



NEC & SEC - KINSHIP & CHOATE PKWY.
 CELINA, TX | COLLIN COUNTY | MIXED-USE LAND FOR SALE

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Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2021



PROPERTY INFORMATION



SIZE:

Parcel D: ± 9.61 AC

Parcel E: ± 7.06 AC



TRAFFIC COUNTS:

Preston Rd.: 24,284 VPD ('19)

Choate Pkwy. 1,476 VPD ('19)



ZONING:

PD - 65

MU - 2



UTILITIES:

Water: 12" Line Along Choate Pkwy.

Sewer: 10" Line Along Choate Pkwy.

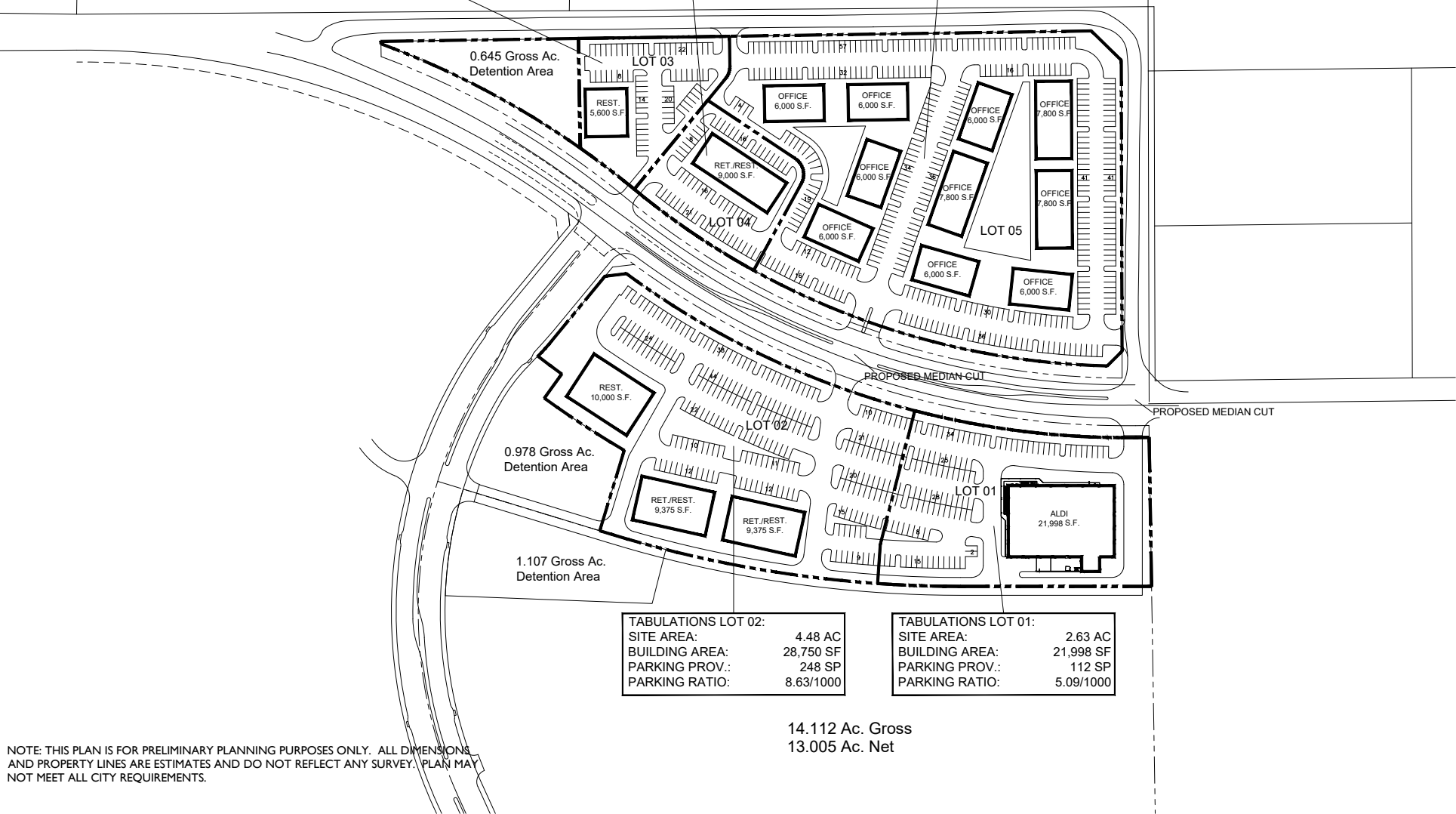
DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2020 Population	4,098	7,048	19,888
% Proj Growth 2020-2025	7.7%	7.6%	7.1%
2020 Average HH Income	\$146,740	\$149,011	\$157,516
2020 Median HH Income	\$130,440	\$127,799	\$128,098

