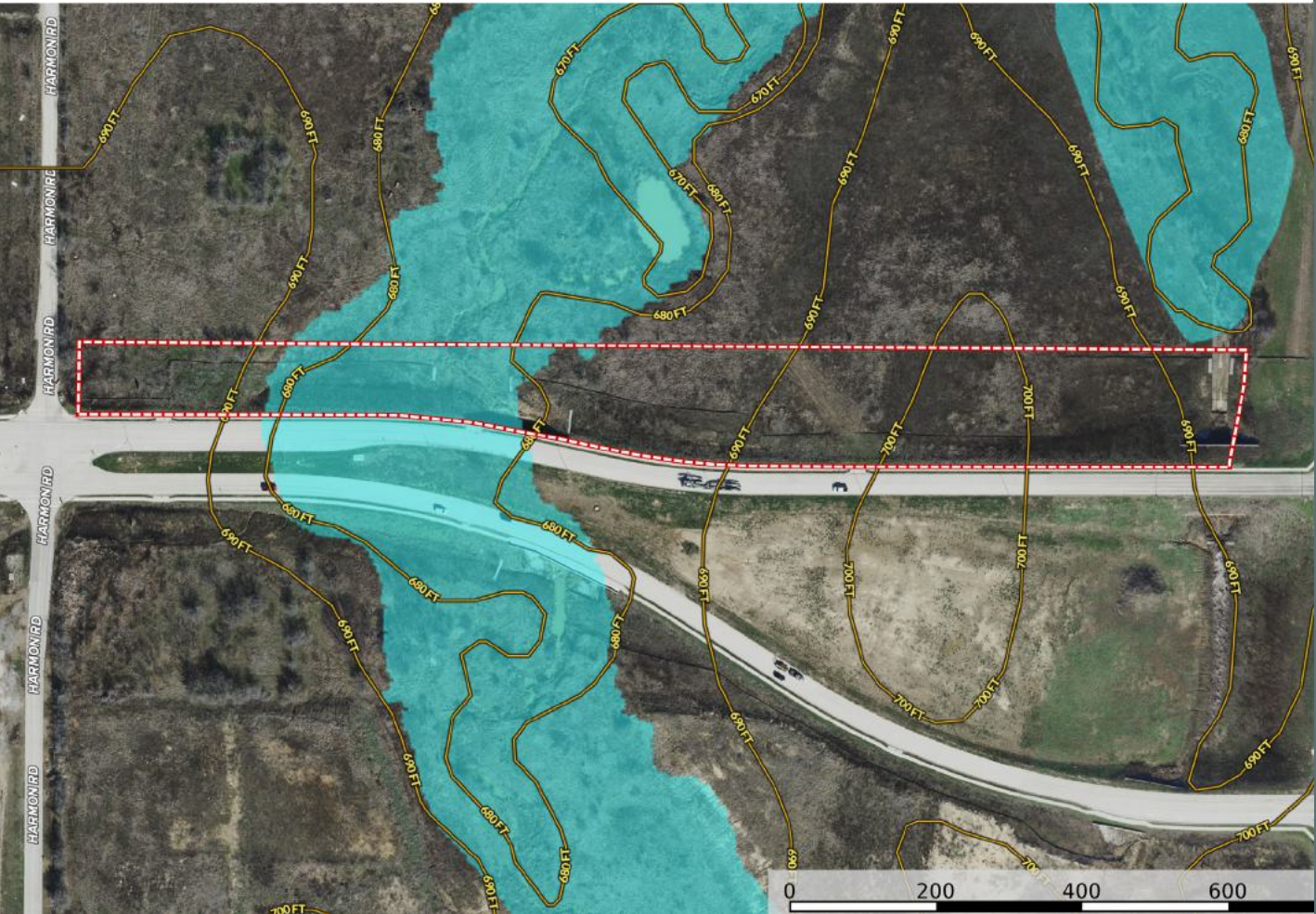
Existing 16" Water Line 500' East of Property on Harmon Rd.

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

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2026

Tract 18 - 895 Harmon Rd.

