

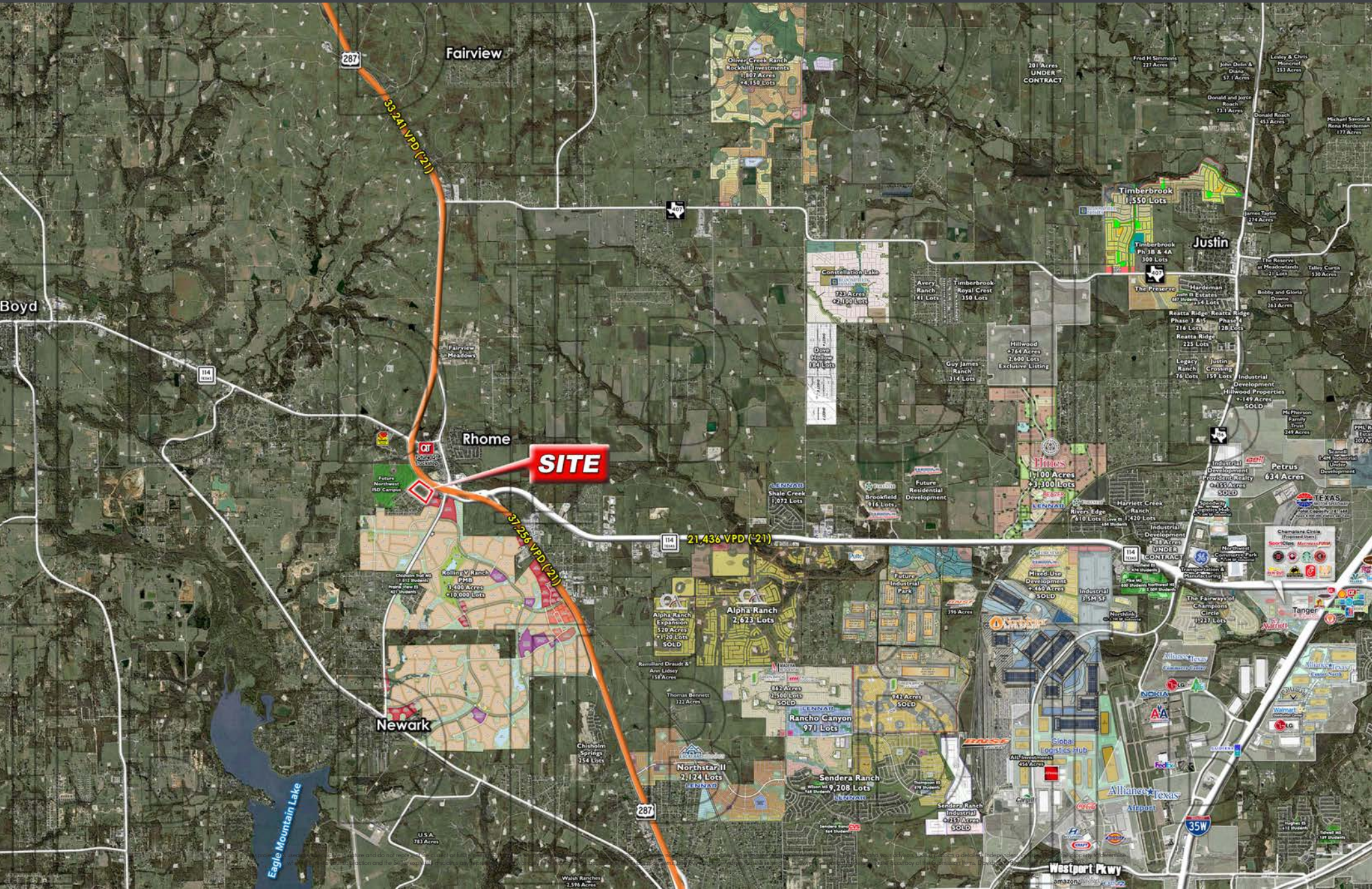
SEC - U.S. 287 & ELLIS LN. | ± 25.512 AC  
 RHOME ETJ, TX | WISE COUNTY | NORTHWEST I.S.D | LAND FOR SALE

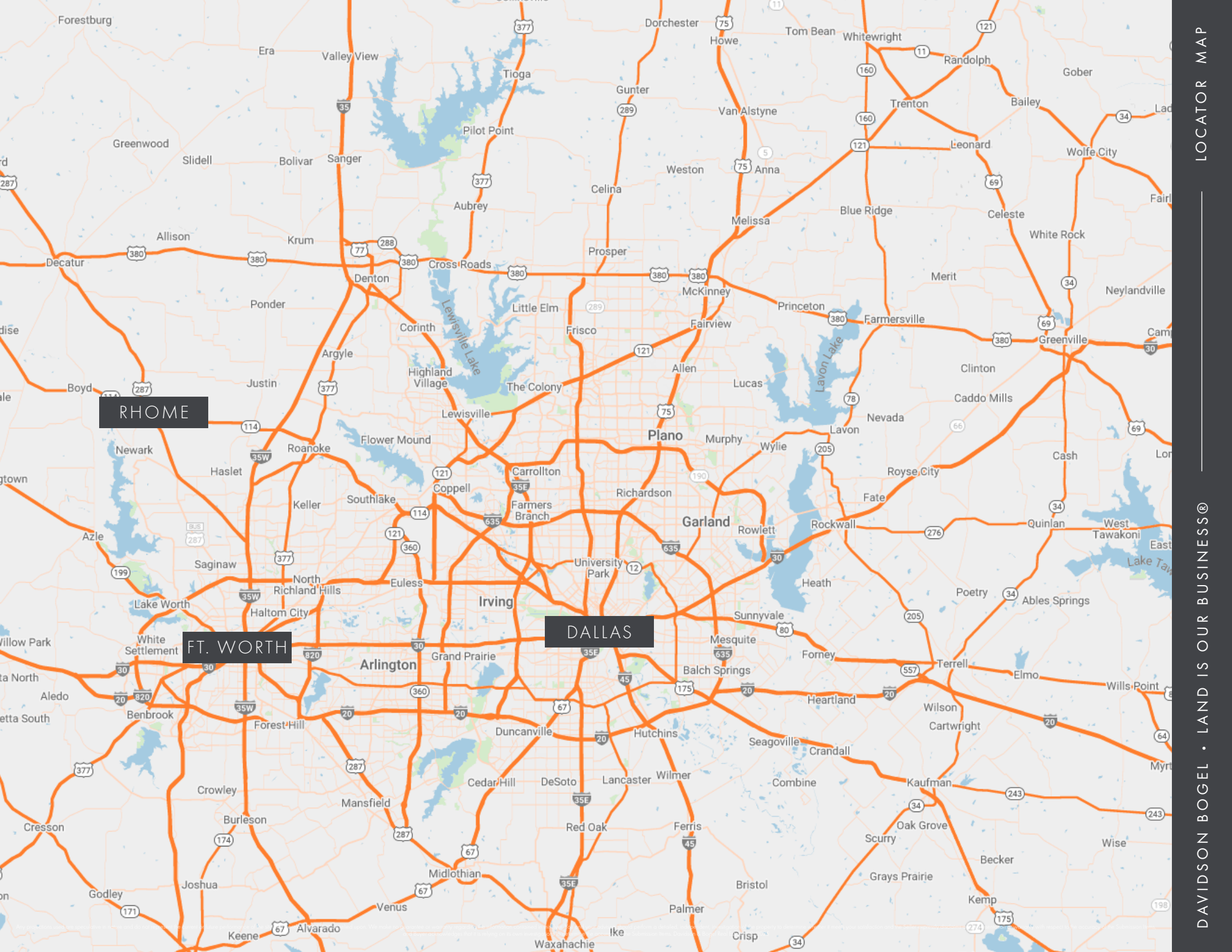
**BEN SHERMAN**  
 BSherman@db2re.com  
 214.526.3626 x 128

