

SEC - HWY. 287 & PALMETTO RD.

WAXAHACHIE, TX | ELLIS COUNTY | WAXAHACHIE I.S.D | 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:
± 69.1035 AC



TRAFFIC COUNTS:
F.M. 878: 2,948 VPD ('20)



ZONING:
PD - MF - 1
PD - GR



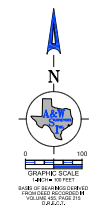
UTILITIES:
To the Site

DEMOGRAPHICS

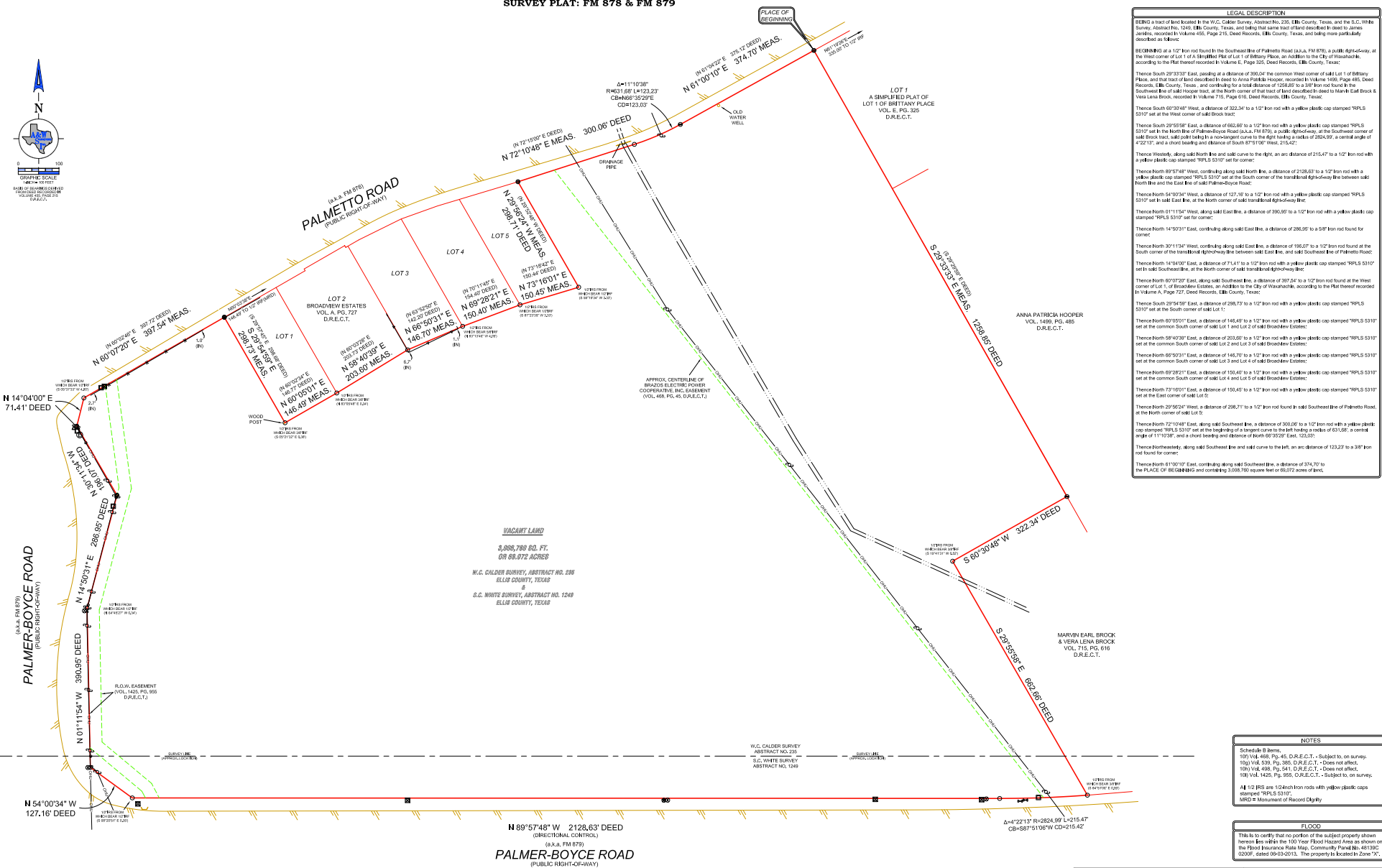
	1 Mile	2 Miles	3 Miles
2021 Population	2,313	14,796	29,698
% Proj Growth 2021-2026	3.3%	2.3%	2.0%
2021 Average HH Income	\$99,721	\$90,151	\$88,534
2021 Median HH Income	\$76,430	\$71,771	\$71,534

