



NWC - MAHARD PKWY. & PRAIRIE DR.

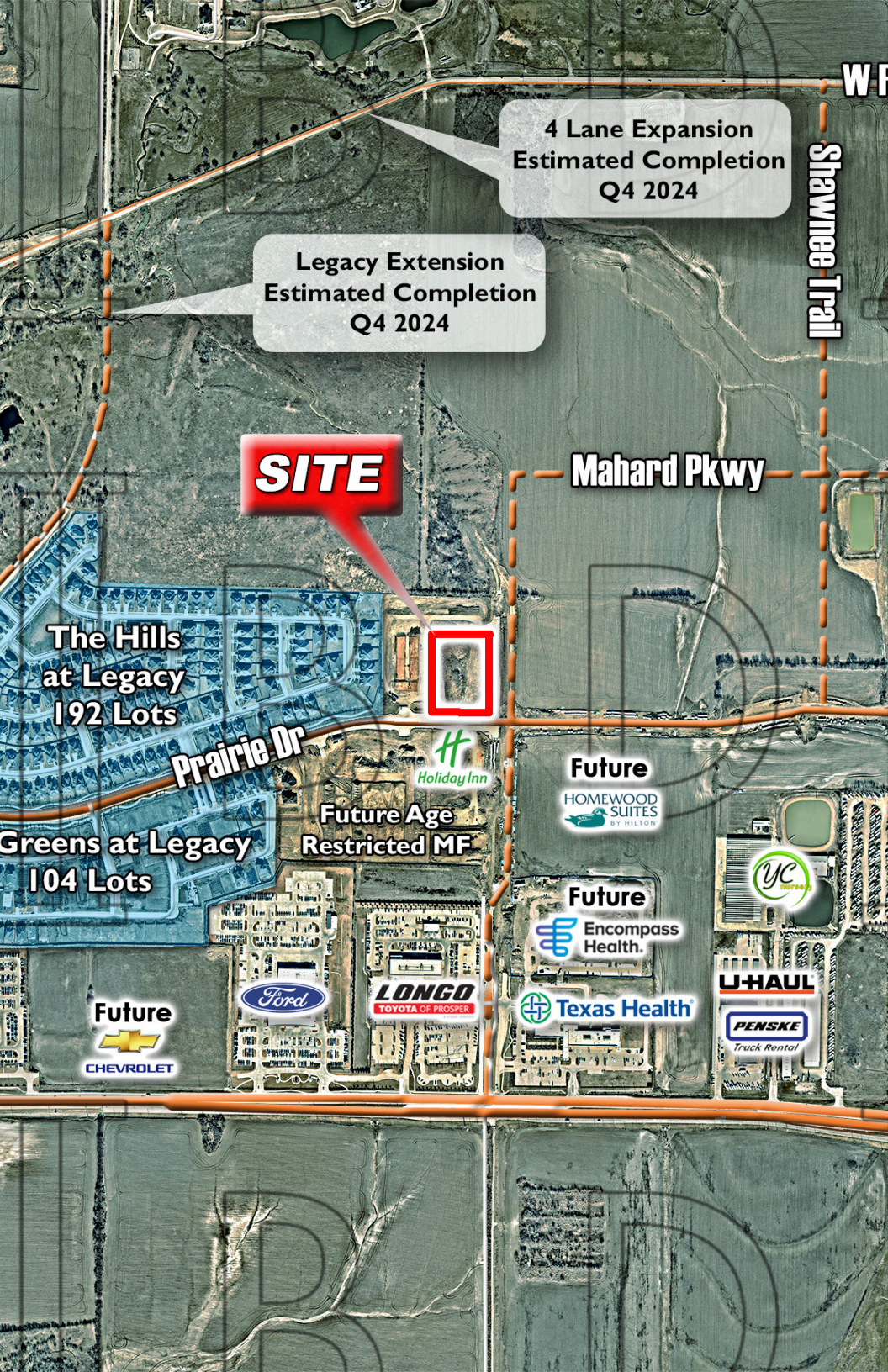
PROSPER, TX | COLLIN COUNTY | PROSPER I.S.D | COMMERCIAL LAND FOR SALE

SAM JOHNS
SJohns@db2re.com
214.526.3626 x 145

COLLINS MEIER
CMeier@db2re.com
214.526.3626 x 114

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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. 2024



PROPERTY INFORMATION



SIZE:
± 2.58 AC



TRAFFIC COUNTS:
U.S. 380: 51,319 VPD



ZONING:
Office



UTILITIES:
Water & Sewer Available to Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	2,348	35,085	182,387
% Proj Growth 2023-2028	13.23%	5.21%	4.18%
2023 Average HH Income	\$210,048	\$199,494	\$180,859
2023 Median HH Income	\$173,312	\$162,841	\$144,232

