

# SEC - LEGACY DR. & PRAIRIE DR.

PROSPER, TX | DENTON COUNTY | PROSPER I.S.D | COMMERCIAL LAND FOR SALE

**BRAD CHILCOAT**  
 BChilcoat@db2re.com  
 214.526.3626 x 138

**COLLINS MEIER**  
 CMeier@db2re.com  
 214.526.3626 x 114

**RYAN TURNER**  
 RTurner@db2re.com  
 214.526.3626 x 105

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC, 2023



# PROPERTY INFORMATION



SIZE:  
± 2.80 AC



TRAFFIC COUNTS:  
U.S. 380: 51,319 VPD



ZONING:  
PD - 65  
Neighborhood Commercial &  
Retail Uses

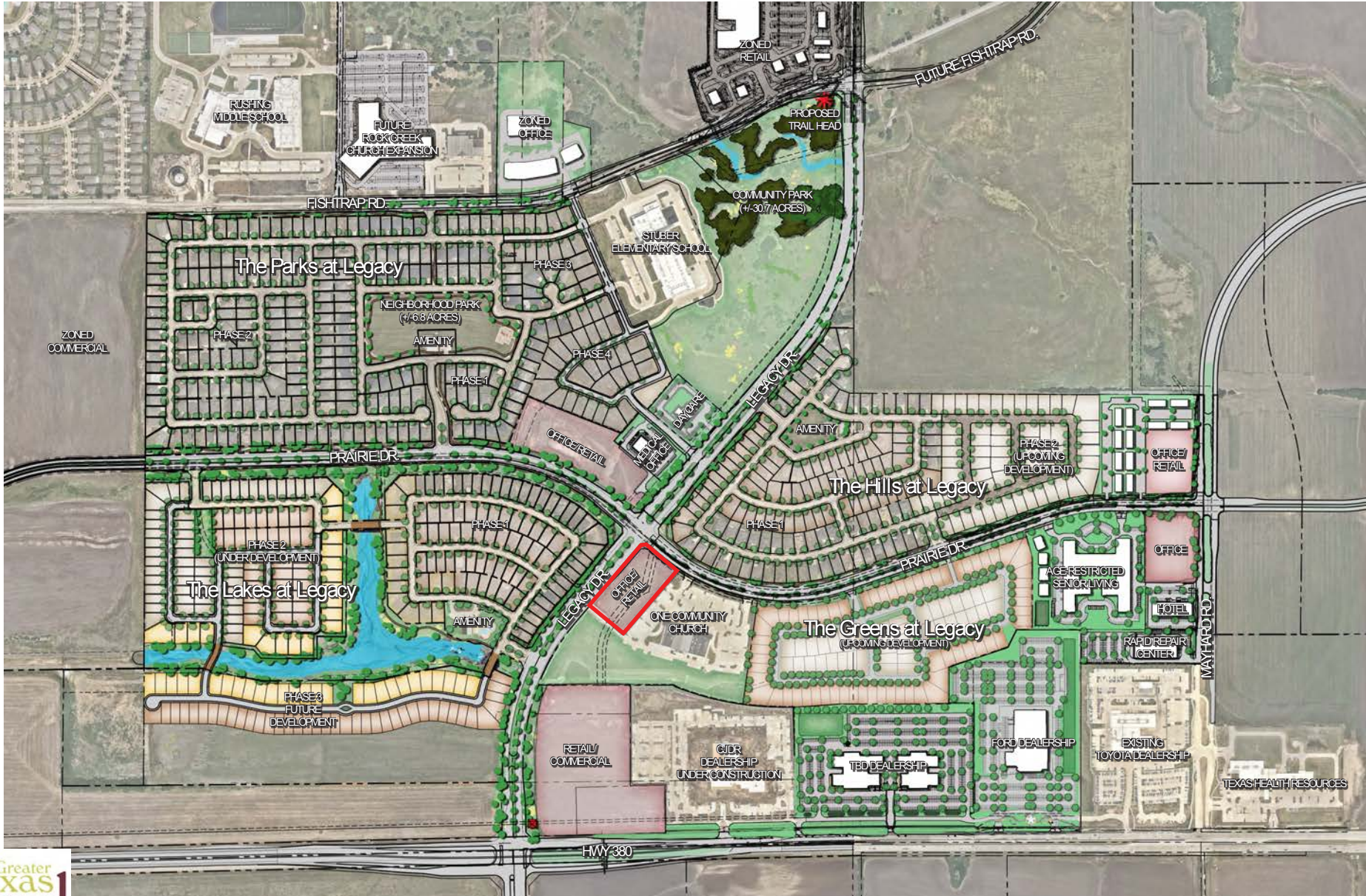


UTILITIES:  
Water & Sewer Available to Site

# DEMOGRAPHICS

|                         | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------------|-----------|-----------|-----------|
| 2023 Population         | 3,412     | 38,454    | 193,953   |
| % Proj Growth 2023-2028 | 1.89%     | 4.57%     | 4.52%     |
| 2023 Average HH Income  | \$198,111 | \$195,450 | \$175,020 |
| 2023 Median HH Income   | \$162,205 | \$159,439 | \$138,517 |

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 2023



# Villages at Legacy

## Master Plan

Kimley»Horn

September 2020



The information shown is based on the best information available and is subject to change without notice.

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. 2023

**CAUTION !!!**  
EXISTING UTILITIES  
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED BY VISUAL AND SURFACE INVESTIGATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION TO AVOID NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PREPARE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



**BENCH MARK LIST:**

BENCHMARK #15  
"X" CUT AT WEST CORNER OF CURB INLET LOCATED IN NORTH SIDE OF PRAIRIE DRIVE 100 FT EAST OF LEGACY DRIVE.  
ELEVATION = 811.3

BENCHMARK #17  
"X" CUT AT NORTH CORNER OF CURB INLET LOCATED IN EAST SIDE OF LEGACY DRIVE NEAR THE SOUTHWEST CORNER OF THE SITE.  
ELEVATION = 810.2

- NOTES:**
1. ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.
