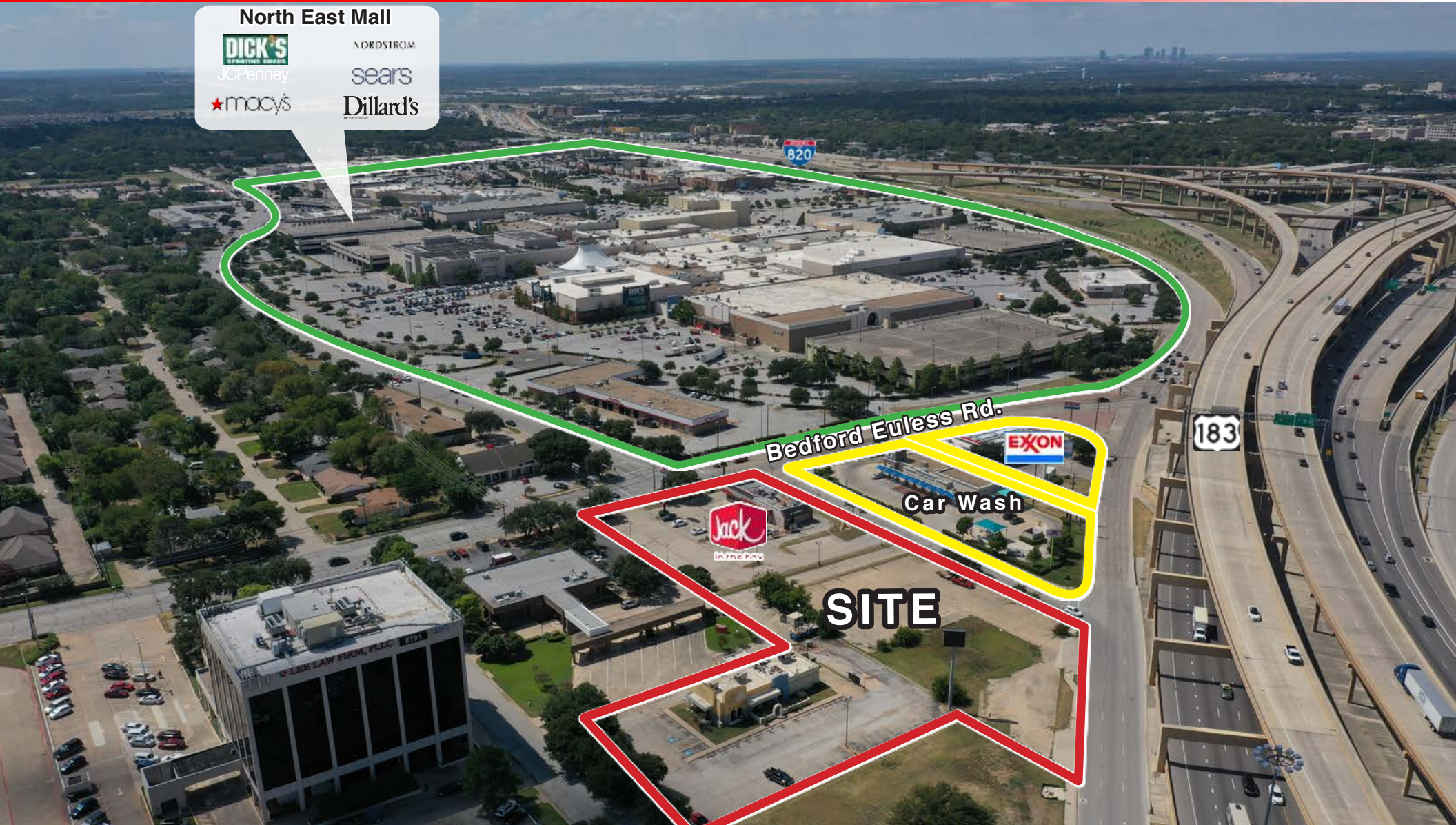


NEQ - S.H. 820 & W. Bedford Euless Rd.