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Davidson & Bogel Real Estate, LLC 2024



FIELDS ESTATE - 1,200 AC
MASTER PLANNED MIXED-
USE DEVELOPMENT

DALLAS COWBOYS
DISTRIBUTION



THE HILLS AT LEGACY
192 LOTS

FUTURE
HOMEWOOD
SUITES

FUTURE
Holiday Inn

FUTURE AGE
RESTRICTED MF

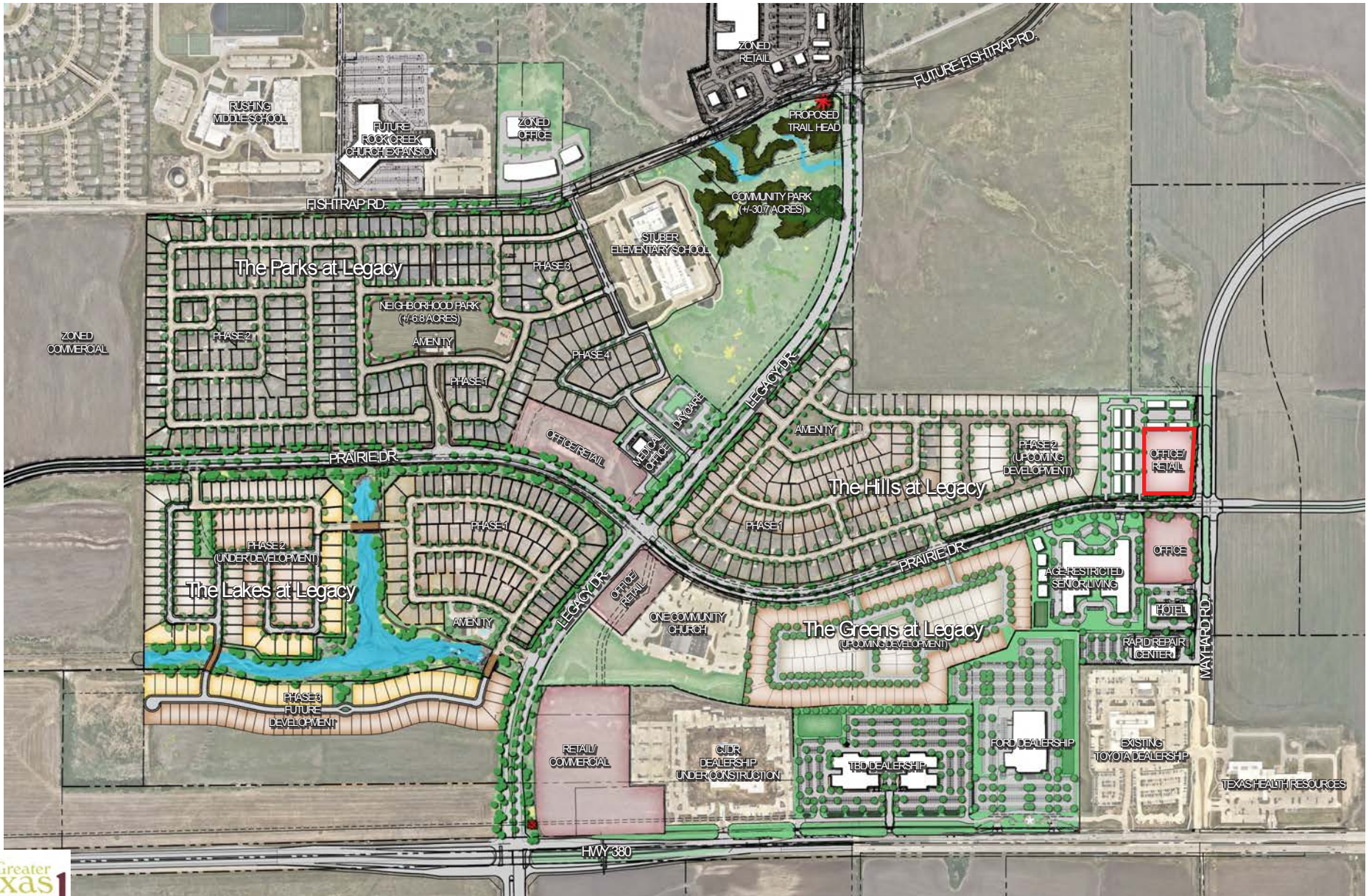
PRAIRIE DR.

MAHARD PKWY.

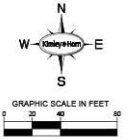
FUTURE MAHARD PKWY.

