

RYAN TURNER
RTURNER@DB2RE.COM
214.526.3626

DAVIDSON BOGEL
LAND IS OUR BUSINESS®

JONATHAN COOPER
JCOOPER@DB2RE.COM
214.526.3626



UNDER CONSTRUCTION TARGET ANCHORED SHOPPING CENTER



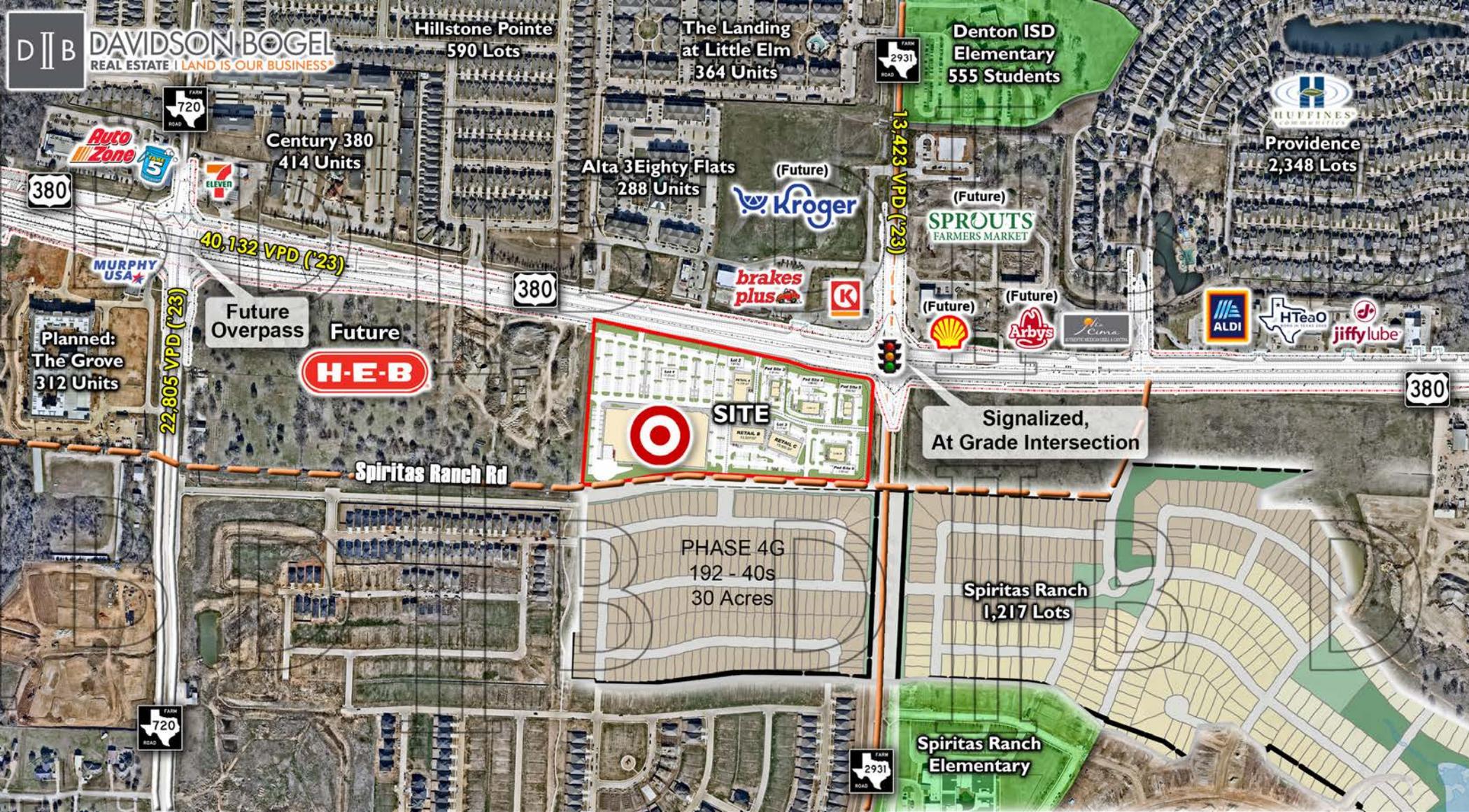
BATES TOWNE CROSSING

SWC - U.S. 380 & RYAN SPIRITAS PKWY. | LITTLE ELM, TX

SHOP SPACE AVAILABLE FOR LEASE
PAD SITES AVAILABLE FOR LEASE/BTS

NEW CONSTRUCTION SHOPPING CENTER DEVELOPMENT - ± 204,795 SQFT

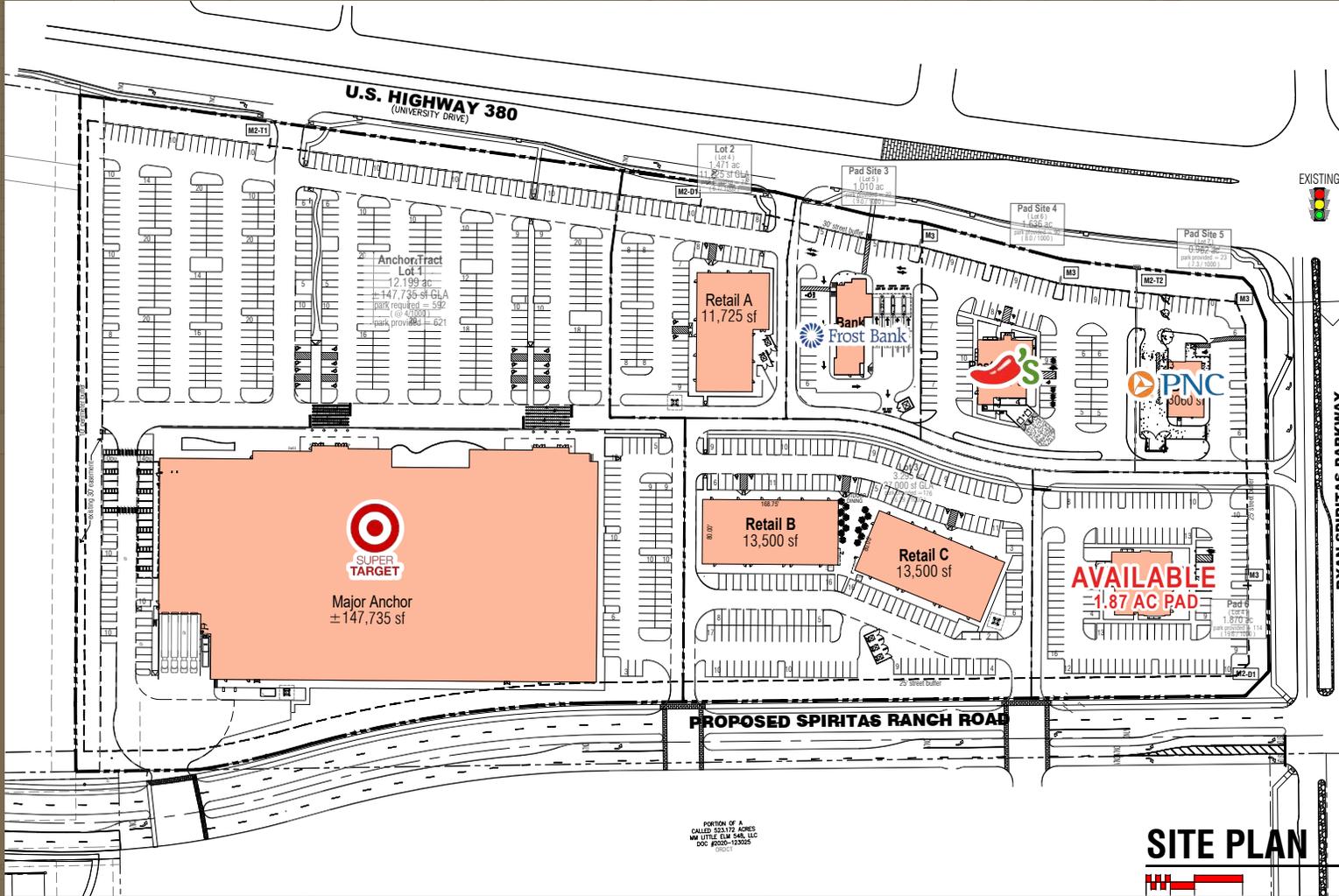




CLOSE AERIAL

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

SITE PLAN



±22.38
ACRES

±204,795 SF
TOTAL RETAIL SPACE

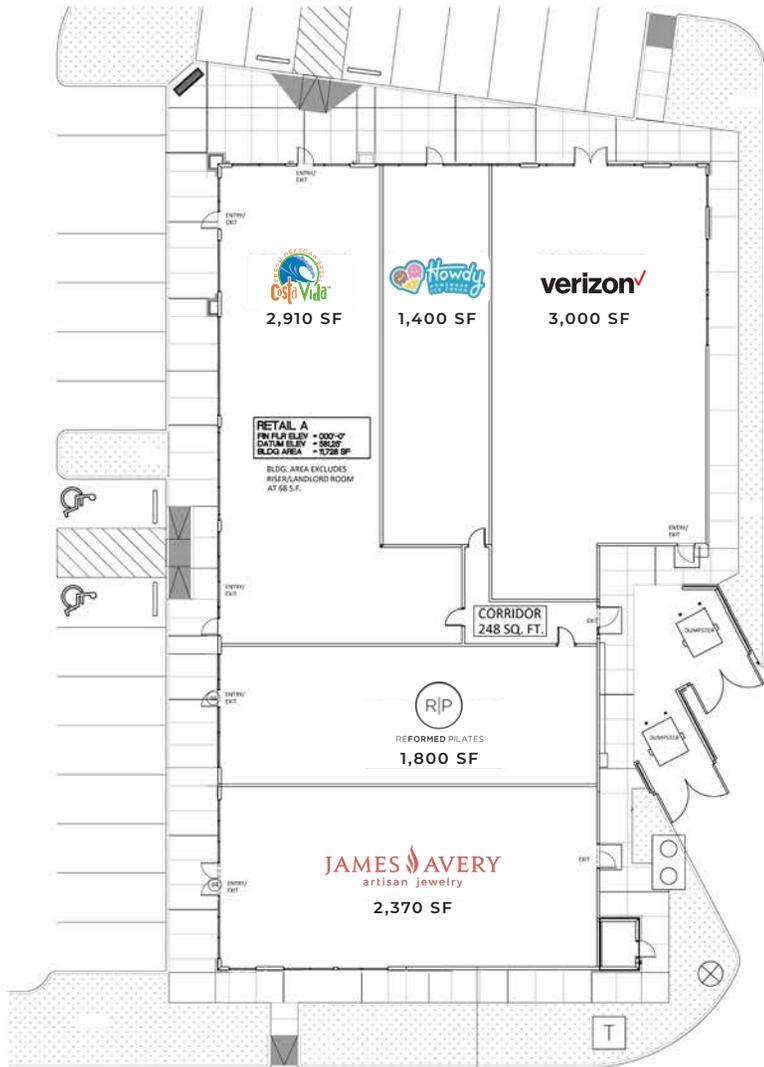
4
PAD SITES

1,505 FT
U.S. 380 FRONTAGE

5/1000
PARKING RATIO

525 FT
