

SEQ - F.M. 2931 & LIBERTY RD.

PROVIDENCE VILLAGE, TX | DENTON COUNTY | AUBREY I.S.D | COMMERCIAL LAND FOR SALE

VAQUERO

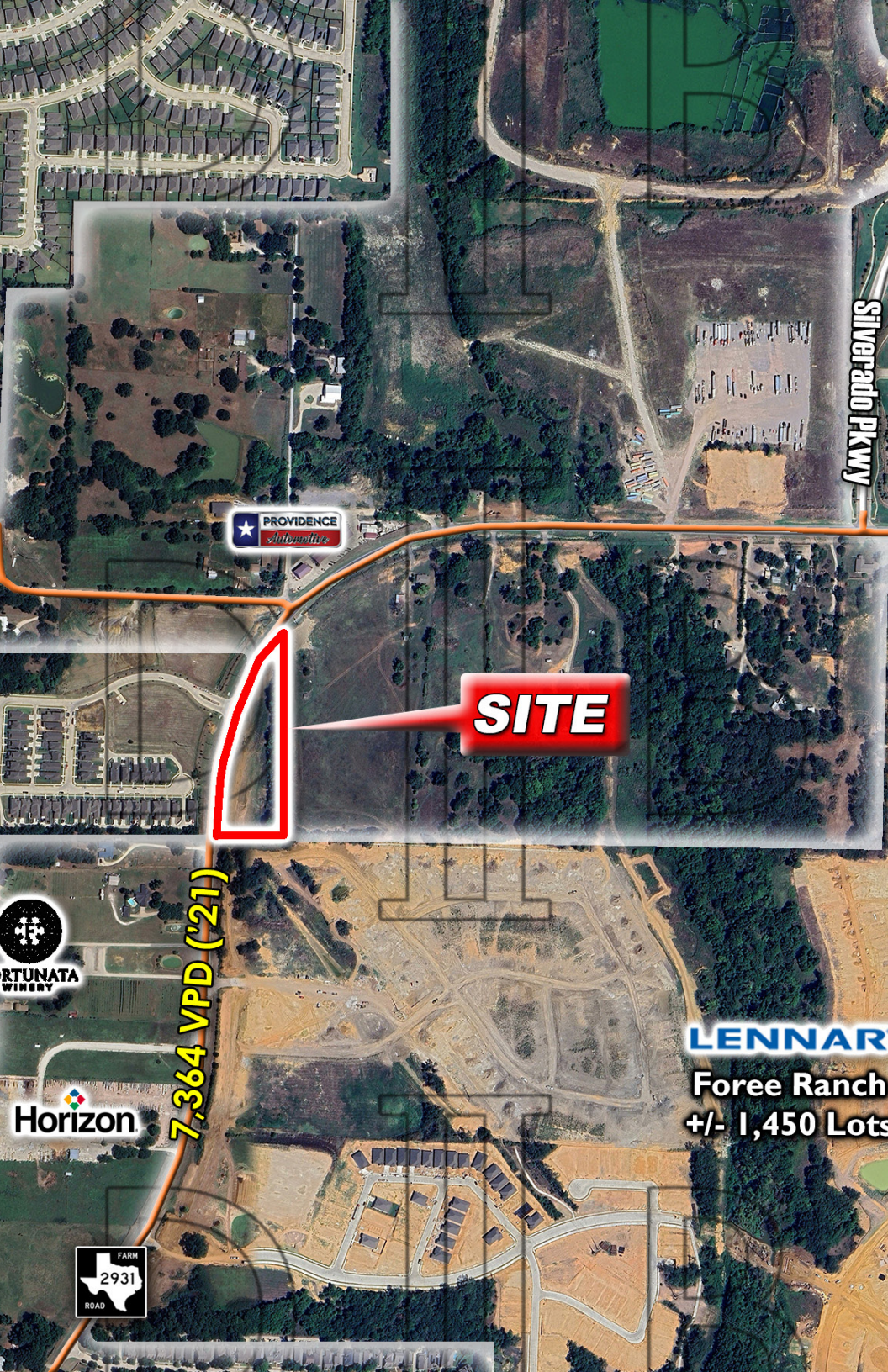
ELLIOTT NEWSOM
 ENewsom@db2re.com
 214.526.3626 x 149