D || B

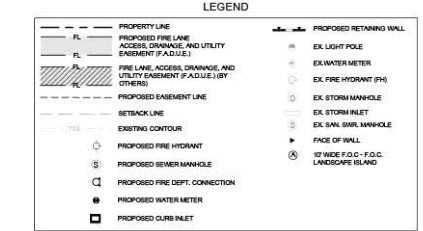
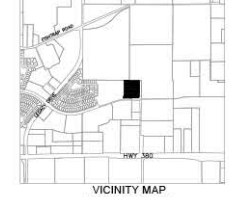
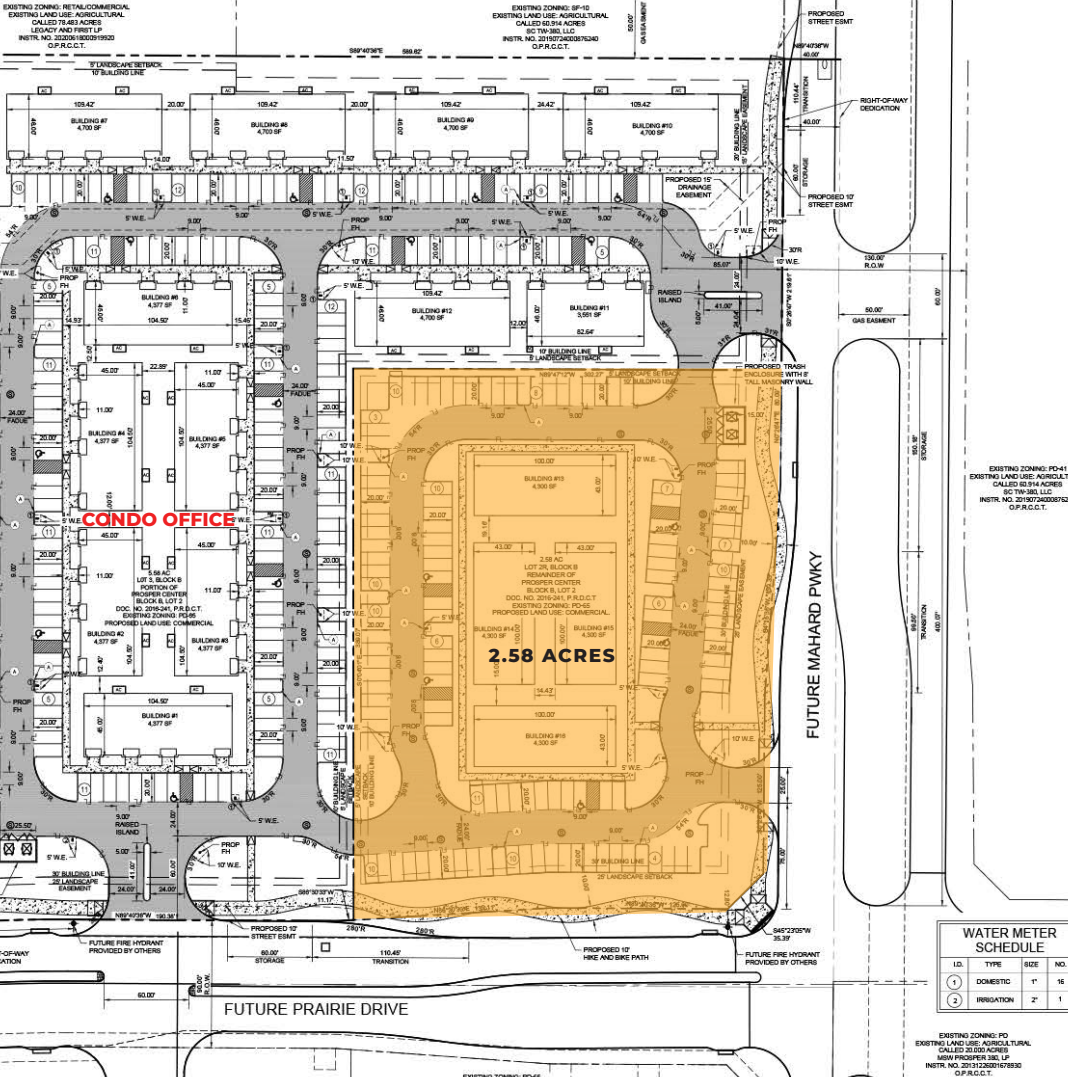




