



# NEC - I-635 & GREENVILLE AVE.

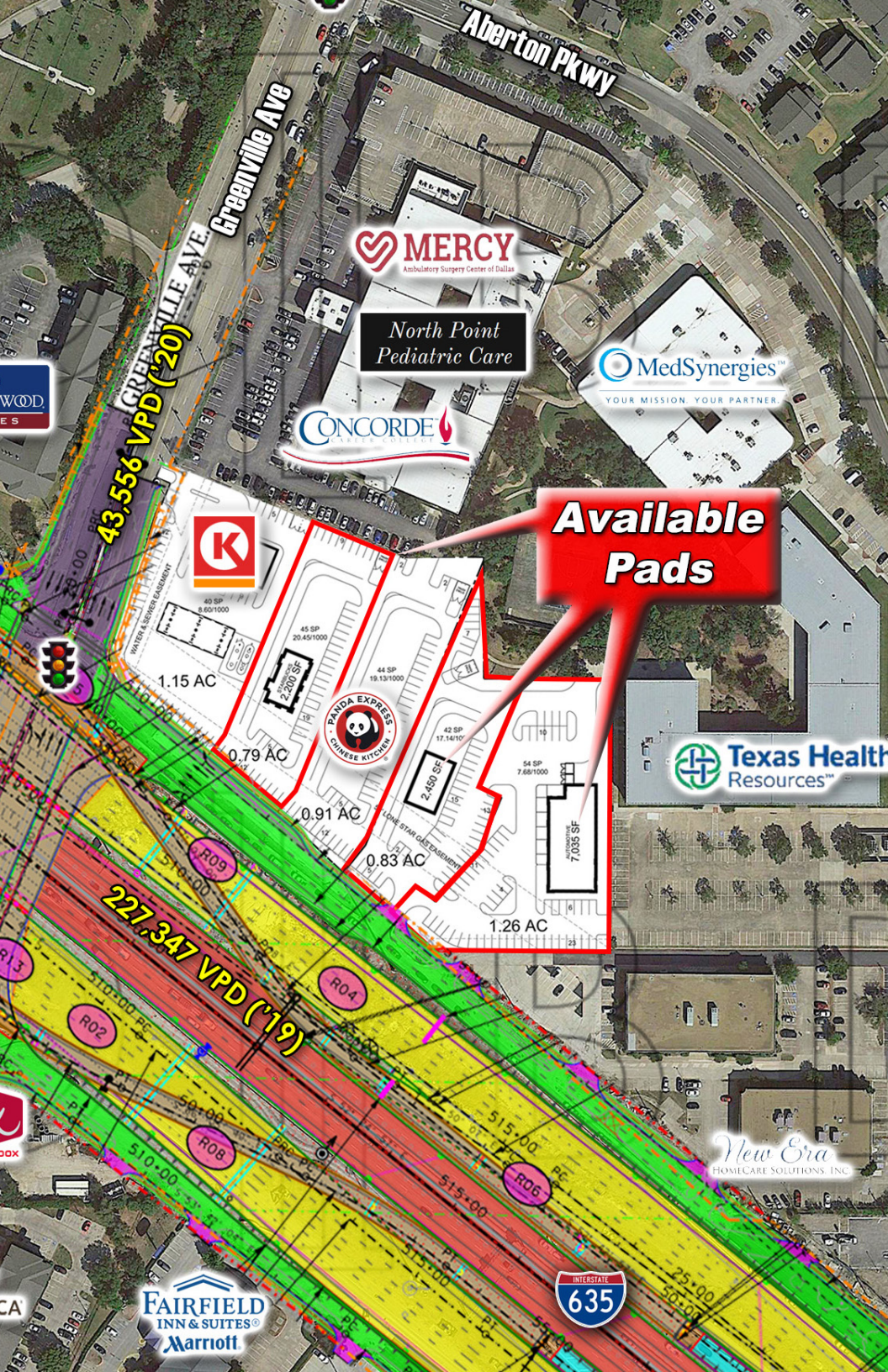
DALLAS, TX | DALLAS COUNTY | DALLAS I.S.D | PAD SITES AVAILABLE

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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. 2023