Oliver E. Cliff ES
514 Students

SURVEY PLAT: FM 878 & FM 879



GRAPHIC SCALE
0 100
FEET
SCALE OF SURVEYING INSTRUMENTS
AS SHOWN ON THIS PLAT
DATE OF SURVEY: 08/22/2013



VACANT LAND
3,886,789 SQ. FT.
OR 88.972 ACRES
W.C. CALDER SURVEY, ABSTRACT NO. 258
ELLIS COUNTY, TEXAS
S.C. WHITE SURVEY, ABSTRACT NO. 1249
ELLIS COUNTY, TEXAS

W.C. CALDER SURVEY
ABSTRACT NO. 258
S.C. WHITE SURVEY
ABSTRACT NO. 1249

N 89°57'48" W 2128.63' DEED
(A.K.A. FM 878)
PALMER-BOYCE ROAD
(PUBLIC RIGHT-OF-WAY)

LEGAL DESCRIPTION

SEBID's block of land located by the W.C. Calder Survey, Abstract No. 258, Ellis County, Texas, and the S.C. White Survey, Abstract No. 1249, Ellis County, Texas, and being that same tract of land described in deed to James Sebid, recorded in Volume 485, Page 215, Deed Records, Ellis County, Texas, and being more particularly described as follows:
BEGINNING at a 1/2" iron rod found in the Southeast corner of Palmetto Road (A.K.A. FM 878), a public Right-of-Way, at the West corner of Lot 1 of a Simplified Plat of Lot 1 of Brittainy Place, as shown to the City of Houston, according to the Plat thereof recorded in Volume E, Page 325, Deed Records, Ellis County, Texas;
Thence South 29°37'33" East, passing at a distance of 390.24' the common West corner of said Lot 1 of Brittainy Place, and thence East therefrom in a straight line to a total distance of 258.20' to a 3/8" iron rod found in the Southeast corner of said Block, and the North corner of that said Block described in deed to Marwin Earl Brock & Vera Lena Brock, recorded in Volume 715, Page 616, Deed Records, Ellis County, Texas;
Thence South 60°37'48" West, a distance of 322.34' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the West corner of said Block tract;
Thence South 29°55'58" East, a distance of 662.60' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the North corner of said Block tract;
Thence West, along said North line and said curve to the right, an arc distance of 215.47' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;
Thence North 29°57'42" West, continuing along said North line, a distance of 218.23' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the South corner of the triangular Right-of-Way line between said North line and the East line of said Palmetto Road;
Thence North 54°02'34" West, a distance of 127.10' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the East line, at the North corner of said Palmetto Road Right-of-Way line;
Thence North 51°11'54" West, along said East line, a distance of 390.30' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;
Thence North 14°59'31" East, continuing along said East line, a distance of 285.95' to a 5/8" iron rod found for corner;
Thence North 30°11'34" West, continuing along said East line, a distance of 195.27' to a 1/2" iron rod found at the South corner of the triangular Right-of-Way line between said East line, and said Southeast line of Palmetto Road;
Thence North 14°58'07" East, a distance of 71.41' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at said Southeast line, at the North corner of said triangular Right-of-Way line;
Thence North 60°72'27" East, along said Southeast line, a distance of 397.24' to a 1/2" iron rod found at the West corner of Lot 1 of Brookview Estates, as shown to the City of Houston, according to the Plat thereof recorded in Volume A, Page 727, Deed Records, Ellis County, Texas;
Thence South 29°54'58" East, a distance of 288.73' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the South corner of said Lot 1;
Thence North 60°51'01" East, a distance of 146.49' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the common South corner of said Lot 1 and Lot 2 of said Brookview Estates;
Thence North 50°40'58" East, a distance of 203.07' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the common South corner of said Lot 2 and Lot 3 of said Brookview Estates;
Thence North 60°53'31" East, a distance of 146.70' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the common South corner of said Lot 3 and Lot 4 of said Brookview Estates;
Thence North 60°28'21" East, a distance of 150.47' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the common South corner of said Lot 4 and Lot 5 of said Brookview Estates;
Thence North 72°16'01" East, a distance of 150.47' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the East corner of said Lot 5;
Thence North 29°52'34" West, a distance of 298.71' to a 1/2" iron rod with a 3/8" iron rod in the Southeast line of Palmetto Road, at the North corner of said Lot 5;
Thence North 72°10'48" East, along said Southeast line, a distance of 300.06' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the beginning of a tangent curve to the left having a radius of 631.06', a central angle of 11°02'36", and a chord bearing and distance of North 60°32'37" East, 123.03';
Thence Southwesterly, along said Southeast line and said curve to the left, an arc distance of 123.23' to a 3/8" iron rod found for corner;
Thence North 81°00'10" East, continuing along said Southeast line, a distance of 374.70' to the PLACE OF BEGINNING and containing 3,028,790 square feet or 69,072 acres of land.