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2025

# U.S. 287 & ELLIS LN.

## WIDE AERIAL





RHOME

FT. WORTH

DALLAS



# PROPERTY INFORMATION



SIZE:  
± 25.512 AC



TRAFFIC COUNTS:  
U.S. 287: 37,256 VPD



ZONING:  
Rhome ETJ



UTILITIES:  
All Utilities To Site

# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	1,305	6,294	18,088
% Proj Growth 2024-2029	0.73%	5.17%	8.78%
2024 Average HH Income	\$120,571	\$128,508	\$115,902
2024 Median HH Income	\$94,609	\$100,597	\$90,935

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Davidson & Bogel Real Estate, LLC © 2025



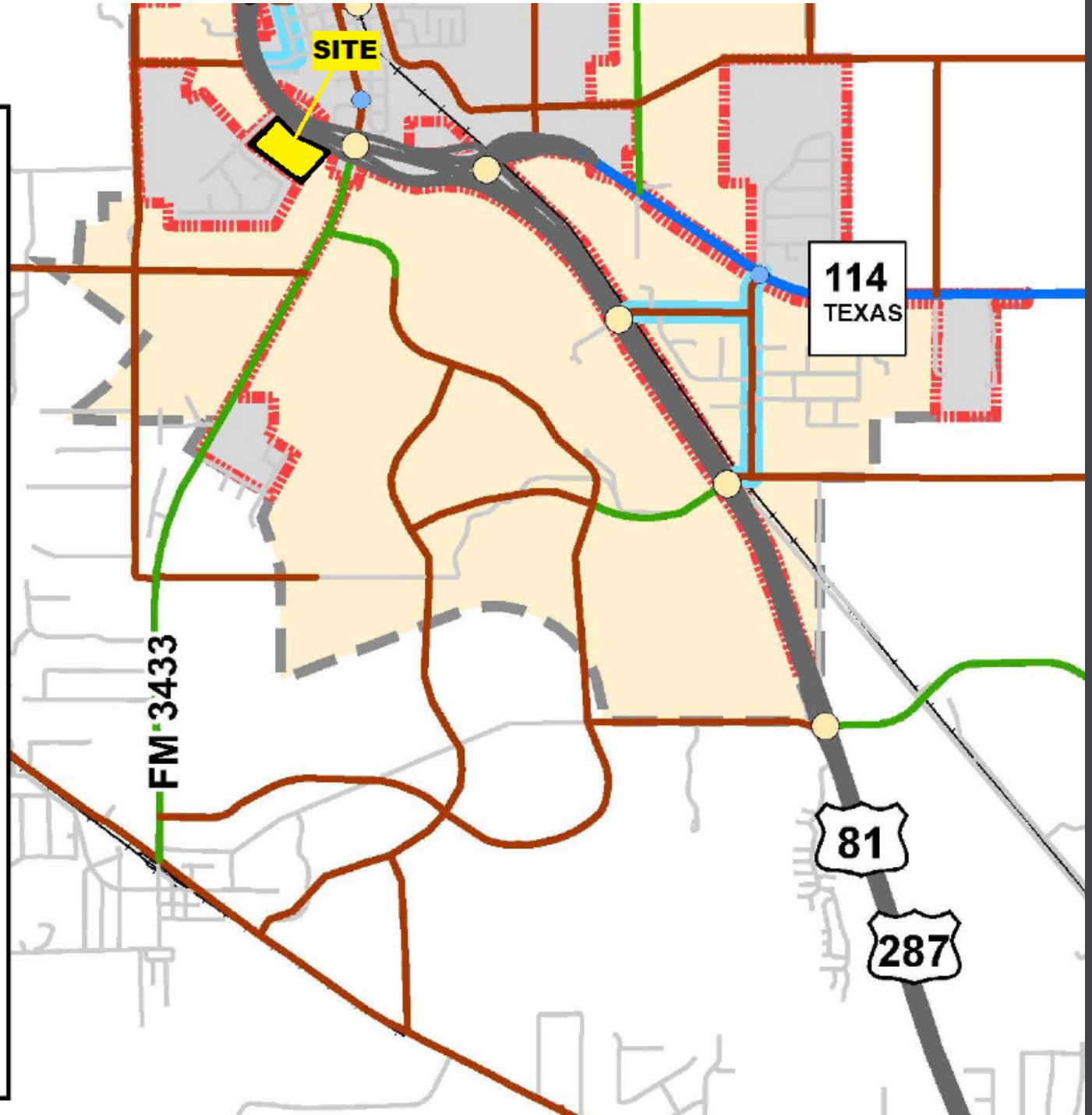
# Legend

## Intersections

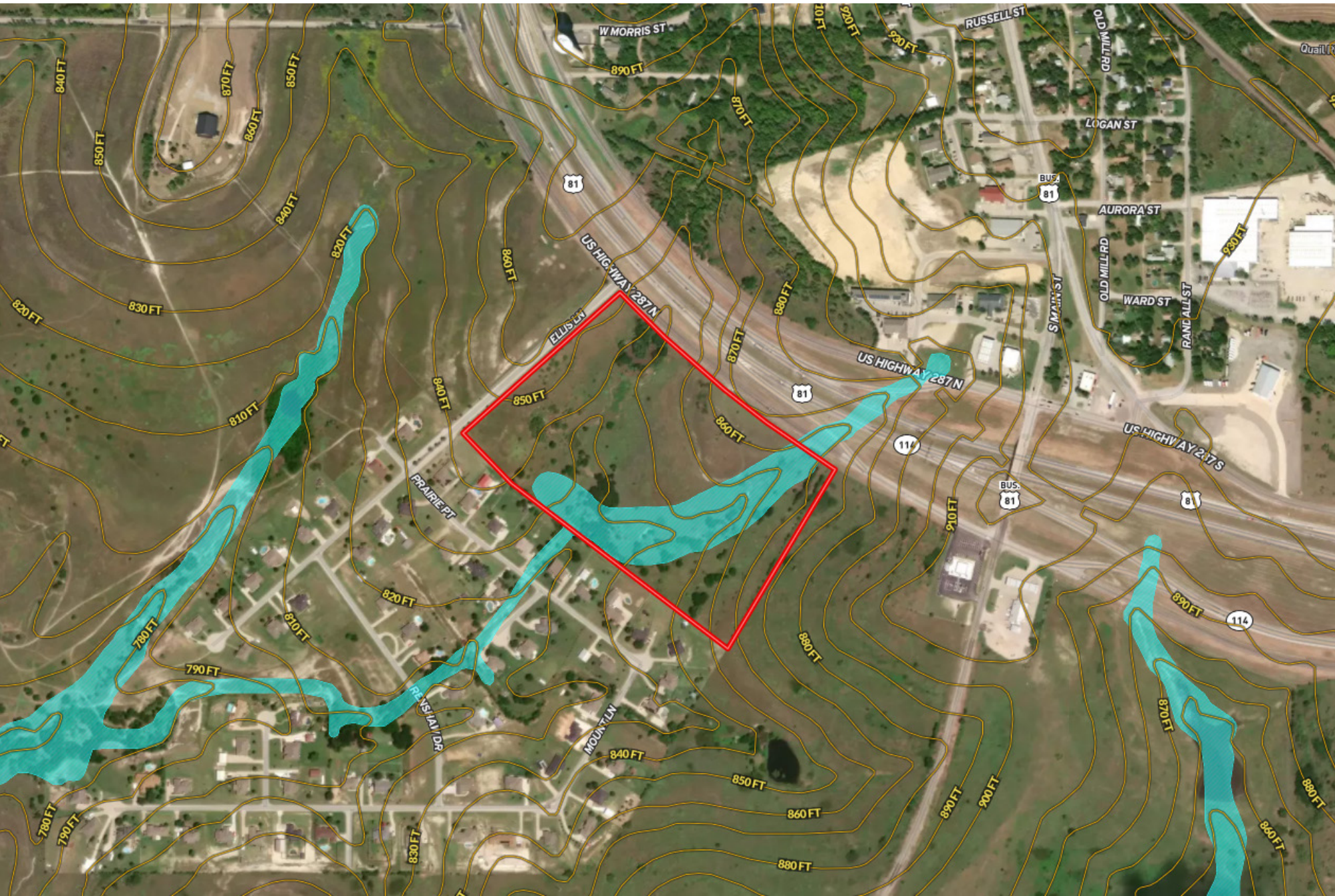
- SHORT TERM
- LONG TERM

## Master Thoroughfare Plan

- FREEWAY
- PRINCIPAL ARTERIAL
- MAJOR ARTERIAL
- MINOR ARTERIAL
- EXISTING ROADS
- TRAFFIC CALMING
- OLD RHOME SECTIONS
- RR
- City Boundary
- ETJ



