

NWQ - HWY. 287 & NESUDA RD.

ENNIS, TX | ELLIS COUNTY | ENNIS I.S.D | COMMERCIAL/MUTLI-FAMILY/SINGLE FAMILY LAND FOR SALE

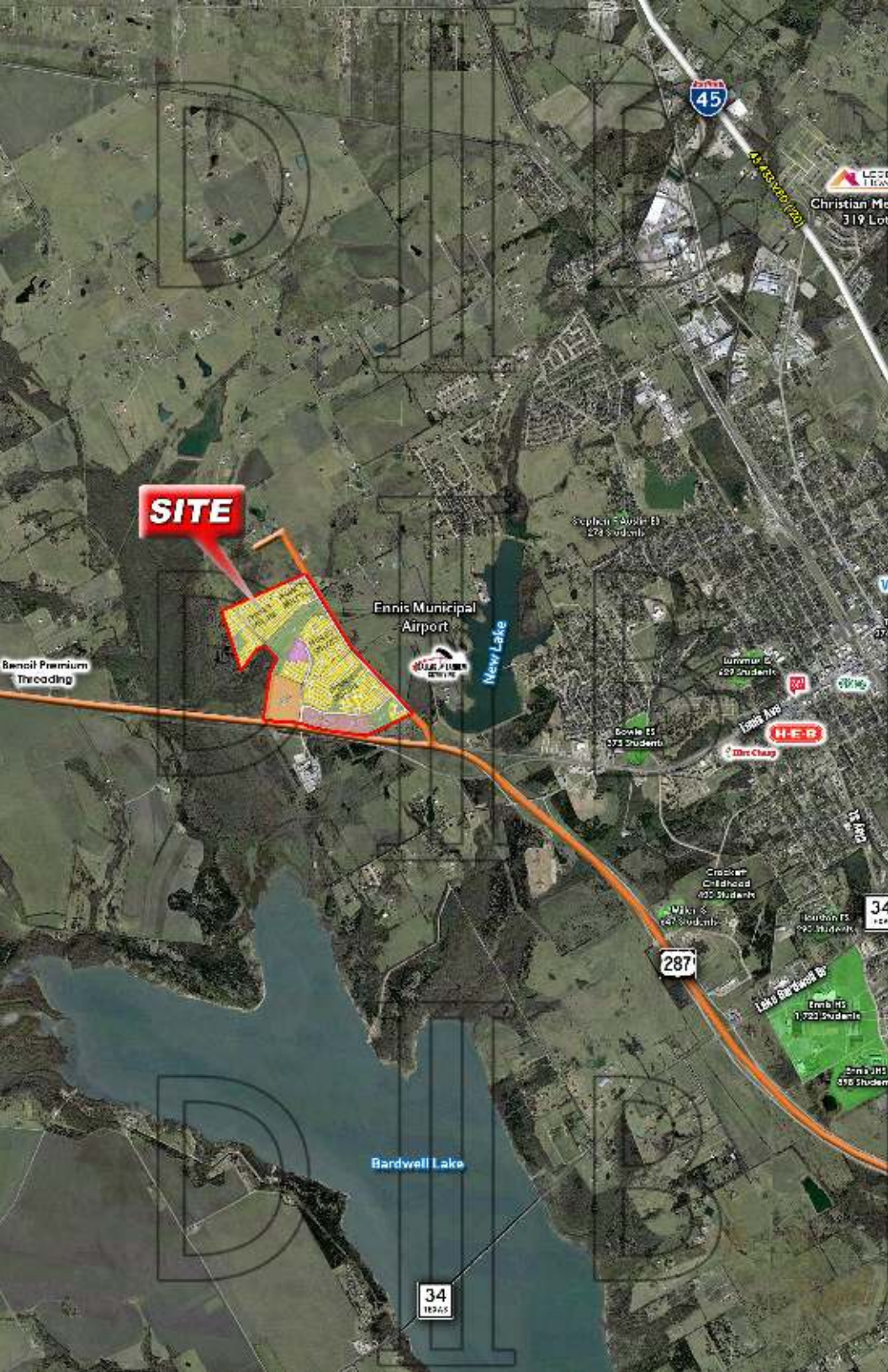
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Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your 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. 2022