COMMERCIAL LAND AVAILABLE

North Richland Hills, Texas | Tarrant County



DAVIDSON BOGEL
REAL ESTATE | LAND IS OUR BUSINESS

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PROVIDENT REALTY ADVISORS

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. 2021

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COMMERCIAL LAND AVAILABLE

North Richland Hills, Texas | Tarrant County

Property Overview

Size: ± 2.35 Acres

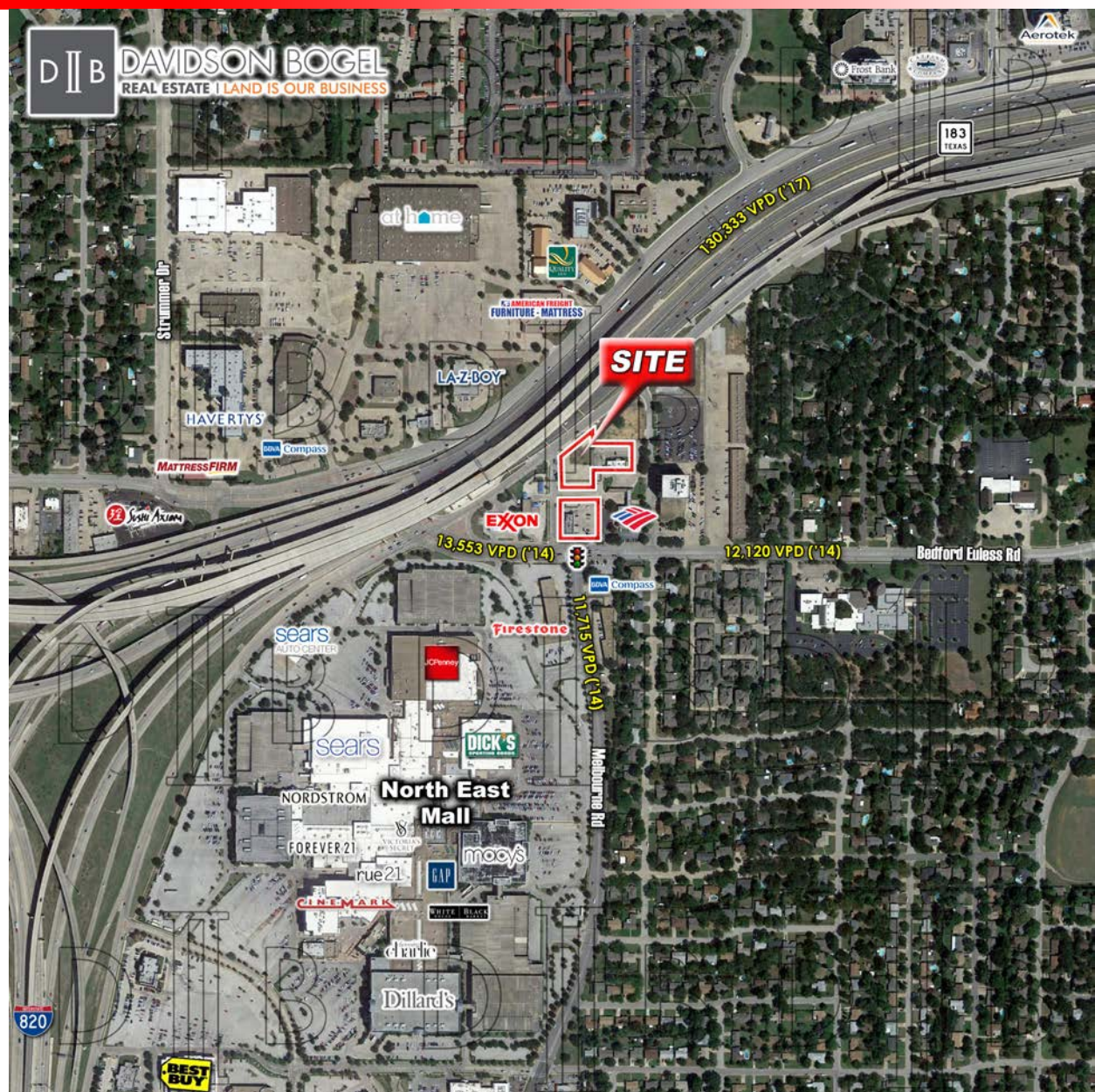
Utilities: Available

Zoning: C - 1

Traffic Counts: S.H. 183: 133,662 VPD
Bedford Euless Rd.: 12,120 VPD

Demographics:

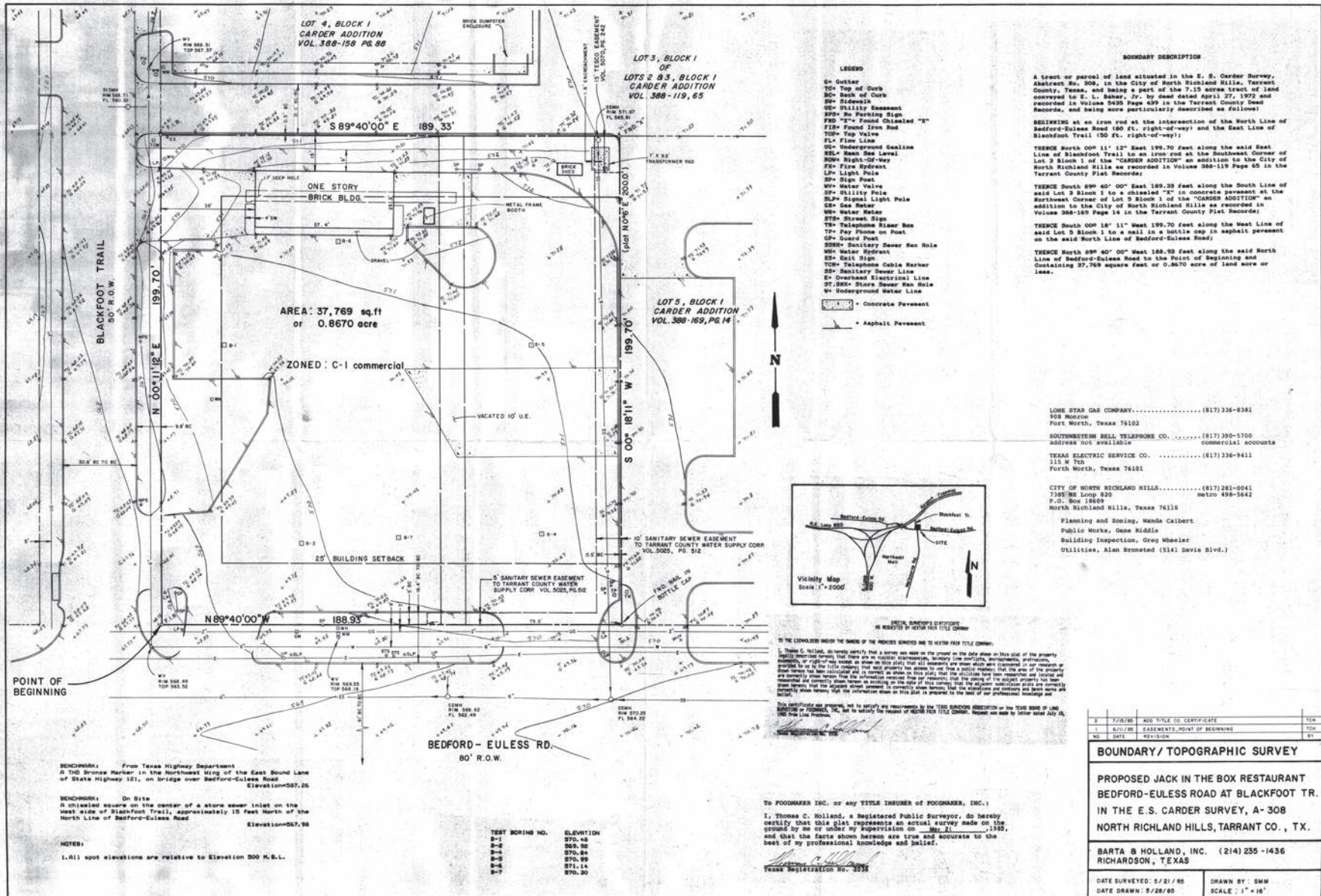
	1 Mile	2 Miles	3 Miles
2020 Population	13,030	50,414	106,900
% Proj Growth 2020-2025	1.1%	0.6%	0.5%
2020 Median HH Income	\$56,154	\$62,885	\$69,208
2020 Average HH Income	\$70,959	\$77,864	\$83,728



NEQ - S.H. 820 & W. Bedford Euless Rd.