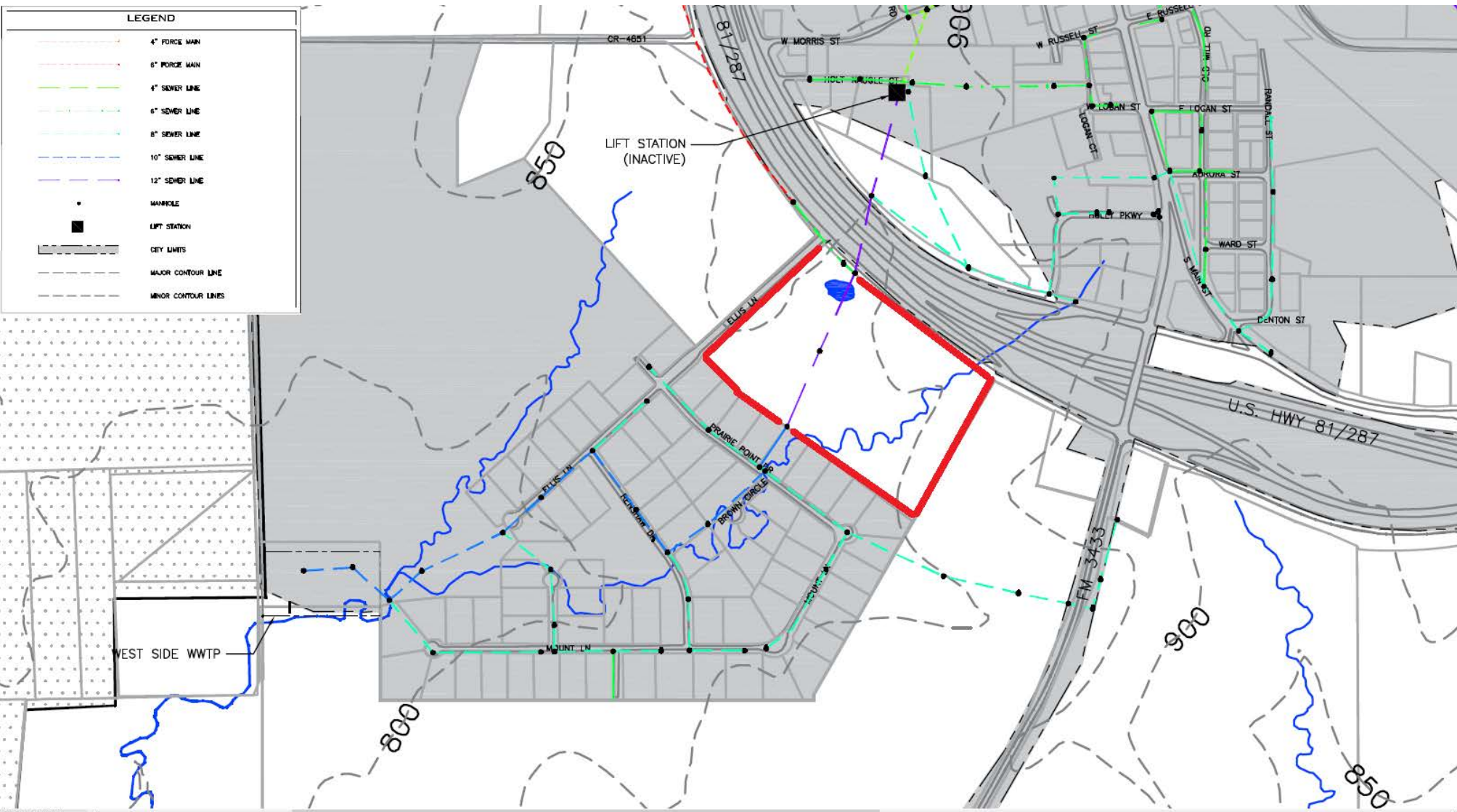
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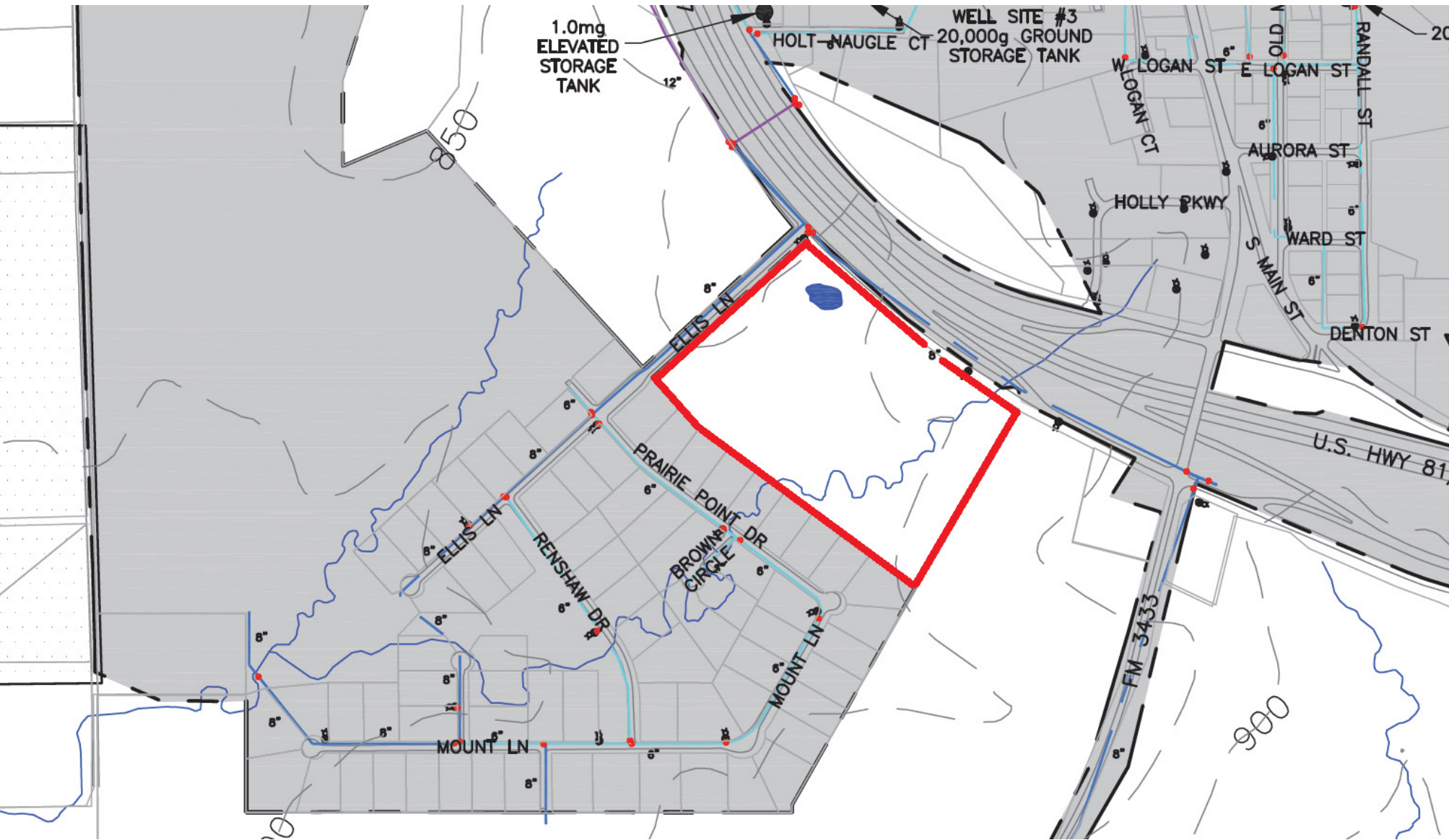
**LEGEND**

- 4" FORCE MAIN
- 6" FORCE MAIN
- 4" SEWER LINE
- 6" SEWER LINE
- 8" SEWER LINE
- 10" SEWER LINE
- 12" SEWER LINE
- MANHOLE
- LIFT STATION
- CITY LIMITS
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINES

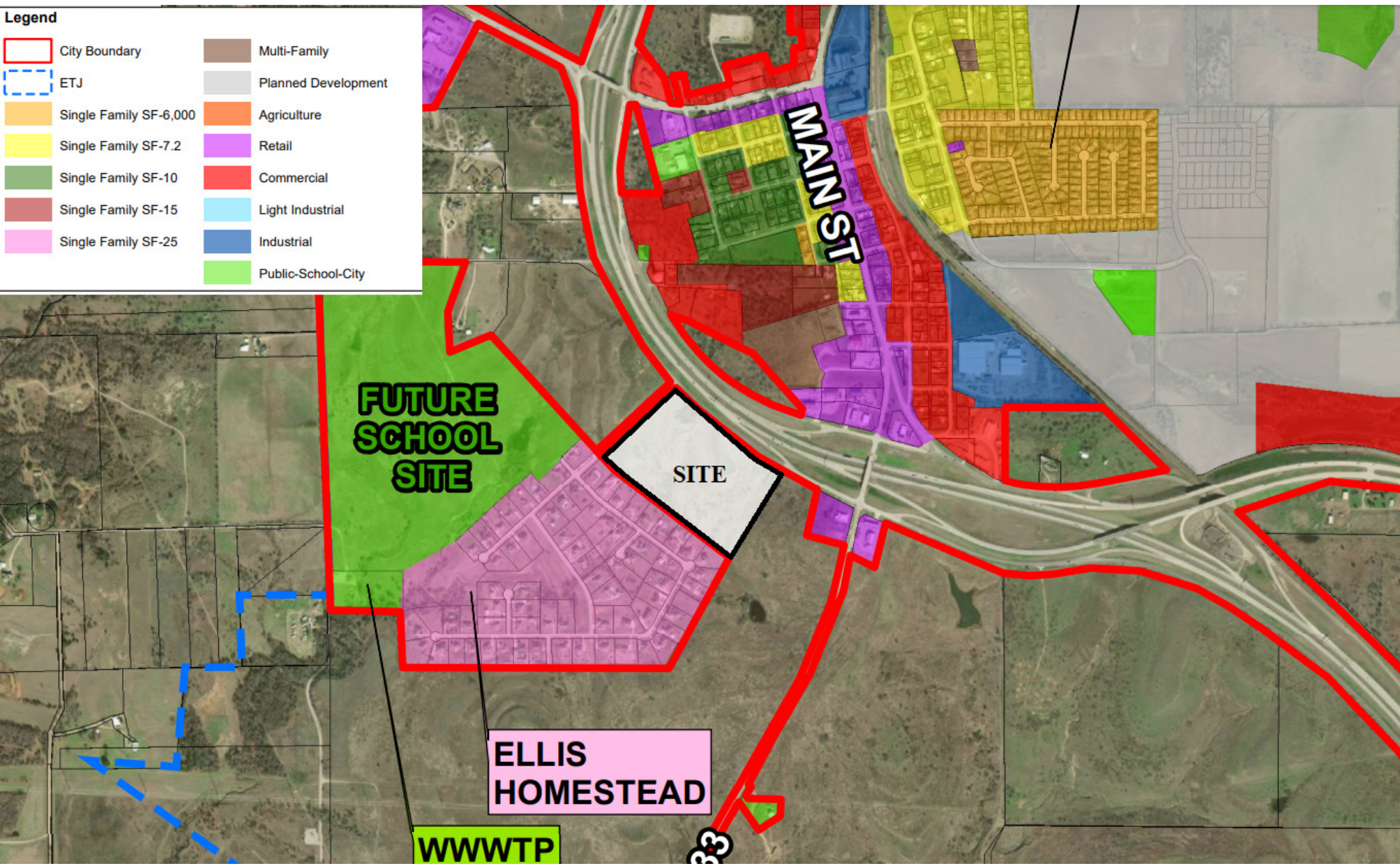


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LEGAL DESCRIPTION

TRACT I
Being all that certain tract or parcel of land situated in the Smith County School Land Survey, Abstract No. 743, Wise County, Texas, being a part of that certain ceded 275.71 acre tract of land described in the deed to W & C Winters Properties, Ltd., recorded in Volume 700, Page 810, Real Records, Wise County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the South corner of the tract being described herein at a 1/2-inch iron rod found in the Northeastern right-of-way line of said Ellis Lane for the East corner of Lot 1, Block 1, Ellis Homestead, Phase 1, according to the plat thereof recorded in Copied B, Plat 43, that Records, Wise County, Texas, from the East corner of said Ellis Lane for the North corner of Lot 1, Block 2 of said Ellis Homestead bears S42°19'16"E, a distance of 60.00 feet;

THENCE N42°19'16"W, with the Northeastern line of said Lot 1, Block 1 and the Northeastern line of the remainder of that certain ceded 186.844 acre tract of land described in the deed to H. Creek Development, Inc., recorded in Volume 732, Page 26, Real Records, Wise County, Texas, passing the North corner of said Lot 1, Block 1 and continuing on said course for a total distance of 135.648 feet to a 5/8-inch iron rod found for an all corner of said 186.844 acre tract of land, the Southeast corner of said certain ceded 17.141 acre tract of land described in the deed to George Ray Hines and Linda H. Hines, recorded in Volume 353, Page 438, Deed Records, Wise County, Texas and the West corner of said tract herein described;

THENCE with the East line of said 7.141 acre tract of land, the following courses and distances:

N28°17'05"E, a distance of 219.00 feet to a 5/8-inch iron rod found for corner;

N22°23'41"E, passing at a distance of 420.14 feet a 5/8-inch iron rod found for reference and continuing on said course for a total distance of 446.70 feet to a 5/8-inch iron rod found for the North corner of said 7.141 acre tract of land and the Northeast corner of said tract herein described;

THENCE S89°58'29"E, along said County Road 4851 and with the North line of said 275.71 acre tract of land, a distance of 612.67 feet to a nail set for the most Southeast corner of said tract herein described;

