

DAVIDSON BOGEL
LAND IS OUR BUSINESS®



HILLWOOD
A PEROT COMPANY

97,941 VPD (~24)

47,916 VPD (~24)

JQ Riverside N

5,794 VPD (~24)

Haslet Pkwy



SITE

HILLWOOD
A PEROT COMPANY



SEQ - S.H. 170 (ALLIANCE GATEWAY FWY.) & I-35W

FORT WORTH, TX | TARRANT COUNTY | NORTHWEST I.S.D.

COMMERCIAL LAND FOR SALE

AVERY CLINKSCALE
AClinkscale@db2re.com
214.526.3626 x 118

COLLINS MEIER
CMeier@db2re.com
214.526.3626 x 114

EDWARD BOGEL
EBogel@db2re.com
214.526.3626 x 102

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



41,916 VPD (~24)



SITE



Northwest ISD

PROPERTY INFORMATION



SIZE:
± 3.26 AC



TRAFFIC COUNTS:
S.H. 170: 41,916 VPD
I-35W: 116,824 VPD



ZONING:
I - Industrial
AllianceTexas: Lone Star POA

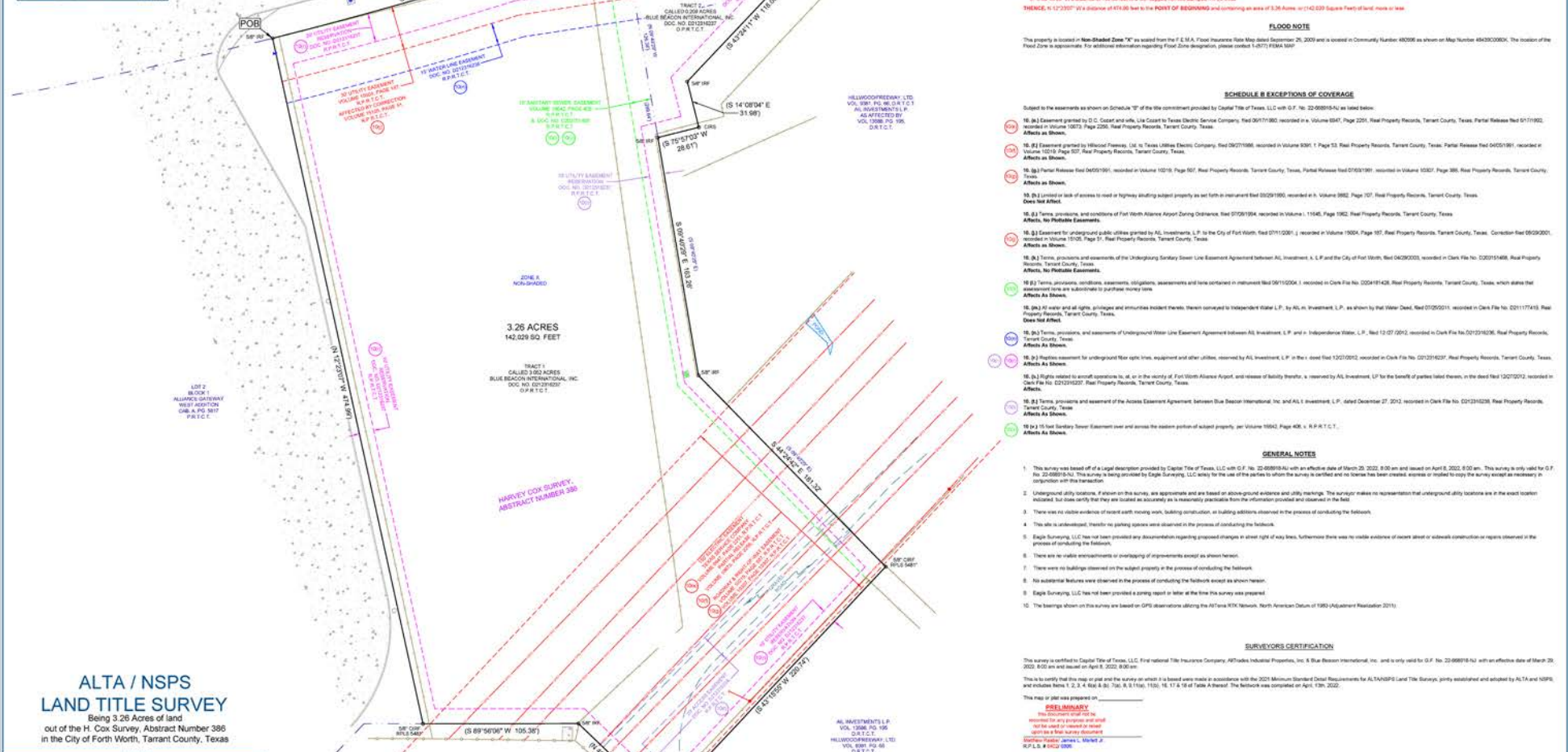


UTILITIES:
Water & Sewer Available to Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	6,253	64,303	194,572
% Proj Growth 2025 - 2030	-0.58%	0.39%	1.65%
2025 Average HH Income	\$148,863	\$146,567	\$153,948
2025 Median HH Income	\$122,036	\$121,038	\$123,162

