



FLOWER HILL
± 835 LOTS

LIBERTY CREEK
± 93 LOTS

ONE90 MAIN
325 UNITS

FLAMINGO BAY ESTATES
± 40 LOTS

LAKE RAY HUBBARD

N

BIG LOTS!
McDonald's
Pizza-Hut
ALDI

DART
LA FITNESS
O'Reilly AUTO PARTS
Care's

TARGET
DO
Applebee's
ROSS

QT
Q

SONIC
DISCOUNT TIRE

66
TEXAS

COYLE MIDDLE SCHOOL
929 STUDENTS

HERFURTH PARK

STEPHANS ELEMENTARY SCHOOL
543 STUDENTS

ROWLETT HIGH SCHOOL
2,934 STUDENTS

President George Bush Turnpike
TOLL



NWQ - PGBT & MILLER RD.

ROWLETT, TX | DALLAS COUNTY | GARLAND I.S.D | COMMERCIAL LAND FOR SALE

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

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:
± 3.12 AC
± 2.26 AC



TRAFFIC COUNTS:
PGBT: 72,392 VPD
Miller Rd.: 16,594 VPD



ZONING:
Urban Village
Form Based Code District



UTILITIES:
Available To Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	3,751	69,448	187,575
% Proj Growth 2024-2029	0.95%	1.11%	1.45%
2024 Average HH Income	\$128,484	\$128,997	\$120,657
2024 Median HH Income	\$98,512	\$104,420	\$92,145