TABULATIONS LOT 03:	
SITE AREA:	1.04 AC
BUILDING AREA:	5,600 SF
PARKING PROV.:	64 SP
PARKING RATIO:	11.43/1000

TABULATIONS LOT 04:	
SITE AREA:	1.01 AC
BUILDING AREA:	9,000 SF
PARKING PROV.:	61 SP
PARKING RATIO:	6.78/1000

TABULATIONS LOT 05:	
SITE AREA:	7.06 AC
BUILDING AREA:	65,400 SF
PARKING PROV.:	374 SP
PARKING RATIO:	5.72/1000



TABULATIONS LOT 02:	
SITE AREA:	4.48 AC
BUILDING AREA:	28,750 SF
PARKING PROV.:	248 SP
PARKING RATIO:	8.63/1000

TABULATIONS LOT 01:	
SITE AREA:	2.63 AC
BUILDING AREA:	21,998 SF
PARKING PROV.:	112 SP
PARKING RATIO:	5.09/1000

14.112 Ac. Gross
13.005 Ac. Net

NOTE: THIS PLAN IS FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL DIMENSIONS AND PROPERTY LINES ARE ESTIMATES AND DO NOT REFLECT ANY SURVEY. PLAN MAY NOT MEET ALL CITY REQUIREMENTS.

Kinship Parkway & Country Road 88

Sovana Inc. - Davidson & Bogel / Celina, TX

SITE PLAN - 01

SCALE: 1" = 60'-0" JOB No.: 00079 DATE: 08.21.19



Sec. 14.03.006 MU-2, mixed use regional district**(a) General purpose and description.**

(1) The purpose of the mixed-use regional district is to encourage and promote well-planned, compact and viable commercial development, with an integrated blend of attached residential, multifamily residential, intense commercial and large-scale office. The proposed commercial, office or residential uses may be located in the same building (integrated) or across the street (stand-alone) from each other, with a majority of the finished interior building square footage devoted to nonresidential uses. Through the mixing of uses, a more diverse selection of residential, commercial and office space will be provided within the city, and at the same time, allowing developers the flexibility to respond to the ever-changing economic landscape.

(2) Mixed Use developments should encourage efficient land use by facilitating integrated vertical and/or horizontal development, with a strong relationship to the surrounding environment. This type of development shall promote full utilization of public services, whether existing or new, such as water lines, sewers, streets, and emergency services, by centralizing the high demands on these services.

(b) Permitted (P) or conditional (C) uses:**Residential uses**

Franchised private utility	P
Dwelling, multiple-family	P
Fraternal organization, lodge or union	P
Dwelling, single-family attached	P
Funeral home	C
Dwelling, two-family	P
Garden shop (inside storage)	P
Living quarters on-site with a business	P
General retail store	P
Residential loft	P
Group day care home	P
Rooming/boarded house	C
Home improvement center (lumber yard)	C