NOTES
Schedule B Items:
100' V.I. 428, Pg. 45, D.R.E.C.T. - Subject to, on survey 100' V.I. 439, Pg. 385, D.R.E.C.T. - Does not affect.
100' V.I. 408, Pg. 541, D.R.E.C.T. - Does not affect.
100' V.I. 1425, Pg. 955, D.R.E.C.T. - Subject to, on survey.
All 1/2" IRs are 1/24 inch iron rods with yellow plastic caps stamped "RPLS 5310".
MDS = Measurement of Record Digitally.

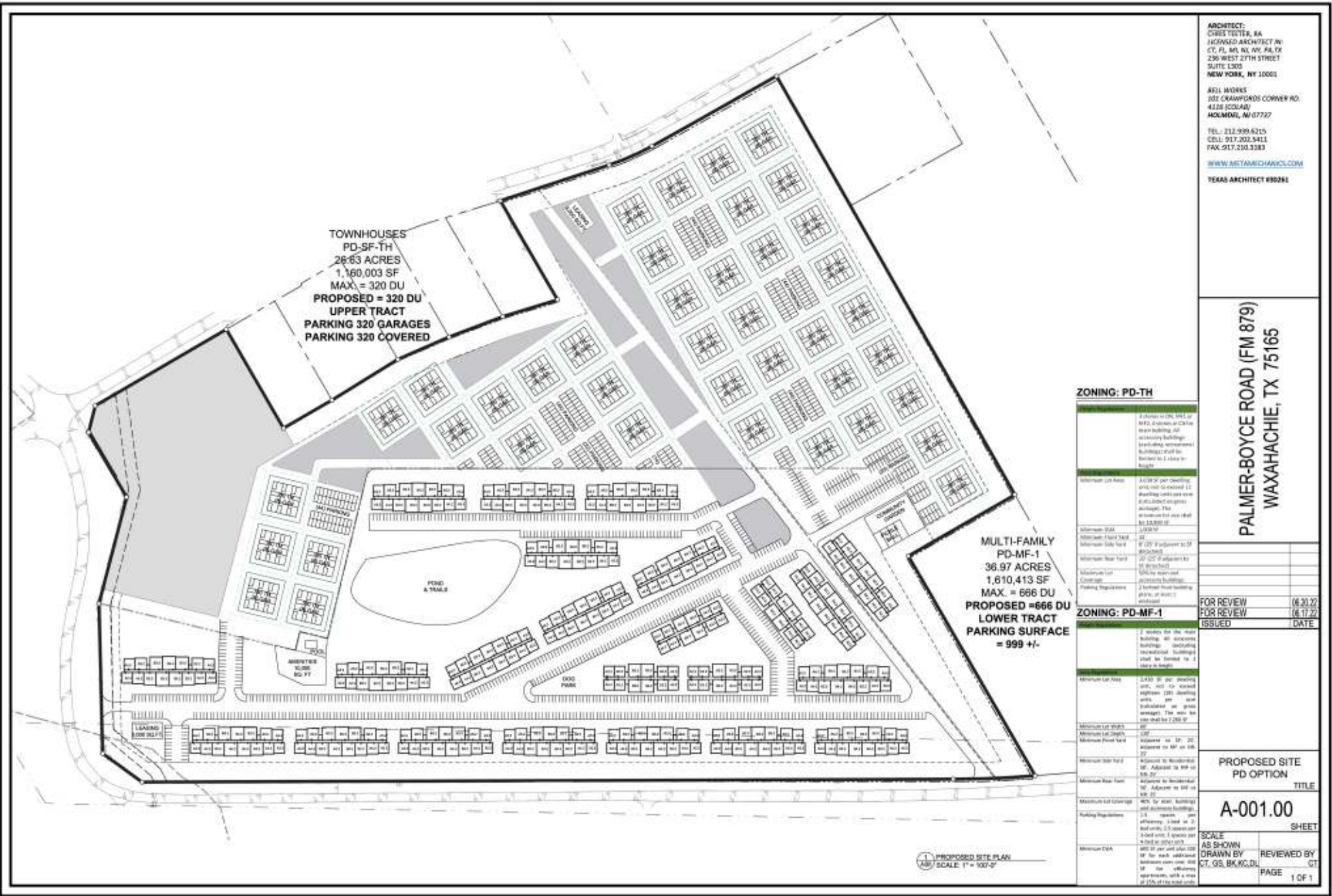
FLOOD
This is to certify that no portion of the subdivided property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Flood No. 48139C-0200F, dated 09-03-2013. The property is located in Zone "X".