COLLINS MEIER
 CMeier@db2re.com
 214.526.3626 x 114

RYAN TURNER
 RTurner@db2re.com
 214.526.3626 x 105

DAVID DAVIDSON, JR.
 DDavidson@db2re.com
 214.526.3626 x 101

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PROPERTY INFORMATION



SIZE:
± 1.90 AC



TRAFFIC COUNTS:
F.M. 2931: 7,364 VPD
U.S. 380: 40,132 VPD



ZONING:
Commercial
Business District-2



UTILITIES:
Available to Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	5,021	45,520	114,919
% Proj Growth 2024-2029	1.74%	3.30%	4.66%
2024 Average HH Income	\$126,768	\$133,366	\$143,383
2024 Median HH Income	\$110,770	\$109,692	\$116,484

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Davidson & Bogel Real Estate, LLC 2024

F.M. 2931 & LIBERTY RD.

SURVEY

Field FC & JL	Drifter ML,DFW,9075
Revision: 2022-04-19-ML,GNM	
Revision: 2022-08-20-SGT	

DRG-TESS MARKED UTILITY LEGEND	
UTILITY HEAD	10"
COMMUNICATION CAVITY	10"
SEWER	10"

LEGEND OF SYMBOLS

- borehole
- cable
- electric meter
- fence or boundary
- fire dept. connection
- fire hydrant
- fire line
- ground rail
- gas meter
- gas inlet
- gas line
- irrigation valve
- landscape electric box
- landscape light
- light pole
- mailbox
- monitoring well
- overhead utility lines
- pool equipment
- road sign
- roof drain
- spot elevation
- sanitary sewer manhole
- sanitary sewer pipe
- storm water manhole
- storm water pipe
- telephone manhole
- tank fill lid
- telephone riser
- traffic signal pole
- unknown manhole
- utility clean out
- utility vault
- utility pole
- utility pole with riser
- utility sign
- water valve
- water manhole
- water meter
- well
- water line
- one-foot contour lines
- tree trunk (with canopy)
- caliper catches at breast
- bench mark
- ornamental tree
- multiple trunks
- Google 360 Hyperlink

NOTE REGARDING UTILITIES

Utility locations are per observed and/or sources listed below:
DRG-TESS - ticket number(s) 225816698.
<https://portal.pexsai.com/track/225816698>
CIS-MAPS - Providence Fire-Come Sparks - Providence Village Town Survey (csparks@pvtc.gov).

SMH & LIFT STATION
APPROXIMATELY 415' WEST OF THE INTERSECTION OF JEFFERSON DR. & HIGHWAY NO. 2931.

NOTE: Some items may not pertain to this survey. This information is subject to interpretation, verification may be required.

UTILITY WARNING

Regarding Table A Items 11(a) & 11(b), unless otherwise stated, the client or client's representative shall provide JPH Land Surveying, Inc. with all reports, and JPH Land Surveying, Inc. will not coordinate a private utility locate request. If those Table A items are listed in the certification, the client, being aware of the factors listed above, has agreed for those Table A items to be addressed from a combination of online GIS maps, markings from locate requests to municipalities and 811 and observed evidence of utilities. The client is aware locate requests to 811 and the like, may be ignored or result in an incomplete response, in which case utilities may not have been marked, or not completely marked, at the time the fieldwork was performed. Therefore, utilities may exist which are not shown on this survey. Lacking excavation and/or a private utility locate request, the exact location of underground features cannot be accurately, completely and reliably depicted.

FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 82104867G, dated 2011/04/18, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