Nonresidential uses

Hotel/motel	P
Amusement park	C
Household appliance service and repair	P
Amusement ride	C
Kiosk (providing a service)	P
Amusement services (indoors)	P
Laundry/dry cleaning (drop off/pick up)	P
Amusement services (outdoors)	P
Medical facilities	P
Armed services recruiting center	P
Micro brewery	P
Artist studio	P
Mini-warehouse/self storage	C
Assisted living facility	P
Motorcycle sales and repair	P
Auto dealer (new and used)	C
Municipal facility	P
Auto laundry or carwash	P
Nursery (grown for commercial purposes)	C
Auto repair (major)	P
Nursery (retail sales outdoors)	P
Auto repair (minor)	P
Nursing/convalescent home	P
Auto supply store for new & rebuilt parts	P
Office center	P
Bakery or confectionery (retail)	P
Office warehouse	C
Bank/credit unions	P
Offices (professional and general business)	P
Bed & breakfast inn	P
Parking lot structure, commercial (auto)	P
Caretaker's/guard's residence	C
Pawn shop	P
Carnival	C
Personal services shop	P

Check cashing service	C
Pet and animal grooming shop	P
Child day care (business)	P
Propane sales (retail)	P
Church/place of worship	P
Recycling kiosk	P
Club, private (class I & II)	P
Rehabilitation care facility	C
Community home	C
Rehabilitation care institutions	C
Concrete or asphalt batching plant (temporary)	C
Restaurant (drive-in service)	P
Contractor's office/sales (with outside storage)	P
Restaurant (with drive-through service)	P
Convenience store (with beer and wine sales)	C
Restaurant (with no drive-through service)	P
Convenience store (with or without gas sales)	P
Retirement home/home for the aged	P
Day camp for children	P
Seasonal business	C
Drapery, blind or furniture upholstery shop	P
Security quarters (live-in)	C
Dry cleaning plant	C
Sexually oriented business	C
Extended stay hotels/motels (residence hotels)	P
Studio for radio or television (without tower)	P
Fair ground/exhibition area	C
Temporary amusement rides	C
Family home (adult or child care)	P
Temporary business	C
Farmers market (public)	C
Telemarketing agency	C
Feed & grain store	P
Outdoor retail sales/commercial promotion	C
Food or grocery store	P
Theater or playhouse (indoor)	P
Food or grocery store (with beer and wine sales)	C
Tire dealer, with or without open storage	C

(c) **Development regulations.**

(1) **District size:**

(A) Minimum district size; one (1) acre.

(2) **Density:**

(A) Single-family attached units; maximum ten (10) dwelling units per gross acre (du/ga); and

(B) Multiple-family units; maximum eighteen (18) du/ga; and

(C) Maximum floor area ratio (FAR); 0.55 for integrated uses and stand-alone nonresidential.

(3) **Land use mix limits:** All MU-2 zoning districts will have a mix of residential and nonresidential uses at the following rates:

(A) Residential uses (stand-alone): between 15% and 25% of the net acre(s); or

(B) Residential uses (integrated): between 15% and 49% of the allowable FAR; and

(C) Nonresidential uses (stand-alone): between 85% and 75% of the net acres; or

(D) Nonresidential uses (integrated): between 85% and 51% of the allowable FAR; and

(E) Multiple-family uses (stand-alone): Shall not exceed fifteen (15) percent of the gross area of the zoning district.

(4) **Perimeter setbacks:**

(A) **Front yard.** Fifteen (15) feet.

(B) **Side yard.** Fifteen (15) feet.

(C) **Rear yard.** Twenty-five (25) feet.

(D) Any building that is located adjacent to (and not across any right-of-way from) any existing single-family detached zoning district shall be setback from the applicable perimeter property line a distance equal to the height of the building, but not less than twenty-five (25) feet.

(5) **Open space:**

(A) A minimum of twenty (20) percent of the gross acres of entire zoning district will be reserved as usable open space.

(B) An increase in density may be achieved at the following rates:

(i) Half (0.5) du/ga for each additional five (5) percent of gross acres reserved as usable open space, excluding multiple-family uses; or

(ii) A tenth (0.1) point FAR for each additional five (5) percent of gross acres reserved as usable open space.

(6) **Impervious surface:** Maximum 85% of the total net area, including but not limited to, main buildings, accessory buildings, parking lots, roads, drives, alleys, and loading areas.

(7) **Connectivity:** A minimum of two (2) vehicular points of connection to adjacent roadways and a minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided.