COMMERCIAL LAND AVAILABLE

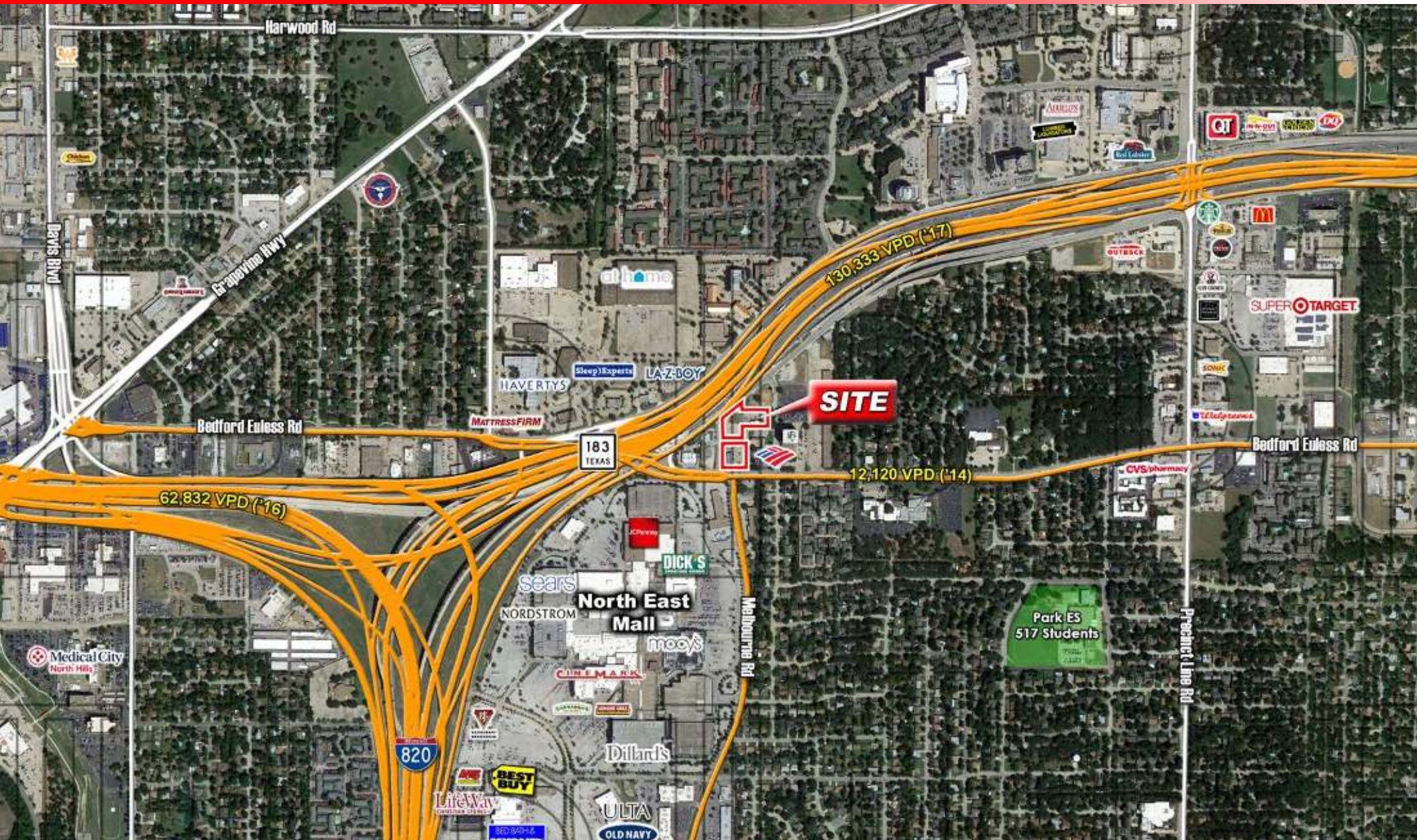
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NEQ - S.H. 820 & W. Bedford Euless Rd.

COMMERCIAL LAND AVAILABLE

North Richland Hills, Texas | Tarrant County



PLANNED DEVELOPMENT (PD) LIST

[illegible]

