

SEQ - 114 & HIGHLAND STREET

SOUTHLAKE, TX



OFFERING MEMORANDUM

LISTING TEAM



JAKE MILNER

P: 214.526.3626 x 109

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EDWARD BOGEL

P: 214.526.3626 x 102

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DAVID DAVIDSON, JR.

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PROPERTY DETAILS

LOCATION

SEQ - 114 & Highland Street
Southlake, TX 76092

SIZE

+/- 60 AC

ZONING

AG



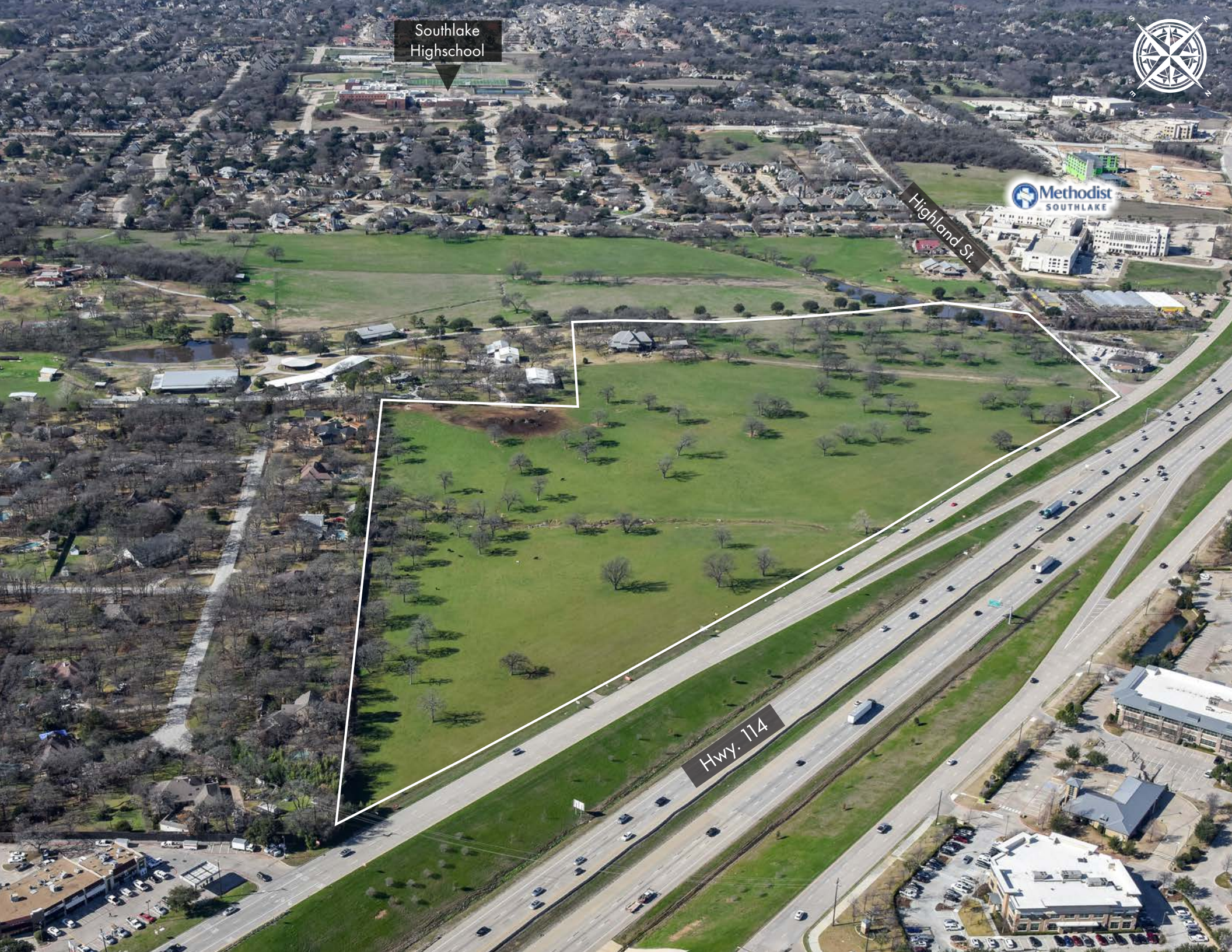
Southlake
Highschool



Methodist
SOUTHLAKE

Highland St.

Hwy. 114





Southlake
Town Square



Hwy. 114

Highland St.