PROPERTY INFORMATION



SIZE:
± 246 AC



TRAFFIC COUNTS:
Hwy. 287: 21,957 VPD ('20)



ZONING:
Ennis ETJ

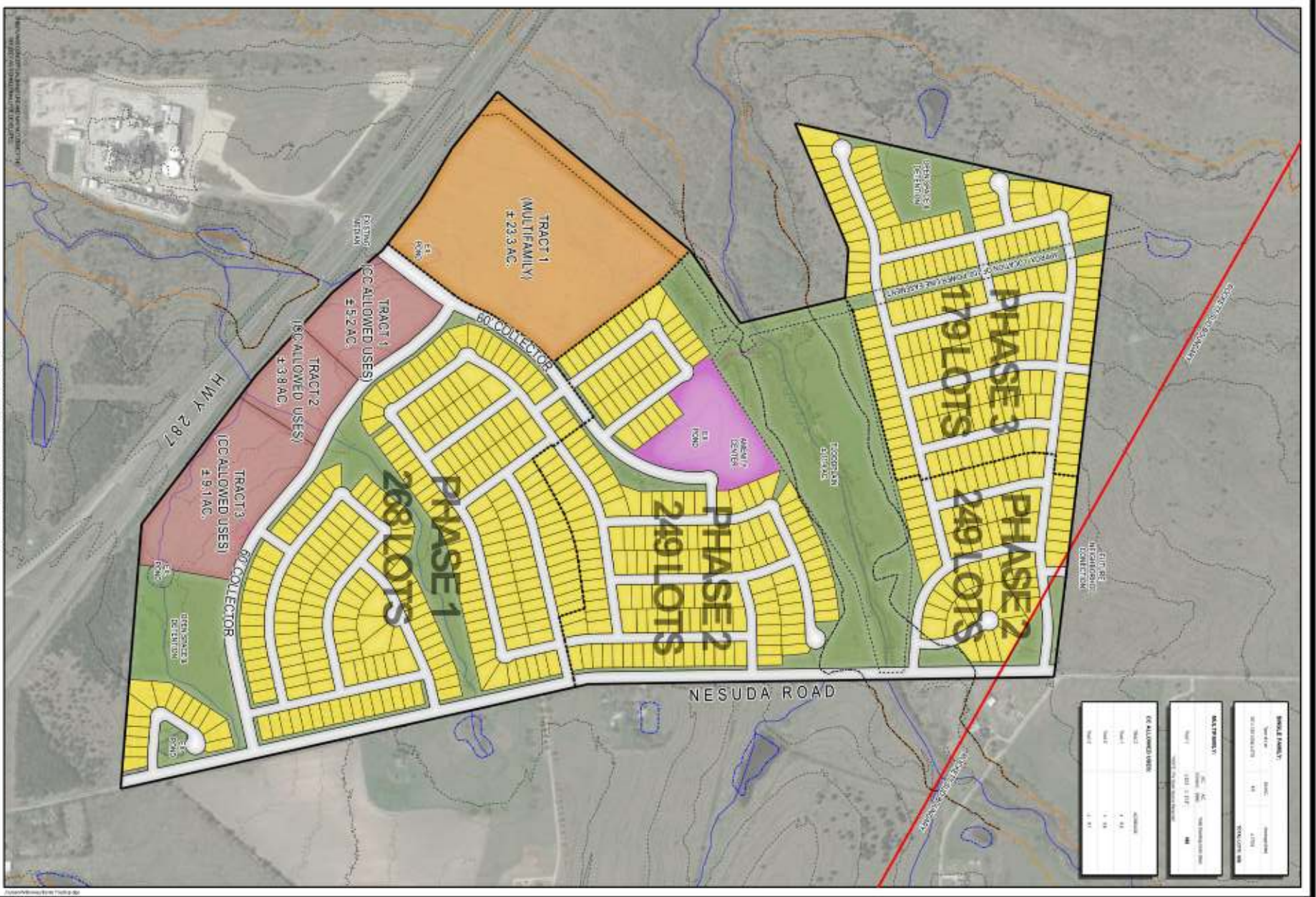


UTILITIES:
Not Currently Available To Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2021 Population	494	16,735	24,255
% Proj Growth 2021-2026	1.4%	1.8%	1.9%
2021 Average HH Income	\$93,039	\$76,886	\$76,552
2021 Median HH Income	\$75,711	\$63,985	\$64,319