LEGEND

1. BOUNDARY	2. EASEMENT	3. RIGHT-OF-WAY	4. SURVEY	5. ADJACENT SURVEY	6. ADJACENT SURVEY	7. ADJACENT SURVEY	8. ADJACENT SURVEY	9. ADJACENT SURVEY	10. ADJACENT SURVEY	11. ADJACENT SURVEY	12. ADJACENT SURVEY	13. ADJACENT SURVEY	14. ADJACENT SURVEY	15. ADJACENT SURVEY	16. ADJACENT SURVEY	17. ADJACENT SURVEY	18. ADJACENT SURVEY	19. ADJACENT SURVEY	20. ADJACENT SURVEY	21. ADJACENT SURVEY	22. ADJACENT SURVEY	23. ADJACENT SURVEY	24. ADJACENT SURVEY	25. ADJACENT SURVEY	26. ADJACENT SURVEY	27. ADJACENT SURVEY	28. ADJACENT SURVEY	29. ADJACENT SURVEY	30. ADJACENT SURVEY	31. ADJACENT SURVEY	32. ADJACENT SURVEY	33. ADJACENT SURVEY	34. ADJACENT SURVEY	35. ADJACENT SURVEY	36. ADJACENT SURVEY	37. ADJACENT SURVEY	38. ADJACENT SURVEY	39. ADJACENT SURVEY	40. ADJACENT SURVEY	41. ADJACENT SURVEY	42. ADJACENT SURVEY	43. ADJACENT SURVEY	44. ADJACENT SURVEY	45. ADJACENT SURVEY	46. ADJACENT SURVEY	47. ADJACENT SURVEY	48. ADJACENT SURVEY	49. ADJACENT SURVEY	50. ADJACENT SURVEY	51. ADJACENT SURVEY	52. ADJACENT SURVEY	53. ADJACENT SURVEY	54. ADJACENT SURVEY	55. ADJACENT SURVEY	56. ADJACENT SURVEY	57. ADJACENT SURVEY	58. ADJACENT SURVEY	59. ADJACENT SURVEY	60. ADJACENT SURVEY	61. ADJACENT SURVEY	62. ADJACENT SURVEY	63. ADJACENT SURVEY	64. ADJACENT SURVEY	65. ADJACENT SURVEY	66. ADJACENT SURVEY	67. ADJACENT SURVEY	68. ADJACENT SURVEY	69. ADJACENT SURVEY	70. ADJACENT SURVEY	71. ADJACENT SURVEY	72. ADJACENT SURVEY	73. ADJACENT SURVEY	74. ADJACENT SURVEY	75. ADJACENT SURVEY	76. ADJACENT SURVEY	77. ADJACENT SURVEY	78. ADJACENT SURVEY	79. ADJACENT SURVEY	80. ADJACENT SURVEY	81. ADJACENT SURVEY	82. ADJACENT SURVEY	83. ADJACENT SURVEY	84. ADJACENT SURVEY	85. ADJACENT SURVEY	86. ADJACENT SURVEY	87. ADJACENT SURVEY	88. ADJACENT SURVEY	89. ADJACENT SURVEY	90. ADJACENT SURVEY	91. ADJACENT SURVEY	92. ADJACENT SURVEY	93. ADJACENT SURVEY	94. ADJACENT SURVEY	95. ADJACENT SURVEY	96. ADJACENT SURVEY	97. ADJACENT SURVEY	98. ADJACENT SURVEY	99. ADJACENT SURVEY	100. ADJACENT SURVEY