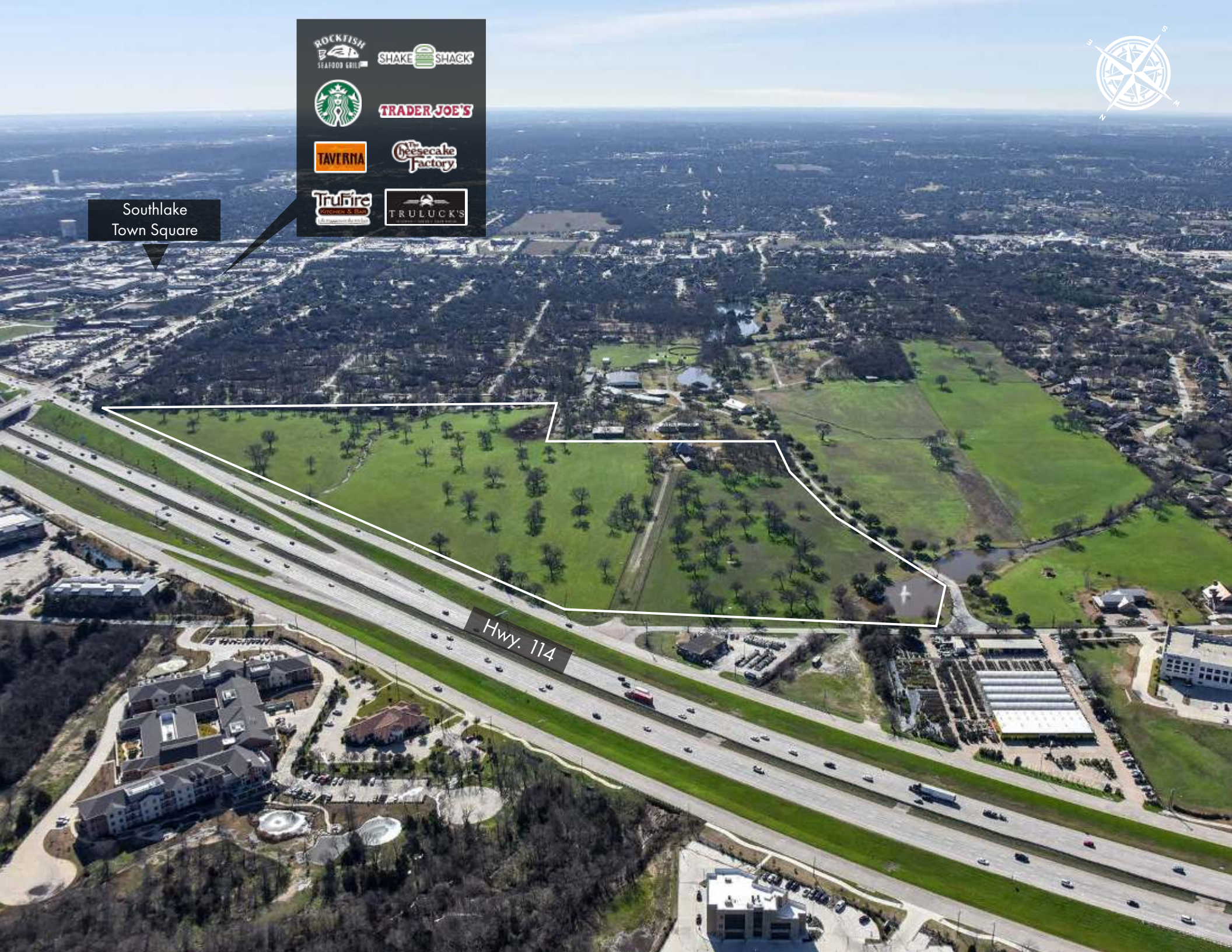


Southlake
Highschool

Hwy. 114



Southlake
Town Square



Methodist
SYSTEM

Mike's GARDEN CENTERS

CENTURY
GRANITE & MARBLE
Extraordinary surfaces for your home

HarborChase
Celebrating Senior Living!

Johnson ES
570 Students

SITE

114
TEXAS

Carpoll Ave

103,166 VPD (~20)



SUBWAY

THE
"GENTS"
PLACE

Chuy's

salata

il Catalano

D II B

DAVIDSON BOGEL
REAL ESTATE | LAND IS OUR BUSINESS

Village at
Carillon Parc

114
TEXAS

Johnson ES
570 Students

Highland St

SITE

103,166 VPD ("20)

Durham IS
659 Students

Carroll HS
1,379 Students

GATEWAY CHURCH
gatewaypeople.com

Southlake Town Square

BARNES & NOBLE
BOOKSTORE

Harkins
Theatres

Z GALLERIE

The Container Store

POTTERY
BARN

TRADER
JOE'S

WHITE. BLACK.
HOUSE. KITCHEN.

GAP

GRILLE

WILLIAMS-SONOMA

ANTHROPOLOGIE

STARBUCKS

Bicentennial
Park

Tom Thumb

32,856 VPD ("20)

Rockenbaugh ES
570 Students

KREI

Michaels

rack

THE HOME DEPOT

PET SMART

Kroger

THERE'S A WAR FOR TALENT': FIDELITY'S HIRING SPREE INCLUDES 1,100 NEW JOBS AT WESTLAKE CAMPUS

THE DALLAS MORNING NEWS

Fidelity started the year with about 6,000 full-time employees at its Westlake campus and hopes to end the year with more than 8,000.