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Davidson & Bogel Real Estate, LLC 2022



PHASE 1			
Year	Area	Acres	Approximate
2023	179	1.25	179
2024	249	1.75	249
2025	268	1.91	268

TOTAL PHASES			
Year	Area	Acres	Approximate
2023	179	1.25	179
2024	249	1.75	249
2025	268	1.91	268

TOTAL PROJECT			
Year	Area	Acres	Approximate
2023	179	1.25	179
2024	249	1.75	249
2025	268	1.91	268

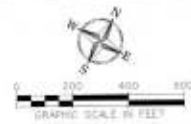
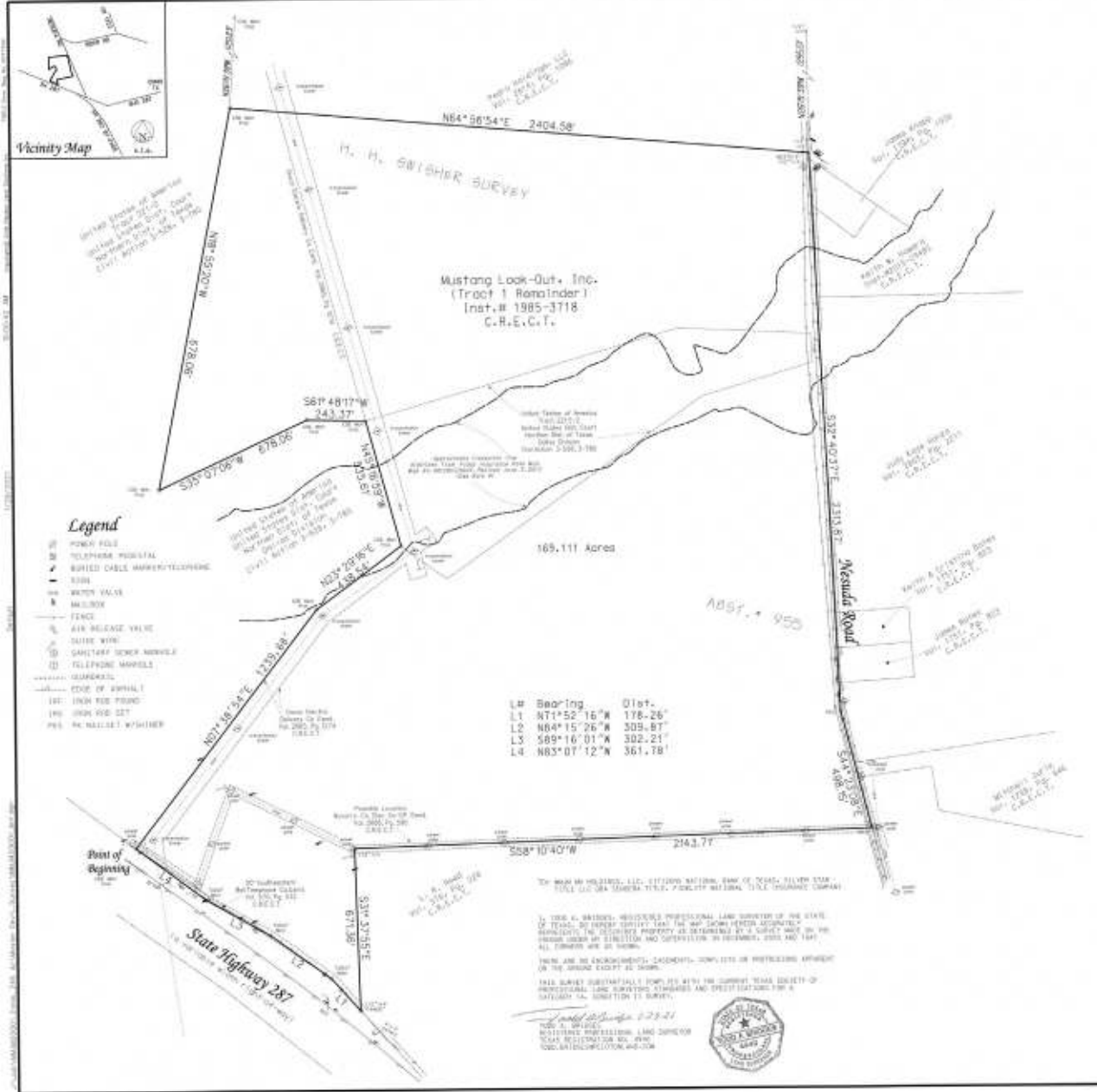