(d) **Lot regulations**

(1) **Single-family attached:**

(A) **Lot size:** Minimum twenty five hundred (2,500) square feet and twenty (20) feet in width when measured at the front yard setback line.

- (B) **Height:** Primary structure shall not exceed forty-five (45) feet in height as measured to the peak.
- (C) **Setbacks:**
- (i) **Primary structure:**
- Front yard.** Minimum fifteen (15) foot, integral architectural elements of the main structure may extend up to five (5) feet into the front yard.
 - Side yard.** Seven and a half (7.5) feet.
 - Rear yard.** Minimum fifteen (15) feet.
- (ii) **Garage door:**
- Front yard.** Minimum twenty (20) foot.
 - Side yard.** Minimum twenty (20) feet.
 - Rear yard.** Minimum fifteen (15) feet.
- (2) **Multiple-family**
- (A) **Height:** Primary structures shall not exceed forty-five (45) feet in height as measured to the peak.
- (B) **Setbacks:**
- (i) **Primary structure:**
- Front yard.** Minimum fifteen (15) foot, integral architectural elements of the main structure may extend up to five (5) feet into the front yard.
 - Side yard.** Minimum fifteen (15) feet.
 - Rear yard.** Minimum fifteen (15) feet.
- (3) **Nonresidential development**
- (A) **Lot size:** Minimum five thousand (5,000) square feet and fifty (50) feet in width when measured at the front yard setback line.
- (B) **Height:** Primary structure shall not exceed sixty-five (65) feet in height as measured to the peak.
- (C) **Interior setbacks:**
- (i) **Primary structure:**
- Front yard.** Minimum fifteen (15) foot, integral architectural elements of the main structure may extend up to five (5) feet into the front yard.
 - Side yard.** Minimum ten (10) feet; or when nonresidential uses are platted adjacent to other nonresidential uses and integrated into an overall shopping center site, creating lease spaces abutting one another, no side yard is required provided it complies with the city's building code.
 - Rear yard.** Minimum fifteen (15) feet.
- (e) **Parking requirements.** Refer to article 14.05, division 2.
- (f) **Landscaping requirements.** Refer to article 14.05, division 3.
- (g) **Special requirements.**
- (1) **Application requirements.** Specific items required. No application for a MU-2 shall be accepted by the city until the following items have been submitted to the city by the applicant:
- A concept plan, prepared in accordance with item (2) below;
 - A description of development standards or requirements;
 - A description of how the proposed mixed use development fulfills the ideals, goals, objectives, and/or concepts of the city's adopted comprehensive plan or any other formally adopted city planning document, such as the master park plan or public facility plan; and
 - The required application fee.
- (Ordinance 2011-22, sec. 3.02, adopted 5/9/11)
- (2) **Concept plan.**
- (A) No MU-2 district may be established without an approved concept plan that illustrates the following:[.]
- (B) **Content of concept plan.** The concept plan shall be submitted by the applicant at the time of application. The concept plan shall graphically show the applicant's intent for the use of the land within the proposed mixed use district. All applications that do not include the concept plan requirements will be considered incomplete.
- (i) **Residential.** A concept plan for residential land use shall show site topography with contour intervals of no less than five (5) feet, the boundary of the planned development district, generalized location of treed areas, floodplain areas, location of all land use areas and gross acreage for each use and tract, density (net and gross), identification of major access points, rights-of-way or other areas to be dedicated to the city, open space or common areas, fence row trees and/or proposed mitigation of same, park land, preliminary lot arrangements and street patterns, indication of each phase of development if separate phases are proposed, and other information to adequately describe the proposed development. For residential development which does not propose individual platted lots, the concept plan shall also show the size, type and location of buildings, building sites, lot coverage, access, screening, parking and circulation areas, and landscaped areas. Building elevations shall be required except for single-family detached structures.
- (ii) **Nonresidential.** A concept plan for other than residential uses shall show site topography with contour intervals of no less than five (5) feet, the boundary of the planned development district, floodplain areas, generalized locations of treed areas, the land uses, gross acreage for each use, building sites or lots, building elevations, lot coverage, floor area ratio for each use, building height and location, parking and circulation areas, identification of major access points, rights-of-way or other areas to be dedicated to the city, location of building setbacks along the site boundaries on dedicated streets and between residential and nonresidential uses, parking ratios, fence row trees and/or proposed mitigation of same, off-street parking and loading, indication of each phase of development if separate phases are proposed and other information to adequately describe the proposed development.
- (C) The concept plan shall be incorporated as a component to the MU-2 district zoning regulations, and shall be construed in conjunction with the authorized uses and development standards set forth in such regulations.
- (D) **Existing MU-2 ordinances.** The mixed use regional district ordinances previously adopted by the city council prior to July 9, 2013, that do not include concept plans that meet the requirements of this section shall be required to follow procedures for amendment to concept plan as outlined in this section.
- (Ordinance 2013-20, sec. 3.02, adopted 7/9/13)
- (3) **Open storage.** Open storage is limited to a maximum of 5% of the total lot area, shall not be located in front of or on top of the building, shall not be located facing any street, and must be screened in accordance with the provisions of article 14.05, division 4. Storage must not be visible from any public street or adjacent property.
- (4) **Temporary facilities.** There shall be no permanent use of temporary facilities or buildings.
- (5) **Other regulations.** Refer to article 14.05, development standards and use regulations.
- (Ordinance 2011-22, sec. 3.02, adopted 5/9/11)