This week, the Boston-based financial services company announced it's adding 9,000 jobs across the U.S., including 1,100 in Westlake. This is in addition to the 500 employees it added in Westlake in June and the 475 it added in North Texas in April.

Fidelity has added about 1,100 total employees in Westlake since January and plans to add another 1,100 by the end of the year, said spokesman Scott Orr. The vast majority of employees continue to work from home to prevent the spread of the COVID-19 virus, he said.

More than half of the new hires on the Westlake campus are in client-facing roles in customer service and as financial representatives, Orr said. The company is being "aggressive" with hiring due to the competitive environment, particularly in Dallas-Fort Worth, where many financial companies are competing for talent.

"It's a challenge because there's a war for talent out there," Orr said.

Fidelity has been on a hiring spree after seeing a steady increase in customers throughout the pandemic that started in March 2020. It could be that spending time at home has given people more time to focus on their finances, Orr said.

In June, Charles Schwab and TD Ameritrade announced 1,000 new jobs in North Texas, where Schwab's new corporate headquarters is located. Like Fidelity, it has seen a boom in new customers.

Fidelity, which is celebrating its 75th anniversary this year, has approximately \$11.1 trillion in customer assets. One of its top competitors, Valley Forge, Pa.-based Vanguard, with approximately \$8 trillion in assets, plans to open an office in Dallas in 2022 to focus on its advice business.

CHARLES SCHWAB HIRING FOR 1,000 NEW JOBS IN DALLAS-FORT WORTH AS BROKERAGE ACCOUNTS SOAR

THE DALLAS MORNING NEWS

Charles Schwab, the financial behemoth that officially relocated its headquarters to Dallas-Fort Worth in January, is hiring for more than 1,000 new jobs in North Texas after seeing a boom in new brokerage account openings.

The hiring spree is part of a massive nationwide recruitment effort after investors opened 3.2 million new brokerage accounts in the first three months of this year, more than in all of 2020.

The positions, spread across Schwab and TD Ameritrade, include financial consultants, client service, licensed representatives and technology professionals. Schwab said salaries vary and are competitive. A client service and support manager for Schwab has a salary range of between \$58,400 and \$89,400 in D-FW. A product manager posting lists a salary range between \$101,900 to \$182,200.

The company's D-FW workforce totals 5,100, with more than 2,800 employees at its Westlake corporate campus. It employs 32,000 worldwide.

Rob Mundell, Schwab's senior vice president of talent solutions, said D-FW's highly skilled talent pool has helped the company grow rapidly in the area.

"Dallas-Fort Worth is a big part of our history and our future," he said in a statement.

Schwab benefits include a 28-day paid sabbatical after every five years of employment. The company said it is working to fill roles as quickly as possible.

Schwab relocated its headquarters to its new 70-acre Westlake campus from San Francisco on Jan. 1 after its \$26 billion merger with TD Ameritrade. Schwab first came to D-FW in 1977 when it opened its first branch in Dallas.

Schwab has grown to nearly 32 million active brokerage accounts and approximately \$7 trillion in client assets. The company's client services team has expanded by 10% since the end of 2020 to handle the growth.

It's the 14th largest public company headquartered in D-FW, with 2020 revenue of \$12.1 billion. It also ranked No. 19 among large companies in The Dallas Morning News' annual best workplaces competition. Forbes magazine this year rated Schwab as one of the top 15 U.S. employers for new college graduates.

CHARLES SCHWAB MAKES TECH HIRING PUSH IN DFW, WITH 180 NEW JOBS

THE DALLAS MORNING NEWS

Charles Schwab is hiring for 180 tech roles in North Texas to handle the influx of new brokerage accounts it has seen during the pandemic.

This is part of the company's push to hire for 700 tech positions nationally across both Schwab and TD Ameritrade, which it acquired in October 2020.

The Westlake-based financial behemoth has seen a flurry of new activity this year as investors sought help "navigating unprecedented market conditions," the company said in the announcement.

"We saw nearly five million new brokerage accounts in the first half of this year and we're continually working to improve on our clients' experience," Schwab chief information officer Dennis Howard said in a statement. "Our talented technologists power it all."

The company's D-FW workforce totals 5,100, with more than 2,800 employees at its Westlake corporate campus. Schwab had a previous North Texas hiring spree in June, when it announced it was hiring for 1,000 new jobs in the area.

Schwab has an existing U.S. employee base of more than 32,000.

New tech positions range from entry-level to senior positions, including software and network engineers, as well as cybersecurity professionals and solutions and application architects.

In August, the company announced a 5% pay raise for "the vast majority" of its employees to thank them for their work during the pandemic.

The company is up to 32.7 million active accounts and manages \$7.6 trillion in client assets.

Schwab relocated its headquarters to its new 70-acre Westlake campus from San Francisco on Jan. 1 after its \$26 billion merger with TD Ameritrade.