## PROPERTY INFORMATION



SIZE:  
 ± 0.79 AC  
 ± 0.83 AC  
 ± 1.26 AC



TRAFFIC COUNTS:  
 Greenville Ave: 43,556 VPD  
 I-635: 227,347 VPD



ZONING:  
 PD with base zoning of CR for Retail  
 & Personal Service Uses

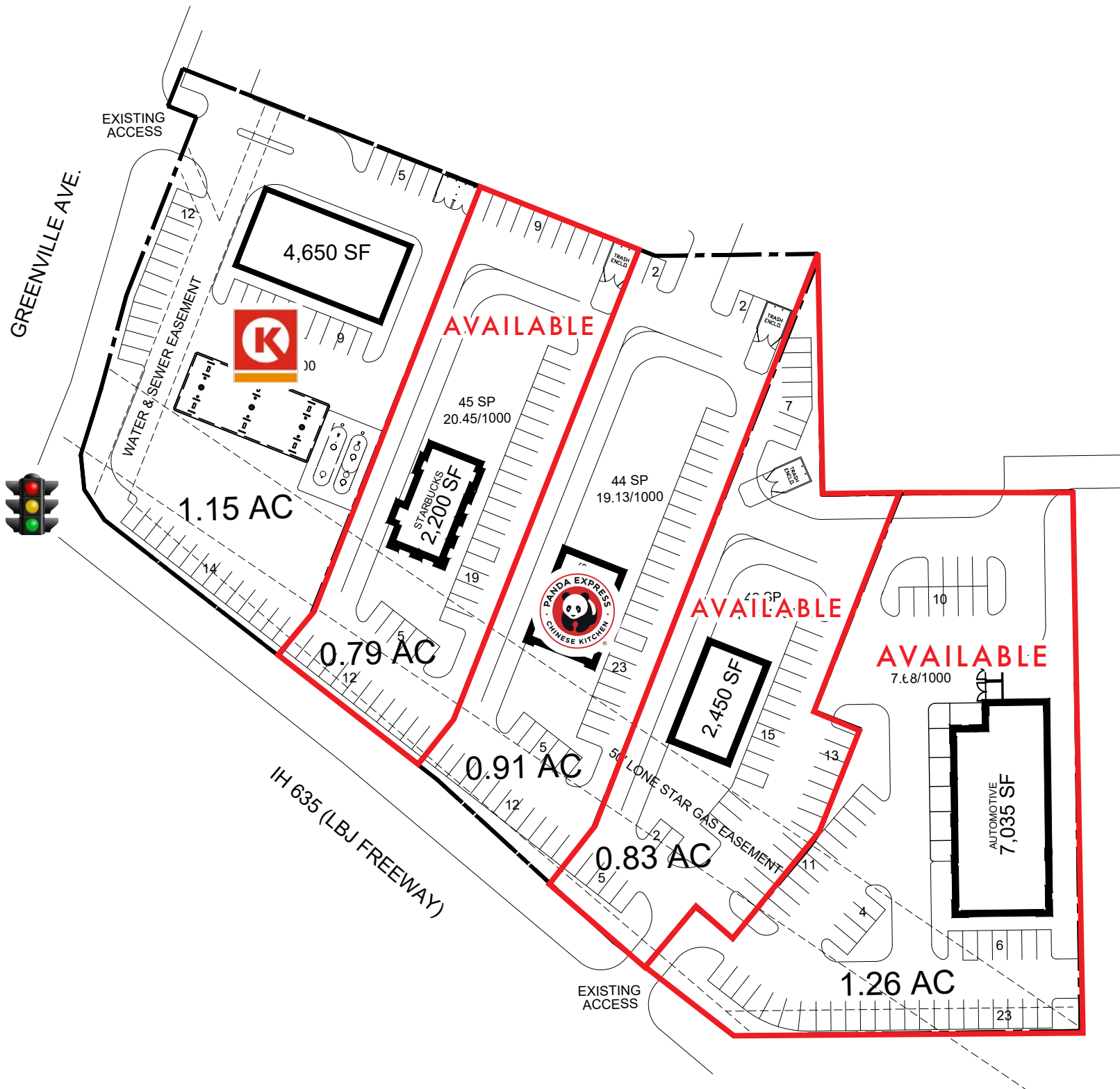


UTILITIES:  
 Available to Site

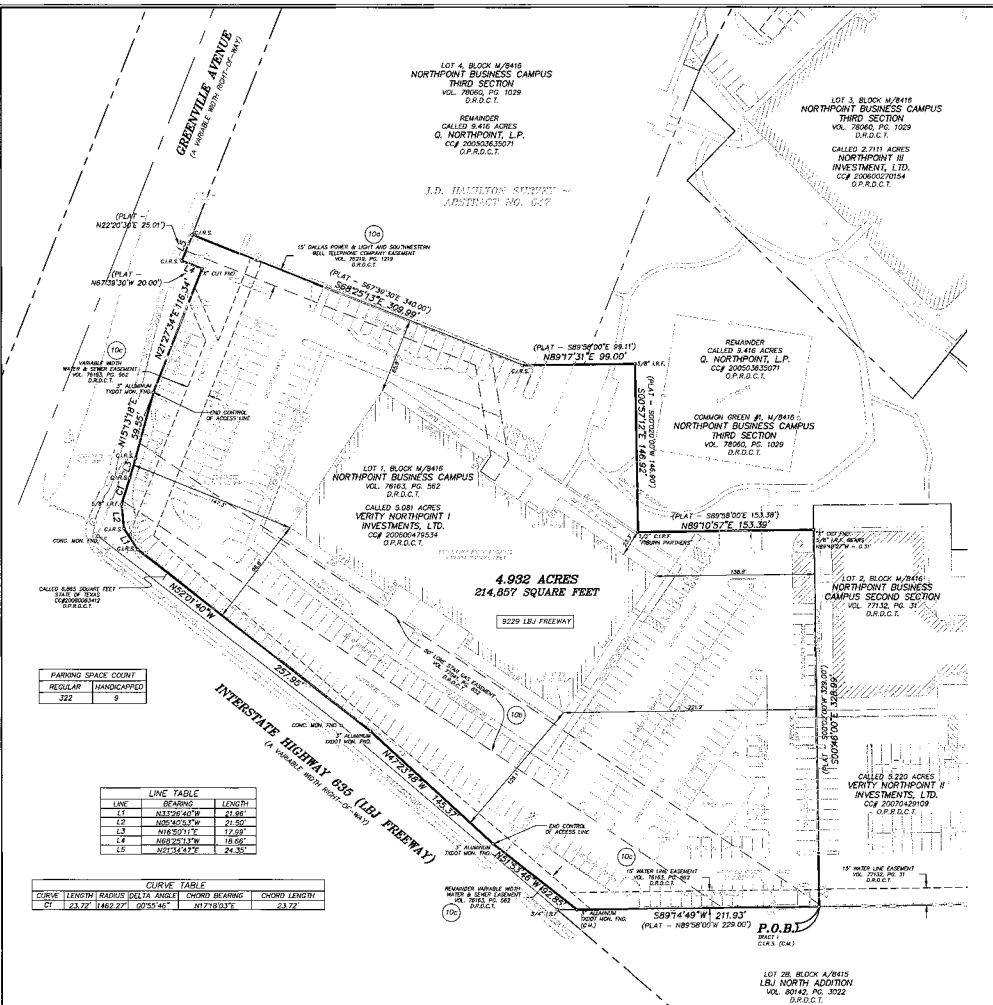
## DEMOGRAPHICS

|                         | 1 Mile   | 3 Miles  | 5 Miles   |
|-------------------------|----------|----------|-----------|
| 2023 Population         | 16,033   | 170,007  | 413,859   |
| % Proj Growth 2023-2028 | -0.16%   | 0.17%    | 0.15%     |
| 2023 Average HH Income  | \$80,093 | \$96,083 | \$113,127 |
| 2023 Median HH Income   | \$50,613 | \$57,386 | \$65,013  |