RYAN SPIRITAS PKWY. FRONTAGE

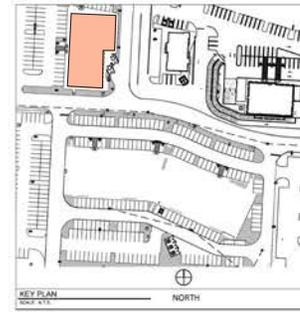
Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent investigation 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



01 LEASING PLAN
SCALE: 1/8"=1'-0"



NOTE:
ALL DIMENSIONS ON THE SIDEWALK ARE APPROXIMATE AND ARE TO BE VERIFIED WITH THE CIVIL DIMENSIONAL CONTROL DRAWINGS.



TYPICAL FLOOR PLAN NOTES:

1. DOWNEL CONCRETE WALK INTO FOUNDATION WALL AT EXTERIOR DOORS AND STOREFRONT DOORS, AND AT STOREFRONT SYSTEMS.
2. REFERENCE STRUCTURAL DRAWINGS FOR COLUMN DESIGNATIONS, TILT-UP CONCRETE PANEL JOINTS, AND ADDITIONAL INFORMATION.
3. REFERENCE MEP DRAWINGS FOR UTILITIES RUN UNDER SLAB. PROVIDE 2" SQ. LEAVE OUT AT STUB-UPS AND CLEAN OUTS, UNLESS INDICATED OTHERWISE.
4. CONTRACTOR IS RESPONSIBLE FOR UTILITIES BEYOND 5'-0" OF BLDG. PERIMETER.
5. REFERENCE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION, CONTROL JOINTS, AND EXTENT OF STOREFRONT WORK.
6. REFER TO SIDEWALK PLAN FOR SITE RELATED DETAILS.
7. FIRE SPRINKLER ROOM/WALL TO BE 2-HOUR RATED CONSTRUCTION(UL185) 5" METAL STUDS @ 16" O.C. WITH R-19 BATT INSULATION AND 5/8" FIRE RATED GYP BOARD EACH SIDE. WALL TO EXTEND TO BOTTOM OF ROOF DECK. TAPE AND PAINT (TYP. BOARD INSIDE OF RISER ROOM. REFER APPENDIX FOR UL DETAILS. REFER TO DRAWINGS FOR INDICATION OF FIRE RISER ROOM AND ASSOCIATED INTERIOR PARTITIONS BEING PRESENT IN SCOPE OF WORK.
8. COORDINATE LOCATION AND TYPE OF FIREMAN'S KEY BOX WITH LOCAL FIRE AUTHORITY.