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



RESIDENCES OF LONG BRANCH
60 UNITS

KENWOOD HEIGHTS
± 360 LOTS

ONE90 MAIN
325 UNITS

SOUTHRIDGE
± 130 LOTS

VILLAGE OF ROWLETT
239 UNITS

FLOWER HILL
± 835 LOTS

LIBERTY CREEK
± 93 LOTS



COYLE MIDDLE SCHOOL
929 STUDENTS

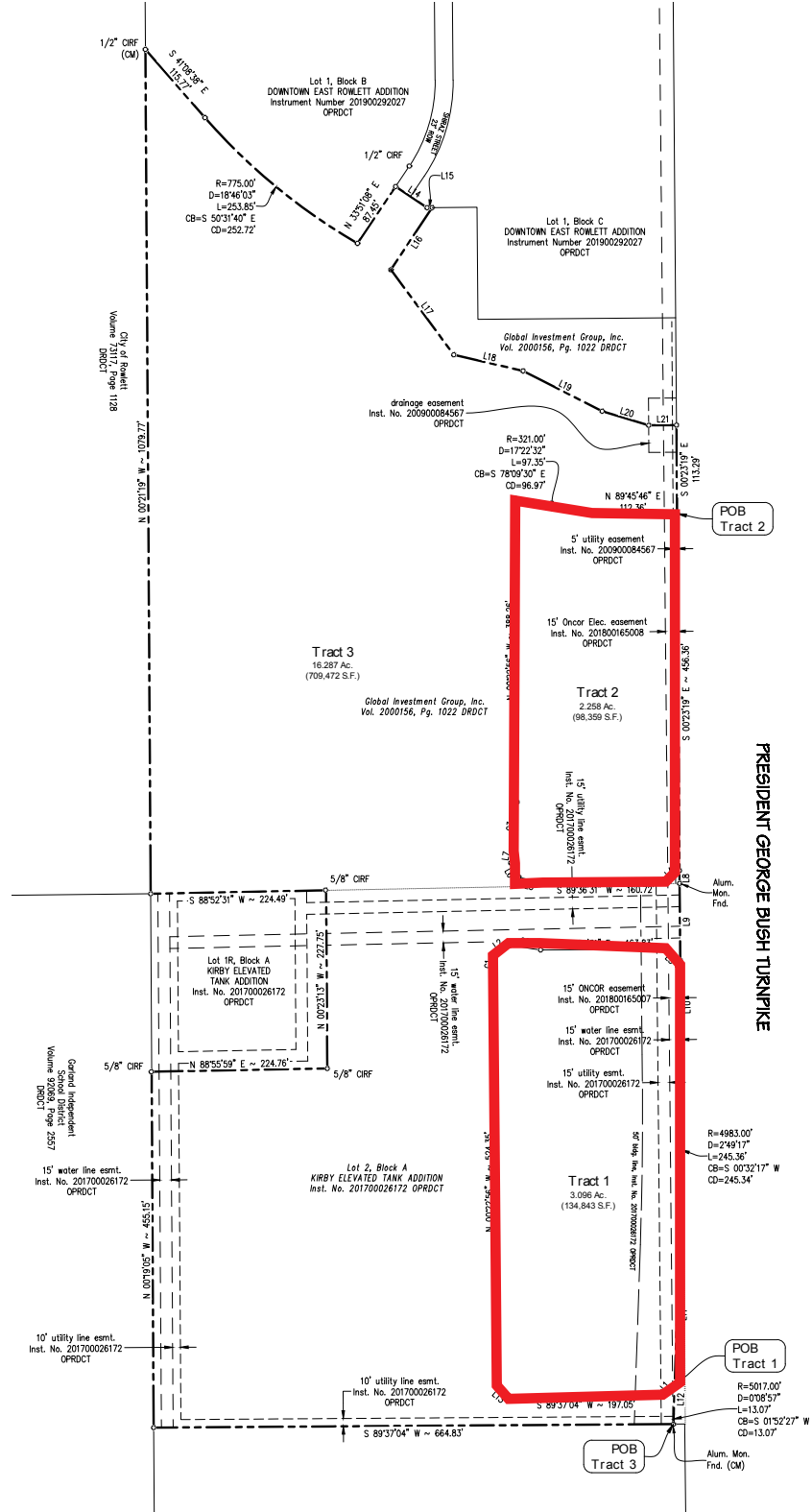
HERFURTH PARK

STEPHANS ELEMENTARY SCHOOL
543 STUDENTS

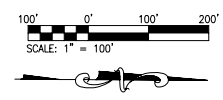
ROWLETT HIGH SCHOOL
2,934 STUDENTS



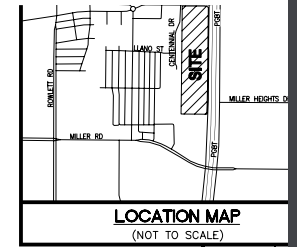
Any projections or estimates are based on current market conditions and are not a guarantee of future performance. The information is provided for informational purposes only and does not constitute an offer of any financial product. Please consult your broker for more information. © 2023 Davidson Bogel, Inc. All rights reserved.



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 Rowlett Kirby Partners, LP Plans, 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
 Volume 2004113, Page 10545
 DRDCT



- LEGEND**
- FORM BASED URBAN VILLAGE
 - FIRE LANE
 - OPEN SPACE
 - OPEN SPACE WITHIN 100YR WSE
 - PROPOSED GRAVEL NATURE TRAIL
 - LANDMARK FEATURE
 - TERMINATED VISTA AREA
 - FLEX SPACE
 - PROPOSED EASEMENT

