



GLOBAL LOGISTICS CENTER

DOLLAR GENERAL

Walmart

amazon

ARIAT

ups

ALLIANCE AIRPORT

ALLIANCE TEXAS CENTER NORTH



THE FAIRWAYS OF CHAMPIONS CIRCLE  
1,227 LOTS

NORTHWEST H.S.  
2,009 STUDENTS

PIKE M.S.  
830 SUDENTS



TX 114

F.M. 156



FUTURE



HARRIETT CREEK RANCH  
1,420 LOTS



# NWC - TX 114 & F.M. 156

FORT WORTH, TX | LAND AVAILABLE

**RYAN TURNER**  
RTurner@db2re.com  
214.526.3626 x 105

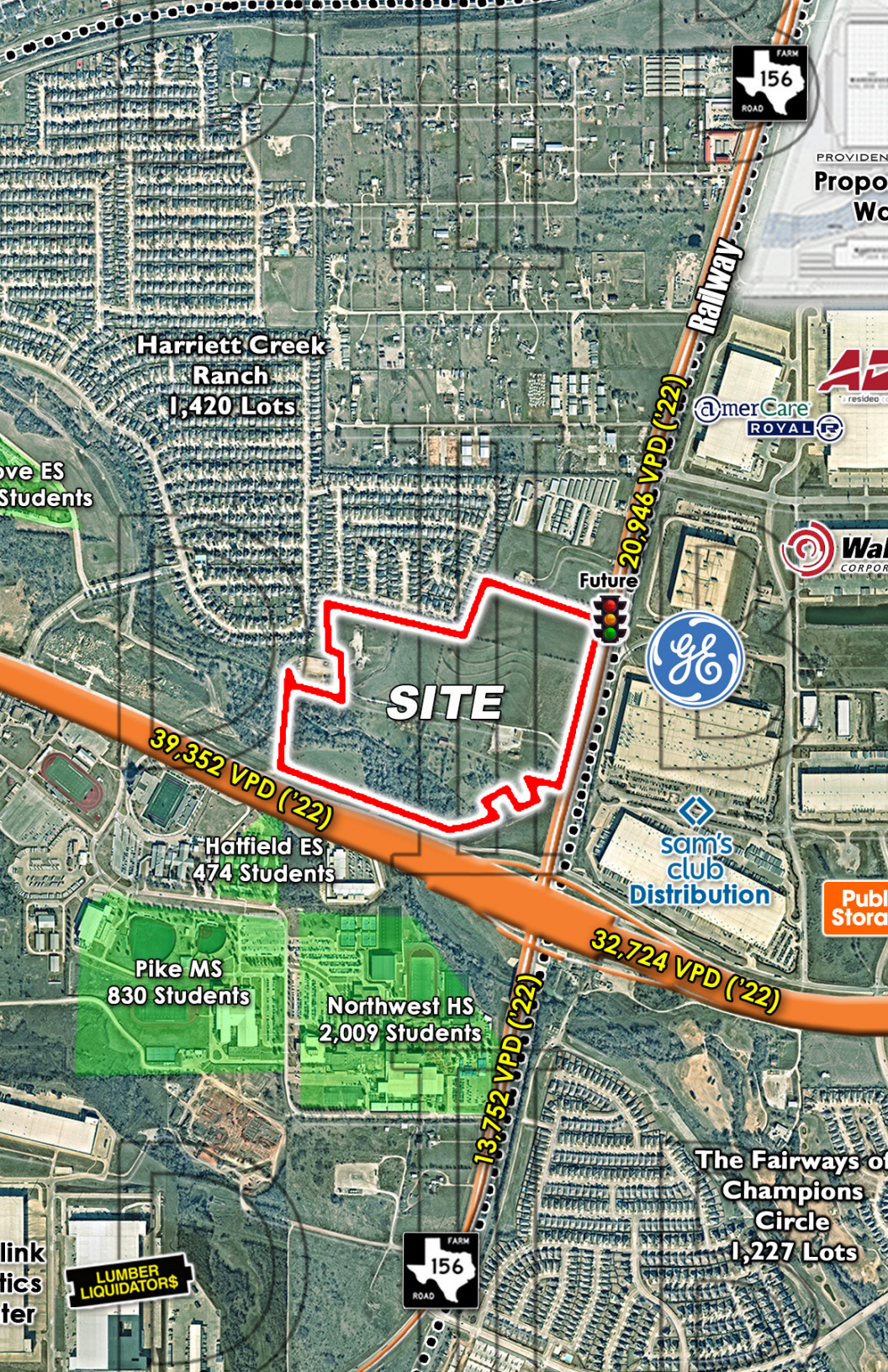
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Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your 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. 2025