Villages at Legacy Master Plan



BLOCK	LOT	ZONING	PROPOSED USE	LOT AREA (SF)	LOT AREA (AC)	TOTAL BUILDING AREA (SF)	MAX BUILDING HEIGHT (FT)	BUILDING COVERAGE (%)	FLOOR AREA RATIO	PARKING REQUIRED (1:950 OFFICE / 1:250 MEDICAL)	PARKING PROVIDED (spaces)	ADA PARKING REQUIRED (spaces)	ADA PARKING PROVIDED (spaces)	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)	OPENSAPCE PROVIDED (SF)
--	--	--	16 TOTAL BUILDINGS															
8	3	O	MEDICAL OFFICE	243,123	5.58	53,313	1-Story, 23'	21.9%	0.211	234	221	7	32	3,315	39,265	85,022	17,019	68,275
8	2R	O	GENERAL OFFICE	122,322	2.58	17,200	1-Story, 23'	15.3%	0.151	50	122	5	5	1,830	15,140	55,225	7,863	25,297



- TOWN OF PROSPER SITE PLAN NOTES**
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- 1) DAMPERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 2) OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 3) OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
 - 4) LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
 - 5) ALL ELEVATIONS SHALL COMPLY WITH THE ELEVATIONS CONTAINED WITHIN THE ZONING ORDINANCE.
 - 6) BUILDINGS OF 60 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - 7) OCCUPANT NOTIFICATION FOR THIS SECTION AND 907.8 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE. FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE CODE OFFICIAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
 - 8) FIRE LINES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
 - 9) TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
 - 10) SPEED SHARPSHOOTS ARE NOT PERMITTED WITHIN A FIRE LANE.
 - 11) FIRE LINES SHALL BE PROVIDED WITHIN 105 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 001.11
 - 12) THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 001.11
 - 13) BUILDINGS MORE THAN 20 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 24-FOOT WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR PERFORMING OPERATIONS OF THE BUILDING. ONE OF THE 24-FOOT WIDE FIRE LINES SHALL BE LOCATED A MINIMUM OF 3 FEET FROM THE BUILDING AND MORE THAN 20 FEET APPROX. DIM.
 - 14) THE WIDE TURNING RADII OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 90 FEET. AMENDMENT 001.4
 - 15) THE WIDE TURNING RADII OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 90 FEET. AMENDMENT 001.4
 - 16) DEAD-END FIRE LINES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
 - 17) FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. AMENDMENT 001.1
 - 18) AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTION POINTS AND THE MAXIMUM SPACING SHALL BE EVERY 200 FEET (150 FEET IN STOKES). ADDITIONAL DOWNHILL TURN WITH LOOKING CAP. AMENDMENT 001.1
 - 19) FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. FDC, ADDITIONAL DOWNHILL TURN WITH LOOKING CAP. AMENDMENT 001.1
 - 20) FIRE HYDRANTS SHALL BE LOCATED 2 FEET TO 4 FEET (BY BACK FROM THE CURB OR FIRE LANE AND NOT BE LOCATED IN THE BULB OF CURB CUTS). AMENDMENT 001.1
 - 21) THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 001.1
 - 22) A MINIMUM 60 FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ACCESS. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED AS BARRIER. AMENDMENT 001.1
 - 23) THE MAXIMUM DEAD-END CURB CUT LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTER POINT OF THE BUILDING. AMENDMENT 001.1
 - 24) ONE-AND-TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS. AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 102 OR NFPA 1010 SHALL BE PROVIDED IN ALL ONE- AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,000 SQUARE FEET (5,110) OR GREATER. CHALLENGES THREE (3) STORES OR GREATER, OR CHALLENGES WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. 100-250 AMENDMENT 001.2
 - 25) HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENTLY ADOPTED BUILDING CODE.
 - 26) ALL STRENGTH IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - 27) ALL FINISHES AND RETAINING WALLS SHALL BE SHOWN ON THE PRELIMINARY SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - 28) ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED PACKAGING PLAN.
 - 29) SIDEWALKS OF NOT LESS THAN 60" (5' 0") IN WIDTH AND 4" THICKNESS AND COLLECTORS AND FIVE (5') FEET IN WIDTH ALONG RESIDENTIAL STREETS AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
 - 30) ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
 - 31) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - 32) ALL LANDSCAPE ELEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF ELEMENT.
 - 33) IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATIONS IDENTIFIED ON THE SITE DATA SUBMITTAL TABLE. HOWEVER, CONSIDER THAT THE PROPOSED LAND USE AT THE TIME OF COORDINATED FRESH-CUT FRESH MAY RESULT IN ADDITIONAL IMPACT FEE AND/OR PARKING REQUIREMENTS.
 - 34) THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING AND ZONING COMMISSION. AT THE END OF WHICH THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN FOR THE PLANNING AND ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN EACH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN SHALL BE NULL AND VOID. IF A SITE PLAN APPROVAL IS GRANTED FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.
1	DOMESTIC	1"	16
2	IRRIGATION	2"	1