PGA OF AMERICA HQ TO ANCHOR 600-ACRE MIXED-USE DEVELOPMENT IN FRISCO

DALLAS BUSINESS JOURNAL

It's official: The PGA of America will relocate from its longtime home in Palm Beach Gardens, Fla., to Frisco, after a vote from Frisco City Council today approved a massive real estate and golf development.

The golf professionals organization has agreed to move its headquarters as part of a public-private partnership with the City of Frisco, according to a release from the PGA of America. As part of the move, the organization will anchor a 600-acre mixed-used development among 2,500 acres being master-planned by Hunt Realty Investments.

The agreement means that championship-level golf will be heading to the region.

Frisco will host two PGA Championships, two KPMG Women's PGA Championships and possibly a Ryder Cup. North Texans can go ahead and mark their calendars for the KitchenAid Senior PGA Championship in 2023.

The public-private investment is estimated at \$520 million with the PGA of America agreeing to invest \$30 million in the development of a 100,000 square-foot global headquarters and education facility. The PGA of America also said that it would employ at least 100 as part of its agreement with Frisco.

A joint venture between Omni Hotels & Resorts, Stillwater Capital and Woods Capital, called Omni Stillwater Woods (OSW), will invest \$455 million to purchase land; construct a 500-room Omni resort and conference center; a "technologically advanced" retail space; parking facilities; and two golf courses, a short course, practice areas and a clubhouse.

The development will be situated about a third of a mile south of U.S. 380 at Rockhill Drive and Legacy Parkway.

The City of Frisco, in addition to Frisco Independent School District, Frisco Economic Development Corp., and Frisco Community Development Corp., will contribute no more than \$35 million.

COLLIN COLLEGE PASSES \$600 MILLION BOND, INCLUDING CELINA, FARMERSVILLE AND WYLIE CAMPUSES

DALLAS NEWS

Collin County Community College District passed a \$600 million bond package Saturday, which will upgrade all its current campuses and add facilities in Celina, Farmersville and Wylie.

The bond was the next step after the college district approved a master plan in June. The plan targeted future academic needs and to target locations for expansion.

Students will have more technical training options -- a technical center is planned near State Highway 121 and Custer Road -- and more programming for university transfer students.