# PROPERTY INFORMATION



SIZE:  
± 86 AC



TRAFFIC COUNTS:  
TX 114: 39,352 VPD  
F.M. 156: 20,946 VPD



ZONING:  
Future Land Use: General Commercial



UTILITIES:  
Aqua Texas Water CCN  
City of Fort Worth Water & Sewer On-Site

# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	5,182	24,697	56,647
% Proj Growth 2024-2029	4.13%	3.94%	7.56%
2024 Average HH Income	\$116,034	\$126,222	\$142,501
2024 Median HH Income	\$104,827	\$107,735	\$114,167

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# FORT WORTH RANKED AS THE FASTEST-GROWING CITY IN AMERICA

## THE TEXAN

THE **TEXAN** ★



Fort Worth continues its march toward one million residents by leading the entire U.S. in raw population growth.

Over the last year, Fort Worth saw a population increase of 19,170 people, bringing the total population to 956,709, according to a United States Census Bureau report. This equates to approximately 53 people per day.

Following Fort Worth in population increase are Phoenix, AZ; San Antonio; Seattle, WA; and Charlotte, NC. In total, six Texas cities were in the top 15: Fort Worth, San Antonio, Houston, Georgetown, Dallas, and Frisco.

While the population increase over the last year was the most of any city in the United States, Fort Worth is still only the 13th largest population in the country, but is inching closer to San Jose, CA, Jacksonville, FL, and Austin, which all have around 970,000 inhabitants.

Also of interest, several Texas cities are near the top of the list of fastest-growing cities list by percentage increase, with Georgetown, Kyle, Leander, Little Elm, Conroe, and New Braunfels all sitting in the top 15. Conroe and New Braunfels both crossed the 100,000 population mark last year.

According to U.S. Census Bureau forecasted projections, Fort Worth is due to have over a million residents by 2030 and will probably surpass Dallas in population by 2045. The Dallas-Fort Worth (DFW) metropolitan area will become the third-largest metropolitan area in the United States sometime in the 2030s.

Fort Worth is a relatively young city compared to the DFW Metroplex as a whole, Texas, and the nation at large. Half of Fort Worth's population is under 35 and its median age is 33, compared with DFW and the state at 35 and the United States at 38.

However, Fort Worth still lags behind other localities in education, falling marginally below the United States and Texas averages.

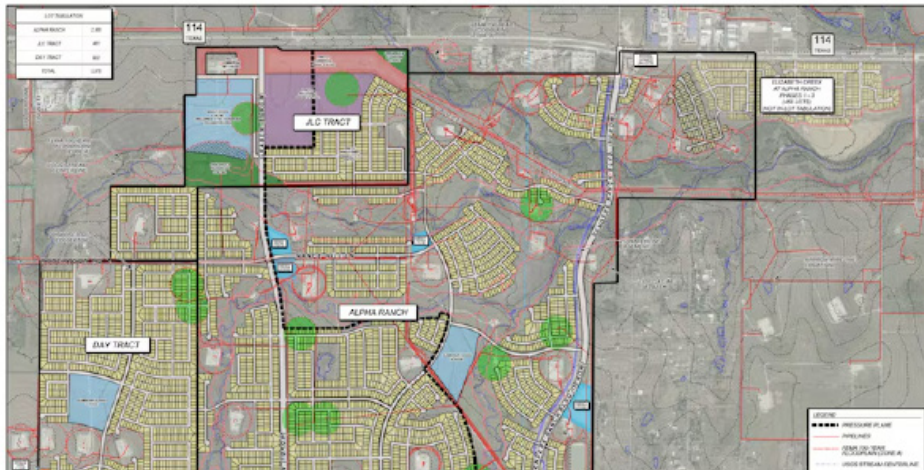
Thirty-one percent of Fort Worth residents have a bachelor's degree or higher, which falls in line with Arlington, is ahead of San Antonio, El Paso, and Corpus Christi, and is close to Houston and Dallas. The most educated cities in Texas are Austin and Plano, with both cities' residents having a degree rate of over 55 percent.