THENCE S55°11'47"E, passing the Northeast corner of that certain ceded 3.10 acre tract of land described in the deed to the State of Texas, recorded in Volume 282, Page 1081, Official Records, Wise County, Texas, continuing on said course and with the West line of said 3.10 acre tract of land, a distance of 287.74 feet to a TWOOD monument found for the N.W. corner of said 3.10 acre tract of land, the Northeast corner of said certain ceded 16.80 acre tract of land described in the deed to the State of Texas, recorded in Volume 277, Page 544, Deed Records, Wise County, Texas and the most Easterly Northeast corner of said tract herein described;

THENCE with the West right-of-way line of said U.S. Highway 287 and the West line of said 16.80 acre tract of land, the following courses and distances:

S24°59'05"E, a distance of 107.80 feet to a 5/8-inch iron rod with plastic cap stamped "Landpoint" set (herein referred to as capped iron rod set) for corner;

S30°50'05"E, a distance of 219.00 feet to a TWOOD monument found for the beginning of a curve to the left;

With said curve to the left, an arc length of 638.45 feet, a central angle of 12° 07'03", of radius of 3039.79 feet and a chord that bears S30°57'59"E, a distance of 637.28 feet to a capped iron rod set in the Northeastern right-of-way line of said Ellis Lane for the East corner of said tract herein described, said point being in a North line of said Ellis Homestead;

THENCE S44°20'44"W, with the Northeastern right-of-way line of said Ellis Lane and a North line of said Ellis Homestead, a distance of 883.15 feet to the POINT OF BEGINNING and containing 33.280 acres of land.

TRACT II

Being all that certain tract or parcel of land situated in the Smith County School Land Survey, Abstract No. 743, Wise County, Texas, being a part of that certain ceded 275.71 acre tract of land described in the deed to W & C Winters Properties, Ltd., recorded in Volume 700, Page 810, Real Records, Wise County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the South corner of the tract being described herein at a 5/8-inch iron rod found in the Northeastern line of that certain ceded 492.476 acre tract of land described in the deed to FMB Rolling Lanes, LP, recorded in Instrument No. 201911566, Official Records, Wise County, Texas for the East corner of Ellis Homestead, Phase 1, according to the plat thereof recorded in Copied B, Plat 43, that Records, Wise County, Texas, some being the East corner of Lot 3, Block 2 of said Ellis Homestead;

THENCE N40°32'20"W, with the Northeastern line of said Ellis Homestead, a distance of 1196.20 feet to a 5/8-inch iron rod with plastic cap stamped "Landpoint" set (herein referred to as capped iron rod set) in the Northeastern line of Lot 2, Block 2 of said Ellis Homestead;

THENCE N42°19'16"W, continuing with the Northeastern line of said Ellis Lane and a distance of 223.90 feet to a 1/2-inch iron rod found in the Southeastern right-of-way line of Ellis Lane for the North corner of Lot 1, Block 2 of said Ellis Homestead and the West corner of said tract herein described, said point being in the Southeastern line of said Ellis Lane from which a 1/2-inch iron rod found for the East corner of Lot 1, Block 1 of said Ellis Homestead bears N42°19'16"E, a distance of 60.00 feet;

THENCE N42°42'44"W, with the Southeastern right-of-way line of said Ellis Lane and a Southeastern line of said Ellis Homestead, a distance of 684.43 feet to a 1/2-inch iron rod found in the Southeastern line of that certain ceded 16.80 acre tract of land described in the deed to the State of Texas, recorded in Volume 277, Page 544, Deed Records, Wise County, Texas and the Southeastern right-of-way line of U.S. Highway 287 for the North corner of said tract herein described, said point being in a curve to the left;

THENCE with the Southwestern line of said 16.80 acre tract of land and the Southwestern right-of-way line of said U.S. Highway 287, the following courses and distances:

With said curve to the left, an arc length of 45.61 feet, a central angle of 0°05' 32", of radius of 3039.79 feet and a chord that bears S44°34'40"E, a distance of 45.61 feet to a 1/2-inch iron rod found at the end of said curve;

S32°48'09"E, a distance of 109.85 feet to a 1/2-inch iron rod found for corner;

S48°30'09"E, a distance of 160.50 feet to a TWOOD monument found for corner;

S54°27'09"E, a distance of 837.22 feet to a TWOOD monument found in the Southeastern line of said 275.71 acre tract of land for the North corner of said 492.476 acre tract of land and the East corner of said tract herein described;

THENCE S29°33'06"W, with the Northeastern line of said 492.476 acre tract of land and the Southeastern line of said 275.71 acre tract of land, a distance of 872.52 feet to the POINT OF BEGINNING and containing 25.512 acres of land.