North Richland Hills, TX
February 28, 2018

[#] = Conditions. Reference Section 118-633 for specific conditions to listed uses. P = Permitted by Right S = Special Use Permit Required [Blank] = Not Permitted NP = Not Permitted B = Defers to Base Zoning District A = Ancillary See Section 118-01 for definitions to some uses. Don't assume! Call the Planning Department to verify a use is permitted. (817)427-6300	SECTION 118-631: TABLE OF PERMITTED USES																						
	Conditions (ref. Section 118-633)	RESIDENTIAL DISTRICTS								NON-RESIDENTIAL DISTRICTS								TOWN CENTER				Freeway Corridor Overlay District	
		R-1-S Special Single Family Res.	R-1 Single Family Residential	R-2 Single Family Residential	R-3 Single Family Residential	R-4-D Duplex Residential	R-6-T Townhome Residential	R-8 Zero Lot Line SF Res.	MH-1 Manufactured Home	R7MF Multi-Family Residential	O-1 Office	LR Local Retail	C-1 Commercial	C-2 Commercial	OC Outdoor Commercial	I-1 Light Industrial	I-2 Medium Industrial	U School, Church & Institutional	AG Agricultural	Edge Subzone	General Subzone		Center Subzone
A. RESIDENTIAL USES																							
Single Family Detached Dwelling Unit		P	P	P	P			P											P	P	P		NP
Small Lot Single Family Cottage																				S	S		NP
Duplex Dwelling Unit						S																	NP
Triplex or Fourplex Dwelling Unit							S			S													NP
HUD Code Manufactured Home								P															NP
Multi-Family Dwelling Unit	22									S											P	P	B
Boarding or Rooming House							S			S													NP
Townhome	23						S			S										P	P	S	B
Private Street Residential Subdivision		S	S	S	S	S	S	S															NP
Zero Lot Line SF Dwelling Unit								P															NP
Personal Care Home and Community Home For Disabled Persons	16	S	S	S	S	S											S		S	S	S	S	NP
Assisted Living Center						S	S	S		S	S	S	S	S	S	S	S				S	S	B
Senior Independent Living Apartments										S											S	S	B
B. UTILITY, ACCESSORY & INCIDENTAL USES																							
Accessory Building	1	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	S	P	P	P	P	S
Communication Tower over 45' in Height											S	S	S	S	S	S	S	S			S	S	B
Detention/retention pond	20	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	B
Gas Drilling/Production	21	P	P	P	P	P	P	P	P	P	S	S	S	S	S	S	S	S	P				B
Home Occupation	2	P	P	P	P	P	P	P		P									P	P	P	P	NP
Interim Enclosed Parking																						P	NP
Network Nodes, Small Cell Antennas		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	B
Outdoor Recreation Areas with Elevated Lights		S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S					B
Public and Private Utility Use (Not Office)		P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	B
Railroad Right-of-Way (no yards or Stations)		P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P					B
Secondary Living Unit (Granny Flat)		P	P	P																			NP
Swimming Pool, Tennis Court and other Outdoor Recreation Areas without Elevated Lights		P	P	P	P	P	P	P			S	S	S	S	S	S	S	S					NP
Telephone Exchange, Switching, Relay Station		S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S	S	S	S	B
TV Satellite Disc Receiver	3	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P					S
Water Reservoir, Water Pumping Station, Water Well		P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P					NP
Wind Charger	4	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S					B

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	Conditions	RESIDENTIAL DISTRICTS								NON-RESIDENTIAL DISTRICTS								TOWN CENTER				Freeway	
		R-1-S	R-1	R-2	R-3	R-4-D	R-6-T	R-8	MH-1	R7MF	O-1	LR	C-1	C-2	OC	I-1	I-2	U	AG	Edge	General		Center
C. EDUCATIONAL AND INSTITUTIONAL																							
Cemetery/Mausoleum												S	S		S	S							NP
Church, Sanctuary, Rectory or Synagogue		P	P	P	P	P	P		P	P	P	P	P	P	P	P	P		P	P	P	P	B
Civic, Social/Fraternal Organization												S	S	S	S	S	S				S	S	B
College/University													P		P	P	P				P	P	B
Dance Studio/Martial Arts Studio											P	P	P	P	P	P		P			P	P	B
Day Care Center/Kindergarten									S	S	S	P	P	S	S	S	P			S	P	P	NP
Emergency Clinic (After hours)										S		S	S		P	P					S	S	B
Facility for care of alcoholic, narcotic, Psychiatric rehab										S		S	S	S									NP
Family Counseling Clinic											P	P	P								P	P	B
Fire Station		P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	B
Hospital										S		S	P		P	P					S	S	B
Library																			P	P	P	P	B
Medical Clinic (More than three doctors)										S	S	P	P		P	P					P	P	B
Municipal Building		P	P	P	P	P	P		P	P	P	P	P	P	P	P	P						B
Municipal Community Center		P	P	P	P	P	P		P	P				P	P	P	P			P	P	P	B
Municipal Senior Citizen Center		P	P	P	P	P	P		P		P	P	P							P	P	P	B
Senior Citizen Center (Commercial)																					P	P	B
Museum										P		P	P				P				P	P	S
Nursing Home/Orphanage												S	S		S	S					S	S	NP
Post Office		P	P	P	P	P	P		P	P	P	P	P	P	P	P	P		P	P	P	P	B
Private or Parochial School												S	S		P	P	P				P	P	B
Public School		P	P	P	P	P	P		P	P	P	P	P	P	P	P	P		P	P	P	P	B
Social Services Administrative Office											P	P	P	P		S					P	P	S
Social Services Facility w/Temp. Lodging									S	S		S	S	S			S						NP
Solar Panel Systems	24	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Trade or Business School										S		S	S	S	P		P				P	P	B
D. RECREATIONAL & ENTERTAINMENT USES																							
Amusement Arcade (indoor)	5											S	S	S							S	S	B
Billiard Parlor	6											S	S	S							S	S	B
Bingo Hall													S		S	S							NP
Bowling Lanes													P	P	P	P					P	P	B
Carnival, Circus or Special Fund Raising Event (Temporary)	7	P	P	P	P	P	P		P	P	P		P	P	P	P	P		P	P	P	P	NP
Children's Entertainment Center												P	P								P	P	B
Commercial Amusement Indoor																					P	P	B
Commercial Recreation (outdoors)													S	P							S	S	B