PROPERTY ID: 05704405



SIZE:

± 8.99 / 8.989 AC



LIST PRICE:

\$580,000



ZONING:

AG - Agricultural

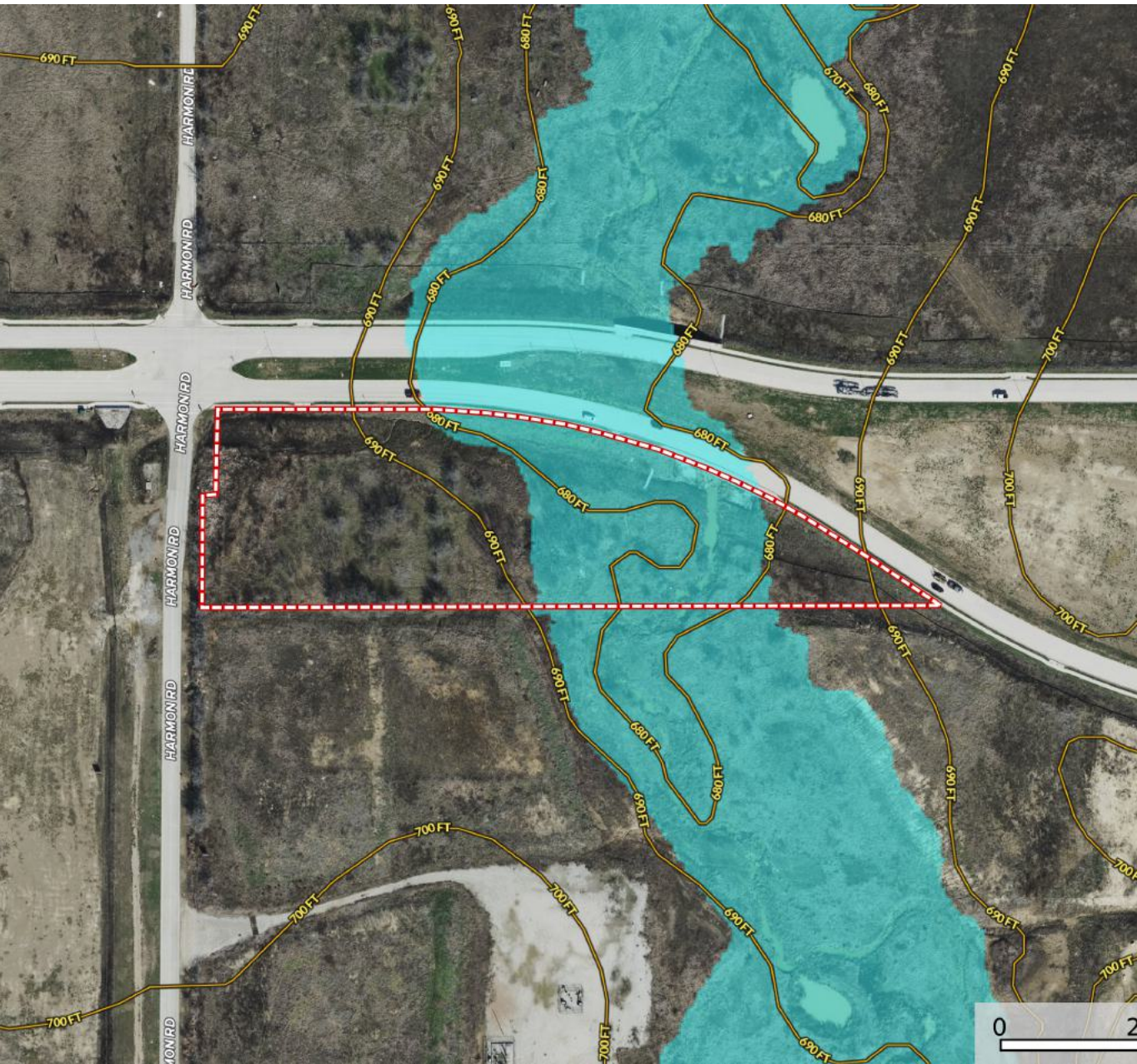


UTILITIES:

Existing 16" Water Line Along Harmon Rd.

Existing 16" Sewer Line Along Harmon Rd.

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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®



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214.526.3626 x 102



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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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
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 1-1



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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Steven Collins Meier Jr.	714822	cmeier@db2re.com	214-526-3626
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David Davidson, Jr.	593731	ddavidson@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

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