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Davidson Bogel, Inc. Professional Land Surveyors
A&W SURVEYORS, INC.
Professional Land Surveyors
1000 W. 42nd St., Suite 100, Houston, TX 77025
PHONE: 281-481-4444 FAX: 281-481-4444
WWW.AANDWSURVEYORS.COM

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TOWNHOUSES
PD-SF-TH
26.63 ACRES
1,160,003 SF
MAX. = 320 DU
UPPER TRACT
PARKING 320 GARAGES
PARKING 320 COVERED

MULTI-FAMILY
PD-MF-1
36.97 ACRES
1,610,413 SF
MAX. = 666 DU
PROPOSED = 666 DU
LOWER TRACT
PARKING SURFACE
= 999 +/-

ARCHITECT:
CHRIS TESTER, RA
1005650 ARCHITECT INC
CT, FL, MI, NY, NC, NY, PA, TX
236 WEST 27TH STREET
SUITE 1300
NEW YORK, NY 10001

RELI: MOORE
307 CRAWFORDS CORNER RD.
4338 SCOTLAND
MOUNTAIN VIEW, TX 77072

TEL: 214.229.6215
CELL: 917.233.5411
FAX: 917.233.3383

WWW.NETAMECHANICS.COM

TEXAS ARCHITECT #80281

PALMER-BOYCE ROAD (FM 879)
WAXAHACHIE, TX 75165

ZONING: PD-TH

	2 stories or less, SFR, or 2 stories or less, SFR or MF, 2 stories or less, town building. All accessory buildings (excluding recreational buildings) shall be limited to 1 story in height.
Minimum Lot Area	3,500 sq. per dwelling unit, not to exceed 1.5 dwelling units per acre or 3.5 dwelling units per acre, whichever is less.
Minimum Setback	5,000 sq.
Minimum Front Yard	5,000 sq.
Minimum Side Yard	5,000 sq.
Minimum Rear Yard	5,000 sq.
Minimum Lot Coverage	40% for town buildings and accessory buildings.
Parking Regulations	1 Covered town building, 2.5 parking spaces per unit.