MONUMENTS / DATUMS / BEARING BASIS

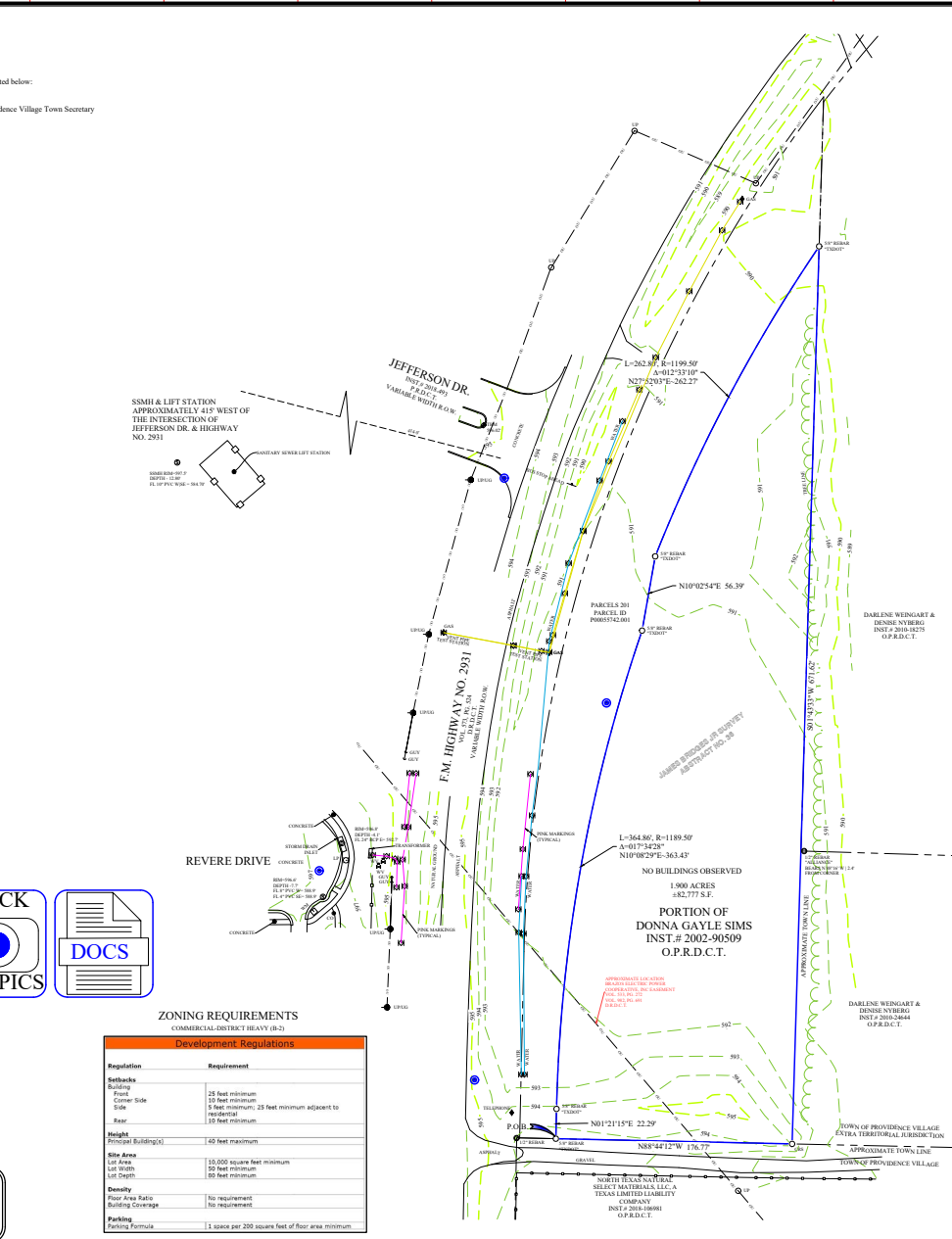
Monuments are found if not marked MNS or CRS.
CRS = 1/2" rebar stamped "JPH Land Surveying" set
MNS = May (not) and washer stamped "JPH Land Surveying" set
SIB = Site benchmark (see vicinity map for general location)
V = Vertex or corner point (not a monument)
Coordinates values, if shown, are US-SF72-CRS 83, NAD 83. Elevations, if shown, are NAVD83 (Geoid 18)
Bearings are based on the TACS/S3, N3, Z3.
Distances & areas shown are represented in surface values
TYPE 0 = TxDOT Right of Way tapered concrete monument.
TYPE 1 = TxDOT Right of Way bronze cap in concrete.
TYPE 2 = TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS

US SFT: United States Survey Feet
TACS, N3, Z3: Texas Coordinate System of 1983, North Central Zone
NAD 83: North American Vertical Datum of 1988
P.R.D.C.T.: Plat Records of Denton County, Texas
O.P.R.D.C.T.: Official Public Records of Denton County, Texas
D.R.D.C.T.: Deed Records of Denton County, Texas
VOL. PAGES: Volume Page Instrument Number
P.O.B.: Point of Beginning/Point of Commencing
ESMTBL: Easement Building Line

JPH Land Surveying, Inc.