BATES TOWNE CROSSING
RETAIL A - SHELL BUILDING
US HWY 280 AT RYAN SPRITAS PKWY
LITTLE ELM, TEXAS 76068

HODGES
Architecture

www.hodgesusa.com 972.387.1000
13642 Omega, Dallas, TX 75244

Project Number:
22015-01

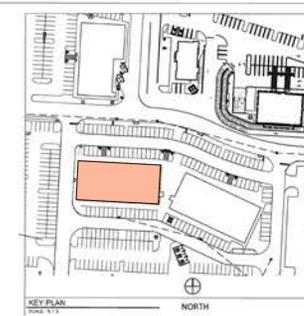
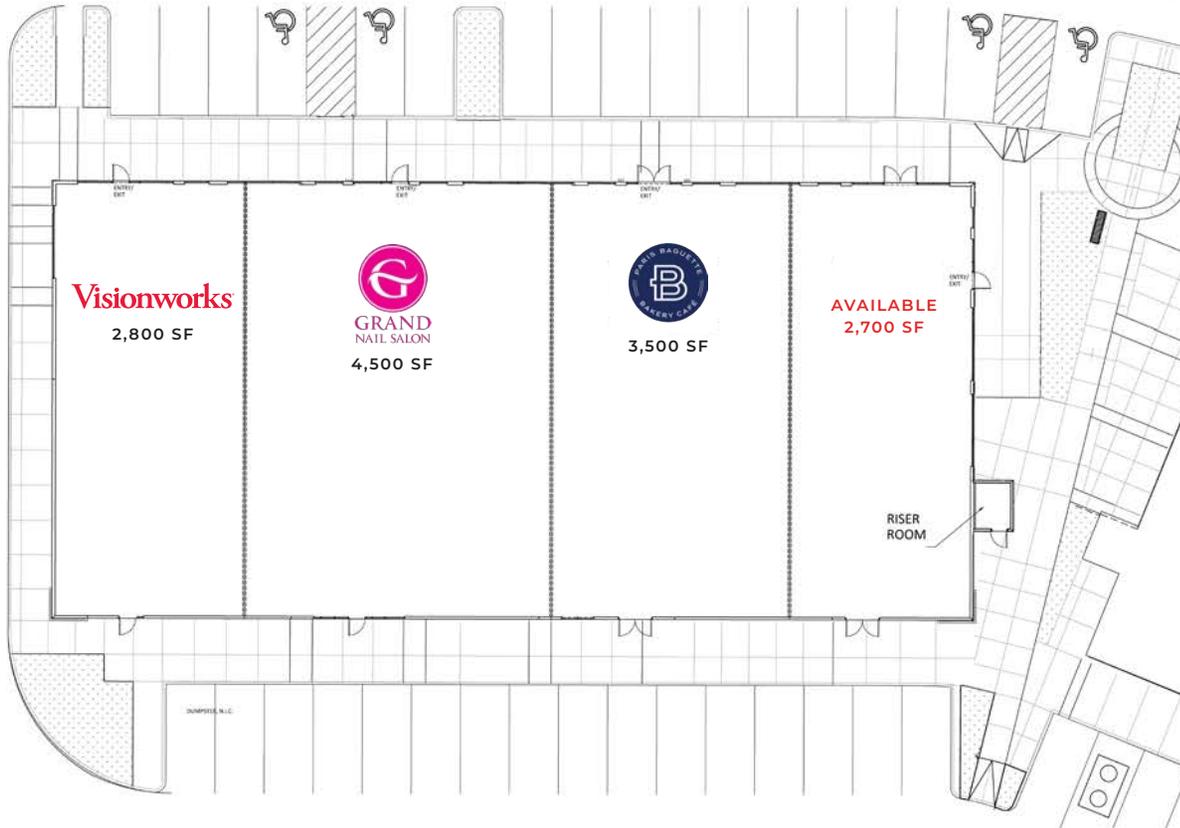
Drawn By: JF Checked By: GL

No.	Description	Date
1	PRELIM WORKSHEET	11/04/2019
2	LEASING PLAN	03/28/2020
3	LEASING PLAN	03/28/2020
4	LEASING PLAN	03/28/2020
5	LEASING PLAN	03/28/2020
6	LEASING PLAN	03/28/2020
7	LEASING PLAN	03/28/2020
8	LEASING PLAN	03/28/2020
9	LEASING PLAN	03/28/2020
10	LEASING PLAN	03/28/2020
11	LEASING PLAN	03/28/2020
12	LEASING PLAN	03/28/2020

The information contained herein is intended for the use of the recipient only and is not to be distributed, copied, or otherwise used for any purpose other than that intended. The information is provided as a service to the recipient and is not a contract. The recipient is responsible for verifying the accuracy of the information and for obtaining any necessary permits or approvals. The information is provided on an "as is" basis and the provider makes no warranty, express or implied, for the accuracy, completeness, or timeliness of the information. The provider shall not be liable for any damages, including consequential damages, arising out of the use of the information. The recipient shall indemnify and hold the provider harmless from and against all claims, damages, and expenses, including reasonable attorneys' fees, arising out of the use of the information. This document is the property of Hodges Architecture and shall remain the property of Hodges Architecture. All rights reserved. © 2020 Hodges Architecture. All other rights reserved.