ZONING: PD-MF-1

	2 stories or less, town building, all accessory buildings (excluding recreational buildings) shall be limited to 1 story in height.
Minimum Lot Area	2,500 sq. per dwelling unit, not to exceed 1.5 dwelling units per acre or 2.5 dwelling units per acre, whichever is less.
Minimum Setback	5,000 sq.
Minimum Front Yard	5,000 sq.
Minimum Side Yard	5,000 sq.
Minimum Rear Yard	5,000 sq.
Minimum Lot Coverage	40% for town buildings and accessory buildings.
Parking Regulations	1 Covered town building, 2.5 parking spaces per unit.
Minimum DPA	50% for each additional bedroom unit over 100 sq. ft. for efficiency apartment units, with a max of 15% of the total units.

FOR REVIEW	(6.20.22)
FOR REVIEW	(6.17.22)
ISSUED	DATE

PROPOSED SITE PD OPTION
 TITLE
A-001.00
 SHEET

SCALE	AS SHOWN	REVIEWED BY	GT
DRAWN BY	CT, GS, BK, KC, DL	PAGE	1 OF 1

PROPOSED SITE PLAN
 SCALE: 1" = 100'-0"

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287

F.M. 878

PALMER BOYCE RD.

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F.M. 878

PALMER BOYCE RD.

287



287

F.M. 878

PALMER BOYCE RD.

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Historic Downtown Waxahachie

SEC - Hwy. 287 & Palmetto Rd.

This 69.1035 AC is the last entitled Multifamily and Townhome property in the Waxahachie. It is set right off of HW 287, 2.64 miles from all grocers and retail at HW 77, offering Chick-Fil-A, Academy, Atwoods, Home Depot, HEB, Walmart, and many more. Being 4 miles from I-35, the time from there to Downtown Dallas is 35 minutes. As of now, 3,500 lots are approved and prepared to be developed in the city limits of Waxahachie. 30% of the current residents were not here two years ago, speaking to the city's growth.