DFW 5075 22-022-010 FM 2931, Providence Village, Denton Co., TX, ALTA/dwg 20-2022-199-ML,GNM and Surveying, Inc., All Rights Reserved
785 Lonsome Drive Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
DIVERSIFIED Firm #1035000
DFW / Central Texas / West Texas / Houston



RECORD DESCRIPTION:

All that certain tract of land lying and being situated in the J. Bridges Survey Abstract 36, Denton County, Texas and being the same (called) 2.732 acre tract as described in a deed to Ruth Carter, recorded in Volume 1365, Page 365, Real Property Records of Denton County, Texas and being more particularly described as follows:

Beginning at an iron rod found at the southwest corner of a called 2.732 acre tract deeded to Ruth Carter, recorded in Volume 1365, Page Real Property Records of Denton County, Texas and the southwest corner of a tract deeded to Thomas E. Weingart, recorded in Volume 971, Page 773, Deed Records of Denton County, Texas in the north line of a tract deeded to Charlie W. Ellison, recorded in County Clerks Instrument Number 00-8007352, Real Property Records of Denton County, Texas;

Thence South 89 degrees 50 minutes 00 seconds West with the south line of said Carter tract and the north line of said Ellison tract, a distance of 206.00 feet to a 1/2 inch iron rod found on the east right of way of F.M. Road 2931;

Thence North 00 degrees 12 minutes 20 seconds East with the south right of way of F.M. Road 2931, a distance of 141.90 feet to a 1/2 inch iron rod found for corner;

Thence with the east right of way of F.M. Road 2931 around a curve to the right having a central angle of 35 degrees 47 minutes 31 seconds, a radius of 1095.92 feet, a chord of North 18 degrees 26 minutes 05 seconds East 673.53 feet, an arc distance of 684.61 feet to a found 1/2 inch iron rod at the north corner of said Carter tract and a northwest corner of said Weingart tract;

Thence South 00 degrees 16 minutes 40 seconds West with the east line of said Carter tract and a west line of said Weingart tract, a distance of 780.30 feet to the Point of Beginning and containing in all 2.731 acres of land.

SURVEY DESCRIPTION:

Written to describe a portion of a deed as reflected by the most current on-ground survey of the site and performed by JPH Land Surveying, Inc.

FIELD NOTES:

To that certain tract situated in the James Bridges Jr. Survey, Abstract No. 36, Town of Providence Village, Denton County, Texas, said tract being a portion of the tract described in the deed to Donna Gayle Sims, recorded under Instrument Number 2002-90509, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), the subject tract, surveyed by JPH Land Surveying, Inc., is more particularly described as follows (Bearings are based on Grid North per the Texas Coordinate System of 1983, North Central Zone):

THENCE:

through the interior of the said Sims tract and with the said proposed east right of way of F.M. Highway 2931, the following:

- NORTH 01° 21' 15" EAST, a distance of 22.29 feet to a 5/8-inch rebar with cap stamped "TXDOT" found at the beginning of a curve concave to the east (curve to the right) having a radius of 1,189.50 feet;
- In a northeasterly direction, along the arc of the said curve, an arc length of 364.86 feet to a chord bearing of NORTH 10° 20' EAST, a chord distance of 803.43 feet to a 5/8-inch rebar with cap stamped "TXDOT" found at the end of the curve;
- NORTH 10° 02' 54" EAST, a distance of 56.39 feet to a 5/8-inch rebar with cap stamped "TXDOT" found at the beginning of a non-tangent curve concave southeast (curve to the right) having a radius of 1,199.50 feet;
- In a northeasterly direction, along the arc of the said non-tangent curve, an arc length of 262.80 feet to a chord bearing of NORTH 27° 52' 03" EAST, a chord distance of 362.27 feet to a 5/8-inch rebar with cap stamped "TXDOT" found on the east line of the Sims tract;
- SOUTH 01° 43' 11" WEST, with said east line of the Sims tract, a distance of 671.62 feet to a 1/2 inch copper colored stamped "JPH Land Surveying" set at the southeast corner of the Sims tract;
- NORTH 88° 44' 12" WEST, with the south line of the Sims tract, a distance of 176.77 feet returning to the POINT OF BEGINNING and enclosing 1,900 acres (882,777 square feet).

TO: Vaguen Ventures Management, LLC
Fidelity National Title Insurance Company
Fidelity National Title Agency, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a,b), 8, 9, 11(a), 13, 14, 16 & 17 of Table A thereof. The fieldwork was completed on March 28, 2022.