About a third of Fort Worth's households speak a language other than English at home, and three-fourths of those are Spanish. Fort Worth's households have been steadily growing in size since 1990; the average household size is now 2.81 people, higher than DFW at 2.77, Texas at 2.76, and the United States at 2.6.

# DFW DEVELOPER PLANS NEARLY 4,000 HOMES NEAR BOOMING ALLIANCE TEXAS CORRIDOR

THE FIRST RESIDENTS WILL BE ABLE TO MOVE IN DURING THE SECOND HALF OF 2026.

*The Dallas Morning News*



One of North Texas' largest residential community developers plans to build more than 4,000 homes north of Fort Worth.

Farmers Branch-based Centurion American Development Group is expected to start construction on Alpha Ranch, a 1,825-acre residential development on Highway 114, in early 2025. The two-phase development could include about 4,000 residential lots.

The first phase will be located along newly constructed portions of Sendera Ranch Boulevard between Highway 114 and the future Eagle Parkway. Builders contracted for the first phase lots include Ashton Woods, Beazer Homes, DR Horton, First Texas Homes, Mattamy Homes, M/I Homes and Pulte. Roughly 1,300 homes will be built in the first phase, according to a news release.

Home price ranges will be determined at a later date.

The first residents would be able to move in during the second half of 2026.

Centurion American hopes to deliver all of the lots to builders by the end of 2026. The first phase also includes land for a new Northwest school district elementary school campus, the development group said.

At full build-out, the development is planned to have more than 100 acres of green space, two elementary schools and a middle school. An additional 100 acres within the development are reserved for multifamily, commercial and retail use, Centurion American said.

Alpha Ranch is one of several Centurion American developments in the Fort Worth area, joining The Resort at Eagle Mountain Lake and The Estates at Eagle Mountain.

The property lies within the recently-created Alpha Ranch Water Control and Improvement District of Denton and Wise counties. It joins three other special districts in Fort Worth's extraterritorial jurisdiction near the booming AllianceTexas area, according to the Fort Worth Report.

These districts issue bonds to provide services for the developments. Property taxes and user fees are often used to repay the debt.

The planned development is roughly 10 miles from Perot Field Alliance Airport.

Since 1990, Centurion American says it has developed more than 100,000 single-family lots in North Texas.

"Fort Worth has taken strong steps to create a growth economy in its northwest corridor," Mehrdad Moayedi, CEO of Centurion American Development Group, said in a statement. "Alpha Ranch will serve as a model community for this high-tech zone emerging in Denton County."

# LENNAR BUYS 1.8K ACRES OUTSIDE FORT WORTH FOR HUGE NEIGHBORHOOD

RANCLAND COULD BRING 4K HOMES TO SMALL TOWN DENTON COUNTY

DALLAS  
BUSINESS JOURNAL



Frisco-based real estate developer Rockhill Capital & Investments LLC has sold a large chunk of land outside of Fort Worth that will be turned into thousands of homes.

Rockhill announced Jan. 15 that it sold a 1,807-acre property in New Fairview, 30 miles northwest of Fort Worth, to Miami-based homebuilder Lennar Corp. The price wasn't disclosed. Lennar plans to develop more than 4,000 homes plus apartments or townhomes in a community called Ranchland near County Line Road and Farm to Market Road 407.

Lennar expects to break ground this summer and deliver homes by summer 2028, according to the announcement. "This community will offer something for everyone — beautiful homes for all stages of life, a vibrant town square, schools, parks, commercial spaces, and a host of amenities that bring people together," Greg Mayberry, division president at Lennar, said in a statement.

"Ranchland is designed to be more than just a community; it's a destination where families can grow, connect and create lasting memories."