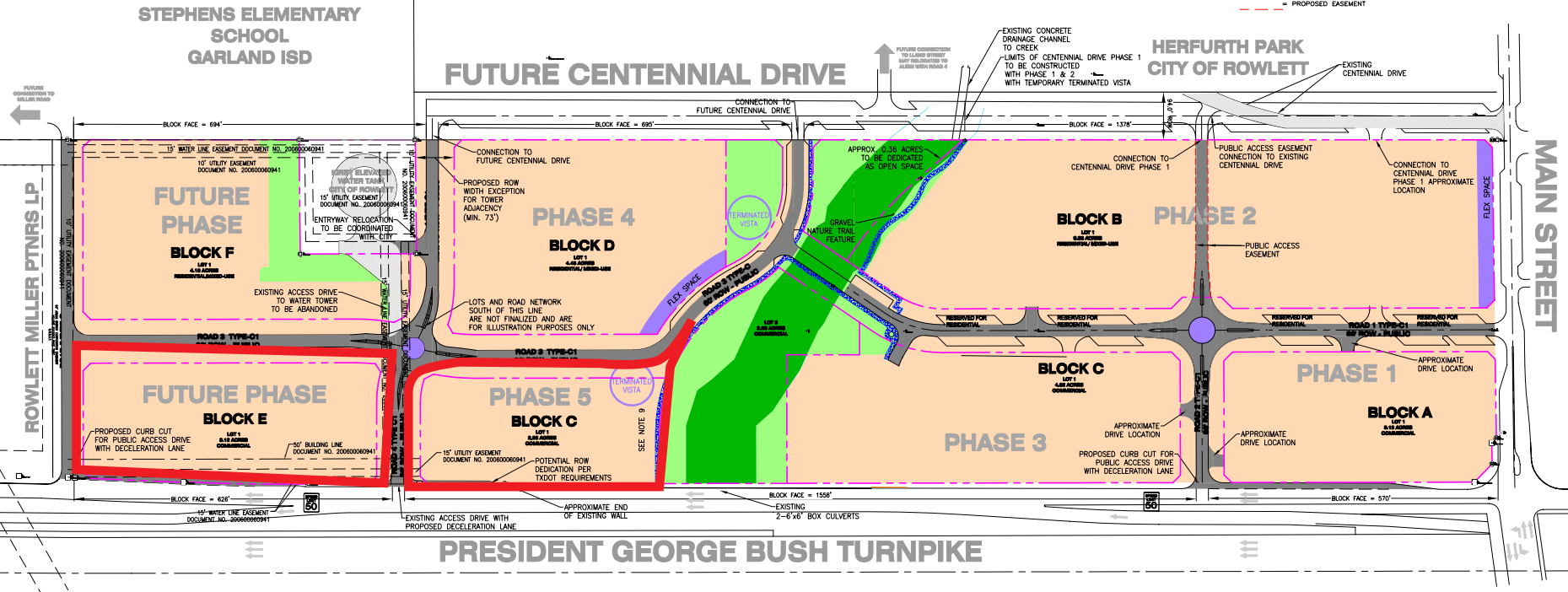


GLOBAL INVESTMENTS GROUP, LLC
6600 ALMA DRIVE, SUITE 80
FLEWING, TX 75044
PHONE: (409) 229-5085

DALLAS
COLE
18722 BAYVIEW
FLEWING, TX 75044
PHONE: (409) 229-5085
WWW.COLELAND.COM

DRAWN BY: MB
CHECKED BY: RJS
Job Number: 17-013
Sheet Number

EXHIBIT D
PHASED MASTER PLAN
DOWNTOWN EAST ROWLETT
PHASED MASTER PLAN



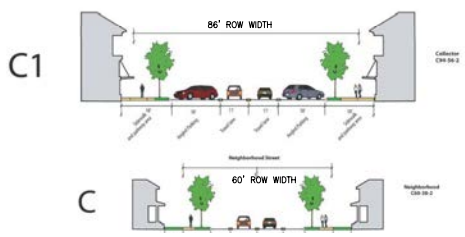
PHASED MASTER PLAN NOTES

1. AREAS DESIGNATED FUTURE PHASES, LOTS AND ROADS SOUTH OF ROAD 4 ARE NOT FINALIZED AND ARE FOR ILLUSTRATION PURPOSES ONLY.
2. ALL LOT LINES ARE 24" WIDE UNLESS OTHERWISE SPECIFIED.
3. NO 100-YEAR FEMA FLOODPLAIN EXISTS ON-SITE.
4. PROPOSED 100-YEAR WATER SURFACE ELEVATION IS DEPICTED FROM KHA PRELIMINARY DRAINAGE ANALYSIS DATED FEBRUARY 2017.
5. THE FD DISTRICT BOUNDARIES(S) AND THROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE BOUNDARY. THE BOUNDARY IS DETERMINED AT TIME OF FINAL PLAN.
6. MAJOR BARRIERS FROM CURRENT DEVELOPMENT INTENT STATEMENTS AND REGULATIONS NOT SPECIFICALLY LISTED FOR APPROVAL AS PART OF THIS PHASED MASTER PLAN MAY REQUIRE A HEARING BY THE PLANNING AND ZONING COMMISSION AND APPROVAL BY CITY COUNCIL DURING DEVELOPMENT PLAN REVIEW.
7. THIS PHASED MASTER PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS PHASED MASTER PLAN, ALONG WITH DEVELOPMENT REGULATIONS MEETS THE INTENT OF THE CITY OF ROWLETT FORM-BASED CODE. DEVIATION FROM SPECIFIC STANDARDS HAVE BEEN LISTED AND REQUESTED AS VARIANTS.
8. ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS OTHERWISE APPROVED.
9. ON BLOCK C, LOT 1, VEHICULAR AND PEDESTRIAN CIRCULATION ADJACENT TO CREEK SHALL BE CONFIGURED WITH CONSIDERATION TO OPTIMIZING THE AESTHETIC BENEFITS OF THE CREEK SPACE.

PARKING & ROAD CROSS SECTION NOTES

1. CROSS SECTIONS WERE DERIVED FROM DOWNTOWN ROWLETT REGULATING PLAN.
2. DECELERATION AND ACCELERATION LANES ALONG FRONT SHALL BE COORDINATED WITH AND PERMITTED THROUGH FRONT.
3. INTERNAL TURN LANES AND TRAFFIC CIRCULATION AND MITIGATION MEASURES SHALL BE ESTABLISHED WITH RESPECT TO FORMAL TRAFFIC STUDIES TO BE PREPARED WITH SPECIFIC DEVELOPMENT PLAN APPROVALS AS REQUIRED.
4. FOR NON-RESIDENTIAL USES, SHARED PARKING SHALL BE ALLOWED THROUGHOUT THE DEVELOPMENT.
5. COMPACT SPACES, UP TO 30% OF REQUIRED PARKING, SHALL BE ALLOWED.
6. USES SHOWN ON THIS PLAN ARE CONCEPTUAL. IN NATURE, ACTUAL USES AND BUILDING SIZES ARE EXPECTED TO DIFFER FROM WHAT IS SHOWN AND WILL BE DETERMINED WITH INDIVIDUAL DEVELOPMENT PLANS.
7. DRIVEWAY CONNECTIONS TO INTERIOR ROADS AND TRAFFIC CIRCULATION WITHIN BLOCKS SHALL BE ESTABLISHED DURING SITE PLAN APPROVAL.

PROPOSED ROAD CROSS SECTIONS



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

TABULATIONS

SITE AREA: 8.56 AC.

UNIT TABULATION:

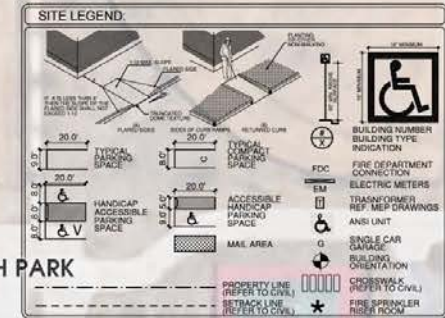
- 1 BEDROOM: 207 UNITS (60.88%)
- 2 BEDROOM: 116 UNITS (34.12%)
- 3 BEDROOM: 17 UNITS (5.00%)
- TOTAL: 340 UNITS**
- @ 39.72 UNITS/ACRE

AVERAGE UNIT SIZE: 872.40 S.F.