KELLER, ROANOKE, TROPHY CLUB, WESTLAKE AND NORTHEAST FORT WORTH ALL SEE CHANGING DEMOGRAPHICS

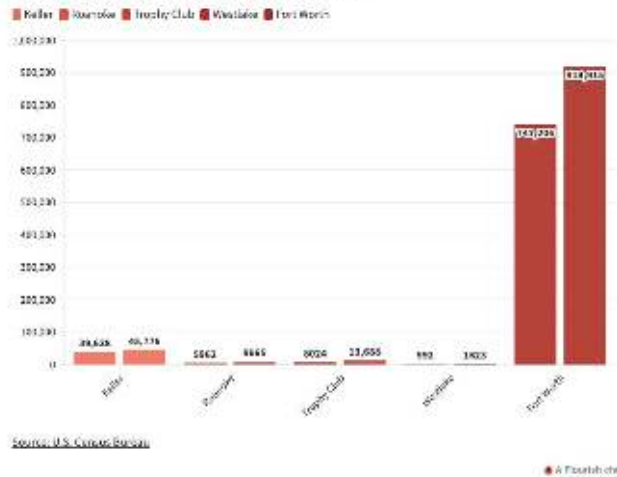
COMMUNITY IMPACT NEWSPAPER

The area encompassing Keller, Roanoke, Northeast Fort Worth, Trophy Club and Westlake features varying landscapes, from densely populated areas adjacent to I-35W in Northeast Fort Worth, to more rural landscapes in Westlake. Here's a look at the population changes between 2010 and 2020, community facts, local demographics in 2010 and 2020, and tax rates in each community. (Note the data listed is for the entire city of Fort Worth)

POPULATION CHANGES

All five municipalities experienced population growth over the past decade, with Roanoke, Trophy Club and Westlake experiencing growth of at least 50%.

10-year population change: 2010 vs. 2020



QUICK COMMUNITY FACTS

Among the municipalities, Trophy Club is the smallest in size and has the lowest amount of budget expenditures for 2021-22 compared to the others.

Community	Year founded	Total square miles	Total 2021-22 budget expenditures
Keller	1981	18.51	\$100.2 million
Roanoke	1947	11.64	\$44.8 million
Trophy Club	1947	4.2	\$20.1 million
Westlake	1947	7	\$19.7 million
Fort Worth	1940	126	\$7.2 billion

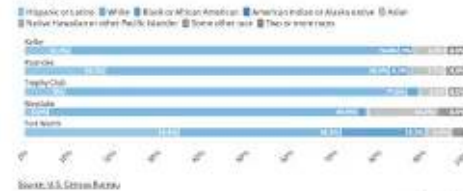
Sources: U.S. Census Bureau; cities of Keller, Roanoke and Fort Worth; towns of Trophy Club and Westlake

LOCAL DEMOGRAPHICS

All five cities reflect the changing demographics seen throughout Texas. For example, Roanoke saw the percentage of its population identifying as Asian increase from 2.63% in 2010 to 7.48% in 2020.

Local 2020 demographics*

*All categories listed are races, except for Hispanic or Latino, which is not a race. However, the percentages of the races listed do not include Hispanic or Latino residents.



Local 2010 demographics*

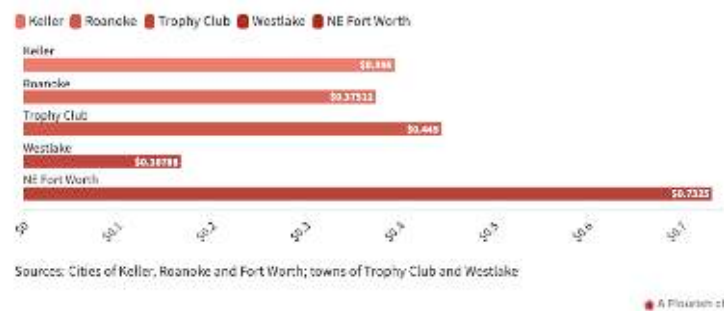
*All categories listed are races, except for Hispanic or Latino, which is not a race. However, the percentages of the races listed do not include Hispanic or Latino residents.



TAX RATES

When looking at the tax rates among all five municipalities, Fort Worth leads the other four with the highest tax rate. Westlake represents the lowest tax rate, while Keller, Roanoke and Trophy Club hover around the same rate.

2021-22 property tax rates (per \$100 valuation)



THE PEABODY HOTEL IN ROANOKE BACK ON TRACK AFTER YEARLONG HALT

COMMUNITY IMPACT NEWSPAPER

Following pandemic-related delays and setbacks, The Peabody Roanoke project is back on track and is expected to break ground on March 1, 2022.

Marty Belz, chairman of Peabody Hotels and Resorts, updated city staff and officials during a joint meeting between Roanoke City Council, the Roanoke Economic & Industrial Development Corp. Type A, and the Roanoke Community & Economic Development Corp. Type B.

Belz said it will take about one and a half to two years to complete construction following the groundbreaking.

"It's been challenging times for all of us during this period," he said. "Our team wanted to keep our project going. It got diverted in some ways, but at the same time, in some ways ... [COVID-19] actually helped to improve the economics of the project."