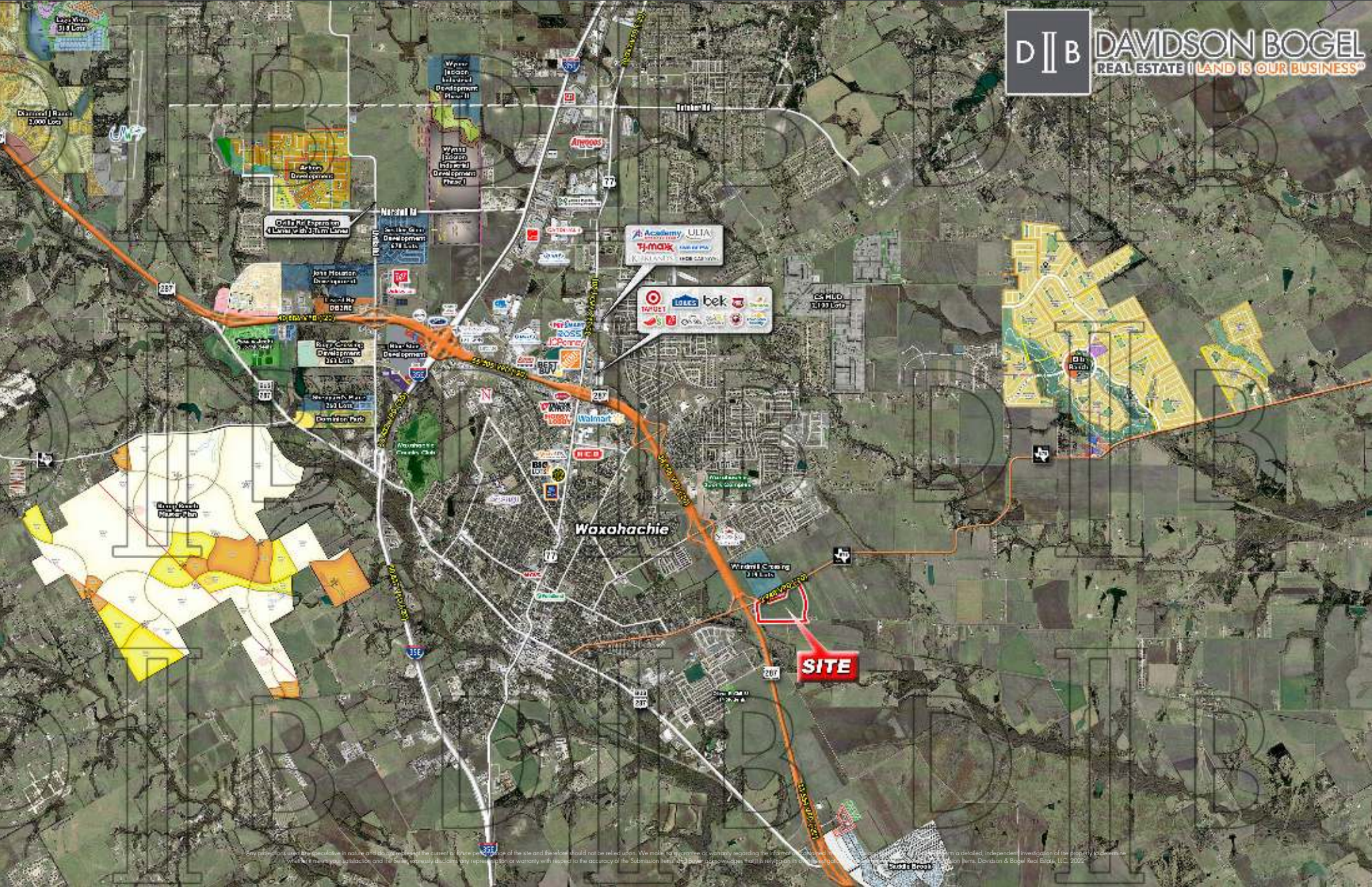
Waxahachie is growing rapidly, and having the opportunity to develop the last entitled Multifamily and Townhome property, leads to a great opportunity and vision for the site. With downtown Waxahachie 1.7 AC down the street, there are a handful of options and experiences to choose from, such as Prime 115 Steak and Seafood, Twisted Double M, and Cork & Keg.

The current improvement of Downtown Waxahachie is led by the developer who had the vision and experience behind the redesign of what Bishop Arts in Dallas is today.

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HWY. 287 & PALMETTO RD.

WIDE AERIAL



D B DAVIDSON BOGEL
REAL ESTATE | LAND IS OUR BUSINESS

Waxohachie

SITE

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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

#1

Best States For Growth
- U.S. News

#2

The Best Places For
Business And Careers
- Forbes

#1

Cities for Absolute
Job Growth – Bureau
of Labor Statistics

#1

Real Estate Market for
(Urban Land Institute)

HWY. 287 & PALMETTO 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.

DB URBAN, LLC	9009183	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
SCOTT LAKE	618506	SLAKE@DB2RE.COM	214-526-3626
LICENSED SUPERVISOR OF SALES AGENT/ ASSOCIATE	LICENSE NO.	EMAIL	PHONE
JAKE MILNER	647114	JMILNER@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.

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
Scott Lake	618506	slake@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jake Milner	647114	jmilner@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.

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Designated Broker of Firm	License No.	Email	Phone
Christopher Khoury	741101	ckhoury@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

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