CONCEPT PLAN
ENNIS TRACT

± 246 ACRES | ENNIS ETJ



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- Legend**
- ▣ POND FILL
 - ▣ TELEPHONE POSTS
 - ▣ BURIED CABLE MARKERS/TELEPHONE
 - ▣ ROAD
 - ▣ WATER VALVE
 - ▣ MOUND
 - ▣ FENCE
 - ▣ AIR RELEASE VALVE
 - ▣ SALES WIRE
 - ▣ SANITARY SINK HOLE
 - ▣ FOLDFOLD MANHOLE
 - ▣ QUADRANT
 - ▣ EDGE OF ASPHALT
 - ▣ HIGH FID FOUND
 - ▣ HIGH FID SET
 - ▣ RECALLED W/SHIRTER

- Lot Bearing Dist.**
- L1 N71°52'16"W 178.26'
 - L2 N84°15'26"W 309.87'
 - L3 S89°16'01"W 302.21'
 - L4 N83°07'12"W 361.78'

THE HALL REALTY GROUP, L.L.C., 2111100 NATIONAL BANK OF TEXAS, SILVER STAR TOWER, 10100 HARRIS TRAIL, FORT WORTH, TEXAS 76132 (INSURANCE COMPANY)

JOSE G. WATSON, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, BY INSTRUMENT 1841, HAS SURVEYED HEREIN ACCORDING TO THE SURVEY PROPERTY AS SET FORTH BY SAID INSTRUMENT, AND THE PROCEEDINGS AND RETURNS THEREON, AND CERTIFICATION, AND HAS

ALL INSTRUMENTS AS FOLLOWS:

TITLE SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A SURVEY OF THE NATURE TO SURVEY.

Jose G. Watson 022-21
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 388-004
 10026 WILLOW/PELOTON/442-004