LP1.10
LEASING PLAN

BUILDING A



BATES TOWNE CROSSING
RETAIL B - SHELL BUILDING
 US HWY 380 AT RYAN SPRITAS PKWY
 LITTLE ELM, TEXAS 76066



www.hodges.com 972.387.1000
 13842 Omega, Dallas, TX, 75244

**NOT FOR
 REGULATORY
 APPROVAL,
 PERMITTING, OR
 CONSTRUCTION**

Project Number: 220003

Drawn By: JPPM Checked By: JPPM

Issue Log		
No.	Description	Date
001	REVISED SET	28/02/2022
002	REVISIONS TO PLAN	09/03/2022
003	LEASING PLAN	09/03/2022
004	LEASING PLAN	09/03/2022
005	LEASING PLAN	09/03/2022
006	LEASING PLAN	09/03/2022
007	LEASING PLAN	09/03/2022
008	LEASING PLAN	09/03/2022
009	LEASING PLAN	09/03/2022
010	LEASING PLAN	09/03/2022

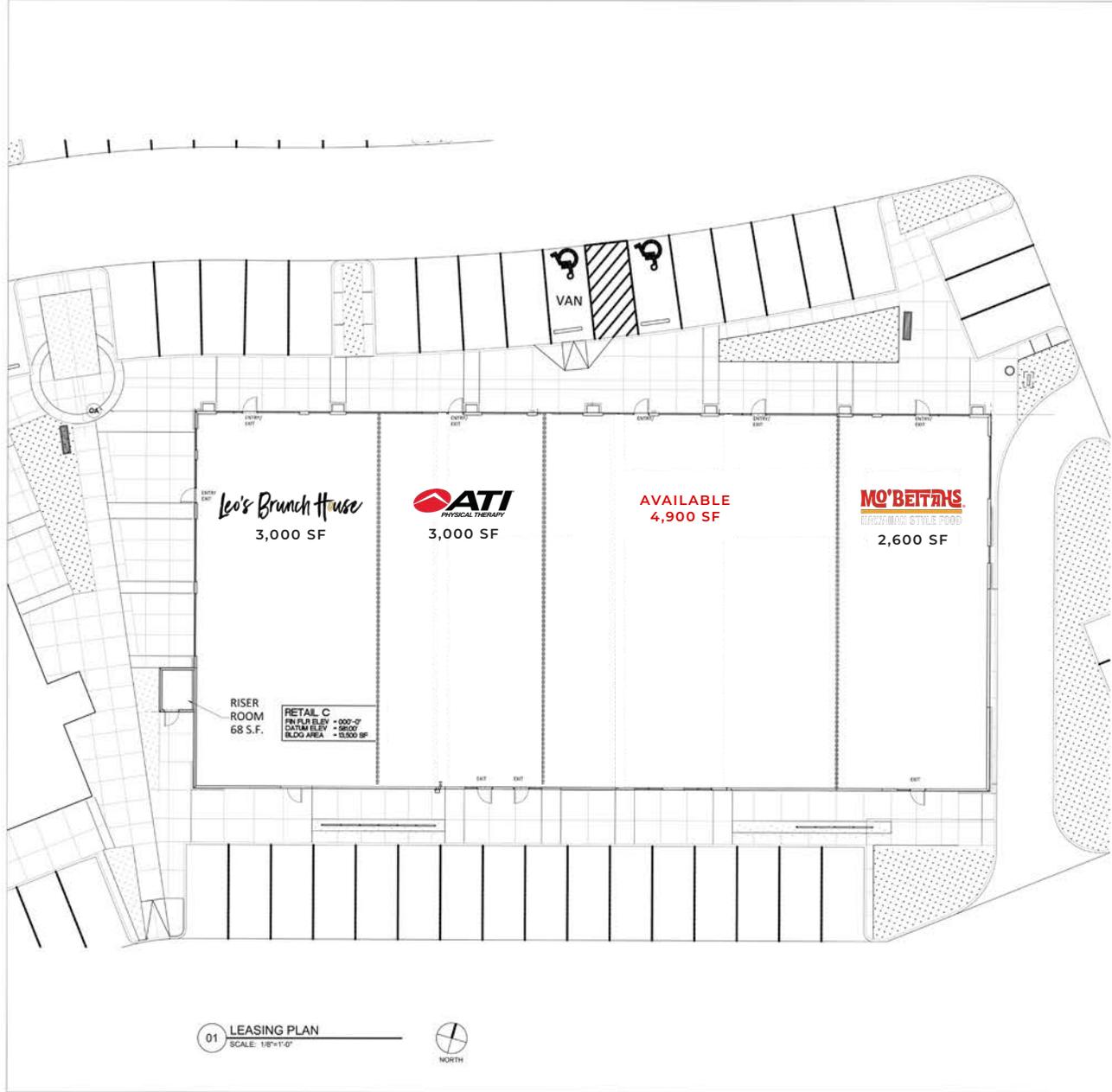
The information presented in this plan is for informational purposes only and does not constitute a contract. The information is provided as a guide only and is subject to change without notice. The information is provided as a guide only and is subject to change without notice. The information is provided as a guide only and is subject to change without notice.