GENERAL NOTES

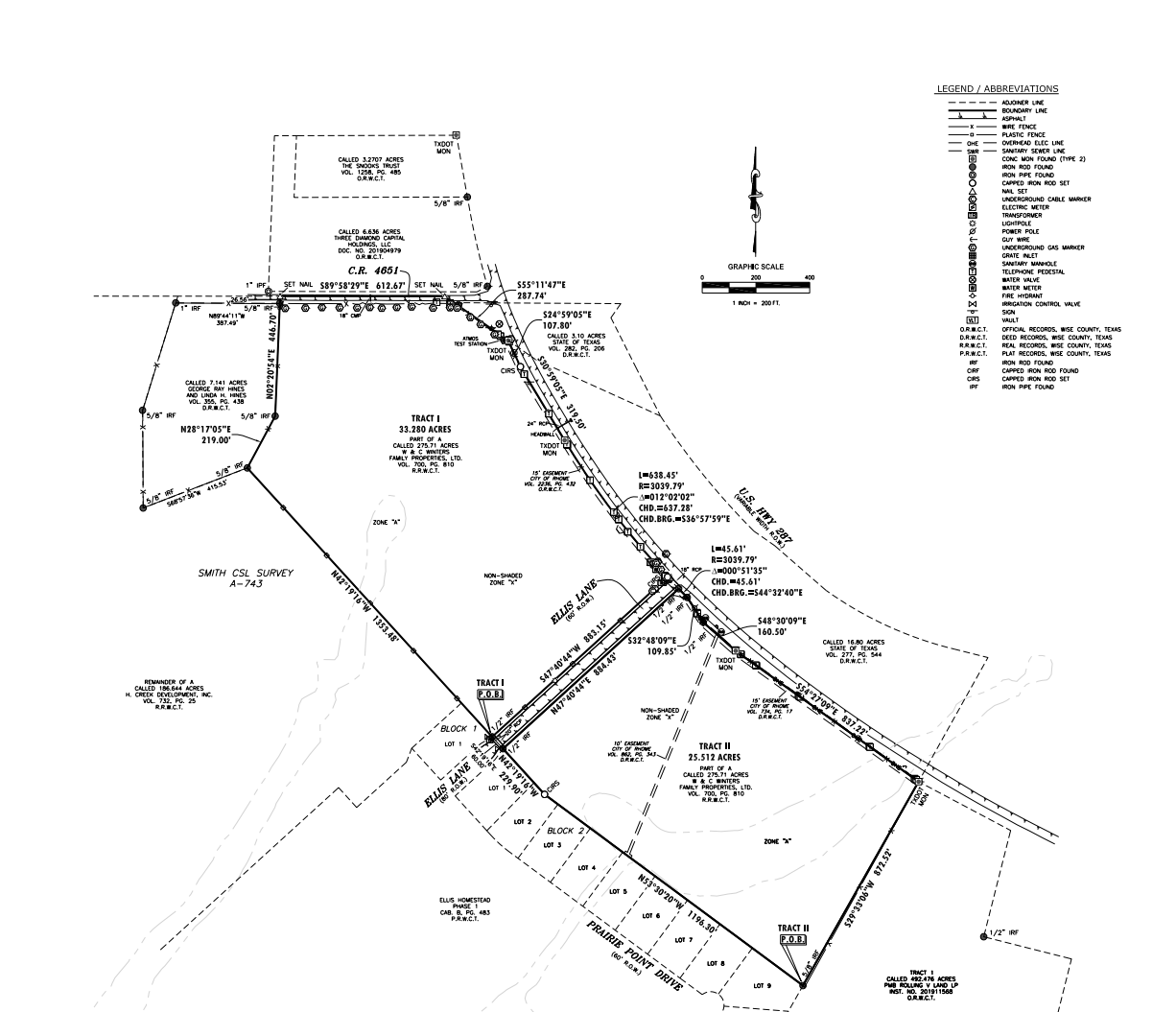
1. The survey was not conducted on the site. This survey relies on the data provided from a map of the area, of the A10-40-6004510491, effective date March 21, 2021. The date April 30, 2021.

2. Being based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations.

3. An 1/8" iron 5/8-inch iron rod with plastic cap stamped "Landpoint" unless otherwise noted.

4. This original survey is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All portions of the survey are protected to the fullest extent of the law. This survey is being provided for the use of the recipient and no license has been created, expressed or implied, in the survey or in the data or information contained herein. The recipient agrees to indemnify the surveyor from all claims, damages, and expenses, including reasonable attorney's fees, arising from the use of the survey or the data or information contained herein, which shall place within thirty (30) days from the date of the signature the recipient.

5. Flood Statement: The majority of this site is situated in Non-shaded Zone "X" and a small portion of this site is situated in Zone "X". The City of Dallas, Wise County, Texas, according to FEMA map number 4849700000, dated DECEMBER 16, 2011. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by studying the property and the referenced map, and not the result of an elevation survey. This flood statement is not intended to be used as a basis for any insurance policy.



SCHEDULE B NOTES

10a. Rights of parties in possession, or tenants only, under unrecorded lease agreements.

10b. The following exception will appear in any policy issued (other than the T-1 R Residential Mortgage Policy) of the Company if the insured and the T-2 Short-Term Mortgage Policy of the Company is not provided a survey of the land, acceptable to the Company, to be used as a basis for issuing any amount of insurance, including violation, variation, or adverse circumstance affecting the title that would be indicated by an accurate and complete survey of the land. The insured shall accept of a survey acceptable to the Title Company, and this exception will be deleted. The Company reserves the right to extend additional terms and/or make additional requirements after reviewing said survey.

10c. If any portion of the proposed loan and/or the Owner's Title Policy coverage amount includes funds for immediately contemplated improvements, the following exceptions will appear in Schedule B of any policy issued as indicated: Owner and Loan Obligors: Any one or more of the insureds or obligors who are insured for work performed or materials furnished in connection with improvements to be made on the subject land. However, the Company does insure the insured against loss, if any, sustained by the insured under this policy if such loss has been filed with the County Clerk of County, Texas, prior to the date hereof. Owner Policy(ies): Only. Liability hereunder at the date hereof is limited to \$100,000. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to add sum plus the amount actually expended by the insured for improvements of the time the loss occurs. Any improvements made for improvements subsequent to the date of this policy, will be deemed made as of the date of this policy, in no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provision of the policy.

10d. All leases, parties, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, parties, exceptions or reservations of mineral interest that are not listed.

10e. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated March 4, 1934, recorded March 5, 1934 in Volume 187 of the Official Records of Wise County, Texas, and all other instruments, which instrument contains the following language: oil, gas and other minerals. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

10f. Easement(s) and rights incidental thereto, as granted in a document: Granted to Texas Power and Light Company Purpose: As provided in said document Recording Date: September 20, 1952 Recording No: in Volume 202, Page 462, Deed Records, Wise County, Texas Can not be located by description.

10g. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document: Lessor: D.J. and C. Winters Family Properties, Ltd. Lessee: Lisa and John Bess Ellis Recording Date: August 14, 1956 Recording No: in Volume 207, Page 175, Deed Records, Wise County, Texas

10h. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 10, 2000, by and between W & C Winters Family Properties, Ltd., a Texas limited partnership, as Lessor, and Mitchell Energy Corporation, as Lessee, recorded March 23, 2000 in Volume 942, Page 103 of the Official Records of Wise County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

10i. Easement(s) and rights incidental thereto, as granted in a document: Granted to City of Rhame Purpose: As provided in said document Recording Date: April 5, 2011 Recording No: in Volume 226, Page 432, Deed Records, Wise County, Texas Can not be located by description.

10j. Easement(s) and rights incidental thereto, as granted in a document: Granted to City of Rhame Purpose: As provided in said document Recording Date: August 8, 1997 Recording No: in Volume 124, Page 166, Deed Records, Wise County, Texas Does not affect subject tract.