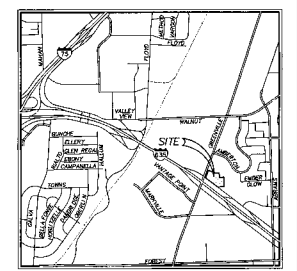
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\* METES & BOUNDS DESCRIPTION \*
BEING a 4.932 acre tract of land located in the J.D. Hamilton Survey, Abstract No. 647, in the City of Dallas, Dallas County, Texas, being a portion of Lot 1, Block M/8416, Northpoint Business Campus, on addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 70913, Page 562, Deed Records, Dallas County, Texas, and being a portion of a certain 5.938 acre tract of land as described in the Social Warranty Deed to Verity Northpoint I Investments, L.P., a Texas limited partnership, filed for record in County Clerk's Instrument No. 200600476334, Official Public Records, Dallas County, Texas, said 4.932 acre tract of land being more particularly described by metes & bounds as follows:
BEGINNING at a 5/8 inch capped iron rod set stamped 'Myoskoskie Moirins' for the southeast corner of said Lot 1, some being the southeast corner of Lot 2, Block M/8416, Second Section, Northpoint Business Campus, on addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 77135, Page 31, of said Deed Records;
THENCE South 89 degrees 14 minutes 49 seconds West, along the south line of said Lot 1, a distance of 211.83 feet, to a 3-inch aluminum T2007 monument found (containing monument) for the easternmost corner of a certain 0.882 acre tract of land as described in the deed to the State of Texas, filed for record in County Clerk's Instrument No. 20060063412, of said Official Public Records, and being on the northeast right-of-way line of Interstate Highway Number 435 (I-435 Freeway), a variable width right-of-way;
THENCE departing said south line, and along said northeast right-of-way line, the following calls:
North 51 degrees 53 minutes 48 seconds West, a distance of 82.85 feet, to a 3-inch aluminum T2007 monument found;
North 47 degrees 23 minutes 40 seconds West, a distance of 143.37 feet, to a 3-inch aluminum T2007 monument found;
North 33 degrees 01 minutes 40 seconds West, a distance of 227.95 feet, to a 5/8 inch capped iron rod set stamped 'Myoskoskie Moirins';
North 33 degrees 26 minutes 40 seconds West, a distance of 21.86 feet, to a 5/8 inch capped iron rod set stamped 'Myoskoskie Moirins';
North 03 degrees 40 minutes 03 seconds West, a distance of 21.50 feet, to a 5/8 inch iron rod set at the beginning of a non-tangent curve to the left having a radius of 1462.27 feet;
Along said non-tangent curve to the left, in a westerly direction, through a central angle of 00 degrees 55 minutes 45 seconds, an arc length of 23.72 feet, and having a long chord which bears North 17 degrees 18 minutes 03 seconds East, a chord length of 23.72 feet, to a 5/8 inch capped iron rod set stamped 'Myoskoskie Moirins';
North 10 degrees 50 minutes 31 seconds East, a distance of 17.99 feet, to a 5/8 inch capped iron rod set stamped 'Myoskoskie Moirins';
North 10 degrees 13 minutes 18 seconds East, a distance of 59.25 feet, to a 3-inch aluminum T2007 monument found on the easterly right-of-way line of Greenville Ave., a variable width right-of-way;
THENCE North 21 degrees 27 minutes 34 seconds East, along said easterly right-of-way line, a distance of 116.34 feet, to an 'X' cut found in concrete;
THENCE North 68 degrees 25 minutes 13 seconds West, continuing along said easterly right-of-way line, a distance of 18.66 feet, to a 5/8 inch capped iron rod set stamped 'Myoskoskie Moirins';
THENCE North 21 degrees 27 minutes 34 seconds East, continuing along said easterly right-of-way line, a distance of 24.35 feet, to a 5/8 inch capped iron rod set stamped 'Myoskoskie Moirins' for the northeastern corner of said Lot 1, some being the southwest corner of Lot 4, Block M/8416, Northpoint Business Campus, Third Section, on addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 70913, Page 1005, of said Deed Records;
THENCE South 68 degrees 25 minutes 13 seconds East, along the northerly line of said Lot 1, being common to the southwest line of said Lot 4, a distance of 309.99 feet, to a 5/8 inch capped iron rod set stamped 'Myoskoskie Moirins';
THENCE North 00 degrees 57 minutes 31 seconds East, continuing along said common line, a distance of 99.00 feet, to a 5/8 inch iron rod found for the northeastern corner of said Lot 1;
THENCE North 89 degrees 17 minutes 12 seconds East, a distance of 146.92 feet, to a 1/2 inch capped iron rod found for the southwest corner of Common Green #1, Block M/8416, 57 Northpoint Business Campus, Third Section;
THENCE North 69 degrees 10 minutes 57 seconds East, along the south line of said Common Green #1, a distance of 153.39 feet, to an 'X' cut found in concrete for the easternmost northeast corner of said Lot 1, and being on the west line of said Lot 2;
THENCE South 00 degrees 45 minutes 00 seconds East, along the east line of said Lot 1, being common to the west line of said Lot 2, a distance of 238.93 feet, to the POINT OF BEGINNING and containing 4.932 acres (214,667 square feet) of land, more or less.