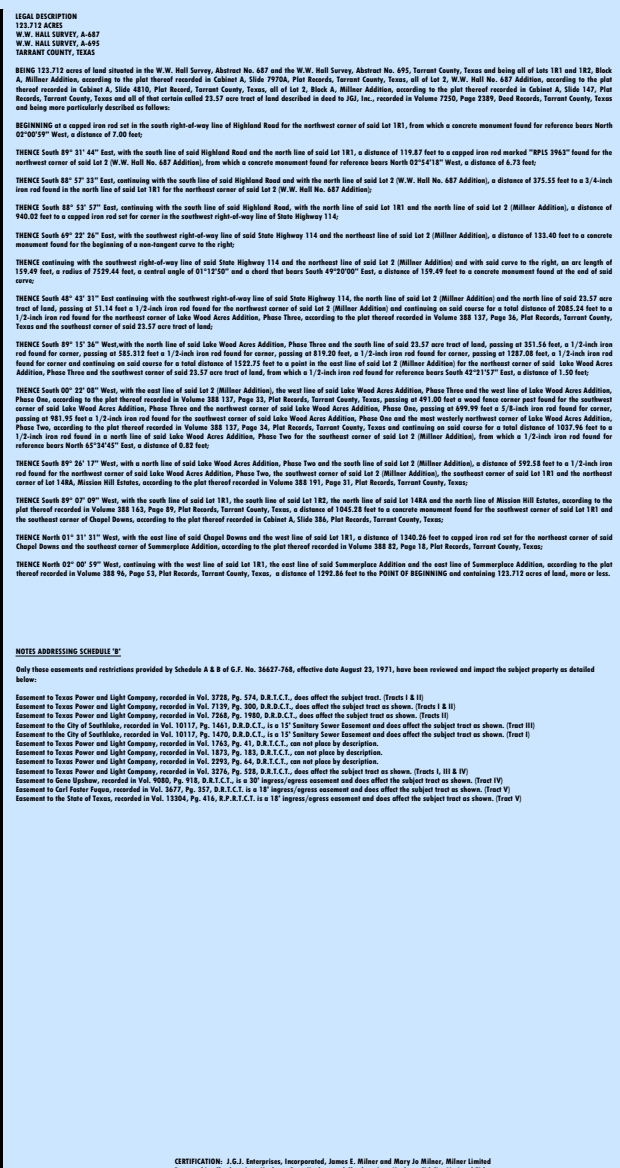
The 266-room hotel and conference center, with its eight-story tower, will sport approximately 43,000 square feet of meeting space with around 255 garage spaces, a restaurant, a full-service spa and health club as well as a 10,000-square-foot ballroom.

Belz said the company is looking forward to opening and being part of the community. He said the strong hotel market in this area of the metroplex before COVID-19 played a big factor in attracting the brand to Roanoke.

"There's not another property out in that part of the [metroplex] that's of the quality that we intend to be there, so we just thought there was a good opportunity for our brand," he said.

The project is estimated to cost a total of \$144 million and will be primarily financed through bonds sold to private investors and financial institutions, according to Todd Smith of Hilltop Security, who serves as the project financing banker.

The original Peabody Hotel is located in Memphis, Tennessee, and opened in 1869. It is listed on the National Register of Historic Places and is "world-famous for its five resident ducks, who march daily through the lobby at 11 a.m. and 5 p.m.," according to the hotel's website.



I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Southlake, Tarrant County, Texas, Community Number 430512, effective date September 25, 2009 and that map indicates that a portion of this property is in Non-Shaded Zone X, which is defined as "areas determined to be outside the 500-year floodplain", a portion of this property is in Zone "A" and Zone "AE" (flood elev. determined), defined as "special flood hazard areas subject to inundation by the 1% annual chance flood" and a portion of this property is in Zone "AE B005K" defined as "the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights" as shown on Panel 0055 K of said map.

[illegible]

DRAWING: 83_4202 TITLE SURVEY

VISION:	123.71
MM	MM

MICRO
LAND SURVEYS

DRAWN BY: CJ	DATE: 2019.01.29
--------------	------------------

AND THE W.W.

 9321 Athens Drive
 Argyle, TX 76226
 972.411.1857



SURVEY NOTES:

1. Basis of Bearing is the Texas State Plane Coordinate System, North Central Zone, 4202, NAD83-05 Survey feet, derived from GPS observations made on the ground.
2. All "CRS" are a 5/8-inch capped iron rod with plastic cap marked "MIS 5799" unless otherwise noted.
3. Underground utility locations are a combination of visible evidence observed by the surveyor during field visits, utility maps obtained from others, and underground utility locator markers in place during time of survey. MCKOY LAND SURVEYS, INC. provides no warranty as to location or the extent of underground utilities for this site.
4. Not all improvements are shown per request of client.