Jared Chadd
Registered Professional
Land Surveyor No. 575
jchadd@jca.com
April 4, 2022

Revised: April 20, 2022 - property annexed
Revised: August 4, 2022 - Reflect new Zoning Report & Additional Topo

TITLE COMMITMENT NOTES:

This survey was performed with the benefit of a title commitment provided by Fidelity National Title Insurance Company, G/F 17-41122-900122101918-TW, Commitment # 900122101918, effective June 16, 2021, and issued August 12, 2021. Complete copies of the record descriptions of the property, any record encumbrances benefiting the property, the record encumbrances or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey except for those items listed within Schedule B of said commitment. Therefore, encumbrances, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

The following Schedule B items were addressed according to the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys Section 6(c) and identified by the tract designer listed in the title commitment:

Schedule B Description	Returned Information (may include, grantor and acceptance type)	Has Grantor been notified (Yes/No)	Has Acceptance been provided (Yes/No)	Has a Release been provided (Yes/No)	Has a Waiver been provided (Yes/No)	Has a Release and Waiver been provided (Yes/No)	Has a Release and Waiver been provided (Yes/No)	Has a Release and Waiver been provided (Yes/No)	Has a Release and Waiver been provided (Yes/No)	Has a Release and Waiver been provided (Yes/No)
104	Drain Electric Power Cooperative, Inc. Encumbrance, Vol. 531, Pg. 271, D.R.D.C.T.		X							
107	Drain Electric Power Cooperative, Inc. Encumbrance, Vol. 531, Pg. 271, D.R.D.C.T.	417	X				X			
108	Right of way Easement, Vol. 401, Pg. 415, D.R.D.C.T.			X						
109	Manure Shed, Vol. 592, Pg. 509, D.R.D.C.T.			X						
101	Development Agreement, Year 2017-2018, O.P.R.D.C.T.		X							
104	Drain Electric Power Cooperative, Inc. Encumbrance, Vol. 531, Pg. 409, D.R.D.C.T.		X							
104	Multigenerational Easement, Year 2018-2019, O.P.R.D.C.T.		X							
104	Drain Electric Power Cooperative, Inc. Encumbrance, Vol. 582, Pg. 461, D.R.D.C.T.	417	X							

SURVEYOR'S NOTES:

- Subject property's Parent tract's record description's error of closure, 0.01'.
- Zoning: B-2 (Commercial - District Heavy) according to the Zoning Survey Summary provided by Key Zoning Assessments, LLC, W5663 Canaway Drive, New Lubbock, WI 53959 (608) 565-3164, Site Number 202211676 Final - Revision 1, Dated: August 4, 2022.
- The benchmark is a mag nail with a washer stamped "JPH BENCHMARK" set in a concrete curb in an island in Jefferson Dr. at the intersection of Jefferson Dr. and F.M. Highway No. 2931. Benchmark Elevation = 596.02 (NAVD83). See Vicinity map for general location.
- Subject property is natural ground and does not contain any marked parking.
- Subject property lies opposite of the intersection of Jefferson Dr. and F.M. Highway No. 2931.
- F.M. Highway No. 2931 is listed as "Corridor Studies, construction in 10+ years on TXDOT Project Tract, Project ID No. 297001011 with a description of "Construct New Roadway Lanes." No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the field work.
- No evidence of building construction or building additions were observed at the time of the survey. No evidence of current earth work observed at the time of survey.
- Provided Utility maps only show service area, not the locations of utilities.
- Per Texas Ordinance No. 2021-243, the subject tract was voted affirmatively to be wholly annexed into the corporate limits of the Town of Providence Village.