Rockhill bought the land in 2022. The land extends across Wise, Denton, Northwest and Decatur independent school districts. Development consultant Ocie Vest of Southridge Park led entitlement efforts.

"At Rockhill, we strive to identify desirable, high-potential land opportunities and work alongside cities to understand their own visions for growth," Ryan Griffin, principal and CEO at Rockhill Capital & Investments, said in a statement. "We worked closely with the City of New Fairview to envision a thriving new master-planned community. Lennar is the ideal builder to bring this project to life."

The neighborhood will be a significant construction project in New Fairview, which had an estimated 2023 population of about 1,500.

Lennar (NYSE: LEN) builds homes in 26 states across the country, and reported delivering 73,087 homes nationwide in 2023. The company is one of the busiest developers in North Texas, and is especially active in northwest Fort Worth. Lennar last year revealed plans to expand the Northpointe community in that city, with around 1,000 more homes in the cards.

Rockhill Capital is expanding its land portfolio. The company is also creating Uptown Celina, a 2,500-home community across 675 acres in Collin County.



# COMMUNITY OF ABOUT 10,000 HOMES TAKES SHAPE NEAR FORT WORTH

THE REUNION COMMUNITY BETWEEN RHOME AND NEWARK PLAYS OFF OF THE RAPID GROWTH OF THE NORTHERN FORT WORTH AREA

*The Dallas Morning News*



After years of development, residents are finally calling a sprawling community on ranch land just north of Fort Worth their home.

Homebuilders have been working since the end of last year on homes in Reunion, a 3,150-acre community by Dallas-based real estate investment and development company PMB Capital Investments.

Reunion is part of the 3,600-acre site known as Rolling V Ranch in Wise County, near the intersection of State Highway 114 and U.S. Highway 287. Reunion will eventually have about 10,000 home sites, along with commercial properties such as apartments, retail and industrial sites. The developer handed off the first 336 home sites near Rhome to homebuilders in December.

"Things are really shaping up nice," PMB Capital co-founder and principal Peter Pincoffs said in an interview.

The area surrounding Highway 114 and U.S. 287 and the upper end of Interstate 35W produces some of the highest levels of new home construction starts and sales in Dallas-Fort Worth, according to housing market consultant Ted Wilson of Dallas-based Residential Strategies.

"New home communities in the area have seen strong demand as families are attracted by the excellent Northwest ISD," Wilson said.

The Reunion site is about 25 miles northwest of downtown Fort Worth and 13 miles west of Perot Field Fort Worth Alliance Airport.