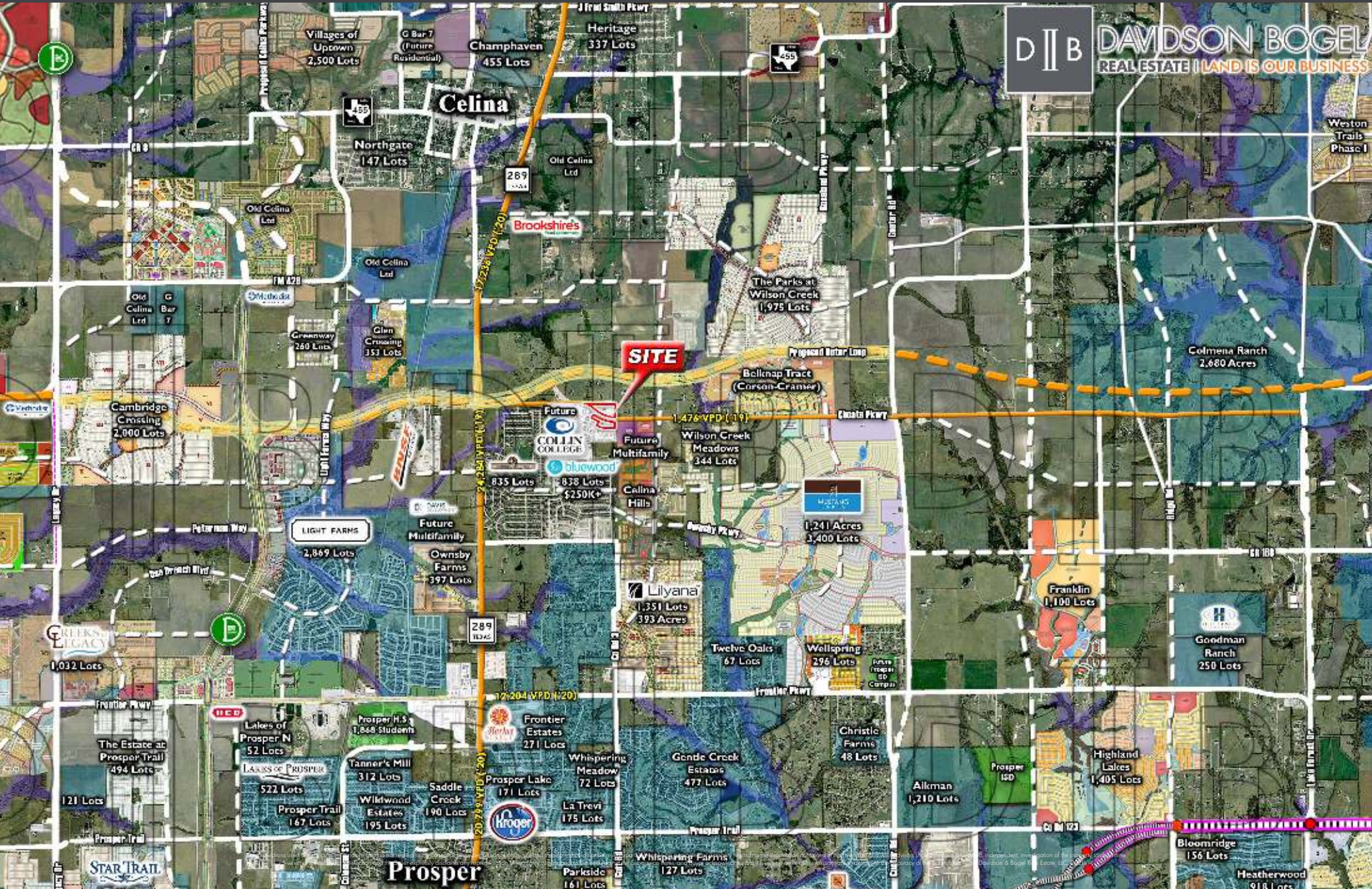
There's also a Public Safety Training Center planned in McKinney to train police and fire first responders.

Voters were told the package could come with a 12 cent per \$100 tax hit. However, because of the rising property values and continued growth in Collin County, college officials say there will be little to no tax impact through at least 2024.

The district plans to implement the bond projects over the next 5-7 years.

KINSHIP & CHOATE PKWY.

WIDE AERIAL



KINSHIP & CHOATE PKWY.

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.

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LICENSED SUPERVISOR OF SALES AGENT/ ASSOCIATE	LICENSE NO.	EMAIL	PHONE
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Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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

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

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

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

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

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

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

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

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

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

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

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
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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



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- 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.

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- 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
Collins Meier	714822	cmeier@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