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: 2020



LEGEND table with columns for symbols and descriptions. Includes entries for 'Utility Pole', 'Utility Line', 'Easement', 'Survey Point', 'Boundary Line', 'Zone A', 'Zone B', 'Zone C', 'Zone D', 'Zone E', 'Zone F', 'Zone G', 'Zone H', 'Zone I', 'Zone J', 'Zone K', 'Zone L', 'Zone M', 'Zone N', 'Zone O', 'Zone P', 'Zone Q', 'Zone R', 'Zone S', 'Zone T', 'Zone U', 'Zone V', 'Zone W', 'Zone X', 'Zone Y', 'Zone Z', 'Zone AA', 'Zone AB', 'Zone AC', 'Zone AD', 'Zone AE', 'Zone AF', 'Zone AG', 'Zone AH', 'Zone AI', 'Zone AJ', 'Zone AK', 'Zone AL', 'Zone AM', 'Zone AN', 'Zone AO', 'Zone AP', 'Zone AQ', 'Zone AR', 'Zone AS', 'Zone AT', 'Zone AU', 'Zone AV', 'Zone AW', 'Zone AX', 'Zone AY', 'Zone AZ', 'Zone BA', 'Zone BB', 'Zone BC', 'Zone BD', 'Zone BE', 'Zone BF', 'Zone BG', 'Zone BH', 'Zone BI', 'Zone BJ', 'Zone BK', 'Zone BL', 'Zone BM', 'Zone BN', 'Zone BO', 'Zone BP', 'Zone BQ', 'Zone BR', 'Zone BS', 'Zone BT', 'Zone BU', 'Zone BV', 'Zone BW', 'Zone BX', 'Zone BY', 'Zone BZ', 'Zone CA', 'Zone CB', 'Zone CC', 'Zone CD', 'Zone CE', 'Zone CF', 'Zone CG', 'Zone CH', 'Zone CI', 'Zone CJ', 'Zone CK', 'Zone CL', 'Zone CM', 'Zone CN', 'Zone CO', 'Zone CP', 'Zone CQ', 'Zone CR', 'Zone CS', 'Zone CT', 'Zone CU', 'Zone CV', 'Zone CW', 'Zone CX', 'Zone CY', 'Zone CZ', 'Zone DA', 'Zone DB', 'Zone DC', 'Zone DD', 'Zone DE', 'Zone DF', 'Zone DG', 'Zone DH', 'Zone DI', 'Zone DJ', 'Zone DK', 'Zone DL', 'Zone DM', 'Zone DN', 'Zone DO', 'Zone DP', 'Zone DQ', 'Zone DR', 'Zone DS', 'Zone DT', 'Zone DU', 'Zone DV', 'Zone DW', 'Zone DX', 'Zone DY', 'Zone DZ', 'Zone EA', 'Zone EB', 'Zone EC', 'Zone ED', 'Zone EE', 'Zone EF', 'Zone EG', 'Zone EH', 'Zone EI', 'Zone EJ', 'Zone EK', 'Zone EL', 'Zone EM', 'Zone EN', 'Zone EO', 'Zone EP', 'Zone EQ', 'Zone ER', 'Zone ES', 'Zone ET', 'Zone EU', 'Zone EV', 'Zone EW', 'Zone EX', 'Zone EY', 'Zone EZ', 'Zone FA', 'Zone FB', 'Zone FC', 'Zone FD', 'Zone FE', 'Zone FF', 'Zone