Kimley»Horn

PRELIMINARY SITE PLAN
PROSPER CENTER
LOT 2R, BLOCK B
LOT 3, BLOCK B
CASE # D21-0044
 8.16 ACRES
 COLLIN COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 147
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 PREPARATION DATE: 05/28/2021

ENGINEER / SURVEYOR / APPLICANT
 BSA ENGINEERING ASSOCIATES, INC.
 6160 WARDEN PARKWAY, SUITE 210
 FRODO, TX 75045
 PHONE: (972) 355-3869
 FAX: (972) 355-3779
 CONTACT: CAROLYN KNOX, P.E.

OWNER
 KILGORE AT LEGACY, LLC
 18950 RESEARCH ROAD
 FRODO, TX 75045
 PHONE: (972) 355-3869
 COUNTRY: TX@LANDRESOURCES.COM
 CONTACT: CLAY RICHMOND

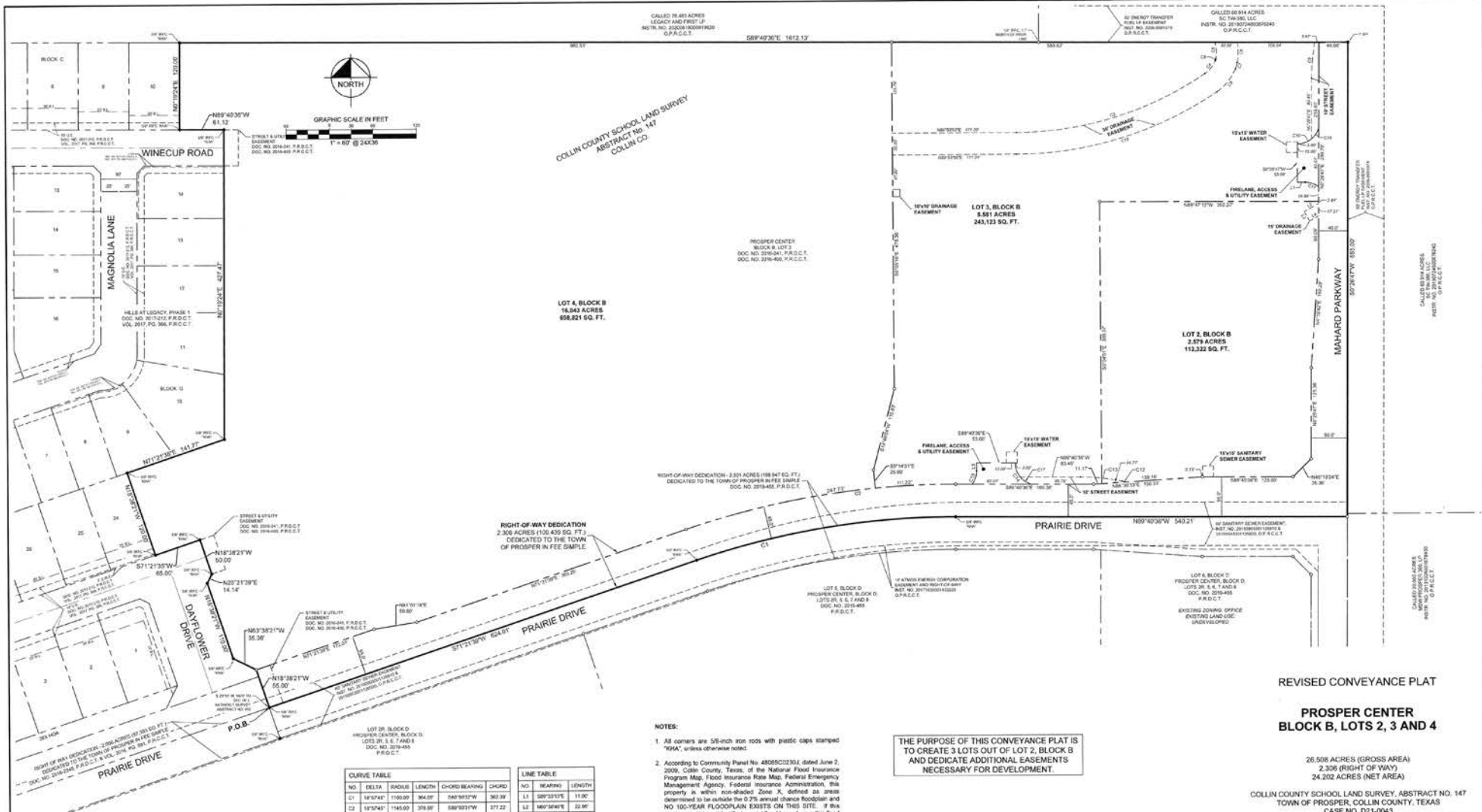
Kimley»Horn
 6160 WARDEN PARKWAY, SUITE 210
 FRODO, TX 75045
 PHONE: (972) 355-3869 FAX: (972) 355-3779
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM E-528