  2. NO 100-PSI FIBER FLOORPLAN LISTS ON THIS SITE.
  3. ALL FINISH STALLS ARE FLOOR UNLESS OTHERWISE NOTED.
  4. STALLS IN CREEP HAVE A 7' CORNERING OFFSET.

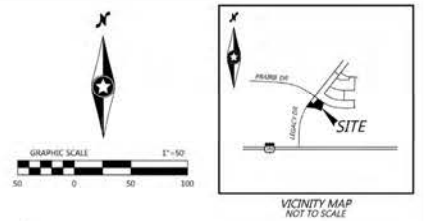
**LAKES AT LEGACY**

**HILLS AT LEGACY**

**2.80 ACRES**

**ONE COMMUNITY CHURCH**

**GREENS AT LEGACY**



**LEGEND**

- PROPERTY LINE
- PROPOSED EASIMENT
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- L.A. LANDSCAPE AREA
- FIRE LANE
- PEDESTRIAN ACCESS AND LANDSCAPE EASIMENT

**SITE DATA SUMMARY TABLE**

| ITEM  | LOT 3              | LOT 4              |
|---|--------------------|--------------------|
| TOTAL LOT AREA  | 137,240.17 SQ. FT. | 141,988.37 SQ. FT. |
| PROPOSED LOT AREA   | 137,240.17 SQ. FT. | 141,988.37 SQ. FT. |
| LOT COVERAGE (%)  | 60%                | 40%                |
| BUILDING FT <sup>2</sup> (GROSS)                              | 82,000             | 57,000             |
| LOT AREA RATIO  | 0.50               | 0.33               |
| CHURCH'S PARKING REQUIRED (3 BPS & STALLS IN MAIN AUDITORIUM) | 184 SPACES         | 88 SPACES          |
| RETAIL PARKING REQUIRED (2 BPS & STALLS IN MAIN AUDITORIUM)   | 184 SPACES         | 88 SPACES          |
| TOTAL PARKING REQUIRED  | 368 SPACES         | 176 SPACES         |
| HANDICAPPED PARKING REQUIRED                                  | 30 SPACES          | 15 SPACES          |
| INTERIOR LANDSCAPING REQUIRED                                 | 22 SPACES          | 5 SPACES           |
| EXTERIOR LANDSCAPING REQUIRED                                 | 22 SPACES          | 5 SPACES           |
| INTERNAL LANDSCAPING PROVIDED                                 | 22 SPACES          | 5 SPACES           |
| EXTERNAL LANDSCAPING PROVIDED                                 | 41 SPACES          | 10 SPACES          |
| OPEN SPACE AREA PROVIDED (TOTAL)                              | 41 SPACES          | 10 SPACES          |
| TOTAL SPACES PROVIDED   | 41 SPACES          | 10 SPACES          |

