



**HILLWOOD
COMMUNITIES**
A PEROT COMPANY™
BLUEWOOD

THE
LIVANO
AT BLUEWOOD
272 UNITS

**COLLIN
COLLEGE**

KINSHIP PKWY.

CHOATE PKWY.



NEC & SEC - KINSHIP PKWY. & CHOATE PKWY.

CELINA, TX | COLLIN COUNTY | MIXED-USE LAND FOR SALE

RYAN TURNER
RTurner@db2re.com
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COLLINS MEIER
CMeier@db2re.com
214.526.3626 x 114

DAVID DAVIDSON, JR.
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PROPERTY INFORMATION



SIZE:

Parcel D: \pm 9.61 AC

Parcel E: \pm 7.06 AC



TRAFFIC COUNTS:

Preston Rd.: 24,284 VPD

Choate Pkwy. 1,476 VPD



ZONING:

PD - 65

MU - 2



UTILITIES:

Water: 12" Line Along Choate Pkwy.

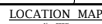
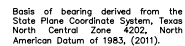
Sewer: 10" Line Along Choate Pkwy.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	5,506	32,618	62,526
% Proj Growth 2023-2028	1.39%	5.73%	6.64%
2023 Average HH Income	\$185,021	\$193,165	\$200,763
2023 Median HH Income	\$138,212	\$150,227	\$157,726

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 2024

DAVIDSON BOGEL • LAND IS OUR BUSINESS



Burl Wood Family LP.
Doc. No. 20071108001509550 DRCCT

**David Stewart &
wife, Jacquelyn F. Stewart**
Doc. No. 94-0109543 DROCT

Collin County Community College District
Doc. No. 20090818001039820, DR0CT

B. GLASS SURVEY
ABSTRACT NO. 348

9.757 Acres
(425,007 Sq. Ft.)

Calina Development North, LLC
Doc. No. 20160609000720900 DRCT

Lot 1R-A, Block A
SUMMERVIEW COUNTRY
ESTATES PHASE 2
Cob. 2009, Pg. 406 PROCT

Lot 18-A, Block A
SUMMerview
COUNTRY ESTATES
Cob. 2018, Pg. 34 PROCD

Lot 1R-B, Block A
SUMMERYVIEW
COUNTRY ESTATES
Cob. 2018, Pg. 34 PROCC

**Lot 2, Block A
SUMMerview
COUNTRY ESTATES**
Cob. M, Pg. 420 PROCT

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the S. Glass Survey, Abstract No. 346, Collin County, Texas, the subject tract being a portion of a called 10.3980 acre tract of land conveyed as "Tract 2," to Celina Development North, L.P., according to the deed recorded in Document No. 20160609000720900 of the Deed Records, Collin County, Texas (DRCOT), with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap found for the south end of a bend in County Road 1224, a public right-of-way, for the lower northeast corner of Tract 2;

THENCE S 00°09'36" E, 488.27 feet along the east line of Tract 2 to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set, and from which a 5/8" iron rod with plastic cap found for the southeast corner of Tract 2 bears S 00°09'36" E, 45.00 feet;

THENCE into and through Tract 2, the following:

S 45°20'39" W, 35.04 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A non-tangent curve to the right having a central angle of 38°08'48", a radius of 1296.84 feet, a chord of N 69°31'33" W - 847.56 feet, an arc length of 863.42 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And a reverse curve having a central angle of 19°23'00", a radius of 1456.38 feet, a chord of N 60°08'39" W - 490.35 feet, an arc length of 492.70 feet to a 1/2" iron rod with plastic cap stamped "SPARSING" set on the west line of Tract 2, being an east line of County Road 1224;

THENCE along the common line thereof, the following:

N 00°50'38" W, 4.03 feet to a 5/8" iron rod with plastic cap found;

N 89°09'22" E, 1192.91 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And S 45°30'07" E, 70.29 feet to the POINT OF BEGINNING with the subject tract containing 425,007 square feet or 9.757 acres of land.

SURVEYOR'S CERTIFICATE

To: _____ and
their respective successors and assigns:

Date of Plot or Map: 6/13/19



Darren K. Brown, RPLS 5252

No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 48085C0120J, effective on 06/02/2009. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).