Kimley»Horn
 6160 WARDEN PARKWAY, SUITE 210
 FRODO, TX 75045
 PHONE: (972) 355-3869 FAX: (972) 355-3779
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM E-528

PROSPER CONDO
 OFFICE
 LOT 2, BLOCK B
 LOT 3, BLOCK B
 TOWN OF PROSPER, COLLIN COUNTY, TX

PRELIMINARY SITE PLAN

SHEET NUMBER
1 OF 5



REVISED CONVEYANCE PLAT

PROSPER CENTER BLOCK B, LOTS 2, 3 AND 4

26.508 ACRES (GROSS AREA)
2,305 (RIGHT OF WAY)
24,202 ACRES (NET AREA)

COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
CASE NO. D21-0043

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel: No. (972) 335-2500
FAX: No. (972) 335-2522

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CCS	RHA	SEPT. 2021	06272018	1 OF 2

OWNER
Prosper Villages at Legacy LLC
10060 Research Road
Frisco, Texas 75033
PH: 214-387-2960
Contact: Clint Richardson

FILED AND RECORDED
07/16/21 Public Records
KIMLEY HORN, COUNTY CLERK
Collin County, TEXAS
10:28 AM CDT 07/16/21
2021081000000000

2021-619

- NOTES:**
- All corners are 5/8-inch iron rods with plastic caps stamped "RHA", unless otherwise noted.
 - According to Community Panel No. 4805C2330A, dated June 2, 2009, Collin County, Texas, of the National Flood Insurance Program Map, Flood Insurance Rate Map, Federal Emergency Management Agency, Federal Insurance Administration, this property is within non-shaded Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain and NO 100-YEAR FLOODPLAIN EXISTS ON THIS SITE. If this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - Beating system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
 - A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interests therein defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved. A final plat is a public improvement as defined in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper. Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fine and withholding of utilities and building permits.

THE PURPOSE OF THIS CONVEYANCE PLAT IS TO CREATE 3 LOTS OUT OF LOT 2, BLOCK B AND DEDICATE ADDITIONAL EASEMENTS NECESSARY FOR DEVELOPMENT.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	18°32'48"	1100.00	364.00	S83°03'30"W	362.39
C2	18°32'48"	1145.00	376.00	S89°50'17"W	377.22
C3	38°18'18"	446.00	236.83	N07°50'01"W	237.62
C4	37°00'00"	38.74	23.19	N09°01'02"E	22.96
C5	22°42'02"	58.91	33.37	N62°02'09"W	23.21
C6	18°19'48"	88.91	35.00	N00°17'38"E	27.89
C7	13°19'54"	40.00	9.27	N18°17'47"E	9.25
C8	37°26'02"	89.74	40.69	N07°19'16"E	40.52
C9	13°18'54"	10.00	2.32	N18°17'47"E	2.31
C10	8°14'28"	290.00	90.39	S05°24'01"W	90.17
C11	30°11'00"	34.00	40.38	N62°44'00"E	37.26
C12	37°00'00"	30.00	19.68	N07°02'00"W	19.62
C13	17°24'00"	289.50	8.66	S78°00'00"E	8.60
C14	11°22'02"	290.00	57.97	N08°59'21"W	57.84
C15	75°11'00"	30.00	40.00	S27°19'04"E	37.26
C16	37°22'02"	30.00	19.88	N18°19'38"E	19.83
C17	38°32'04"	30.00	18.90	N07°05'52"E	18.62
C18	38°32'04"	30.00	18.90	S87°11'37"E	18.62
C19	23°51'40"	498.00	204.30	N12°56'00"E	206.10

LINE TABLE

NO.	BEARING	LENGTH
L1	S89°33'17"E	11.00
L2	N07°34'07"E	22.96
L3	N02°22'27"E	10.30
L4	S82°24'04"W	14.31
L5	N09°19'04"E	11.00