- PROPOSER SITE PLAN NOTES:**
1. ANY REVISIONS TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
  2. CONTRACTORS AND TRADE CONTRACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  3. OPEN STORAGE, WHEN PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE. EXTERIOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBORDINANCE.
  4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
  5. ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
  6. BUILDINGS OF 100 SQUARE FEET OR GREATER SHALL BE 100% WEE SPREADSHEET. ALL EXTERIOR FIRE PROTECTION REQUIREMENTS SHALL BE APPROVED BY THE FIRE DEPARTMENT.
  7. THE LINES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
  8. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
  9. SPED BUMPERS SHALL NOT BE PERMITTED WITHIN A FIRE LANE.
  10. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENTLY ADOPTED BUILDING CODE.
  11. ALL FENCES TO BE SUBJECT TO BUILDING OFFICE APPROVAL.
  12. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICE APPROVAL.
  13. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICE APPROVAL AND SHALL CONFORM TO APPROVED FINISH PLAN.
  14. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
  15. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
  16. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
  17. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
  18. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
  19. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
  20. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.

**PRELIMINARY SITE PLAN**  
PROSPER CENTER  
BLOCK D, LOT 3 & 4  
16.4 ACRES  
LOCATED IN THE TOWN OF PROSPER, TEXAS  
AND BEING OUT OF THE  
L. NETHERLY SURVEY, ABSTRACT NO. 962  
DENTON COUNTY, TEXAS  
PREPARED: MAY, 2018