LP1.20
 LEASING PLAN

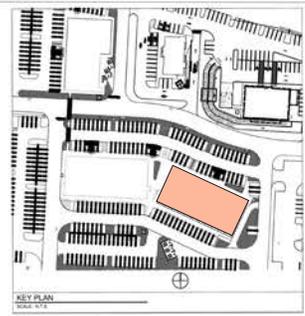
01 LEASING PLAN
 SCALE: 1/8"=1'-0"
 NORTH

BUILDING B

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



01 LEASING PLAN
SCALE: 1/8"=1'-0"



BATES TOWNE CROSSING
RETAIL C - SHELL BUILDING
 US HWY 380 AT RYAN SPIRITAS PKWY
 LITTLE ELM, TEXAS 76068

HODGES
 Architecture

www.hodgesusa.com 972.387.1000
 13642 Omega, Dallas, TX 75244

Project Number: 22019-01

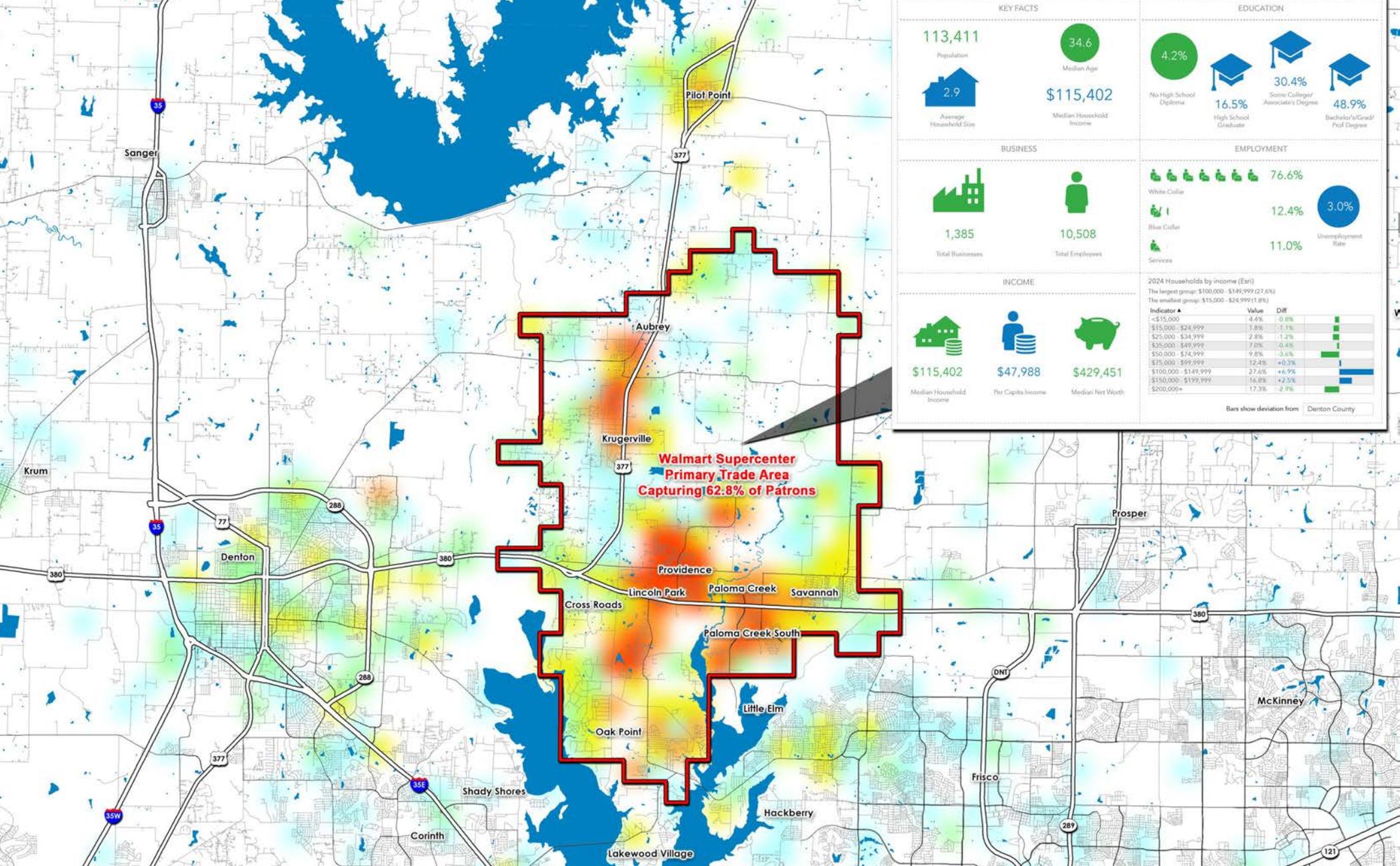
Drawn By: Checked By: jh/mr

No.	Description	Date
1	BID AND PERMIT	09.25.2018
2	LEASING PLAN	07.06.2019
3	LEASING PLAN	02.05.2019
4	LEASING PLAN	05.12.2018
5	LEASING PLAN	03.11.2018
6	LEASING PLAN	05.08.2018
7	LEASING PLAN	04.02.2018
8	LEASING PLAN	03.08.2018
9	LEASING PLAN	02.02.2018
10	LEASING PLAN	01.10.2018
11	LEASING PLAN	08.22.2017
12	LEASING PLAN	06.26.2018
13	LEASING PLAN	06.07.2018
14	LEASING PLAN	04.13.2018
15	LEASING PLAN	03.10.2018
16	LEASING PLAN	02.27.2018

LP1.30
 LEASING PLAN

BUILDING C