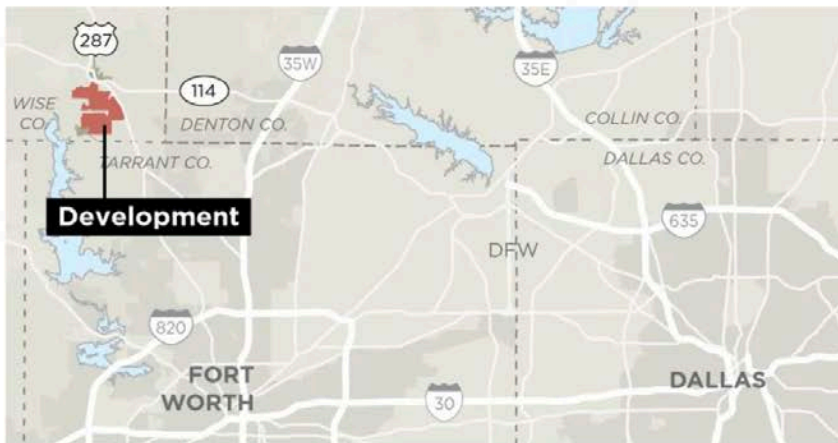
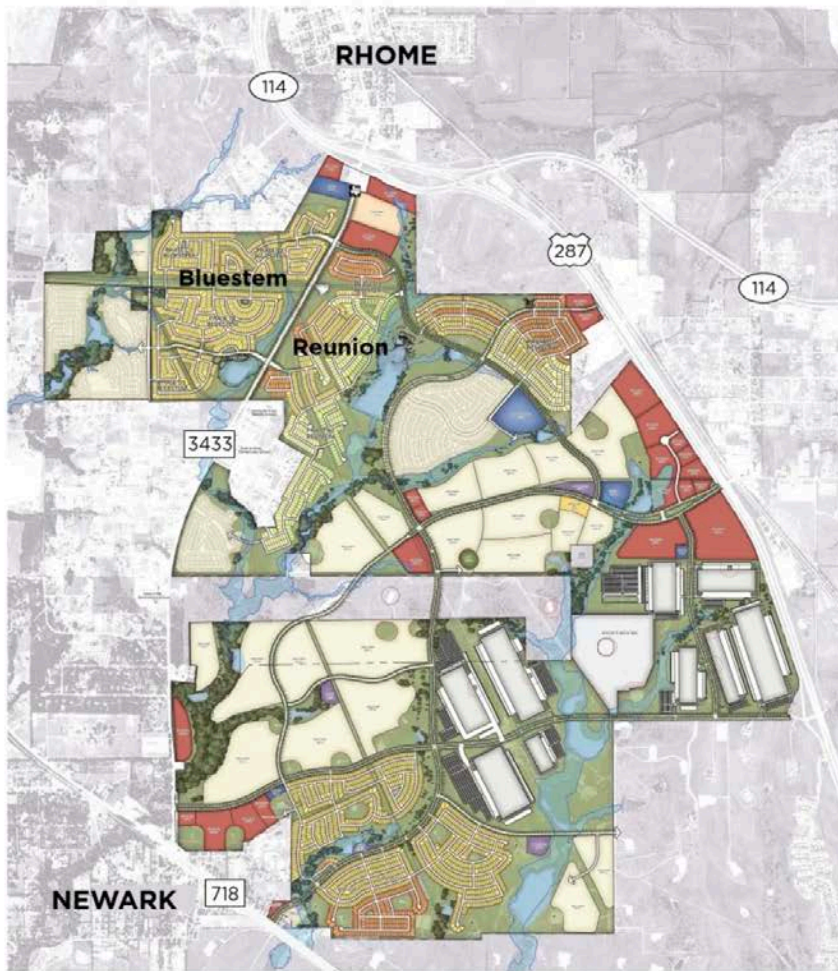
"If you look at a map of all of the development either existing or underway along 287 in particular, this is really the natural next step," Pincoffs said. "Development is to our doorstep, and this is just a natural extension. And so there's tons of demand."

The slate of builders in the first phase includes American Legend Homes, Perry Homes and UnionMain Homes. Home sites range from 40-foot-wide lots for cottage-style homes to 70-foot-wide estate lots, with prices that will span from about the high \$300,000s to the \$700,000s, according to Pincoffs.



# Reunion/Bluestem development

New communities on the former Rolling V Ranch:



SOURCE: PMB Capital

Staff Graphi

## Community of About 10,000 Homes Takes Shape Near Fort Worth

*The Dallas Morning News*

The first phase's amenities are under construction. They include a 20-acre lake for fishing, sports fields, playgrounds, parks and walking trails. An amenity center will have a clubhouse, resort-style pool and pavilion, and will host concerts, classes and other events.

Additionally, Pincoffs said site work will begin within the next six to 12 months on 300 more lots on the north end of the project and 600 lots on the south side near Newark. The new homes on the north side will feature the same builders as the first phase, with builders for the other sites yet to be announced.

In October, The Dallas Morning News reported that D.R. Horton had started construction of homes at Bluestem, a 500-acre project across FM 3433 from Reunion that will have 1,200 single-family home lots.

So far, D.R. Horton has started or completed more than half of the homes in the first phase of 236 home sites in Bluestem, Pincoffs said. PMB Capital is starting construction of the next 270 lots of that community, with homes in that section expected to start rising within the next year.

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# HINES PLANS 3,300-HOME WILDFLOWER RANCH COMMUNITY JUST NORTH OF FORT WORTH

## DALLAS BUSINESS JOURNAL

DALLAS  
BUSINESS JOURNAL



Houston-based developer Hines is planning a large residential community just north of Fort Worth with 3,300 single-family homes and a resort-style lazy river pool on 1,100 acres.