PARKING TABULATION:

- TH GARAGE PARKING: 40
- TUCK UNDER GARAGE: 79
- SURFACE PARKING: 151
- PARKING DECK: 217
- ON STREET: 89
- TOTAL: 576 SPACES**
- @ 1.69 PARKING/UNIT
- @ 1.18 PARKING/BED

*570 PARKING REQUIRED
 (1.5P/1BD + 1.75P/2BD + 2.5P/3BD + 1P/300 SF FLEX)



LENOX ROWLETT MULTI FAMILY SCHEMATIC SITE PLAN #2

Rowlett, Texas

21249 / 07.13.2022

SCALE 1" = 100'-0"

ROWLETT'S BILLION-DOLLAR SAPPHIRE BAY

DALLAS BUSINESS JOURNAL



More details have come to light for the new chapter of Rowlett's 116-acre peninsula now dubbed Sapphire Bay.

The billion-dollar project's latest updates are slated to include 633 multifamily units, a 130-key hotel and a restaurant.

Floridays Development Co., which is based in Sarasota, Florida, and is behind the new addition to the bayside acreage, has a track record of building multifamily, condos and hospitality projects in similar waterfront districts.

According to the company's website, the multifamily units at the site will come from two projects, Surfside and Harborside at Sapphire Bay. Each project is expected to be a five-story wrap, which had an original estimated start date of Q2 2022 and a completion date set for Q3 2024.

According to a LinkedIn post, Colliers' Dallas Multifamily Advisory Team of Jorg Mast, Chris Paul, Daniel Miller, O'Neal Galbraith and Grace Larsen have been retained as an exclusive agent to arrange the JV equity capitalization and senior construction debt for Surfside and Harborside at Sapphire Bay.

Recent filings with the Texas Department of Licensing and Registration show Floridays Sapphire Bay Compass Hotel, located at 1070 Katie Drive, has an estimated cost of \$16.5 million, with a projected start date of late Q1 2023.

The architect on record is Florida-based Miles Architecture Group.

The filings also show Floridays Sapphire Bay Landshark Restaurant, located at 1050 Katie Drive, has an estimated cost of \$1.75 million, with a projected start date of late Q1 2023 and completion date of Q1 2024. The architect on record is also Florida-based Miles Architecture Group.



Herfurth Park

Design and construct Phase 2 and 3 of the Herfurth Park renovations. The Herfurth Park design expands event space, enhances downtown transit-oriented development opportunities, and includes:

- Main Plaza
- Bandstand and Food Truck Space
- All-ages Agility Course
- Walking Trail

If approved, this funding will complete the renovation of Herfurth Park. Location: 4601 Centennial in Downtown Rowlett

Herfurth Park was established in the 1970's and expanded during the 80's. Herfurth Park served as the baseball complex until 2011, when all ball sports were moved to Community Park. In 2018, Scentral Bark Dog Park was constructed and pickleball lines were added to the existing tennis courts.



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

PG&T & MILLER RD.

WIDE AERIAL



PGBT & MILLER 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
LICENSED BROKER / BROKER FIRM NAME
MICHAEL EDWARD BOGEL II
DESIGNATED BROKER OF FIRM
CHRISTOPHER RYAN TURNER
SALES AGENT/ASSOCIATE
COLLINS MEIER
SALES AGENT/ASSOCIATE
ELLIOTT NEWSOM
SALES AGENT/ASSOCIATE

9004427
LICENSE NO.
598526
LICENSE NO.
672133
LICENSE NO.
714822
LICENSE NO.
790752
LICENSE NO.

INFO@DB2RE.COM
EMAIL
EBOGEL@DB2RE.COM
EMAIL
RTURNER@DB2RE.COM
EMAIL
CMEIER@DB2RE.COM
EMAIL
ENEWSOM@DB2RE.COM
EMAIL

214-526-3626
PHONE
214-526-3626
PHONE
214-526-3626
PHONE
214-526-3626
PHONE
214-526-3626
PHONE



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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

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

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

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

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

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

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

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

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
Elliott Newsom	790752	enewsom@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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

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

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

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

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

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

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

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

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



Information About Brokerage Services

11-2-2015

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
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

Buyer/Tenant/Seller/Landlord Initials

Date