- NOTES:**
1. THIS SURVEY WAS MADE BY MEASUREMENT WITH THE ASSISTANCE OF A COMPUTER FOR TITLE PURPOSES TAKEN BY FIELD MEASUREMENT. THE BOUNDARY COMPANY RECORDS DO REFLECTIVE DATE OF JANUARY 13, 2007 UNDER AFR 200609-1224 AND WAS FILED IN FOR EXAMINATION AND STAMP METERS OF RECORD.
 2. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NAD83, 2011 AZIM.
 3. ALL CORNER SET ARE 5/8 INCH (19.05 MM) WITH PLASTIC CAP STAMPED "PELOTON" UNLESS OTHERWISE NOTED.
 4. THE APPROXIMATE ONE YEAR FLOODPLAIN LINE SHOWN WAS DETERMINED FROM FLOOD INSURANCE RATE MAP NUMBER 48100-0004A, REVISED JUNE 3, 2010, DETERMINED AS "ZONE A". THE FLOOD FLOODPLAIN LOCATION IS SHOWN AS "APPROXIMATE FLOODPLAIN LINE" FOR THE PURPOSES OF THIS MAP.
 5. EXISTING UTILITY LINES AND OTHER RECORDS LITTLE BEING MORE REVEALED BY DESCRIPTION ONLY. THE SURVEYOR MAKES NO REPRESENTATION AS TO THE CURRENT STATUS OR ACCURACY OF ANY SUCH INSTRUMENTS.
 6. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, RECORDS IN FLOOD INS. RATE 2007-2008 RECORDS, ELLIS COUNTY, TEXAS, SUBJECT TO DETERMINE LOCATION. (1/19/10)
 7. EASEMENT GRANTED TO HOUSTON COUNTY ELECTRIC COOPERATIVE, INC., RECORDS IN FLOOD INS. RATE 2007-2008 RECORDS, ELLIS COUNTY, TEXAS, SUBJECT TO DETERMINE LOCATION. (1/19/10)
 8. EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY, RECORDS IN FLOOD INS. RATE 2007-2008 RECORDS, ELLIS COUNTY, TEXAS, SUBJECT TO DETERMINE LOCATION. (1/19/10)
 9. EASEMENT GRANTED TO INTERNATIONAL BELL TELEPHONE COMPANY, RECORDS IN FLOOD INS. RATE 2007-2008 RECORDS, ELLIS COUNTY, TEXAS, SUBJECT TO DETERMINE LOCATION. (1/19/10)
 10. EASEMENT GRANTED TO SOUTHERN BELL TELEPHONE COMPANY, RECORDS IN FLOOD INS. RATE 2007-2008 RECORDS, ELLIS COUNTY, TEXAS, SUBJECT TO DETERMINE LOCATION. (1/19/10)
 11. EASEMENT GRANTED TO HOUSTON COUNTY ELECTRIC COOPERATIVE, INC., RECORDS IN FLOOD INS. RATE 2007-2008 RECORDS, ELLIS COUNTY, TEXAS, SUBJECT TO DETERMINE LOCATION. (1/19/10)
 12. EASEMENT GRANTED TO HOUSTON COUNTY ELECTRIC COOPERATIVE, INC., RECORDS IN FLOOD INS. RATE 2007-2008 RECORDS, ELLIS COUNTY, TEXAS, SUBJECT TO DETERMINE LOCATION. (1/19/10)
 13. EASEMENT GRANTED TO HOUSTON COUNTY ELECTRIC COOPERATIVE, INC., RECORDS IN FLOOD INS. RATE 2007-2008 RECORDS, ELLIS COUNTY, TEXAS, SUBJECT TO DETERMINE LOCATION. (1/19/10)
 14. EASEMENT GRANTED TO HOUSTON COUNTY ELECTRIC COOPERATIVE, INC., RECORDS IN FLOOD INS. RATE 2007-2008 RECORDS, ELLIS COUNTY, TEXAS, SUBJECT TO DETERMINE LOCATION. (1/19/10)
 15. EASEMENT GRANTED TO HOUSTON COUNTY ELECTRIC COOPERATIVE, INC., RECORDS IN FLOOD INS. RATE 2007-2008 RECORDS, ELLIS COUNTY, TEXAS, SUBJECT TO DETERMINE LOCATION. (1/19/10)
 16. EASEMENT GRANTED TO HOUSTON COUNTY ELECTRIC COOPERATIVE, INC., RECORDS IN FLOOD INS. RATE 2007-2008 RECORDS, ELLIS COUNTY, TEXAS, SUBJECT TO DETERMINE LOCATION. (1/19/10)
 17. EASEMENT GRANTED TO HOUSTON COUNTY ELECTRIC COOPERATIVE, INC., RECORDS IN FLOOD INS. RATE 2007-2008 RECORDS, ELLIS COUNTY, TEXAS, SUBJECT TO DETERMINE LOCATION. (1/19/10)
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 19. EASEMENT GRANTED TO HOUSTON COUNTY ELECTRIC COOPERATIVE, INC., RECORDS IN FLOOD INS. RATE 2007-2008 RECORDS, ELLIS COUNTY, TEXAS, SUBJECT TO DETERMINE LOCATION. (1/19/10)
 20. EASEMENT GRANTED TO HOUSTON COUNTY ELECTRIC COOPERATIVE, INC., RECORDS IN FLOOD INS. RATE 2007-2008 RECORDS, ELLIS COUNTY, TEXAS, SUBJECT TO DETERMINE LOCATION. (1/19/10)

DESCRIPTION:

BEING THAT CERTAIN TRACT OF LAND, SITUATED IN THE H. H. SWISHER SURVEY, ABSTRACT NUMBER 955, ELLIS COUNTY, TEXAS, AND BEING THE REMAINDER OF SAID TRACT OF LAND DESCRIBED BY DEED TO HOUSING COMPANY, L.L.C., AS RECORDED IN INSTRUMENT NUMBER 1841-2109 OF COUNTY RECORDS, ELLIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY MATTER AND BEING AS FOLLOWS:

BEINGING A TRACT OF LAND, SITUATED IN THE H. H. SWISHER SURVEY, ABSTRACT NUMBER 955, ELLIS COUNTY, TEXAS, AND BEING THE REMAINDER OF SAID TRACT OF LAND DESCRIBED BY DEED TO HOUSING COMPANY, L.L.C., AS RECORDED IN INSTRUMENT NUMBER 1841-2109 OF COUNTY RECORDS, ELLIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY MATTER AND BEING AS FOLLOWS:

THAT WITH THE EAST LINE OF SAID TRACT 955 THE FOLLOWING BEARING AND DISTANCES:

- 1. 617'10" N 12° 06' 00" E, TO A CORNER OF ENGINEERS CONCRETE MONUMENT, FOUND
- 2. 200'10" S 87° 04' 00" E, TO A CORNER OF ENGINEERS CONCRETE MONUMENT, FOUND
- 3. 407'10" S 12° 06' 00" E, TO A CORNER OF ENGINEERS CONCRETE MONUMENT, FOUND
- 4. 617'10" N 12° 06' 00" E, TO A CORNER OF ENGINEERS CONCRETE MONUMENT, FOUND
- 5. 200'10" S 87° 04' 00" E, TO A CORNER OF ENGINEERS CONCRETE MONUMENT, FOUND
- 6. 407'10" S 12° 06' 00" E, TO A CORNER OF ENGINEERS CONCRETE MONUMENT, FOUND
- 7. 617'10" N 12° 06' 00" E, TO A CORNER OF ENGINEERS CONCRETE MONUMENT, FOUND
- 8. 200'10" S 87° 04' 00" E, TO A CORNER OF ENGINEERS CONCRETE MONUMENT, FOUND
- 9. 407'10" S 12° 06' 00" E, TO A CORNER OF ENGINEERS CONCRETE MONUMENT, FOUND
- 10. 617'10" N 12° 06' 00" E, TO A CORNER OF ENGINEERS CONCRETE MONUMENT, FOUND
- 11. 200'10" S 87° 04' 00" E, TO A CORNER OF ENGINEERS CONCRETE MONUMENT, FOUND
- 12. 407'10" S 12° 06' 00" E, TO A CORNER OF ENGINEERS CONCRETE MONUMENT, FOUND
- 13. 617'10" N 12° 06' 00" E, TO A CORNER OF ENGINEERS CONCRETE MONUMENT, FOUND
- 14. 200'10" S 87° 04' 00" E, TO A CORNER OF ENGINEERS CONCRETE MONUMENT, FOUND
- 15. 407'10" S 12° 06' 00" E, TO A CORNER OF ENGINEERS CONCRETE MONUMENT, FOUND
- 16. 617'10" N 12° 06' 00" E, TO A CORNER OF ENGINEERS CONCRETE MONUMENT, FOUND
- 17. 200'10" S 87° 04' 00" E, TO A CORNER OF ENGINEERS CONCRETE MONUMENT, FOUND
- 18. 407'10" S 12° 06' 00" E, TO A CORNER OF ENGINEERS CONCRETE MONUMENT, FOUND
- 19. 617'10" N 12° 06' 00" E, TO A CORNER OF ENGINEERS CONCRETE MONUMENT, FOUND
- 20. 200'10" S 87° 04' 00" E, TO A CORNER OF ENGINEERS CONCRETE MONUMENT, FOUND

THAT A 617'10" N 12° 06' 00" E, WITH THE EAST LINE OF SAID TRACT 955 BEARING TRACT TO A 1/2 INCH (12.70 MM) WIDE PLATE OF THE SURVEYOR'S CORNER OF SAID TRACT OF LAND DESCRIBED BY DEED TO HOUSING COMPANY, L.L.C., AS RECORDED IN INSTRUMENT NUMBER 1841-2109 OF COUNTY RECORDS, ELLIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY MATTER AND BEING AS FOLLOWS:

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A BOUNDARY SURVEY OF
169.111 Acres
 OF LAND SITUATED IN THE H. H. SWISHER SURVEY
 ABSTRACT NUMBER 955 ELLIS COUNTY, TEXAS