The master-planned community, called Wildflower Ranch, will have homes priced from the mid \$200,000s to the \$400,000s, according to a new release from the developer Thursday. The site is near the Texas Motor Speedway adjacent to Highway 114 and U.S Interstate 35W.

The first phase of the development is scheduled to open in the summer of 2021. It will have homes by North Texas homebuilders Beazer Homes, Bloomfield Homes, Gehan Homes, Highland Homes and Lennar Homes.

A site plan for the project shows 40-foot, 50-foot and 60-foot lots and three potential sites for schools, as well as trails and recreational spaces.

The development is the latest addition to Fort Worth's fast-growing northern suburbs and Northwest school district. It is just north of the Alliance Airport hub and just west of the Charles Schwab headquarters in Westlake.

"We are thrilled to introduce Wildflower Ranch and bring a dynamic experience to the area," Dustin Davidson, Hines managing director, said in a statement. "The area is flourishing with growth, and we hope Wildflower Ranch will serve as a magnetic addition to the area."

Hines has enlisted engineering firm Goodwin & Marshall and Cody John Studios to design the project. Conatser Construction and RPM X Construction are the contractors.



# BIG RENTAL COMMUNITY ON THE WAY NORTH OF FORT WORTH

THE DALLAS MORNING NEWS

*The Dallas Morning News*



Almost \$110 million apartment project part of major residential community.

A huge apartment development on the way north of Fort Worth will be part of a more than 600-acre residential community.

South Carolina-based builder Greystar Worldwide is planning the almost \$110 million development on West Blue Mound Road near U.S. Highway 287.

The planned Marlowe Wellington rental project will include apartments and townhomes in about 40 buildings, according to planning documents filed with the state. Almost 560 units are planned in the project, which will open in September 2025.

Houston-based architect Meeks + Partners designed the project.

The rental community is part of the 615-acre Wellington community, which includes 82 acres for multifamily home construction. More than 1,600 single-family homes and 1,459 multifamily units are planned in the development, which is a project of Hanover Property Co.

Davis Development recently completed another apartment community in the development called Sire Wellington.

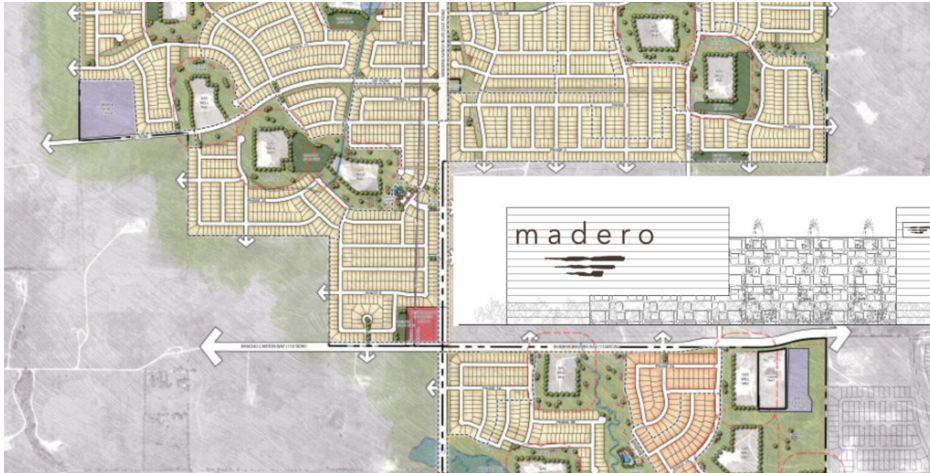
Apartment builder Greystar is one of the country's largest rental builders and managers with dozens of properties in North Texas. Dallas-Fort Worth is the country's fastest growing apartment market with more than 60,000 units under construction.



# 2,500-PLUS HOME MADERO DEVELOPMENT TO ADD 'VALUE-ORIENTED' HOUSING IN FORT WORTH

## DALLAS BUSINESS JOURNAL

DALLAS  
BUSINESS JOURNAL



Plano-based residential developer and builder Green Brick Partners is partnering with an Arizona-based homebuilder on a more than 2,500-home project north of Sendera Ranch in Fort Worth.