10k. Easement(s) and rights incidental thereto, as granted in a document: Granted to City of Rhame Purpose: As provided in said document Recording Date: August 8, 1997 Recording No: in Volume 124, Page 171, Deed Records, Wise County, Texas Does not affect subject tract.

10l. Easement(s) and rights incidental thereto, as granted in a document: Granted to City of Rhame Purpose: As provided in said document Recording Date: April 16, 1999 Recording No: in Volume 885, Page 343, Deed Records, Wise County, Texas Does not affect subject tract.

TITLE SURVEY TRACT I - 33.280 ACRES TRACT II - 25.512 ACRES IN THE SMITH CSL SURVEY, A-743 WISE COUNTY, TEXAS

CERTIFICATION: See Lion Investments, LP and/or assigns, Katherine Gail Wolf and Dan Lawrence Hines, Home, This Insurance: I, Robert Glen Malby, certify that this plat was prepared under my direct supervision from a survey made on the ground on March 23, 2021, that this plat correctly represents the facts shown on the map of the survey and that the professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition B Survey.

Robert Glen Malby 06/23/2021 Registered Professional Land Surveyor Registration No. 6028

Table with columns for Client (W & C Winters Family Properties, Ltd.), Surveyor (Robert Glen Malby), and various survey details like Date, Scale, and Job No.



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

RANCLAND COULD BRING 4K HOMES TO SMALL TOWN DENTON COUNTY

DALLAS  
BUSINESS JOURNAL



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

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

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

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

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

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

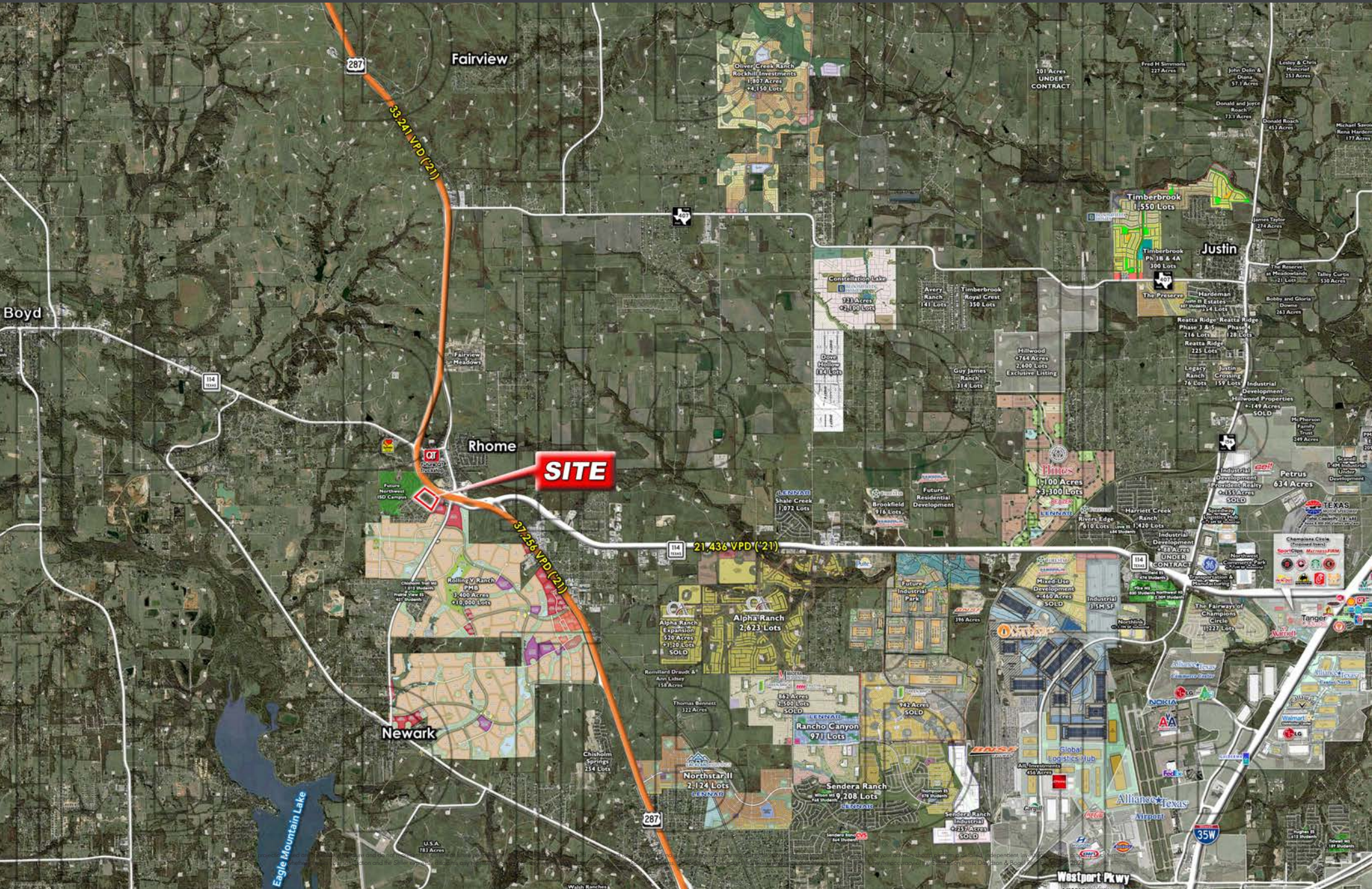
The neighborhood will be a significant construction project in New Fairview, which had an estimated 2023 population of about 1,500.

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

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

# U.S. 287 & ELLIS LN.

## WIDE AERIAL



# U.S. 287 & ELLIS LN.

## 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**  
LICENSED BROKER / BROKER FIRM NAME  
**MICHAEL EDWARD BOGEL II**  
DESIGNATED BROKER OF FIRM  
**BEN SHERMAN**  
SALES AGENT/ASSOCIATE'S NAME

**9004427**  
LICENSE NO.  
**598526**  
LICENSE NO.  
**768762**  
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**BSHERMAN@DB2RE.COM**  
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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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

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

**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
Ben Sherman	768762	bsherman@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

\_\_\_\_\_  
Date