ALTA/NSPS LAND TITLE SURVEY

COLLIN COUNTY, TEXAS

Hillwood Communities

Issue Dates:

6/13/19

[illegible]

Scale: 1" = 60'

Drawn By: ED

Checked By: DKB

Sheet 1

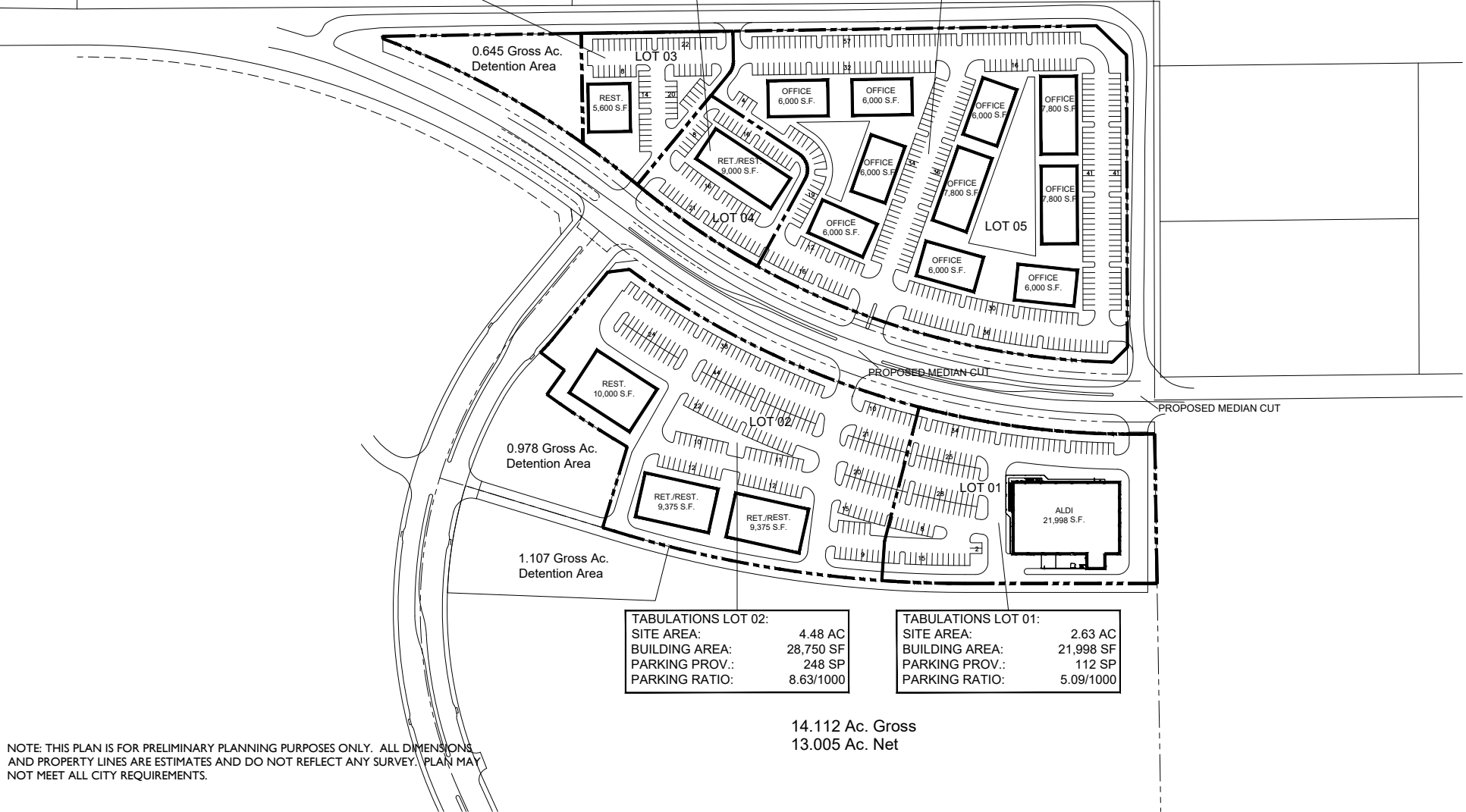
Sheet 1
of 1

JOB #17-149

TABULATIONS LOT 03:	
SITE AREA:	1.04 AC
BUILDING AREA:	5,600 SF
PARKING PROV.:	64 SP
PARKING RATIO:	11.43/1000

TABULATIONS LOT 04:	
SITE AREA:	1.01 AC
BUILDING AREA:	9,000 SF
PARKING PROV.:	61 SP
PARKING RATIO:	6.78/1000

TABULATIONS LOT 05:	
SITE AREA:	7.06 AC
BUILDING AREA:	65,400 SF
PARKING PROV.:	374 SP
PARKING RATIO:	5.72/1000



NOTE: THIS PLAN IS FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL DIMENSIONS AND PROPERTY LINES ARE ESTIMATES AND DO NOT REFLECT ANY SURVEY. PLAN MAY NOT MEET ALL CITY REQUIREMENTS.

Kinship Parkway & Country Road 88

Sovana Inc. - Davidson & Bogel / Celina, TX

SITE PLAN - 01

SCALE: 1" = 60'-0" JOB No.: 00079 DATE: 08.21.19

O'BRIEN

CELINA'S FIRST WALMART TO BE PART OF BIGGER VISION FOR FAST-GROWING CITY

The Dallas Morning News



Walmart will be the centerpiece of a new development in one of Dallas-Fort Worth's fastest-growing communities.

G-Man Development has teamed up with Walmart Real Estate, the City of Celina and its economic development corporation on a mixed-use development slated to be anchored by the retailer's first store in the city.

Located on the northwest quadrant of Preston Road and Collin County Outer Loop, the forthcoming Shawnee Trail Development will feature urban residential, along with an approximately 200,000-square-foot Walmart, among other retailers and dining options.

"It is exciting to know that Celina will be the first community to welcome this newest Walmart concept that has been in the planning stages for several years now," said Rex Real Estate's Matthew Kiran.

Special attention has been paid to incorporating green space, open space, trails and water features throughout the 190-acre mixed-use project located in Collin County.