LEGEND

1/8" = 1' (SEE NOTES ON SHEET 1 OF 2)
 1/4" = 2' (SEE NOTES ON SHEET 1 OF 2)
 1/2" = 4' (SEE NOTES ON SHEET 1 OF 2)
 3/4" = 6' (SEE NOTES ON SHEET 1 OF 2)
 1" = 8' (SEE NOTES ON SHEET 1 OF 2)
 1 1/2" = 12' (SEE NOTES ON SHEET 1 OF 2)
 2" = 16' (SEE NOTES ON SHEET 1 OF 2)
 3" = 24' (SEE NOTES ON SHEET 1 OF 2)
 4" = 32' (SEE NOTES ON SHEET 1 OF 2)
 6" = 48' (SEE NOTES ON SHEET 1 OF 2)
 8" = 64' (SEE NOTES ON SHEET 1 OF 2)
 10" = 80' (SEE NOTES ON SHEET 1 OF 2)
 12" = 96' (SEE NOTES ON SHEET 1 OF 2)
 14" = 112' (SEE NOTES ON SHEET 1 OF 2)
 16" = 128' (SEE NOTES ON SHEET 1 OF 2)
 18" = 144' (SEE NOTES ON SHEET 1 OF 2)
 20" = 160' (SEE NOTES ON SHEET 1 OF 2)
 24" = 192' (SEE NOTES ON SHEET 1 OF 2)
 30" = 240' (SEE NOTES ON SHEET 1 OF 2)
 36" = 288' (SEE NOTES ON SHEET 1 OF 2)
 42" = 336' (SEE NOTES ON SHEET 1 OF 2)
 48" = 384' (SEE NOTES ON SHEET 1 OF 2)
 54" = 432' (SEE NOTES ON SHEET 1 OF 2)
 60" = 480' (SEE NOTES ON SHEET 1 OF 2)
 66" = 528' (SEE NOTES ON SHEET 1 OF 2)
 72" = 576' (SEE NOTES ON SHEET 1 OF 2)
 78" = 624' (SEE NOTES ON SHEET 1 OF 2)
 84" = 672' (SEE NOTES ON SHEET 1 OF 2)
 90" = 720' (SEE NOTES ON SHEET 1 OF 2)
 96" = 768' (SEE NOTES ON SHEET 1 OF 2)
 102" = 816' (SEE NOTES ON SHEET 1 OF 2)
 108" = 864' (SEE NOTES ON SHEET 1 OF 2)
 114" = 912' (SEE NOTES ON SHEET 1 OF 2)
 120" = 960' (SEE NOTES ON SHEET 1 OF 2)
 126" = 1008' (SEE NOTES ON SHEET 1 OF 2)
 132" = 1056' (SEE NOTES ON SHEET 1 OF 2)
 138" = 1104' (SEE NOTES ON SHEET 1 OF 2)
 144" = 1152' (SEE NOTES ON SHEET 1 OF 2)
 150" = 1200' (SEE NOTES ON SHEET 1 OF 2)
 156" = 1248' (SEE NOTES ON SHEET 1 OF 2)
 162" = 1296' (SEE NOTES ON SHEET 1 OF 2)
 168" = 1344' (SEE NOTES ON SHEET 1 OF 2)
 174" = 1392' (SEE NOTES ON SHEET 1 OF 2)
 180" = 1440' (SEE NOTES ON SHEET 1 OF 2)
 186" = 1488' (SEE NOTES ON SHEET 1 OF 2)
 192" = 1536' (SEE NOTES ON SHEET 1 OF 2)
 198" = 1584' (SEE NOTES ON SHEET 1 OF 2)
 204" = 1632' (SEE NOTES ON SHEET 1 OF 2)
 210" = 1680' (SEE NOTES ON SHEET 1 OF 2)
 216" = 1728' (SEE NOTES ON SHEET 1 OF 2)
 222" = 1776' (SEE NOTES ON SHEET 1 OF 2)
 228" = 1824' (SEE NOTES ON SHEET 1 OF 2)
 234" = 1872' (SEE NOTES ON SHEET 1 OF 2)
 240" = 1920' (SEE NOTES ON SHEET 1 OF 2)
 246" = 1968' (SEE NOTES ON SHEET 1 OF 2)
 252" = 2016' (SEE NOTES ON SHEET 1 OF 2)
 258" = 2064' (SEE NOTES ON SHEET 1 OF 2)
 264" = 2112' (SEE NOTES ON SHEET 1 OF 2)
 270" = 2160' (SEE NOTES ON SHEET 1 OF 2)
 276" = 2208' (SEE NOTES ON SHEET 1 OF 2)
 282" = 2256' (SEE NOTES ON SHEET 1 OF 2)
 288" = 2304' (SEE NOTES ON SHEET 1 OF 2)
 294" = 2352' (SEE NOTES ON SHEET 1 OF 2)
 300" = 2400' (SEE NOTES ON SHEET 1 OF 2)

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.