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Southlake, Tarrant County, Texas, Community Number 420012, effective date September 25, 2009 and that map indicates that a portion of this property is in a Flood-Prone Zone 1, which is defined as "areas determined to be outside the 500-year floodplain"; a portion of this property is in Zone "AE" (Flood elev. determined), defined as "special flood hazard areas subject to inundation by the 1% annual chance flood" and a portion of this property is in Zone "AE" (Flood elev. determined). The channel of a stream plot any adjacent floodplain areas that may be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights" as shown on Panel 005 of said map.

W.W. HALL SURVEY A-687		W.W. HALL SURVEY A-695	
ACRES	123.712	ACRES	123.712
SECTION	10	SECTION	10
TOWNSHIP	10N	TOWNSHIP	10N
RANGE	10E	RANGE	10E

W.W. HALL SURVEY A-687		W.W. HALL SURVEY A-695	
ACRES	123.712	ACRES	123.712
SECTION	10	SECTION	10
TOWNSHIP	10N	TOWNSHIP	10N
RANGE	10E	RANGE	10E

LEGAL DESCRIPTION
123.712 ACRES
W.W. HALL SURVEY, A-687
W.W. HALL SURVEY, A-695
TARRANT COUNTY, TEXAS

BEING 123.712 acres of land situated in the W.W. Hall Survey, Abstract No. 687 and the W.W. Hall Survey, Abstract No. 695, Tarrant County, Texas and being all of lots 181 and 182, Block A, Miller Addition, according to the plat thereof recorded in Cabinet A, Side 7970A, Plat Records, Tarrant County, Texas, all of lot 2, W.W. Hall No. 687 Addition, according to the plat thereof recorded in Cabinet A, Side 4810, Plat Records, Tarrant County, Texas, all of lot 2, Block A, Miller Addition, according to the plat thereof recorded in Cabinet A, Side 147, Plat Records, Tarrant County, Texas and all of that certain called 22.57 acre tract of land described in deed to JGL, Inc., recorded in Volume 7250, Page 2389, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a capped iron rod set in the south right-of-way line of Highland Road for the northeast corner of said Lot 181, from which a concrete monument found for reference bears North 02°50'19" West, a distance of 1.00 foot;

THENCE South 89° 31' 44" East, with the south line of said Highland Road and the north line of said Lot 181, a distance of 119.87 feet to a capped iron rod marked "MIS 2967" found for the northeast corner of said Lot 2 (W.W. Hall No. 687 Addition), from which a concrete monument found for reference bears North 02°51'41" West, a distance of 6.73 feet;

THENCE South 89° 37' 33" East, continuing with the south line of said Highland Road and the north line of said Lot 2 (W.W. Hall No. 687 Addition), a distance of 375.55 feet to a 2 1/2-inch iron rod found in the north line of said Lot 181 for the northeast corner of said Lot 2 (W.W. Hall No. 687 Addition);

THENCE South 89° 22' 26" East, with the southeast right-of-way line of said State Highway 114 and the northeast line of said Lot 2 (Miller Addition), a distance of 132.40 feet to a concrete monument found for the beginning of a non-tangent curve to the right;

THENCE continuing with the southeast right-of-way line of said State Highway 114 and the northeast line of said Lot 2 (Miller Addition), and with said curve to the right, an arc length of 159.49 feet, a radius of 7529.44 feet, a central angle of 01°12'50" and a chord that bears South 49°20'00" East, a distance of 159.49 feet to a concrete monument found at the end of said curve;

THENCE South 48° 43' 31" East continuing with the southeast right-of-way line of said State Highway 114, the north line of said Lot 2 (Miller Addition) and the north line of said 22.57 acre tract of land, passing at 51.14 feet to a 1/2-inch iron rod found for the northeast corner of said Lot 2 (Miller Addition) and continuing on said curve for a total distance of 2085.24 feet to a 1/2-inch iron rod found for the southeast corner of said Lake Wood Acres Addition, Phase Three, and the north line of said Lot 2 (Miller Addition) for the northeast corner of said Lake Wood Acres Addition, Phase Three and the southeast corner of said 22.57 acre tract of land, from which a 1/2-inch iron rod found for reference bears South 42°31'57" East, a distance of 1.50 foot;

THENCE South 89° 15' 36" West with the north line of said Lake Wood Acres Addition, Phase Three and the south line of said 22.57 acre tract of land, passing at 351.54 feet, a 1/2-inch iron rod found for reference, passing at 585.312 feet a 1/2-inch iron rod found for corner, passing at 819.20 feet, a 1/2-inch iron rod found for corner, passing at 1287.08 feet, a 1/2-inch iron rod found for corner and continuing on said curve for a total distance of 1522.75 feet to a point in the west line of said Lot 2 (Miller Addition) for the northeast corner of said Lake Wood Acres Addition, Phase Three and the southeast corner of said 22.57 acre tract of land, from which a 1/2-inch iron rod found for reference bears South 42°31'57" East, a distance of 1.50 foot;