**REVISIONS:**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

**PREPARED FOR:**

**ONE COMMUNITY CHURCH**  
2805 STATE HIGHWAY 321  
PLANO, TEXAS 75025

**PRELIMINARY**  
BIDDING PURPOSES  
Engineer: **Westwood**  
Date: **05-24-2018**  
**Westwood**

**ONE COMMUNITY CHURCH - PROSPER**  
PROSPER, TEXAS

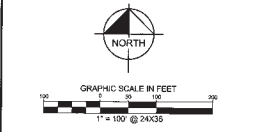
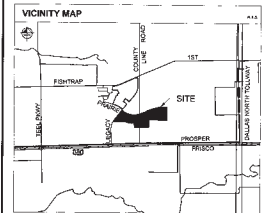
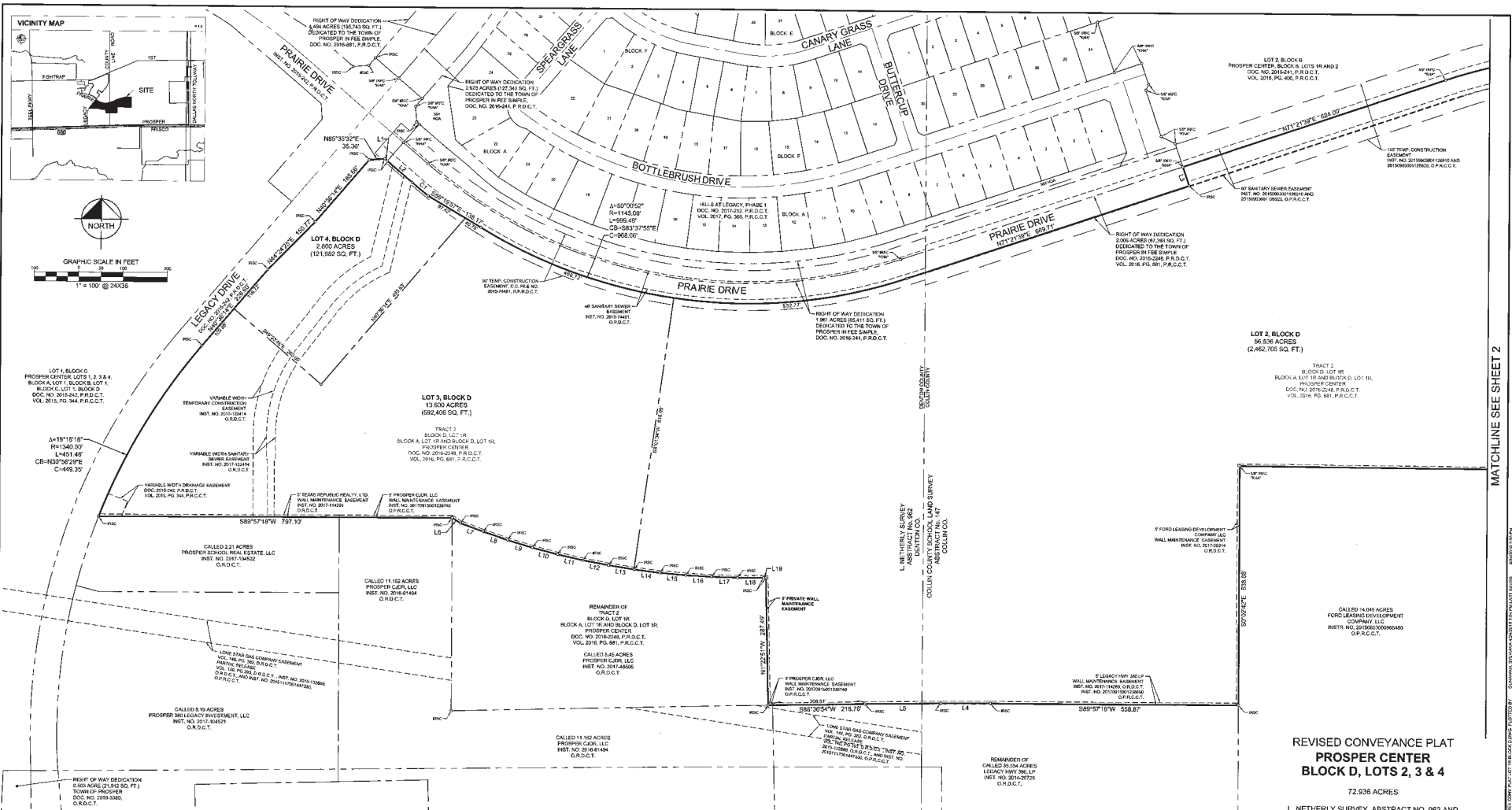
**Westwood**  
Professional Services, Inc.  
Phone: (754) 674-6400  
Fax: (754) 674-6400  
1700 Dallas Parkway, Suite 780  
Plant, FL 33508  
www.westwoodps.com

**PRELIMINARY SITE PLAN**

**SHEET NUMBER:**

**1.01**

DATE: 06-04-2018



LOT 4, BLOCK D  
2,800 ACRES  
(121,950 SQ. FT.)

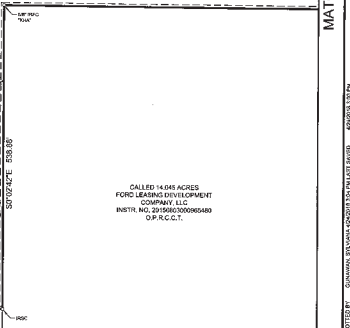
LOT 3, BLOCK D  
13,930 ACRES  
(602,406 SQ. FT.)

LOT 2, BLOCK D  
56,536 ACRES  
(2,462,705 SQ. FT.)