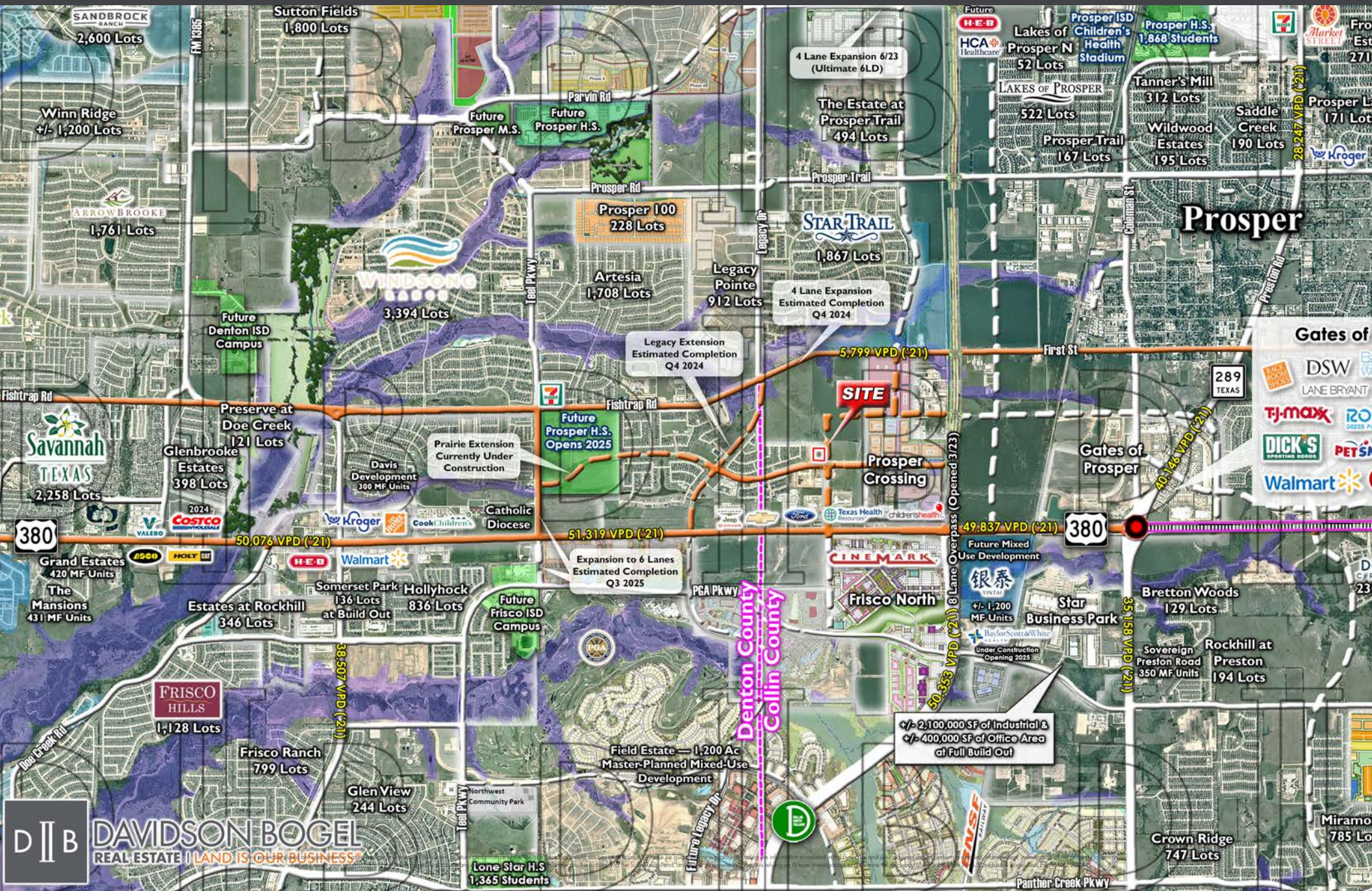
Collin County experienced the second largest population increase in the country and added 36,364 people to reach 1.19 million total residents. Houston's Harris County was No. 1 with the addition of 53,788 residents — making it the third most populous county in the U.S. at 4.83 million residents.

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.

MAHARD PKWY. & PRAIRIE DR.

WIDE AERIAL



MAHARD PKWY. & PRAIRIE DR.

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
CHRISTOPHER RYAN TURNER	672133	RTURNER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
COLLINS MEIER	714822	CMEIER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
SAM JOHNS	791943	SJOHNS@DB2RE.COM	214-526-3626
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.

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
Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Collins Meier	714822	cmeier@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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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.		Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sam Johns	791943	sjohns@db2re.com	214-526-3626
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date