Green Brick (Nasdaq: GRBK) and Scottsdale-based Taylor Morrison (NYSE: TMHC) have closed on the purchase of nearly 900 acres near U.S. Highway 287 for the development, the companies announced.

Development of the community, called Madero, is projected to start in the first quarter of 2021 and will include 50-, 60-, and 77-foot wide homesites in multiple phases. Construction of the homes is slated to begin by early 2022.

At full buildout, Madero will have more than 2,500 "value-oriented" homes, according to a news release from the companies.

The development plan includes two amenity centers with resort-style pools, expansive green spaces with walking trails, parks and a neighborhood retail area.

The homes will be in Fort Worth's Northwest Independent School District and are less than a 30-minute commute from downtown Fort Worth.

Green Brick Partners will sell about 1,250 homes through its Trophy Signature Homes brand. Homes will range from 1,500 to 3,500 square feet and have three or four bedrooms and two or three bathrooms with prices starting from the high \$200,000s.

As part of the Trophy Signature Homes package, all upgrades, including engineered wood floors, Smart Home automation packages and horizontal modern fireplaces, will come standard with each home, said Jed Dolson, chief operating officer for Green Brick Partners.

"We are thrilled to continue expanding our presence in Fort Worth and to provide homebuyers a fantastic opportunity to live in such close proximity to attractive amenities including Eagle Mountain Lake while maintaining easy access to major employment centers," Dolson said.

Taylor Morrison plans to build 1,250 single-family homes in the community, offering buyers 12 one- and two-story floorplans to choose from ranging in size from 1,400 to 3,000 square feet. The homes will have three or four bedrooms and two or three bathrooms. Pricing for those houses is also expected to start in the high \$200s, said Keith Hurand, Taylor Morrison's division president for DFW.

Taylor Morrison will offer designs inspired by its homeowners with options such as offices to work from home, flex space for home gyms or spaces that facilitate virtual learning, Hurand said.

"North Fort Worth is one of the fastest growing areas of DFW," he said. "The trend of spending more time at home will not go away any time soon, and homebuyers are seeking master-planned communities like Madero with quality amenities in their neighborhood."

# MORE WAREHOUSE SPACE ON THE WAY AT FORT WORTH'S HUGE ALLIANCE TEXAS

THE DALLAS MORNING NEWS

*The Dallas Morning News*



The nearly 500,000-square-foot speculative project will add to the mixed-use development's industrial inventory.

Fort Worth's huge AllianceTexas development is growing again with construction of a new industrial project.

The 27,000-acre development, built over three decades, has become North Texas' most successful mixed-use real estate project. AllianceTexas is home to 562 companies employing more than 66,000 people. The development includes about 55 million square feet of commercial buildings.

Developer Hillwood is planning to start construction this summer on two more speculative warehouses.

The two Alliance Center East buildings on Interstate 35W will include almost 500,000 square feet, according to planning documents filed with the state.

The more than \$30 million project will open early next year. RGA Architects is designing the development.

Plans for the speculative building follow several big industrial leases in AllianceTexas.

Hillwood leased a larger Alliance Center East building to Target for a 1.2 million-square-foot distribution center. Beauty Manufacturing Solutions is occupying a 445,870-square-foot industrial building at 5650 Alliance Gateway. MTU Maintenance also landed in a new 430,000-square-foot facility at Perot Field Fort Worth Alliance Airport.

At the end of the first quarter, almost 14 million square feet of industrial space was being built in the North Fort Worth area.

Dallas-Fort Worth is the country's fastest-growing industrial building market with more than 70 million square feet of development.



# ALLIANCE TEXAS CONTINUES TO SOAR AS ECONOMIC POWERHOUSE

## FORT WORTH BUSINESS PRESS

### FORT WORTH BUSINESS PRESS



AllianceTexas celebrated 2022 as a watershed year, highlighted by the groundbreaking announcement by MP Material Corp. that it would build an inaugural U.S. factory at the North Fort Worth development to produce rare earth alloy and magnets.

As a result of MP Material's decision and other economic development wins, AllianceTexas generated \$10.88 billion in economic impact in 2022, according to the development's annual report by Insight Research Corp.