	SECTION 118-631: TABLE OF PERMITTED USES																			
	Conditions	RESIDENTIAL DISTRICTS								NON-RESIDENTIAL DISTRICTS								TOWN CENTER		
		R-1-S	R-1	R-2	R-3	R-4-D	R-6-T	R-8	MH-1	R7MF	O-1	LR	C-1	C-2	OC	I-1	I-2	U	AG	Edge
																			General Center	Core
D. RECREATIONAL & ENTERTAINMENT USES (CONT.)																				
Country Club														S	P			P	P	B
Dance Studio or Martial Arts Studio												P	P	P		P			P	P
Drive-in Theater															S					B
Golf Course														S	P			P		B
Golf Driving Range														S	P					B
Indoor shooting range														S		S	S			B
Miniature Golf Course													S	P	P				P	P
Movie Theater (Indoor)													P	P	P	P	P		P	P
Park or Playground (Public / Private)		P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Private Club/Night Club											S		S	S	S				S	S
Race Track															S	S	S			NP
Rodeo Ground	18														S	S		S		NP
Roller or Ice Skating Rink													S	S	P				P	P
Sexually Oriented Businesses	18																P			NP
Spa, Health Studio, Fitness or Recreation Center												P	P	P	P	P	P		P	P
Stable (commercial)														S	S	S				NP
Swim or Tennis Club													S	P	P			P	P	B
E. AUTOMOBILE & TRANSPORTATION RELATED USES																				
Accessory Non-Required Off-Street Parking Lots	19										S	S	S	S	S	P	P			NP
Airport, Heliport/Landing Field											S		S	S	S	S	S		S	NP
Auto laundry/car wash													S	S	S	S	S			NP
Auto/Truck Dealer - New (9) ¹	9												S	S	S	S	S		S	B
Auto/Truck Dealer - Used (10) ¹	10												S	S	S	S	S			NP
Auto Parts and Accessory Sales (w/machine Shop)													S	P	P	P	P			NP
Auto Parts and Accessory Sales (w/o Machine shop)													P	P	P	P	P			B
Auto, Truck, Trailer Rental													S	P	P	P	P			B
Automobile & Light Truck Repair Shop													S	S	P	P	P			NP
Automobile Inspection Station													S	P	P	P	P			NP
Automobile Lubrication Center													S	P	P	P	P			NP
Auto Alarm/Stereo/Window Tinting Store													S	P	P	P	P			NP
Auto Upholstery Shop													S	P	P	P	P			NP
Bus Passenger Terminal													S	S	P	P	P		S	B
Fuel Sales													S	S	S	S	S			B
LPG/CNG Dispensing Station													S	S	S	S	S			B
Marine Equipment Sales/Repair													S	P	P	P	P			S

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	Conditions	RESIDENTIAL DISTRICTS								NON-RESIDENTIAL DISTRICTS								TOWN CENTER					Freeway	
		R-1-S	R-1	R-2	R-3	R-4-D	R-6-T	R-8	MH-1	R7MF	O-1	LR	C-1	C-2	OC	I-1	I-2	U	AG	Edge	General	Center		Core
E. AUTOMOBILE & TRANSPORTATION RELATED USES (CONT.)																								
Motorcycle Sales													S		S	S								B
Paint and Body Shop												S	S		P	P								NP
Railroad or Motor Freight Terminal													S		P	P								B
RV or Camper Sales Lot													S		P	P								NP
Service Station												S	S		S	S								B
Tire & Battery Sales Store												S	S		P	P								NP
Truck Service Center													S		P	P								NP
Vehicle Storage Facility	11												S		P	P								NP
Wrecker/Towing Service													S		S	S								NP
Wrecking/Auto Salvage Yard	12															S								NP
F. OFFICE USES																								
Contractor's Office (w/o shop & garage)												P	P	P		P	P							B
Office, Administrative, Business or Professional		A	A	A	A	A	A		A	P	P	P	P					A	A	P	P			B
Office, Medical or Dental										P	P	P	P								P	P		B
Research & Development Laboratory										S		S	P	S	P	P					P	P		B
Telemarketing Office										S	S	S	S											B
G. RETAIL AND SERVICE USES																								
Acupuncture, Reflexology Clinic, Foot Spa										S	S	S	S									S		B
Alcohol Beverage Sales On-Premises-More Than 75 percent Revenue (See section 118-711)													S											B
Alternative Financial Establishments																S								NP
Arts & Crafts Store											P	P	P								P	P		B
Bakery Shop											P	P	P		P	P					P	P		B
Bank and Savings and Loan										P	P	P	P		P						P	P		B
Barber Shop/Beauty Salon										P	P	P	P		P						P	P		B
Bicycle Shop										P	P	P	P		P	P					P	P		B
Bookstore										P	P	P	P		P	P					P	P		B
Beauty Supply Store											P	P	P								P	P		B
Camera Sales and Service Store											P	P	P								P	P		B
Carpet & Tile Sales Store											P	P	P		P	P					P	P		B
Cart Based Retail (outdoor)																					P	P		B
Cigarette & Cigar Shop											S	S	S											B
Clock Store											P	P	P								P	P		B
Cleaning and Pressing Pick-up Station											P	P	P		P	P					P	P		B
Clothing Store											P	P	P	P		P	P				P	P		B