FG', 'Zone FH', 'Zone FI', 'Zone FJ', 'Zone FK', 'Zone FL', 'Zone FM', 'Zone FN', 'Zone FO', 'Zone FP', 'Zone FQ', 'Zone FR', 'Zone FS', 'Zone FT', 'Zone FU', 'Zone FV', 'Zone FW', 'Zone FX', 'Zone FY', 'Zone FZ', 'Zone GA', 'Zone GB', 'Zone GC', 'Zone GD', 'Zone GE', 'Zone GF', 'Zone GG', 'Zone GH', 'Zone GI', 'Zone GJ', 'Zone GK', 'Zone GL', 'Zone GM', 'Zone GN', 'Zone GO', 'Zone GP', 'Zone GQ', 'Zone GR', 'Zone GS', 'Zone GT', 'Zone GU', 'Zone GV', 'Zone GW', 'Zone GX', 'Zone GY', 'Zone GZ', 'Zone HA', 'Zone HB', 'Zone HC', 'Zone HD', 'Zone HE', 'Zone HF', 'Zone HG', 'Zone HH', 'Zone HI', 'Zone HJ', 'Zone HK', 'Zone HL', 'Zone HM', 'Zone HN', 'Zone HO', 'Zone HP', 'Zone HQ', 'Zone HR', 'Zone HS', 'Zone HT', 'Zone HU', 'Zone HV', 'Zone HW', 'Zone HX', 'Zone HY', 'Zone HZ', 'Zone IA', 'Zone IB', 'Zone IC', 'Zone ID', 'Zone IE', 'Zone IF', 'Zone IG', 'Zone IH', 'Zone II', 'Zone IJ', 'Zone IK', 'Zone IL', 'Zone IM', 'Zone IN', 'Zone IO', 'Zone IP', 'Zone IQ', 'Zone IR', 'Zone IS', 'Zone IT', 'Zone IU', 'Zone IV', 'Zone IW', 'Zone IX', 'Zone IY', 'Zone IZ', 'Zone JA', 'Zone JB', 'Zone JC', 'Zone JD', 'Zone JE', 'Zone JF', 'Zone JG', 'Zone JH', 'Zone JI', 'Zone JJ', 'Zone JK', 'Zone JL', 'Zone JM', 'Zone JN', 'Zone JO', 'Zone JP', 'Zone JQ', 'Zone JR', 'Zone JS', 'Zone JT', 'Zone JU', 'Zone JV', 'Zone JW', 'Zone JX', 'Zone JY', 'Zone JZ', 'Zone KA', 'Zone KB', 'Zone KC', 'Zone KD', 'Zone KE', 'Zone KF', 'Zone KG', 'Zone KH', 'Zone KI', 'Zone KJ', 'Zone KK', 'Zone KL', 'Zone KM', 'Zone KN', 'Zone KO', 'Zone KP', 'Zone KQ', 'Zone KR', 'Zone KS', 'Zone KT', 'Zone KU', 'Zone KV', 'Zone KW', 'Zone KX', 'Zone KY', 'Zone KZ', 'Zone LA', 'Zone LB', 'Zone LC', 'Zone LD', 'Zone LE', 'Zone LF', 'Zone LG', 'Zone LH', 'Zone LI', 'Zone LJ', 'Zone LK', 'Zone LL', 'Zone LM', 'Zone LN', 'Zone LO', 'Zone LP', 'Zone LQ', 'Zone LR', 'Zone LS', 'Zone LT', 'Zone LU', 'Zone LV', 'Zone LW', 'Zone LX', 'Zone LY', 'Zone LZ', 'Zone MA', 'Zone MB', 'Zone MC', 'Zone MD', 'Zone