In its village-like layout, Shawnee Trail is slated to incorporate materials and architecture that will reflect its historic past as a means to drive longhorn cattle to Missouri. Preston Road now follows the path of the Shawnee Trail.

G-Man Development is working with Nelson Partners Architects and Planners, along with KFM Engineering and Design, on the project.

The Stainback Organization's Kent and Luke Stainback represented Walmart.

Thomas Glendenning of Shop Companies will oversee leasing at the development.

Shawnee Trail marks the first project being developed under the Glendenning 1887 brand in the Collin County city. The firm expects to announce another major master-planned development in Celina soon.

A draw for the firm name, Rex Glendenning of Rex Real Estate's great-grandfather moved to Celina in 1887 to farm.

The new Walmart is part of the retailer's push to open 150 new stores across the U.S. in the next five years, with four new stores slated for Texas. Walmart projects the Celina outpost will break ground in August.

Celina has seen an uptick in retailers heading to the area. San Antonio's H-E-B recently revealed it has added a second site in the city for potential future use within Centurion American Development Group's sprawling Legacy Hills master-planned development. Brookshire's, based in Tyler, also recently unveiled a freshly renovated store in Celina.

DFW SURPASSES 8M RESIDENTS, ADDS MORE PEOPLE THAN ANY OTHER US METRO, CENSUS BUREAU REPORTS

DALLAS
BUSINESS JOURNAL



ESTIMATED 150,000-PLUS PEOPLE ADDED TO METROPLEX POPULATION

The Dallas-Fort Worth Metroplex experienced the largest metropolitan population growth in the nation last year, adding approximately 418 residents a day, according to recent U.S. Census Bureau data.

With an increase of 152,598 people, DFW surpassed 8 million total residents as of July 1, 2023. The Houston-Pasadena-Woodlands metro area experienced the second largest increase in the country and added 139,789 residents, bringing its total population to 7.5 million. The Austin metro area was seventh and added 50,105 people.