	SECTION 118-631: TABLE OF PERMITTED USES																			
	Conditions	RESIDENTIAL DISTRICTS								NON-RESIDENTIAL DISTRICTS								TOWN CENTER		
		R-1-S	R-1	R-2	R-3	R-4-D	R-6-T	R-8	MH-1	R7MF	O-1	LR	C-1	C-2	OC	I-1	I-2	U	AG	Edge
																			General Center	Core
G. RETAIL AND SERVICE USES (CONT.)																				
Coffee Shop/Tea Room											P	P	P	P						P
Computer Sales and Service Store												P	P	P						P
Computer Software Store												P	P	P						P
Consumer Electronics Store												P	P	P						P
Copy Center											P	P	P	P						P
Convenience Store												P	P	P		P	P			P
Department Store													P	P		P	P			P
Dog Training School													S	S		S	S			
Drive Through Buildings of less than 1,400 square feet													S	S		S	S			NP
Dry Cleaners	13												S	P		P	P			P
Equipment Rental Requiring Outdoor Display Area																S	S			NP
Fabric Shop											P	P	P	P						P
Farmer's Market													S	S	S	S	S			S
Florist Shop											S	P	P	P		P	P			P
Furniture & Home Furnishing Store													P	P						P
Gift Shop											P	P	P	P		P	P			P
Greeting Card Store											P	P	P	P						P
Grocery Store/Supermarket												P	P	P		P	P			P
Hardware Store													P	P		P	P			P
Health and Nutrition Food Store											S	P	P	P						P
Hot Tubs and Spas																				
Imported Goods Store												P	P	P						P
Jewelers											P	P	P	P						P
Kennel																P	P	P		NP
Key Shop/Locksmith												P	P	P		P	P			P
Laundry, Self Service												S	S	S		P	P			S
Luggage Sales Store											S	P	P	P						P
Medical Appliances and Fittings											P	P	P	P		P	P			P
Massage Establishment											S	P	P	P						S
Acupuncture, Reflexology Clinic, Foot Spa											S	S	S	S						S
Mortuary/Funeral Parlor													P	P		P	P			
Music Instruction		A	A	A	A	A	A	A	A										A	A
Nail Salon											S	P	P	P						P
Non-traditional Smoking Business												S	S	S						
Nursery Retail Sales												S	S	S		P	P			

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G. RETAIL AND SERVICE USES (CONT.)																							
Office Supplies and Equip. Store											P	P	P		P	P					P	P	B
Paint Retail Store												P	P		P						P	P	B
Pawn Shop															P	P							NP
Pet Day Care												P	P		P	P							B
Pet Lodging											S	S	S	S									B
Pet Store												P	P		P	P					P	P	B
Pharmacy										S	P	P	P		P	P					P	P	B
Photofinishing Store																					P	P	B
Photography Studio										P	P	P	P						A	A	P	P	B
Private Tutoring		A	A	A	A	A	A	A	A										A	A	P	P	B
Produce Market											S	S	S	S							P	P	B
Restaurant, fast casual	26									S	P	P	P	P	S	S					P	P	B
Restaurant, full service	26									S	P	P	P	P	S	S					P	P	B
Restaurant, quick service	26									S	S	S	S	S	S	S					S	S	B
Retail Store and Shop										S	P	P	P		P	P					P	P	B
Sales and Service of Heavy Equipment													S			P							NP
Secondhand Dealer										S	S	S	S								S	S	B
Shoe Repair Shop										S	P	P	P								P	P	B
Shoe Store												P	P								P	P	B
Shopping Mall or Shopping Center												P	P		P	P					P	P	B
Sporting Goods Store												P	P								P	P	B
Specialty Personal Service Shop															S								NP
Sports Card Store										P	P	P	P								P	P	B
Tailor/Alteration Shop											P	P	P								P	P	B
Tanning Salon										S	P	P	P								P	P	B
Telephone Business/Sales Office										S	S	P	P								P	P	B
Television Sales and Service Store												P	P										B
Toy Store											P	P	P								P	P	B
Trophy & Awards Shop											P	P	P								P	P	B
Veterinarian Clinic (w/kennels)													S		P	P							B
Veterinarian Clinic (w/o kennels)										P	P	P	P		P	P					P	P	B
Video Tapes and Records Store										S	P	P	P								P	P	B
Wedding Chapel												P	P										NP
Weight Loss Center											P	P	P								P	P	B
Women's Accessory Store											P	P	P								P	P	B