ME', 'Zone MF', 'Zone MG', 'Zone MH', 'Zone MI', 'Zone MJ', 'Zone MK', 'Zone ML', 'Zone MM', 'Zone MN', 'Zone MO', 'Zone MP', 'Zone MQ', 'Zone MR', 'Zone MS', 'Zone MT', 'Zone MU', 'Zone MV', 'Zone MW', 'Zone MX', 'Zone MY', 'Zone MZ', 'Zone NA', 'Zone NB', 'Zone NC', 'Zone ND', 'Zone NE', 'Zone NF', 'Zone NG', 'Zone NH', 'Zone NI', 'Zone NJ', 'Zone NK', 'Zone NL', 'Zone NM', 'Zone NN', 'Zone NO', 'Zone NP', 'Zone NQ', 'Zone NR', 'Zone NS', 'Zone NT', 'Zone NU', 'Zone NV', 'Zone NW', 'Zone NX', 'Zone NY', 'Zone NZ', 'Zone OA', 'Zone OB', 'Zone OC', 'Zone OD', 'Zone OE', 'Zone OF', 'Zone OG', 'Zone OH', 'Zone OI', 'Zone OJ', 'Zone OK', 'Zone OL', 'Zone OM', 'Zone ON', 'Zone OO', 'Zone OP', 'Zone OQ', 'Zone OR', 'Zone OS', 'Zone OT', 'Zone OU', 'Zone OV', 'Zone OW', 'Zone OX', 'Zone OY', 'Zone OZ', 'Zone PA', 'Zone PB', 'Zone PC', 'Zone PD', 'Zone PE', 'Zone PF', 'Zone PG', 'Zone PH', 'Zone PI', 'Zone PJ', 'Zone PK', 'Zone PL', 'Zone PM', 'Zone PN', 'Zone PO', 'Zone PP', 'Zone PQ', 'Zone PR', 'Zone PS', 'Zone PT', 'Zone PU', 'Zone PV', 'Zone PW', 'Zone PX', 'Zone PY', 'Zone PZ', 'Zone QA', 'Zone QB', 'Zone QC', 'Zone QD', 'Zone QE', 'Zone QF', 'Zone QG', 'Zone QH', 'Zone QI', 'Zone QJ', 'Zone QK', 'Zone QL', 'Zone QM', 'Zone QN', 'Zone QO', 'Zone QP', 'Zone QQ', 'Zone QR', 'Zone QS', 'Zone QT', 'Zone QU', 'Zone QV', 'Zone QW', 'Zone QX', 'Zone QY', 'Zone QZ', 'Zone RA', 'Zone RB', 'Zone RC', 'Zone RD', 'Zone RE', 'Zone RF', 'Zone RG', 'Zone RH', 'Zone RI', 'Zone RJ', 'Zone RK', 'Zone RL', 'Zone RM', 'Zone RN', 'Zone RO', 'Zone RP', 'Zone RQ', 'Zone RR', 'Zone RS', 'Zone RT', 'Zone RU', 'Zone RV', 'Zone RW', 'Zone RX', 'Zone RY', 'Zone RZ', 'Zone SA', 'Zone SB', 'Zone SC', 'Zone SD', 'Zone SE', 'Zone SF', 'Zone SG', 'Zone SH', 'Zone SI', 'Zone SJ', 'Zone SK', 'Zone SL', 'Zone SM', 'Zone SN', 'Zone SO', 'Zone SP', 'Zone SQ', 'Zone SR', 'Zone SS', 'Zone ST', 'Zone SU', 'Zone SV', 'Zone SW', 'Zone SX', 'Zone SY', 'Zone SZ', 'Zone TA', 'Zone TB', 