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



KEY FACTS

- Population: 113,411
- Average Household Size: 2.9
- Median Age: 34.6
- Median Household Income: \$115,402

EDUCATION

- No High School Diploma: 4.2%
- High School Graduate: 16.5%
- Some College/ Associate's Degree: 30.4%
- Bachelor's/Grad/ Prof Degree: 48.9%

BUSINESS

- Total Businesses: 1,385
- Total Employees: 10,508

EMPLOYMENT

- White Collar: 76.6%
- Blue Collar: 12.4%
- Services: 11.0%
- Unemployment Rate: 3.0%

INCOME

- Median Household Income: \$115,402
- Per Capita Income: \$47,988
- Median Net Worth: \$429,451

2024 Households by income (Etri)
 The largest group: \$100,000 - \$149,999 (27.6%)
 The smallest group: \$15,000 - \$24,999 (1.8%)

Indicator	Value	Diff
< \$15,000	4.4%	-0.8%
\$15,000 - \$24,999	1.8%	-1.1%
\$25,000 - \$34,999	2.8%	-1.2%
\$35,000 - \$49,999	7.0%	-0.4%
\$50,000 - \$74,999	9.8%	-3.6%
\$75,000 - \$99,999	12.4%	+0.3%
\$100,000 - \$149,999	27.6%	+6.9%
\$150,000 - \$199,999	16.8%	+2.5%
\$200,000+	17.3%	-2.9%