ZONING REQUIREMENTS
COMMERCIAL-DISTRICT HEAVY (B-2)

Regulation	Requirement
Setbacks	
Building	25 feet minimum
Front	10 feet minimum
Side	5 feet minimum; 25 feet minimum adjacent to residential
Rear	10 feet minimum
Height	
Front Building(s)	40 feet maximum
Site Area	
Lot coverage	100.00% maximum
Lot width	50 feet minimum
Lot depth	50 feet minimum
Density	
Floor Area Ratio	No requirement
Surface Coverage	No requirement
Parking	
Parking Formula	13 spaces per 200 square feet of floor area minimum

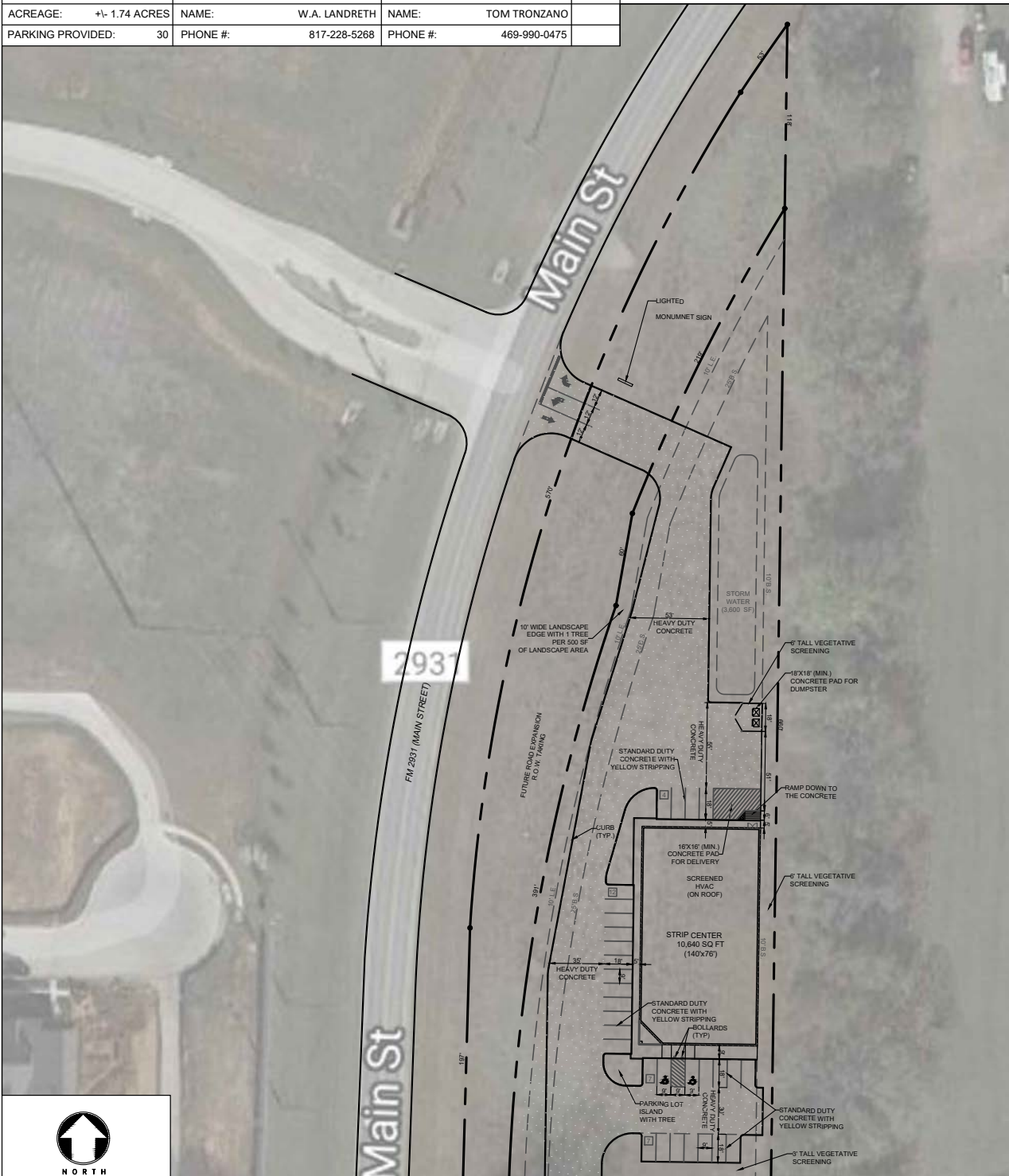
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PRELIMINARY SITE PLAN

PROVIDENCE VILLAGE, TEXAS
FM 2931

- NOTES:
1. THIS PRELIMINARY SITE PLAN IS FOR PLANNING PURPOSES ONLY.
 2. THIS PRELIMINARY SITE PLAN MUST BE REVIEWED BY ALL GOVERNING JURISDICTIONS FOR COMPLIANCE.
 3. ALL EXISTING CONDITIONS MUST BE VERIFIED.
 4. ALL MEASUREMENTS ARE ESTIMATED.