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H. COMMERCIAL USES																						
Contractors Office (w/shop & garage)	17												S		P	P						B
Feed and Seed Store													S	S	P	P						NP
Garden Center												S	S	S	P	P						B
Greenhouse or Plant Nursery (wholesale)													S	S	S	S						NP
Hardware & Building Materials Retail/ Wholesale													S		P	P						B
Home Improvement Center													P		P	P						B
Janitorial Supply and Service Company													P		P	P						NP
Lawn Maintenance Service Shop													P		P	P						NP
Lumber Yard															S	S						NP
Mini-warehouse (Self Storage)													S		S	S						NP
Motel or Hotel	14											S	P		P	P				S	S	B
Moving or Storage Company													S		P	P						NP
Newspaper Printing Plant															P	P						NP
Pest Control Service Store													P		P	P						NP
Printing Shop													P		P					S	P	B
Sign Shop												S	P		P	P						B
Swimming Pool Sales & Service Store													P		P	P						B
Truck & Heavy Machinery Sales/ Service/Rental													S		P	P						NP
Upholstery Shop													P		P	P						B
Warehousing															P	P						NP
Wholesale Distributor													S		P	P						B
Warehousing & Storage of any Commodity except heavy steel, large diameter pipe, junk, salvage, explosive or hazardous chemicals															S	P						NP
I. AGRICULTURAL USES																						
Agricultural including the raising of field Crops, horticulture, animal husbandry, subject to the rules and regulations of the City, County, and State Health Dept.	15																	P				NP
Farm, Ranch, Garden, or Orchard																		P				NP
J. MANUFACTURING AND INDUSTRIAL USES																						
Asphalt or Concrete Batching Plant - Temporary	25	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					B
Assembling Operations of Commodities all operations conducted in fully enclosed building													S		P	P					S	NP
Cabinet Shop															P	P					S	NP
Chemical Laboratory																P						NP

[#] = Conditions. Reference Section 118-633 for specific conditions to listed uses. P = Permitted by Right S = Special Use Permit Required [Blank] = Not Permitted NP = Not Permitted B = Defers to Base Zoning District A = Ancillary	SECTION 118-631: TABLE OF PERMITTED USES																						
	Conditions	RESIDENTIAL DISTRICTS								NON-RESIDENTIAL DISTRICTS								TOWN CENTER			Freeway		
		R-1-S	R-1	R-2	R-3	R-4-D	R-6-T	R-8	MH-1	R7MF	O-1	LR	C-1	C-2	OC	I-1	I-2	U	AG	Edge		General	Center
J. MANUFACTURING AND INDUSTRIAL USES (CONT.)																							
Cold Storage Plant																P							NP
Commercial Bakery Plant																P	P						NP
Commercial Carpet Cleaning													S			P	P						NP
Commercial Laundry/Dying Plant																S	S						NP
Food Processing Plant																	P						NP
Furniture Manufacturing Plant																	P						NP
Machine Shop																	P						NP
Manufacturing and Assembling Operations of commodities except Large steel structures																	P						NP
Micro-Brewery												S	S	S	P	P					S	S	B
Petroleum Collection/Storage Facility																	S						NP
Reclamation Center																P	P						NP
Sheet Metal Shop																P	P				S	S	NP
Soft Drink Bottling Plant																P	P						NP
Storage of Stone, Rock, or Gravel																S	S						NP
Welding Shop/Foundry																P	P						NP

¹ 5-Acre minimum lot area unless internet sales only with no outside storage or display.

DISCLAIMER: This is an unofficial version of the Table of Permitted Uses formatted and designed for ease of use. For the official list/version, see Chapter 118 (Zoning) of the Code of Ordinances of the City of North Richland Hills online at <http://library.municode.com/index.aspx?clientId=13926>.

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.

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

01A TREC No. OP-K



DAVIDSON BOGEL
REAL ESTATE



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