THENCE South 00° 22' 08" West with the east line of said Lot 2 (Miller Addition), the west line of said Lake Wood Acres Addition, Phase Three and the west line of said Lake Wood Acres Addition, Phase One, according to the plat thereof recorded in Volume 383 137, Page 31, Plat Records, Tarrant County, Texas, passing at 491.00 feet a wood corner corner post found for the southwest corner of said Lake Wood Acres Addition, Phase Three and the northeast corner of said Lake Wood Acres Addition, Phase One, passing at 499.99 feet a 5/8-inch iron rod found for corner, passing at 981.95 feet a 1/2-inch iron rod found for the southwest corner of said Lake Wood Acres Addition, Phase One and the most westerly northwest corner of said Lake Wood Acres Addition, Phase Two, according to the plat thereof recorded in Volume 383 137, Page 34, Plat Records, Tarrant County, Texas and continuing on said curve for a total distance of 1827.76 feet to a 1/2-inch iron rod found in a north line of said Lake Wood Acres Addition, Phase Two for the southeast corner of said Lot 2 (Miller Addition), from which a 1/2-inch iron rod found for reference bears North 55°34'45" East, a distance of 0.82 foot;

THENCE South 89° 28' 13" West, with a north line of said Lake Wood Acres Addition, Phase Two and the south line of said Lot 2 (Miller Addition), a distance of 592.58 feet to a 1/2-inch iron rod found for the northeast corner of said Lake Wood Acres Addition, Phase Two, the southeast corner of said Lot 2 (Miller Addition) and the southeast corner of said Lot 181 and the northeast corner of Lot 148A, Mission Hill Estates, according to the plat thereof recorded in Volume 383 191, Page 31, Plat Records, Tarrant County, Texas;

THENCE South 89° 07' 09" West, with the south line of said Lot 181, the south line of said Lot 182, the north line of said Lot 148A and the north line of Mission Hill Estates, according to the plat thereof recorded in Volume 383 163, Page 89, Plat Records, Tarrant County, Texas, a distance of 1045.28 feet to a concrete monument found for the southwest corner of said Lot 181 and the southeast corner of Chapel Downs, according to the plat thereof recorded in Cabinet A, Side 380, Plat Records, Tarrant County, Texas;

THENCE North 01° 31' 31" West, with the east line of said Chapel Downs and the west line of said Lot 181, a distance of 1340.26 feet to a capped iron rod set in the northeast corner of said Chapel Downs and the southeast corner of Summerplace Addition, according to the plat thereof recorded in Volume 388 22, Page 18, Plat Records, Tarrant County, Texas;

THENCE North 02° 00' 59" West, continuing with the west line of said Lot 181, the east line of said Summerplace Addition and the east line of Summerplace Addition, according to the plat thereof recorded in Volume 388 26, Page 51, Plat Records, Tarrant County, Texas, a distance of 1292.86 feet to the POINT OF BEGINNING and containing 123.712 acres of land, more or less.

NOTES ADDRESSING SCHEDULE "V"
Only those easements and restrictions provided by Schedules A & B of G. S. No. 36627-768, effective date August 23, 1971, have been reviewed and impact the subject property as detailed below:

Easement to Texas Power and Light Company, recorded in Vol. 3738, P. 274, D.R.C.T.C., does affect the subject tract as shown. (Tracts I & II)
Easement to Texas Power and Light Company, recorded in Vol. 7129, P. 300, D.R.C.T.C., does affect the subject tract as shown. (Tracts I & II)
Easement to Texas Power and Light Company, recorded in Vol. 7129, P. 300, D.R.C.T.C., does affect the subject tract as shown. (Tracts I & II)
Easement to the City of Southlake, recorded in Vol. 10117, P. 140, D.R.C.T.C., is a 15' Sanitary Sewer Easement and does affect the subject tract as shown. (Tract III)
Easement to the City of Southlake, recorded in Vol. 10117, P. 140, D.R.C.T.C., is a 15' Sanitary Sewer Easement and does affect the subject tract as shown. (Tract IV)
Easement to Texas Power and Light Company, recorded in Vol. 7161, P. 41, D.R.C.T.C., can not place by description.
Easement to Texas Power and Light Company, recorded in Vol. 1872, P. 181, D.R.C.T.C., can not place by description.
Easement to Texas Power and Light Company, recorded in Vol. 1293, P. 44, D.R.C.T.C., can not place by description.
Easement to Texas Power and Light Company, recorded in Vol. 3274, P. 328, D.R.C.T.C., does affect the subject tract as shown. (Tracts I, III & IV)
Easement to Goshawk, recorded in Vol. 9080, P. 918, D.R.C.T.C., is a 20' ingress/egress easement and does affect the subject tract as shown. (Tract IV)
Easement to Carl Foster Fagan, recorded in Vol. 3427, P. 357, D.R.C.T.C., is a 10' ingress/egress easement and does affect the subject tract as shown. (Tract IV)
Easement to the State of Texas, recorded in Vol. 13304, P. 416, R.P.T.C.T. is a 10' ingress/egress easement and does affect the subject tract as shown. (Tract V)

CERTIFICATION: J.G.J. Enterprises, Incorporated, James E. Milner and Mary J. Milner, Milner Limited Partnership, Charles Jean Upshaw, Gene Upshaw and Charles Jean Upshaw, Fidelity National Title Insurance Company

I, Douglas A. McKay, Registered Professional Land Surveyor No. 5799, do hereby certify that the map shown hereon was prepared under my direct supervision from a survey made on the ground on 2019.01.25, and that such map is an accurate representation of the subject property.