PROTOTYPE:	F PLUS	DEVELOPER:	VAQUERO VENTURES	DESIGNER:	STUDIO GREEN SPOT	DATE:	11-16-21
BLDG/SALES SF:	10,640 / 8,496	COMPANY:	VAQUERO VENTURES	COMPANY:	STUDIO GREEN SPOT		
ACREAGE:	+/- 1.74 ACRES	NAME:	W.A. LANDRETH	NAME:	TOM TRONZANO		
PARKING PROVIDED:	30	PHONE #:	817-228-5268	PHONE #:	469-990-0475		



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TARGET AND SPROUTS FARMERS MARKET PLAN NEW STORES IN D-FW

The Dallas Morning News



The Dallas-Fort Worth sprawl continues with Sprouts and Target going north into Denton County and southwest into Tarrant County.

Target and Sprouts Farmers Market are the latest retailers with plans to add to their local fleet of stores.

Target plans to build one of its largest local stores at 149,000 square feet on the northwest corner of McPherson Boulevard and Chisholm Trail Parkway in Fort Worth. The store will be slightly larger than the newest local Target that opened in Prosper last fall. Target also has a store under construction in Oak Cliff's Wynnewood Village.

Sprouts Farmers Market will build a new 23,252-square-foot store in Denton County's Providence Village with a scheduled October

opening, according to planning documents filed with the state. Providence Village has a population of about 7,500 and was originally developed as a master-planned community northwest of Little Elm in 2000. Homes feature Cape Cod and Craftsman-style architecture and are in the Aubrey and Denton Independent School Districts, according to its website. Aldi opened in the town in 2018.

Sprouts has been active in the region and just opened a store in Rockwall in March and will open in Fort Worth on June 28 at Bailey Boswell Road and Old Decatur Road. A second McKinney store and a first in Oak Cliff are in the works.

The planned stores follow a flurry of openings and announcements for new stores as grocers in the D-FW market defend turf and follow new rooftops in the region. Ongoing population growth and new competition from H-E-B are behind stepped-up decisions to build new stores from Tom Thumb, Albertsons, Kroger, Trader Joe's, Walmart and Costco.

The Dallas-Fort Worth sprawl continues with Target and Sprouts going north into Denton County and southwest into Tarrant County. Commercial real estate developers are attracting stores to new projects as residential builders add new home and apartment developments.

TARGET AND SPROUTS FARMERS MARKET PLAN NEW STORES IN D-FW

The Dallas Morning News

A new Tom Thumb in Frisco opened earlier this month in the new Lexington Village shopping center on the southwest corner of Coit Road and Eldorado Parkway at Brinkmann Ranch. West Miller, principal of Centergy Retail, the Dallas-based company that built the 100,000-square-foot shopping center, said it was designed as part of the master-planned community with input from the City of Frisco, Landon Homes, and Trammell Crow Residential.

In partnership with Legacy Capital Co., Dallas-based United Commercial Development is developing the Target-anchored retail center in southwest Fort Worth. United Commercial is working with several retailers to be located along McPherson Blvd. Venture Commercial will handle marketing and leasing.

Target didn't give an opening date for the new store, but United Commercial president Robert Dorazil estimates October 2025. Site work will start in the next 60 days, he said.

Legacy Capital has been a major investor in the Chisholm Trail Ranch area over the last 15 years. It's a 600-acre master-planned community with several residential developments.

H-E-B purchased land there last year. Retailers already there include Marshalls, Old Navy and Ross. There's also a Studio Movie Grill, Chase bank and restaurants Chili's, Raising Canes and

Cava are open or under construction.

"In the next 18 months the intersection of McPherson Boulevard and Chisholm Trail Parkway will become the hub for commercial activity for southwest Fort Worth and neighboring cities," Dora





Denton County Communities Lead in Dallas-Fort Worth Home Sales

Siverado in Aubrey and Windsong Ranch in Prosper sold the most houses in 2023.

A Denton County community led North Texas in new home sales in 2023 for the second year in a row.

Builder D.R. Horton's Silverado community in Aubrey had 721 sales last year, according to an annual census of the country's top new home developments by RCLCO, a Maryland-based real estate consulting firm.