BOUNDARY SURVEY OF
169.111 Acres
 OF LAND SITUATED IN THE H. H. SWISHER SURVEY
 ABSTRACT NUMBER 955 ELLIS COUNTY, TEXAS

PELOTON LAND SOLUTIONS
 10000 WILLOW/PELOTON/442-004
 FORT WORTH, TEXAS 76132
 TEL: 817-233-7777 FAX: 817-233-7777

DATE:	02/22/21
DRAWN BY:	JOSE G. WATSON
CHECKED BY:	JOSE G. WATSON
DATE:	02/22/21

OF SHEETS

PUBLIC COMPANY FRESHPET SETS DATE TO BREAK GROUND ON 600K-SF PLANT IN ENNIS

DALLAS BUSINESS JOURNAL

**DALLAS
BUSINESS JOURNAL**

Pet food maker Freshpet Inc. is eyeing a fall groundbreaking date for its first manufacturing facility in Texas, according to its general contractor The Boldt Group.

The Secaucus, New Jersey-based company plans to build a 600,000-square-foot facility in Ennis on about 74 acres along Sterilite Drive.

The project, dubbed Freshpet Kitchens 3.0, will be built in two phases. The first phase will deliver a 400,000-square-foot manufacturing facility, which is expected to open by fall 2022. The next phase, measuring 200,000 square feet, will deliver by 2025.

The facility is expected to create 427 jobs, according to an announcement earlier this year from Texas Gov. Greg Abbott. The state has given Freshpet (Nasdaq: FRPT) a Texas Enterprise Fund grant of \$2.1 million for the project.

“The Lone Star State continues to attract companies like Freshpet for a reason — our economic model maximizes opportunity and minimizes stifling regulations, allowing businesses and our workforce to thrive,” said Gov. Abbott in February. “With companies like Freshpet choosing to invest in our great state, we will continue to secure a future of prosperity and opportunity for every Texan.”

The new facility represents a \$300 million investment by Freshpet. The company makes fresh, refrigerated food and treats for dogs and cats using natural ingredients and is distributed throughout North America. Freshpet already operates a 100,000-square-foot facility in Bethlehem, Penn., and recently added an additional 140,000 square feet there.

“Our third Freshpet Kitchen is in the perfect location to help us drive new innovation while making our food in a way that’s best for pets, people and the planet,” said Freshpet CEO Billy Cyr in February. “We wanted the home of our next kitchen to be a place that we would be proud to send our employees to live and work and Ennis blew us away with the compelling vision of their leadership, the ongoing investments they have made to their infrastructure, and the availability of top-notch talent to support our growth.”

The company’s Ennis project has been designed by Kansas City, Missouri-based CRB and will be built by The Boldt Group.

NEW ENNIS WAREHOUSE CAN HOUSE MORE THAN 100,000 HOMES WORTH OF ROOFING MATERIALS

DALLAS BUSINESS JOURNAL

**DALLAS
BUSINESS JOURNAL**

GAF Materials Corp. has opened a new 250,000-square-foot warehouse in Ennis with capacity to store roofing materials and finishing shingles for more than 100,000 homes.

The massive roofing manufacturer kicked off a multi-year expansion in Ennis in 2018 with plans to build the new warehouse, located at 3805 Old Dallas Highway, and acquire the property adjacent to the future warehouse.

The new facility is expected to streamline GAF's supply chain, becoming more efficient and sustainable by reducing the total miles traveled to customers, according to David Tuttle, General Manager of GAF-Ennis.

This new warehouse is GAF's largest and most advanced warehouse, according to Tuttle. It will produce both asphalt shingles and glass mate, a material used in the manufacturing of shingles.

With 250,000 square feet of warehouse and a 500,000-square-foot concrete storage pad, GAF-Ennis has more than 13 football fields of combined space.