- NOTES:
1. All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
2. Bearing system based on the south line of Prosper Center Block B, Lot 1R and 2 as recorded in Doc. No. 2016-241 P.R.D.C.T.
3. Notice: a conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interests thereon defined.
4. According to Map No. 48121C04300, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration and Map No. 48082C02010, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, the property is located within Zone "X-Unshaded", which is not a special flood hazard area.

LEGEND
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
B.P. = IRON PIPE FOUND
INST. = INSTRUMENT
DOC. = DOCUMENT
NO. = NUMBER
VOL. = VOLUME
P.O. = PAGE
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORD, DENTON COUNTY, TEXAS
C.R.C.C.T. = PLAT RECORD, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

THE PURPOSE OF THIS REVISED CONVEYANCE PLAT IS TO CREATE 3 LOTS OUT OF A PORTION OF LOT 1R, BLOCK D AND DEDICATE THE NECESSARY EASEMENTS FOR THEIR DEVELOPMENT.

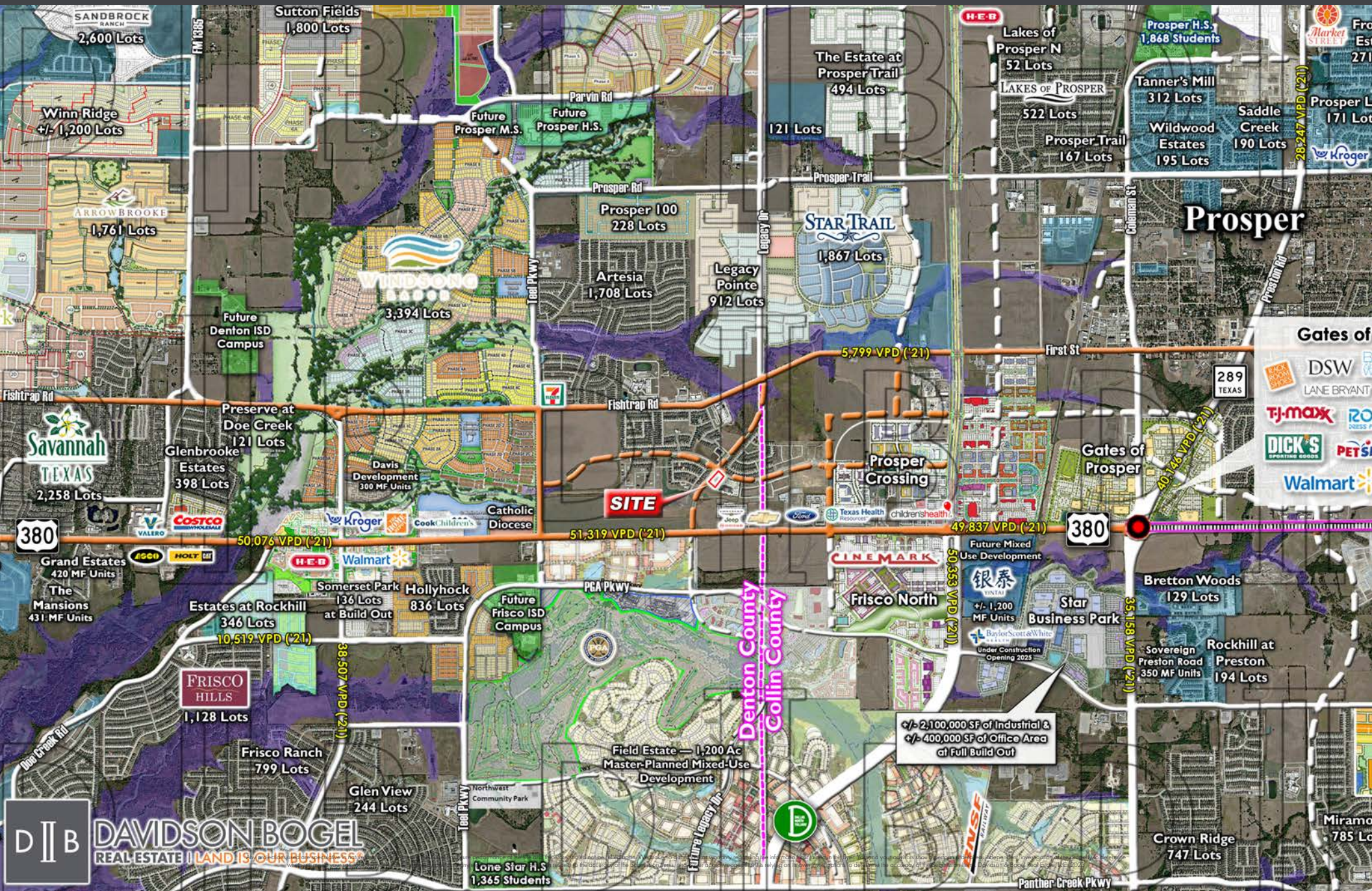


REVISED CONVEYANCE PLAT
PROSPER CENTER
BLOCK D, LOTS 2, 3 & 4
72,936 ACRES
L. NETHERLY SURVEY, ABSTRACT NO. 062 AND COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147 TOWN OF PROSPER, COLLIN COUNTY AND DENTON COUNTY, TEXAS CASE NO. D18-0022

Kimley Horn logo and contact information. Includes address: 5750 Genesis Court, Suite 200, Frisco, Texas 75034. Phone: (972) 335-3580. Fax: (972) 335-3779. Also includes a table with columns for Scale, Drawing, Checked by, Date, Project No., and Sheet No.

# LEGACY DR. & PRAIRIE DR.

## WIDE AERIAL



**~/- 2,100,000 SF of Industrial & ~/- 400,000 SF of Office Area at Full Build Out**

Map data provided by Esri, DeLorme, Garmin, and other sources. All rights reserved. © 2024 Davidson Bogel Real Estate, LLC. All trademarks are the property of their respective owners. This map is for informational purposes only and does not constitute an offer of real estate services. Please consult with a professional for more information.

# LEGACY DR. & PRAIRIE DR.

## 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.

|  |                |                            |                     |