Located 15 miles east of Denton, Silverado has homes for sale starting at more than \$300,000.

The decade-old Windsong Ranch community in Prosper sold 551 new homes in 2023, according to RCLCO. Opened in 2014, the more than 2,000-acre Windsong Ranch is a development of Tellus Group.

A new McKinney community — Painted Tree — ranked third for D-FW home sales last year with 448 properties purchased. The 1,100-acre Painted Tree community is a project of McKinney-based developer Oxland Group.

Painted Tree is planned to include about 2,800 single-family homes and townhomes and began sales in 2022.

New home purchases in the country's top-selling master-planned communities rose by 14% last year, according to RCLCO analysts.

North Texas new home sales set a record in 2023 with more than 52,600 new houses purchased — up almost 4% from 2022, according to Residential Strategies.

About 40% of sales in the most popular communities were in Florida developments and 37% were in Texas communities.

Texas' best-selling developments were all in the Houston area, with the Sunterra community topping the list with 1,293 new home purchases last year.

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SILVERADO MASTER-PLANNED COMMUNITY IN AUBREY TOPS LIST FOR TEXAS HOME SALES

DALLAS BUSINESS JOURNAL



Homebuilder D.R. Horton's Silverado master-planned community in Aubrey was the top-selling residential development in North Texas and the state in 2022, with 820 home sales.

Silverado ranked first in Texas and sixth in the nation for new home sales, according to RCLCO Real Estate Consulting. The sales count at Silverado basically doubled the 411 homes sold in the development in 2021.

In state-to-state comparisons, Florida and Texas duked it out for the top ranking, with the Sunshine State Florida representing about 46% of sales among ranked communities to the Lone Star State's 30%. Texas and Florida have dominated the rankings in recent years.

The Dallas-Fort Worth area had three communities on the top-50 list.

Wildcat Ranch in Crandall, built by Sessions Development and PMB Capital, posted 462 home sales in 2022, ranking 28th nationwide.

Union Park, a Hillwood Communities development in Little Elm, sold 453 homes last year, ranking 31st in the country, RCLCO's tally sheet shows. Home sales in 2022 rose by 46% in Wildcat Ranch but fell by 2% in Union Park compared to 2021 totals for the respective communities.

Top 10 finishers elsewhere in Texas included Mission Ridge in El Paso, built by Plano-based Hunt Communities, which ranked seventh in the nation with 805 home sales. And Sunterra, in the Houston suburb of Katy, had an eighth-place finish nationwide, with 795 units sold in the community built by Land Tejas/Starwood Land.

The Villages active-adult community in The Villages, Florida, was once again the top-selling community in the nation with a stunning 3,923 sales in all of 2022, a 2% decline from their record pace set in 2021.

DALLAS BUSINESS JOURNAL

New home sales among the 50 top-selling communities fell by 20% in 2022 compared to the pace set by 2021's top communities.

Rising interest rates and affordability issues, especially in the second half of the year, have had a significant impact on visitor traffic and new sales, according to the consulting firm's report.

Sales in the second half of 2022 were 13% lower than the first half of the year, spotlighting the struggles faced by buyers as mortgage rates peaked above 7% in October.

Developers of master-planned communities remain optimistic even as additional softness in the market is expected in the near-term, RCLCO Principal Karl Pischke said.

"Master-planned communities have historically increased their overall market share in times of economic turmoil as consumers perceive that the quality of master-planned communities can provide a level of insulation from broader market trends," Pischke said.

New homes in DFW are taking longer to sell, according to the latest report from Dallas-based HomesUSA.com. The local three-month moving average for days on market in November took its biggest jump this year, increasing to 68.6 days versus 57.7 days in October, according to the report. Time-on-market data for December is not yet available.

While not all new homes are being built in master-planned communities, many of them are.

On the supply side, a sharp decline in single-family building permits issued in the latter half of 2022 indicates housing starts in many municipalities in North Texas will be down sharply in 2023.

Through the first 11 months of 2022, permits to build new homes were down 31% in Frisco, 37% in Celina, and 25% in McKinney compared to the same period in 2021. Home building permits were down 28% in Princeton, 20% in Prosper, and 21% in Anna.

F.M. 2931 & LIBERTY RD.

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

11-2-2015



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TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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

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

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

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

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

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

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

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

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

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

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

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.		Phone
N/A	N/A	N/A	N/A
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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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
Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

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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
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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