'Zone TC', 'Zone TD', 'Zone TE', 'Zone TF', 'Zone TG', 'Zone TH', 'Zone TI', 'Zone TJ', 'Zone TK', 'Zone TL', 'Zone TM', 'Zone TN', 'Zone TO', 'Zone TP', 'Zone TQ', 'Zone TR', 'Zone TS', 'Zone TT', 'Zone TU', 'Zone TV', 'Zone TW', 'Zone TX', 'Zone TY', 'Zone TZ', 'Zone UA', 'Zone UB', 'Zone UC', 'Zone UD', 'Zone UE', 'Zone UF', 'Zone UG', 'Zone UH', 'Zone UI', 'Zone UJ', 'Zone UK', 'Zone UL', 'Zone UM', 'Zone UN', 'Zone UO', 'Zone UP', 'Zone UQ', 'Zone UR', 'Zone US', 'Zone UT', 'Zone UU', 'Zone UV', 'Zone UW', 'Zone UX', 'Zone UY', 'Zone UZ', 'Zone VA', 'Zone VB', 'Zone VC', 'Zone VD', 'Zone VE', 'Zone VF', 'Zone VG', 'Zone VH', 'Zone VI', 'Zone VJ', 'Zone VK', 'Zone VL', 'Zone VM', 'Zone VN', 'Zone VO', 'Zone VP', 'Zone VQ', 'Zone VR', 'Zone VS', 'Zone VT', 'Zone VU', 'Zone VV', 'Zone VW', 'Zone VX', 'Zone VY', 'Zone VZ', 'Zone WA', 'Zone WB', 'Zone WC', 'Zone WD', 'Zone WE', 'Zone WF', 'Zone WG', 'Zone WH', 'Zone WI', 'Zone WJ', 'Zone WK', 'Zone WL', 'Zone WM', 'Zone WN', 'Zone WO', 'Zone WP', 'Zone WQ', 'Zone WR', 'Zone WS', 'Zone WT', 'Zone WU', 'Zone WV', 'Zone WW', 'Zone WX', 'Zone WY', 'Zone WZ', 'Zone XA', 'Zone XB', 'Zone XC', 'Zone XD', 'Zone XE', 'Zone XF', 'Zone XG', 'Zone XH', 'Zone XI', 'Zone XJ', 'Zone XK', 'Zone XL', 'Zone XM', 'Zone XN', 'Zone XO', 'Zone XP', 'Zone XQ', 'Zone XR', 'Zone XS', 'Zone XT', 'Zone XU', 'Zone XV', 'Zone XW', 'Zone XX', 'Zone XY', 'Zone XZ', 'Zone YA', 'Zone YB', 'Zone YC', 'Zone YD', 'Zone YE', 'Zone YF', 'Zone YG', 'Zone YH', 'Zone YI', 'Zone YJ', 'Zone YK', 'Zone YL', 'Zone YM', 'Zone YN', 'Zone YO', 'Zone YP', 'Zone YQ', 'Zone YR', 'Zone YS', 'Zone YT', 'Zone YU', 'Zone YV', 'Zone YW', 'Zone YX', 'Zone YY', 'Zone YZ', 'Zone ZA', 'Zone ZB', 'Zone ZC', 'Zone ZD', 'Zone ZE', 'Zone ZF', 'Zone ZG', 'Zone ZH', 'Zone ZI', 'Zone ZJ', 'Zone ZK', 'Zone ZL', 'Zone ZM', 'Zone ZN', 'Zone ZO', 'Zone ZP', 'Zone ZQ', 'Zone ZR', 'Zone ZS', 'Zone ZT', 'Zone ZU', 'Zone ZV', 'Zone ZW', 'Zone ZX', 'Zone ZY', 'Zone ZZ'.