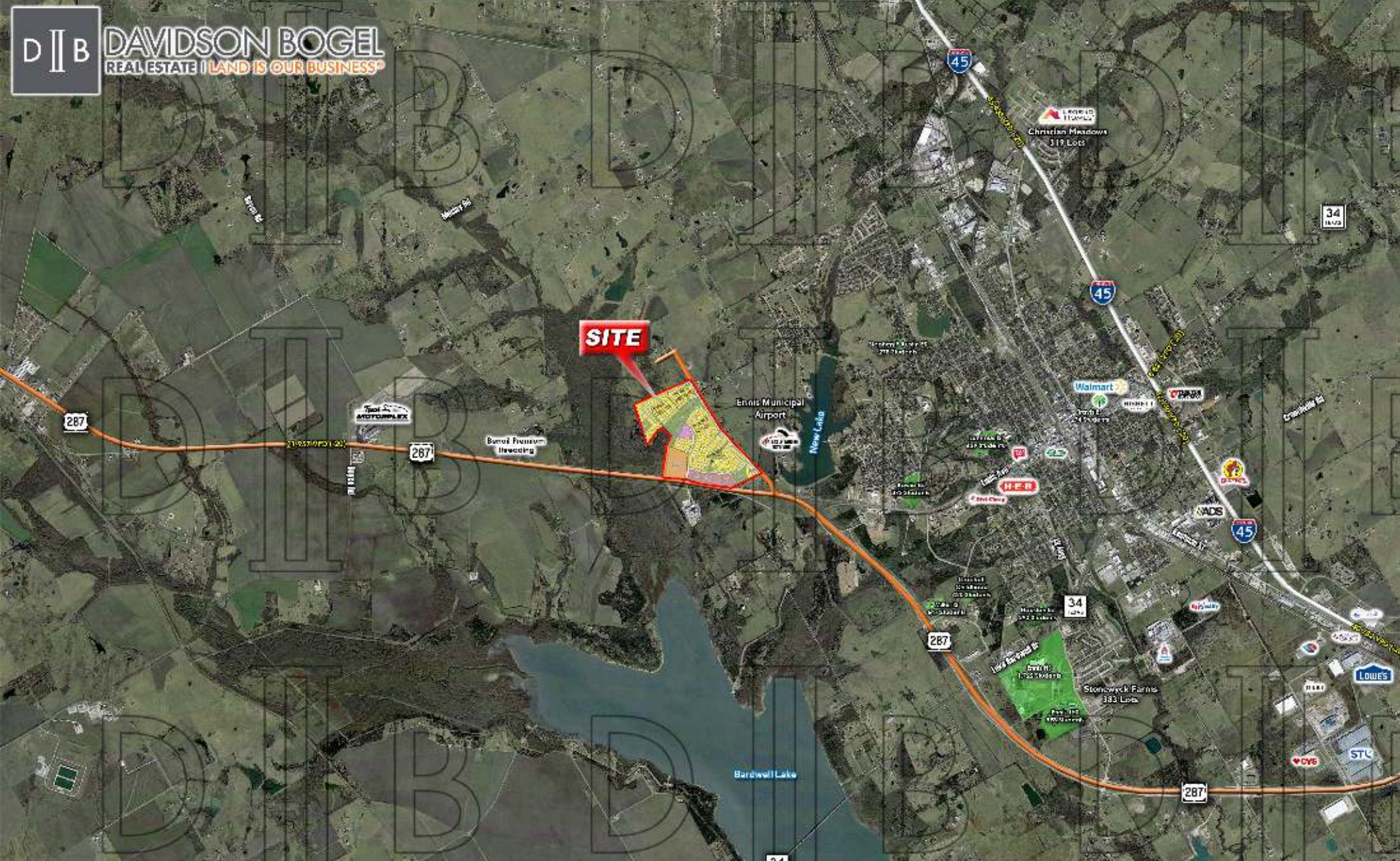
GAF-Ennis has approximately 265 employees, totaling around six percent of jobs in Ennis, and 3,200 workers overall.

GAF, a subsidiary of Building Materials Corp. of America, has operated for over 130 years and now has 3,200 employees working to roof and waterproof homes across the U.S.

"As a longstanding member of the Ennis community, we're proud to invest and grow our business here," said Tuttle.

HWY. 287 & NESUDA RD.

WIDE AERIAL



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HWY. 287 & NESUDA RD.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
COLLINS MEIER	714822	CMEIER@DB2RE.COM	214-526-3626
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
DAVID DAVIDSON, JR.	593731	DDAVIDSON@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	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.

TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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

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

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

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

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

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

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

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

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

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

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

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



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.

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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