|--|----------------|----------------------------|---------------------|
| <b>DAVIDSON BOGEL REAL ESTATE, LLC</b> | <b>9004427</b> | <b>INFO@DB2RE.COM</b>      | <b>214-526-3626</b> |
| LICENSED BROKER / BROKER FIRM NAME     | LICENSE NO.    | EMAIL                      | PHONE               |
| <b>MICHAEL EDWARD BOGEL II</b>         | <b>598526</b>  | <b>EBOGEL@DB2RE.COM</b>    | <b>214-526-3626</b> |
| DESIGNATED BROKER OF FIRM              | LICENSE NO.    | EMAIL                      | PHONE               |
| <b>CHRISTOPHER RYAN TURNER</b>         | <b>672133</b>  | <b>RTURNER@DB2RE.COM</b>   | <b>214-526-3626</b> |
| SALES AGENT/ASSOCIATE                  | LICENSE NO.    | EMAIL                      | PHONE               |
| <b>COLLINS MEIER</b>                   | <b>714822</b>  | <b>CMEIER@DB2RE.COM</b>    | <b>214-526-3626</b> |
| SALES AGENT/ASSOCIATE                  | LICENSE NO.    | EMAIL                      | PHONE               |
| <b>BRAD CHILCOAT</b>                   | <b>743585</b>  | <b>BCHILCOAT@DB2RE.COM</b> | <b>214-526-3626</b> |
| 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.*

### 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.

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

|  |             |                     |              |
|--|-------------|---------------------|--------------|
| Davidson Bogel Real Estate, LLC                                    | 9004427     | info@db2re.com      | 214-526-3626 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email               | Phone        |
| Michael Edward Bogel II  | 598526      | ebogel@db2re.com    | 214-526-3626 |
| Designated Broker of Firm  | License No. |                     | Phone        |
| N/A  | N/A         | N/A                 | N/A          |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email               | Phone        |
| Brad Chilcoat  | 743585      | bchilcoat@db2re.com | 214-526-3626 |
| Sales Agent/Associate's Name                                       | License No. | Email               | Phone        |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date