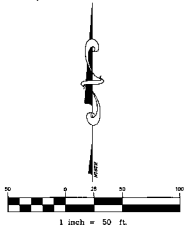


- \* LEGEND/ABBREVIATIONS \*
C.I.R.F. CAPPED IRON ROD FOUND
I.R.F. IRON ROD FOUND
C.I.R.S. 3/8" CAPPED IRON ROD SET
S.T.M. STAMPED 'MYOSKOSKIE MOIRINS'
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
C.C.P. COUNTY CLERK'S INSTRUMENT NUMBER
V.O.L. VOLUME
P.A.G.E. PAGE
C.M. CONTROLLING INSTRUMENT
F.N.D. FOUND
E.S.M.T. EASEMENT
L.P. LIGHT POLE
S.S. SANITARY SEWER MANHOLE
F.H. FIRE HYDRANT
P.F. POWER POLE
W.V. WATER VALVE
H.C. HANDICAP
T.P. TELEPHONE RISER
T.M. TELEPHONE MANHOLE
W.M. WATER METER
C.T. CHARLING TENCE
W.F. WOOD FENCE
S. SIGN
G.L.M. GAS LINE MARKER
W.L.M. WATER LINE MARKER
S.S.C. SANITARY SEWER CLEANOUT
P.E.M. PESTER GATIC MARKER
T.S.B. TRAFFIC SIGNAL BOX
H.P.S. HANDICAPPED PARKING SPACE

- \* GENERAL NOTES \*
1) This Survey was prepared with the benefit of the Commitment for Title Insurance issued by First American Title Insurance Company, G.F. No. 10R-36634 ORS, dated November 1, 2010. The easements, rights-of-way or other exceptions noted herein are according to Schedule "B" therein. The Surveyor has not abstracted the property.
2) The bearings shown herein are in reference to the NAD 83 - Texas State Plane Coordinate System - North Central Zone, 4202, based on GPS observations utilizing the Leica GPS Reference Network.
3) All corners called C.I.R.S. are 5/8 inch capped iron rods set stamped 'Myoskoskie Moirins'.
4) The subject property is located in Zone "X", areas determined to be outside of the 100-year flood plain, according to the Flood Insurance Rate Map, Map No. 4811300015, 4 Map Revised August 23, 2001.
5) Only surface indications of utilities are shown.
6) This survey reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located all the underground utilities, or other buried features, but has made an attempt to locate those visible or indicated as accurately as possible.
7) The subject property is currently zoned 'R0 44' which allows for:
• All retail uses permitted in a Shopping Center District.
• All office uses permitted in an Office-1 District.
• A combination of retail uses permitted in a Shopping Center District and office uses permitted in an Office-1 District.
• A restaurant without drive-in service use.
8) There are no established building lines within the subject property.

- \* ATTENTION TO SCHEDULE B ITEMS \*
G.F. No. 10R-36634 ORS
10a. Easement granted by Vintage Properties, Inc., to Dallas Power & Light Company and Southwestern Bell Telephone Company, filed 11/11/1976, recorded in Volume 76219, Page 1219, Real Property Records of Dallas County, Texas, does affect the subject property as shown herein.
10b. Easement granted by Dale L. Chick and husband, C.J. Chick to Lone Star Gas Company, filed 05/29/1948, recorded in Volume 3133, Page 900, Real Property Records of Dallas County, Texas, Partial Release filed 07/26/79, recorded in Volume 70146, Page 1106, Real Property Records of Dallas County, Texas, and filed 06/16/76, recorded in Volume 79139, Page 161, Real Property Records of Dallas County, Texas. As affected by Agreement filed 02/28/77, recorded in Volume 72941, Page 652, Real Property Records of Dallas County, Texas, does affect the subject property as shown herein.
10c. 12" water line easement, 12" sanitary sewer easement, 20" utility easement and variable width water easement as shown on the plat recorded in Volume 71653, Page 953, Map Records of Dallas County, Texas, do affect the subject property as shown herein.
10f. Terms, provisions, conditions, obligations, and easements contained in instrument filed 12/27/1977, recorded in Volume 72246, Page 2561, Real Property Records of Dallas County, Texas, does affect the subject property.
10g. Terms, provisions, conditions, and easements contained in Reciprocal Easement Agreement with covenants and Restrictions, dated 12/02/2000, Real Property Records of Dallas County, Texas, Partial Release filed 07/26/79, recorded in Volume 70146, Page 1106, Real Property Records of Dallas County, Texas, and 02/27/2006, C.C.P. 20060063413, Real Property Records, Dallas County, Texas, does affect the subject property.
10h. Terms, provisions, conditions, and easements contained in Temporary Reciprocal Easement Agreement dated 05/25/2007, C.C.P. 20070189187, Real Property Records of Dallas County, Texas, First Amendment filed 05/21/2007, C.C.P. 20070342371, Real Property Records, Dallas County, Texas, does affect the subject property.