Roughly 60% of U.S. counties experienced population growth in the mid-2022 to mid-2023 time frame, and counties in the South had the fastest

growth, the Census Bureau reported. Roughly 67% of counties in the southern region saw population growth, up from 59% in 2022.

Six out of the 10 fastest growing counties in the nation were in Texas. Kaufman and Rockwall counties grew the fastest and saw 7.6% and 6.5% growth, respectively.

Eight out of the 10 counties with the largest population gains were also in the state.

Collin County experienced the second largest population increase in the country and added 36,364 people to reach 1.19 million total residents. Houston's Harris County was No. 1 with the addition of 53,788 residents — making it the third most populous county in the U.S. at 4.83 million residents.

Half of the counties with the highest levels of domestic migration were also in Texas. Collin County saw the fourth-largest domestic inflow with 20,749 residents relocating into the area. Denton County was fifth and saw 19,262 people move into the area.

Dallas County, however, placed eighth for outflow and saw 34,330 people leave the county, up from the 18,985 who left in 2022.

METHODIST HEALTH SYSTEM TO BUILD \$200 MILLION HOSPITAL IN CELINA

THE DALLAS MORNING NEWS

The Dallas Morning News

Dallas-based Methodist Health System will expand into the Collin County city of Celina with a \$200 million development, the system announced Wednesday. That adds to the list of hospitals investing in northern Dallas-Fort Worth suburban locations.

The Methodist Celina Medical Center, expected to open in early 2025, will live on nearly 47 acres of land off of the Dallas North Tollway and FM 428. It will feature three operating rooms and 48 inpatient beds, including eight intensive care unit beds and 10 post-partum beds, the health system said.

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Celina is one of Collin County's fastest-growing cities. Its population jumped more than 177% from just 6,000 in 2010 to nearly 17,000 in 2020, according to census records. The Celina Economic Development Corp. projects the city will reach 51,000 people by 2026.

Home developers are targeting the city for new residential communities. In August, Centurion American Development Group purchased 3,200 acres of land in Celina for the construction of the 7,000-home Legacy Hills development.

The decision to build its newest hospital in Celina was part of Methodist Health's ongoing evaluation of health needs in North Texas, Scoggin said. Methodist purchased the land for the hospital about a year ago.

"There are so many reasons to consider building a hospital in Celina, when you think of community need and demand and the distance patients are having to travel to go and access inpatient hospital services," he said.

In addition to Methodist Celina Medical Center's 48 beds, the hospital will include space for the potential expansion of up to 30 more beds, Scoggin said. Methodist's Celina location will be the 13th hospital to carry the Methodist Health System branding.

COLLIN COLLEGE MOVES FORWARD WITH FARMERSVILLE, CELINA CAMPUSES

COMMUNITY IMPACT



Collin College has approved the construction contracts for Farmersville and Celina campuses.

Both campuses expect to be open in 2021, with the Farmersville campuses scheduled to complete construction in January and the Celina campus scheduled to be completed by June 2021, according to a release by Collin College on Oct. 23.

The Celina campus is expected to cost roughly \$42 million, per the release. The first phase of the campus will include an estimated 96,000-square-foot building with classrooms, computer and science labs, and a library, the release said. Possible programs at this campus include business management, computer-aided drafting and design, information technology and health professions.