Over the past three decades, Hillwood's sprawling 27,000-acre master-planned, mixed-use AllianceTexas development has generated \$111.5 billion in regional economic impact and more than \$3.4 billion in taxes paid to local public entities.

Among the most successful public-private partnerships in the country, AllianceTexas boasted total capital investment exceeding \$14.2 billion in 2022 with \$13.1 billion, or 92.3 percent, coming from private funding and \$1.08 billion (7.64 percent) coming from public investment, according to the report.

AllianceTexas is home to 562 companies that have created 66,198 jobs and generated more than 55 million square feet of office, retail and industrial space since the development's debut in 1989.

Anchored by Perot Field Fort Worth Alliance Airport, AllianceTexas is home to corporate headquarters, health care providers, higher education facilities, Alliance Town Center shopping center, residential communities and multi-family developments.

"Our success at Hillwood over the years in developing AllianceTexas as a major job center and economic engine for North Texas is a result of a unique spirit of partnership that doesn't exist anywhere else in the United States," Hillwood President Mike Berry said in a statement.

"AllianceTexas is primarily a private sector-led economic engine, but what excites us most about the report is the exponential return on public investment evidenced by taxes paid and jobs created now occurring on an annual basis," Berry stated. "These are numbers nobody could have ever imagined in 1989."

# ALLIANCE TEXAS CONTINUES TO SOAR AS ECONOMIC POWERHOUSE

## FORT WORTH BUSINESS PRESS

### FORT WORTH BUSINESS PRESS

MP Materials Corp., the largest producer of rare earth materials in the Western Hemisphere, is investing \$700 million over the next two years to fully restore the country's rare earth magnetics supply chain through its 200,000-square-foot AllianceTexas manufacturing facility. Construction began last June 2022, and production operations are projected to begin this year. The facility will generate 150 high-skill manufacturing jobs and 1,300 indirect jobs.

As a result of an agreement with General Motors, MP Materials will produce alloy and magnets for GM's electric vehicles at the facility.

Last May, Hillwood also leased its largest industrial speculative building to date to Target Corp. at Alliance Center East 1. The lease of 1,240,584 square feet was among the largest industrial leases in the Dallas-Fort Worth market in 2022, according to industry tracker CoStar.

Another 2022 highlight was the opening of Gulfstream Aerospace Corp.'s newest customer support service center at Perot Field. Gulfstream invested more than \$55 million in the 162,000-square-foot maintenance, repair and overhaul facility at Alliance. The building includes hangar space, support areas and employee and customer offices and it is able to accommodate up to nine Gulfstream G650ER aircraft in the hangar space as well as six aircraft on the ramp.

At the end of last year, a new fixed-based operation facility debuted at Perot Field. The new state-of-the-art FBO was designed by Corgan Architects and Amaze Design and encompasses more than 20,000 square feet of offices, lounges and meeting facilities, along with an additional 68,000 square feet of attached hangar space.

"AllianceTexas is an absolute powerhouse in Fort Worth," Mayor Mattie Parker said in a statement. "By every metric – job creation, economic impact, property tax contribution, opportunities for innovation, and more – AllianceTexas proves itself year after year to be incredibly impactful not only locally, but also across the region, state, and country."



# TX 114 & F.M. 156

## 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>9004427</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>
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<b>DAVID DAVIDSON, JR.</b>	<b>593731</b>	<b>DDAVIDSON@DB2RE.COM</b>	<b>214-526-3626</b>
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<b>RYAN TURNER</b>	<b>672133</b>	<b>RTURNER@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
<b>COLLINS MEIER</b>	<b>714822</b>	<b>CMEIER@DB2RE.COM</b>	<b>214-526-3626</b>
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.

11-2-2015

### 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:
  - 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.

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<b>Davidson Bogel Real Estate, LLC</b>	<b>9004427</b>	<b>info@db2re.com</b>	<b>214-526-3626</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business 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.		Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Collins Meier</b>	<b>714822</b>	<b>cmeier@db2re.com</b>	<b>214-526-3626</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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## 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.

11-2-2015

### 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.

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<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Licensed Supervisor of Sales Agent/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

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

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