

THE GATEWAY

RARE +/- 2.522 AC DOWNTOWN FORT WORTH DEVELOPMENT SITE



W. 7TH
DISTRICT

Fort Worth
STOCKYARDS



DOWNTOWN
FORT WORTH

OMNI HOTELS
& RESORTS

WATER
GARDENS



MEDICAL
DISTRICT



SITE

FW NEAR TX
SOUTHSIDE

1801 MAIN STREET | FORT WORTH, TX | 76102
SEC OF MAIN STREET & E. LANCASTER AVENUE



DAVIDSON BOGEL
REAL ESTATE | INVESTMENT SALES

OFFERING MEMORANDUM

LISTING BROKERS

CAMERON DEPTULA

INVESTMENT SALES

C: 214.497.0276

O: 214.526.3626 x 116

E: CDeptula@db2re.com

www.DB2RE.com

TABLE OF CONTENTS

EXECUTIVE SUMMARY	03
LOCATION OVERVIEW	10
MARKET OVERVIEW	16
DISCLAIMER	22



DAVIDSON BOGEL
REAL ESTATE | INVESTMENT SALES





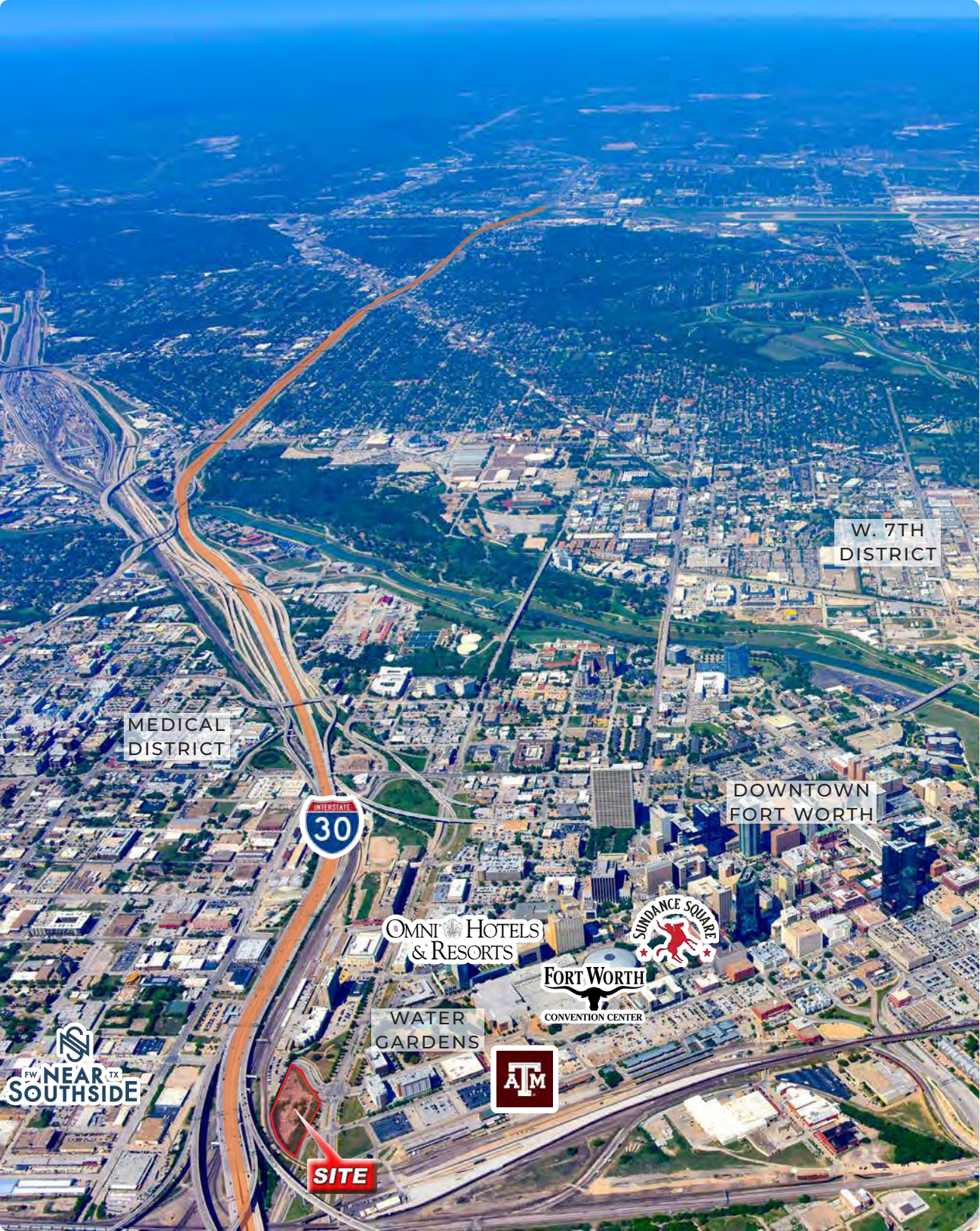
EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