PRELIMINARY - FOR REVIEW PURPOSES ONLY
Douglas A. McKay, R.P.L.S. No. 5799 Date

PROJECT: 3010 D00 TARRANT-COPELAND-HIGHLAND ROAD AND NORTHWEST HIGHWAY	
DRAWING: 01 - 4000 TITLE SURVEY	
REVISION:	
MCKOY LAND SURVEYS	DRAWN BY: CJ
1011 E. Main Street, Suite 100, Southlake, TX 76082	DATE: 2019.01.29
	CHECKED BY: JJ
	DATE: 2019.02.08
	SCALE: 1" = 200'
	PAGE: 1 OF 1

TITLE SURVEY
123.712 ACRES IN THE
W.W. HALL SURVEY, A-687
AND THE W.W. HALL SURVEY, A-695
TARRANT COUNTY, TX

LEGEND	
—	BOUNDARY
—	ADJUNCTION LINE
—	OVERHEAD ELEC
—	SANITARY LINE
—	STORM LINE
—	WATER LINE
—	GAS LINE
—	FENCE
—	TELE. WIRE
—	TRANSFORMER
—	ELEC. BOX
—	ELEC. METER
—	ELEC. RISER
—	GAS METER
—	POWER POLE
—	GUY WIRE
—	LIGHT POLE
—	SOB
—	WATER WELL
—	WATER METER
—	WATER VALVE
—	FIRE HYDRANT
—	PROPOSED TANK
—	SEPTIC LID
—	CLEANOUT
—	BURIED CABLE WIRE
—	BURIED PIPELINE WIRE
—	MAILBOX
—	MANHOLE
—	ELEC. MANHOLE
—	STORM MANHOLE
—	SANITARY MANHOLE
—	TELE. MANHOLE
—	WATER MANHOLE
—	BENCHMARK
—	MONUMENT FOUND
—	MONUMENT SET

SOUTHLAKE ZONING OVERLAY



DALLAS MARKET OVERVIEW

Dallas/Fort Worth (DFW) is a dynamic 12-county region made up of Dallas, Fort Worth, and another 150 municipalities. DFW is the largest urban agglomeration in Texas and the fourth largest in the United States spanning an area of 9,286 square miles with a population of approximately 7.1 million people. By the year 2030, it is projected that over 10.5 million people will be living in DFW according to the Dallas Regional Chamber.

DFW is connected to the world by the nation's fourth busiest airport and is served by 55 international flights. The GDP of North Texas is estimated to be \$486 Billion, and if DFW were its own state it would be the 9th largest in the Nation and 23rd largest country in the World, behind Taiwan.

20
3.51 Million
34.20%
33
157
96

Fortune 500 Companies Headquartered in DFW
People in the DFW Workforce
Of the Population 25 & Older Have a Bachelor's Degree or Higher
Colleges & Universities
Public School Districts
Public Charter Schools



DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2021 Population	3,232	50,808	126,028
% Proj Growth 2021-2026	1.2%	0.8%	1.0%
2021 Average Home Value	\$953,134	\$681,193	\$599,892
2021 Average Household Income	\$316,036	\$223,551	\$200,431
2021 Median Home Value	\$200,799	\$151,516	\$148,212

DISCLAIMER

Davidson & Bogel Real Estate, LLC: The information contained in this document pertaining to 114 & Highland Street “Property” has been obtained from sources believed reliable. While DB2RE does not doubt its accuracy, DB2RE has not verified the information and makes no guarantee, warranty or representation about the information contained in this package. It is your (Purchaser) responsibility to independently confirm the accuracy and completeness of the information. Any projections, opinions, assumptions or estimates used herein are for example only and does not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. DB2RE and the DB2RE logo are service marks of Davidson & Bogel Real Estate, LLC and/or its affiliated or related companies in the United States and other countries. All other marks displayed as well as any elements of this document are the property of their respective owners and DB2RE. No transmission of this document is permitted without written consent from DB2RE. As a condition of DB2RE’s consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by DB2RE, owner or agents of either of these parties regarding the Property – it is required that you agree to treat all such information confidentially.



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.

DB URBAN, 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
JAKE MILNER	647114	JMILNER@DB2RE.COM	214-526-3626
LICENSED SUPERVISOR OF 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

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.

DB Urban, LLC	9009183	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
Jake Milner	647114	jmilner@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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	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

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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SEQ - 114 & HIGHLAND STREET

SOUTHLAKE, TX



DAVIDSON BOGEL
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