ALTA / NSPS LAND TITLE SURVEY Being 3.26 Acres of land out of the H. Cox Survey, Abstract Number 386 in the City of Fort Worth, Tarrant County, Texas

CURVE TABLE table with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARINGS, CHORD LENGTH. Includes data for Curve C1.

GENERAL NOTES section containing 10 numbered points regarding the survey process, easements, and property boundaries.

SURVEYORS CERTIFICATION section with a signature line for the surveyor and a date field.

LEGAL DESCRIPTION section containing detailed text about the survey, easements, and property boundaries.

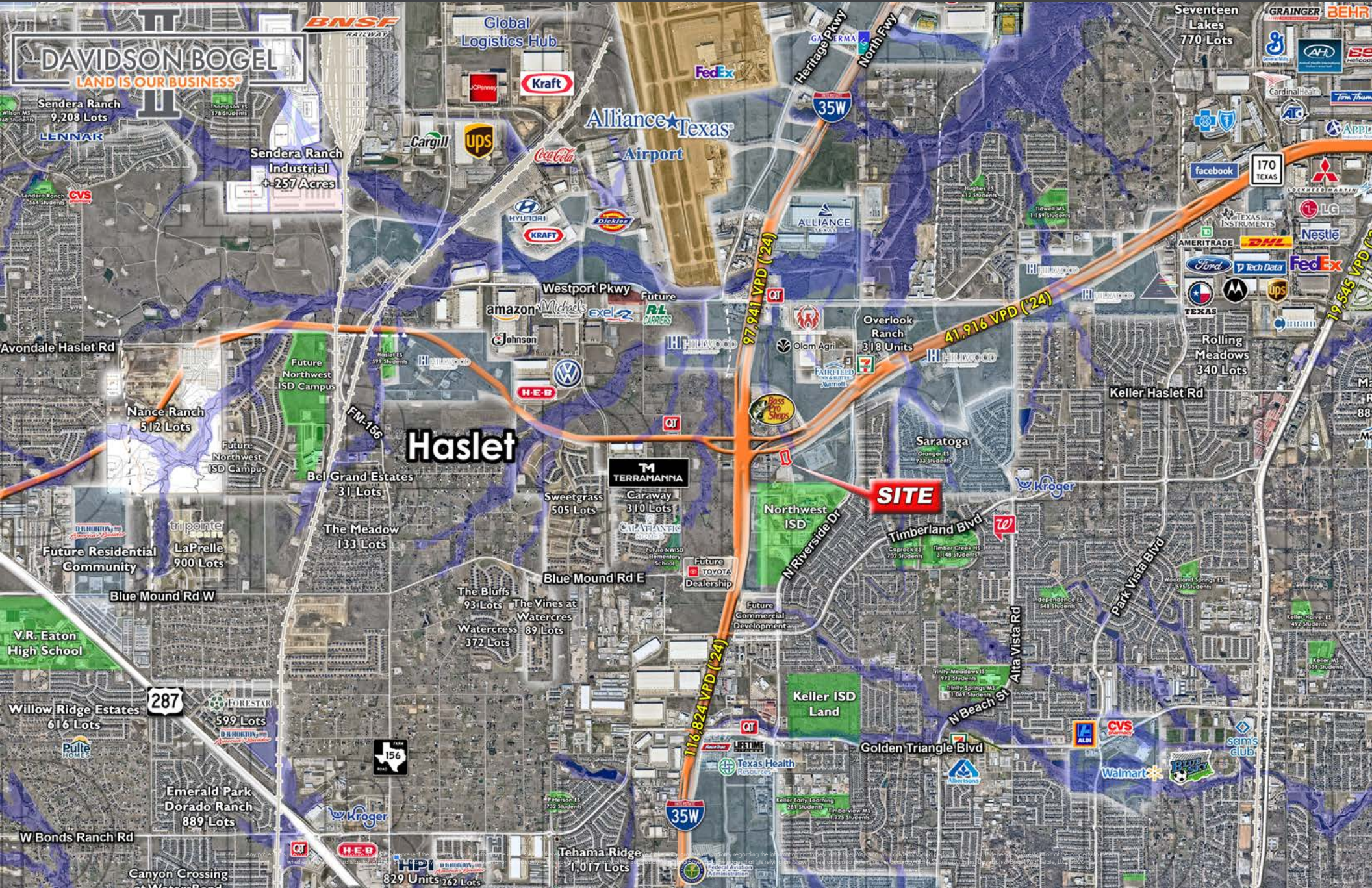
PROPERTY ADDRESS section listing the address: 2400 Alliance Gateway Freeway, State Highway 170, Fort Worth, Texas, 76177.

EAGLE SURVEYING logo and contact information: Eagle Surveying, LLC, 222 South Elm Street, Suite: 200, Denton, TX 76201, 940.222.3009, www.eaglesurveying.com, TX Firm # 10194177.

All 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

SEQ - S.H. 170 & I-35W

WIDE AERIAL



SEQ - S.H. 170 & I-35W

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
AVERY CLINKSCALE	828604	ACLINKSCALE@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



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.

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
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Avery Clinkscale	828604	aclinkscale@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.**

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.

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
Steven Collins Meier Jr.	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 1-1