Bars show deviation from Denton County

CELL PHONE STUDY

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

CONSTRUCTION PHOTOS



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

RENDERINGS

SHOP SPACE

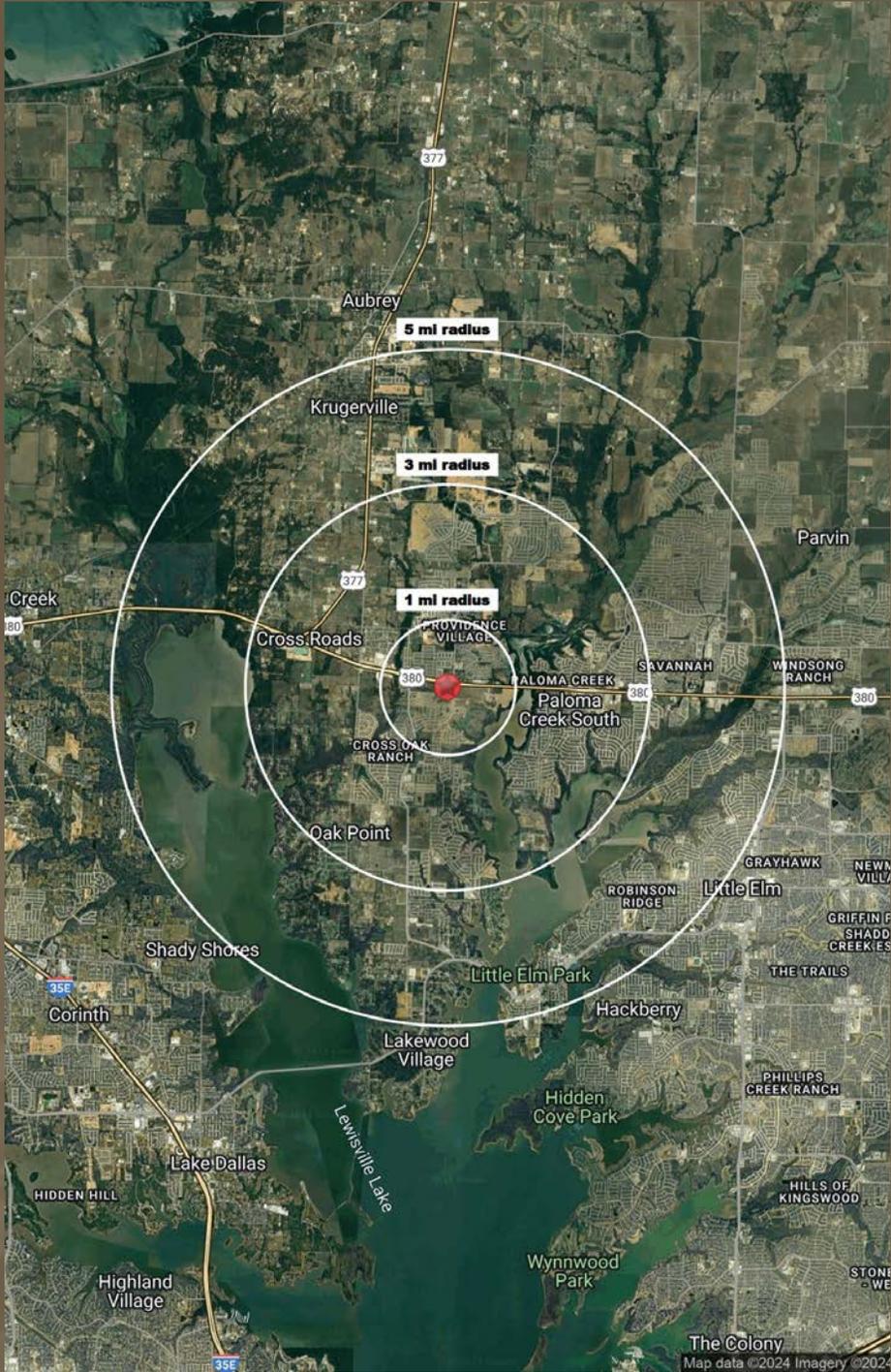


TARGET



AREA RETAILERS





DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION*	9,867	68,717	152,624
<small>* Postal Recalculation</small>			
% PROJ GROWTH 2025-2030	2.30%	5.00%	5.10%
2025 AVERAGE HH INCOME	\$122,653	\$148,532	\$153,260
2025 MEDIAN HH INCOME	\$94,490	\$118,143	\$123,666

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

LISTING TEAM



DAVIDSON BOGEL
LAND IS OUR BUSINESS®

MICHAEL DAVIS

MICHAEL.DAVIS@WEBERANDCOMPANY.COM
214.500.3672

RYAN TURNER

RTURNER@DB2RE.COM
214.526.3626

JONATHAN COOPER

JCOOPER@DB2RE.COM
214.526.3626

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
JONATHON COOPER	475232	JCOOPER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
CHRISTOPHER RYAN TURNER	672133	RTURNER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
JOHN ROBERT WEBER	463583	LEASING@WEBERANDCOMPANY.COM	972-739-8481
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
JOHN ROBERT WEBER	463583	LEASING@WEBERANDCOMPANY.COM	972-739-8481
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
MICHAEL PATRICK DAVIS	700070	MICHAEL.DAVIS@WEBERANDCOMPANY.COM	214-500-3672
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:
 - 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
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.**

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
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jonathan Cooper	475232	jcooper@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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Weber Retail Realty Inc	423024	leasing@weberandcompany.com	972-739-8481
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
John P Weber	403810	john.weber@weberandcompany.com	972-739-8472
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Michael Patrick Davis	700070	michael.davis@weberandcompany.com	972-739-8482
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date