\* SURVEYOR'S CERTIFICATE \*
To: CITI Capital, LLC, its successors and/or assigns, Bank of New York Mellon, as trustee, NP DALLAS INVESTORS I LLC, NP I Dallas Fortallo, L.P. and First American Title Insurance Company
The undersigned hereby certifies to CITI Lending Group LLC, The Bank of New York Mellon, as trustee, and their respective successors and assigns and First American Title Insurance Company that he is a duly registered land surveyor of the State of Texas; that this plat of survey is made on the ground in the month of November, 2010, and complies with the minimum standards established by said state for surveys and land surveys and with the current Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as adopted by the American Land Title Association and American Congress on Surveying and Mapping (2005 edition), for surveys including items no. 1, 2, 3, 4, 6 (see general note #7), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16 and 18 of Table A therein; that this survey is an accurate description and correctly shows the location of all buildings, structures, fences and other improvements situated on the subject property; and that, except as shown, there are no visible easements or rights of way across said property or any other easements or rights of way of which the undersigned has any knowledge, no encroachments onto adjoining premises, streets or alleys by any of said buildings, structures or other improvements, and no encroachments onto said premises by buildings, structures or other improvements situated on adjoining premises. The property description contained herein is an accurate description of the premises surveyed and forms a mathematically closed figure. All required building setbacks shown on the premises are located as shown herein. The premises have access to and from a publicly dedicated roadway maintained by governmental authority, and the line name and distance from such street or roadway is shown on the survey.
Mark H. Miller
Registered Professional Land Surveyor #5438
Date: December 27, 2010



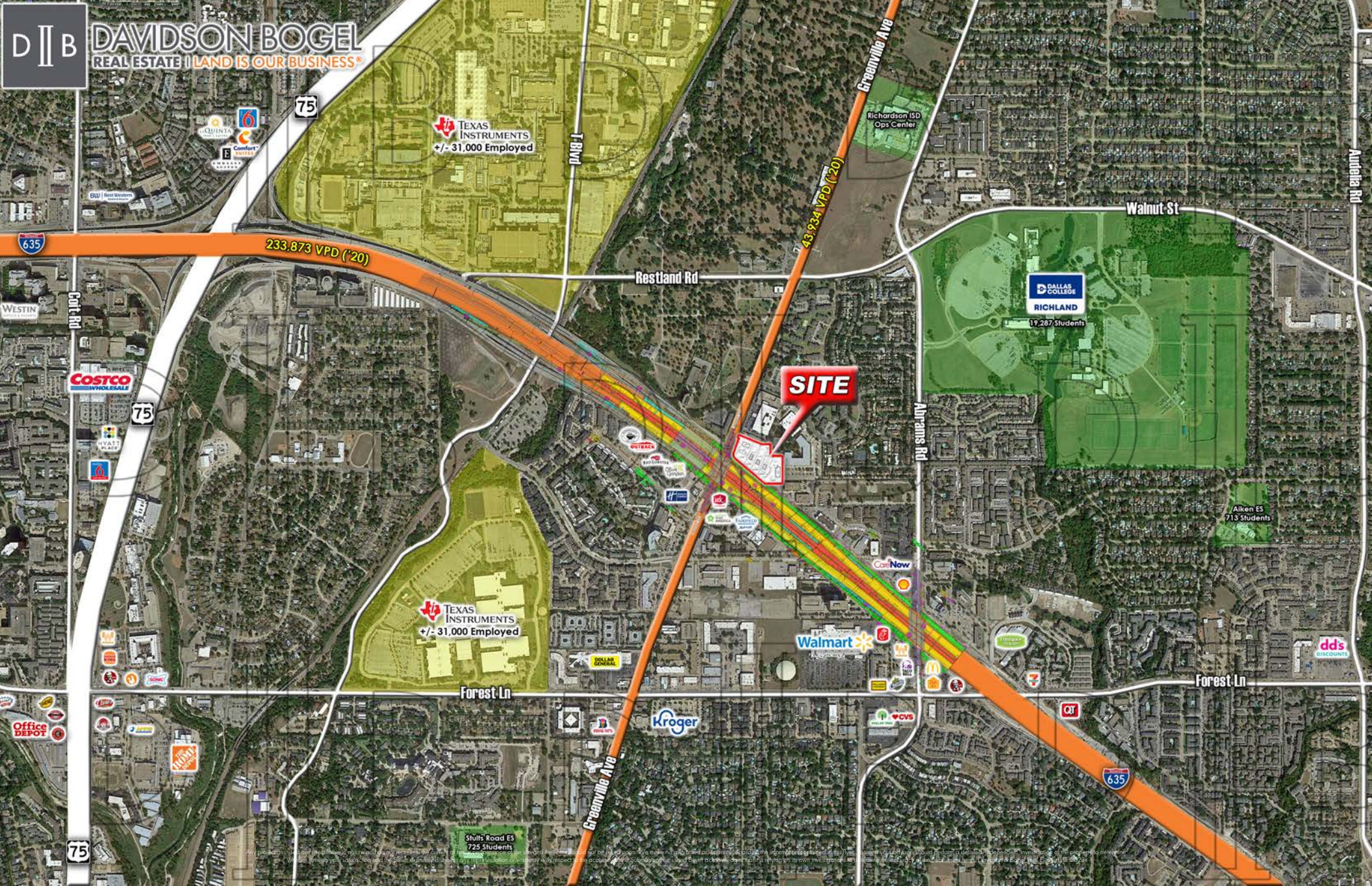
ALTA/ACSM LAND TITLE SURVEY OF 4.932 ACRES OF LAND LOCATED IN THE J.D. HAMILTON SURVEY ~ ABSTRACT NO. 647, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS

mma mycoskie | mcminis | associates civil engineering | surveying | landscape architecture | planning
200 east abbott
Orlinda, Texas 76010
817-469-1871
fax: 817-274-8757
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# I-635 & GREENVILLE AVE.

## WIDE AERIAL



D II B

DAVIDSON BOGEL  
REAL ESTATE | LAND IS OUR BUSINESS®

233,873 VPD (20)

43,934 VPD (20)

SITE

TEXAS INSTRUMENTS  
+/- 31,000 Employed

TEXAS INSTRUMENTS  
+/- 31,000 Employed

DALLAS COLLEGE  
RICHLAND  
19,287 Students

Aiken ES  
713 Students

Stull's Road ES  
725 Students

Any projections or other specifications, notes and/or omissions are the property of Davidson Bogel Real Estate, Inc. and should not be relied upon. We make no claim based on, or warranty, representation or information regarding the information presented in this report. You should perform a site visit, independent investigation or other appropriate due diligence to determine the accuracy of the information presented. Davidson Bogel Real Estate, Inc. is not responsible for any errors or omissions in this report. All rights reserved. © 2020 Davidson Bogel Real Estate, Inc.

# I-635 & GREENVILLE AVE.

## 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.

|  |               |                            |                     |
|--|---------------|----------------------------|---------------------|
| <b>DAVIDSON BOGEL REAL ESTATE, LLC</b>           | <b>900427</b> | <b>INFO@DB2RE.COM</b>      | <b>214-526-3626</b> |
| LICENSED BROKER / BROKER FIRM NAME               | LICENSE NO.   | EMAIL                      | PHONE               |
| <b>MICHAEL EDWARD BOGEL II</b>                   | <b>598526</b> | <b>EBOGEL@DB2RE.COM</b>    | <b>214-526-3626</b> |
| DESIGNATED BROKER OF FIRM                        | LICENSE NO.   | EMAIL                      | PHONE               |
| <b>DAVID DAVIDSON, JR.</b>                       | <b>593731</b> | <b>DDAVIDSON@DB2RE.COM</b> | <b>214-526-3626</b> |
| LICENSED SUPERVISOR OF SALES AGENT/<br>ASSOCIATE | LICENSE NO.   | EMAIL                      | PHONE               |
| <b>CHRISTOPHER RYAN TURNER</b>                   | <b>672133</b> | <b>RTURNER@DB2RE.COM</b>   | <b>214-526-3626</b> |
| SALES AGENT/ASSOCIATE'S NAME                     | 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.*

### 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