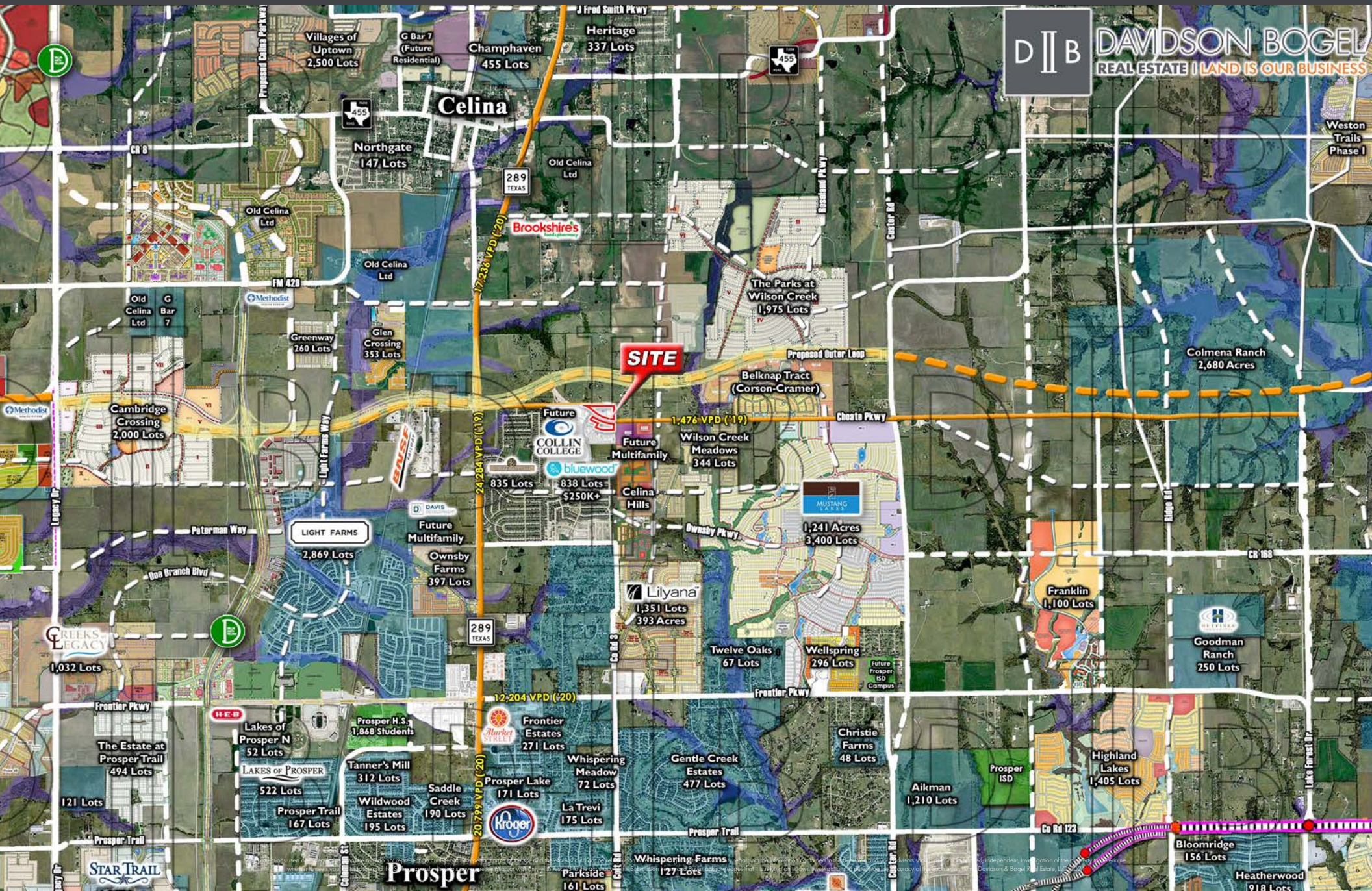
The Farmersville campus is designed to serve eastern Collin County, the release said, and is expected to cost roughly \$23 million. This campus will offer a library, classrooms, and computer and science labs in an estimated 52,000-square-foot building. Proposed programs at the Farmersville campus include business management, logistics and transportation and information technology.

Both campuses will sit on 75-acre land plots.

The contract for the new Celina campus was approved at a Collin College board of trustees meeting Oct. 22, while the Farmersville campus contract was approved at the Sept. 24 meeting. Both contracts were awarded to JT Vaughn Construction LLC.

"We are pleased to approve these GMP contracts with Vaughn for construction," Collin College District President Dr. Neil Matkin said in the release. "We are looking forward to opening beautiful, new campuses in Celina and Farmersville."

WIDE AERIAL



KINSHIP PKWY. & CHOATE PKWY.

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
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SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
COLLINS MEIER	714822	CMEIER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE



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TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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
David Davidson, JR.	593731	ddavidson@db2re.com	214-526-3626
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



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 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date