DB2RE is pleased to present a rare 2.522 AC infill development site (“The Gateway”) located in the heart of Downtown Fort Worth, Texas. This offering is situated at the southeast corner of Main Street and W. Lancaster Avenue, the convergence of the two main arteries in the Fort Worth CBD and the front door to the city’s largest concentration of major traffic generators which include: the Fort Worth Convention Center, Texas A&M Fort Worth Campus and Law Center, the famous Water Gardens, Omni Hotel, T&P Station and Sundance Square. Its strategic positioning provides unbeatable access to both I-30 and I-35W, connecting The Gateway to the entire DFW Metroplex. As the epicenter of the fastest growing major metro in the nation (13th largest city in the country), The Gateway is a true once-in-a-generation investment, critical to the fabric and growth of the city for years to come. The significance of the Property and its value-add potential is further highlighted by the over \$2.5 Billion in new development and renovation projects that surround the Property. Not only will a future project forever change the Fort Worth skyline, The Gateway serves as the landmark development site that will connect the Fort Worth CBD to the historic Near Southside District.

As one of the largest and last undeveloped tracts of land within the coveted and high-barrier Fort Worth CBD, The Gateway is perfectly suited to take advantage of the unprecedented growth the market continues to enjoy. Most importantly, the Property offers tremendous flexibility with the unique ability to accommodate a multitude of high-density and/or mixed-use projects. The chances to purchase an irreplaceable development site within the core of a major metro in Texas are fleeting, making The Gateway an ideal investment for new ownership in both the short-term and long-term.





PROPERTY SUMMARY



LOCATION:

1801 MAIN STREET
FORT WORTH, TEXAS 76102
SEC OF MAIN STREET &
E. LANCASTER AVENUE



SALE PRICE:

MARKET
(ASK FOR SELLER FINANCING OPTIONS)



PRICE PSF

MARKET



LOT SIZE:

2.522 AC / 109,861 SF



ZONING:

PD 592 (BASE H - CBD ZONING)
LANCASTER CORRIDOR
(MAX DENSITIES SUPPORTED)



APN:

APN: 22500-1-1A1A
ID #: 01501429
LEGAL: KENT, FRANK SUBDIVISION
BLOCK 1 LOT 1A1A & 1A1C 2A1 DB1 3B1



INGRESS:

PLANNED TWO (2) POINTS OF
INGRESS AND EGRESS - ONE (1)
ON MAIN STREET AND ONE (1)
LANCASTER AVENUE

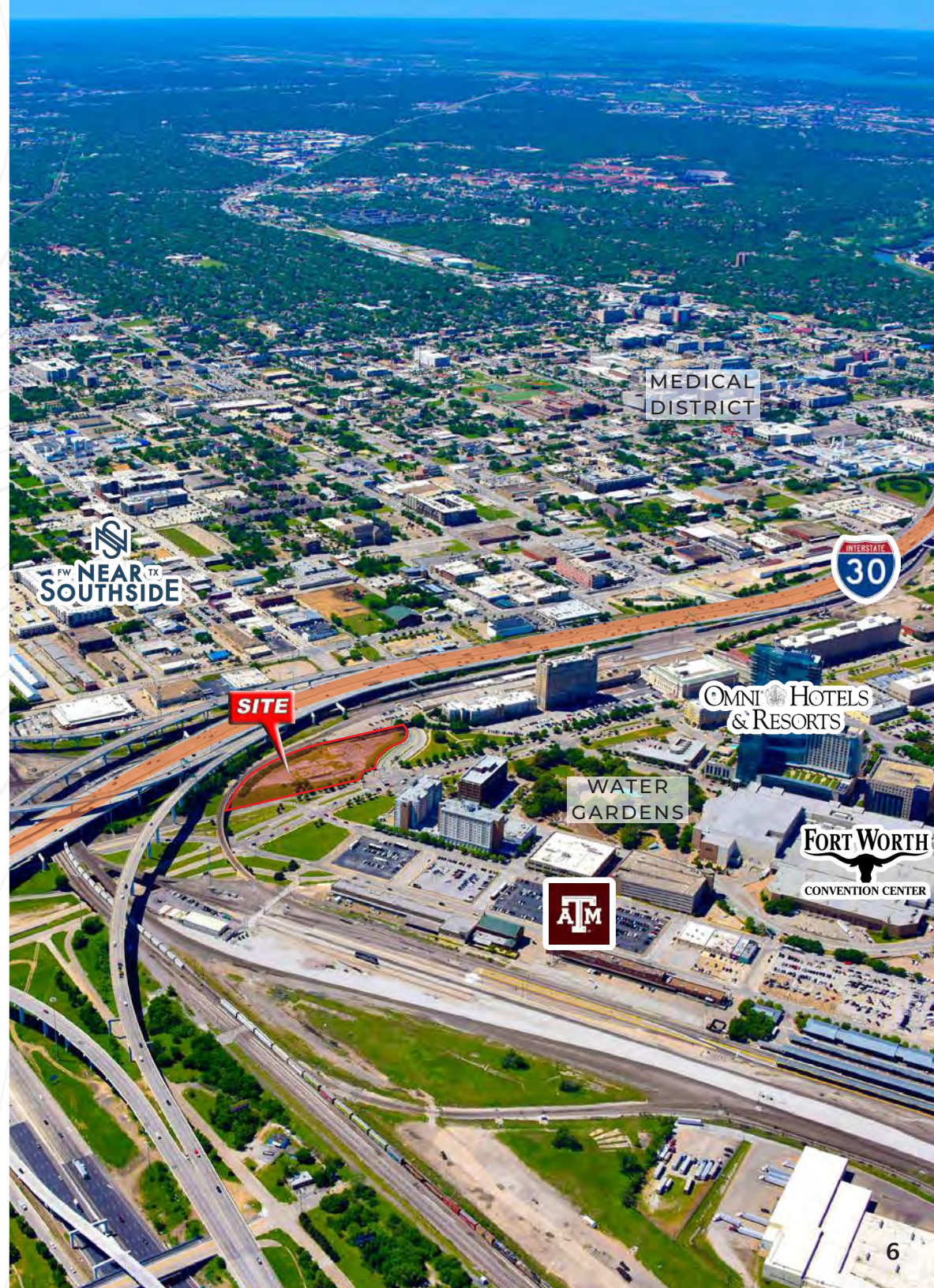


TRAFFIC:

I-30 - ± 166,000 VPD

INVESTMENT HIGHLIGHTS

- Generational development site situated at the epicenter of Fort Worth - the fastest growing city in the nation and ranked #13th largest city in the country.
- Over \$2.5 Billion in new development and/or major renovation projects within a .20 mile radius. The Gateway will further transform the skyline of Fort Worth and the fabric of the market.
- Legacy high-barrier infill location in the heart of Downtown Fort Worth at the connection of Fort Worth CBD and Near Southside (Main Street & W. Lancaster Avenue).
- Unmatched access to I-30 & I-35W, connecting the site to the entire DFW Metroplex.
- Totaling 2.552 AC, The Gateway is one of the largest and last undeveloped land tracts within the urban core / CBD.
- Strategically located for multi-family, hospitality, office, and other high-density and/or mixed uses (located within the Downtown Urban Overlay, the zoning encourages high density).
- Positioned at the front door of the largest concentration of major traffic generators in the city of Fort Worth: Fort Worth Convention Center, Texas A&M Fort Worth campus / law center, Omni Hotel, Sundance Square, and the Water Gardens, among many others.
- Dense market with 88,425 and 281,319 residents within a three and five-mile radius. Average household incomes are between \$70,806 and \$82,477.
- Excellent daytime densities with 2,836, 7,575, and 13,698 businesses with over 55,642, 124,497, and 190,514 employees within a one, three, and five-mile radius.
- Seller financing available to approved purchasers (ask DB2RE for details). Includes all prior plans, reports and approvals.





PROPERTY DETAILS

THE GATEWAY

ADDRESS	1801 MAIN STREET
TOTAL SITE AREA	2.552 AC / 109,861 SF
STREET FRONTAGE	MAIN STREET & E. LANCASTER AVENUE
TAX PARCEL ID	01501429

ZONING INFORMATION

ZONING	PD 592 (THE BASE ZONING FOR THE PD IS THE H - CBD ZONING CLASSIFICATION, EXCEPT FOR PD 592 CURRENTLY HAS AN 8 STORY HEIGHT RESTRICTION. LOCATED WITHIN THE LANCASTER CORRIDOR OVERLAY, THE PROPERTY SITS EAST OF THE HISTORICALLY SIGNIFICANT BUILDINGS THE CITY AIMED AT PROTECTING, THUS CITY IS SUPPORTIVE OF HEIGHTS / DENSITIES ABOVE THE 8 STORY LIMIT / IN-LINE WITH THE H ZONING).
--------	--

ADJACENT DEVELOPMENTS TOTALING \$2.5 BILLION +

FW CONVENTION CENTER RENOVATION

\$600 MM

TEXAS A&M FORT WORTH & SCHOOL OF LAW CAMPUS

\$700 MM +

FW WATER GARDEN PROJECT

OMNI HOTEL EXPANSION

\$217 MM

TEXAS & PACIFIC STATION
& TEXRAIL EXTENSION
AND EXPANSION

S. MAIN STREET
BIKE & PEDESTRIAN PASS

SITE



PROPERTY SURVEY

NOTES

city = 1/2" iron rod with orange plastic cap stamped "RAC 100871" set for corner
 #F = iron rod found for corner
 #M = controlling monument

Vol./Pg. = Volume/Page

N.G.K. = North-of-Way

P.R.T.C.T. = Plat Records of Tarrant County, Texas

D.R.T.C.T. = Deed Records of Tarrant County, Texas

O.P.R.T.C.T. = Official Public Records of Tarrant County, Texas

Conc. = Concrete

Dev. = Devotion

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 4843000300C, dated September 25, 2009. Property is in Zone X.

Survey performance without benefit of title commitment.

ALTA TABLE A ITEMS (EXAMPLE)

- Platted Acreon
- Platted Acreon
- Platted Acreon
- Platted Acreon
- Platted Acreon
- None provided
- Platted Acreon
- Platted Acreon
- Platted Acreon

BASES OF BEARINGS

Basis of Bearings are the following:

The westerly line (N 60°27'17" E) of Main Street, a 0.6209 acre right-of-way acquisition described in a Warranty Deed, recorded under instrument No. 0205417023 of the Official Public Records of Tarrant County, Texas.

BENCHMARK

City of Fort Worth Benchmark No. 8971; Elev. = 603.182
 On the N.E. corner of Jones Street and E. Lancaster Street (1-30) on the West curb of Jones Street 48.0 feet North of the North curb of East Lancaster Street in the center of an 11.0 foot wide curb of the curb a City Monument No. 8971 set in the top of the inlet.

Utility information is based upon field measurements and the best available records. Field data is limited to that which is visible and can be measured. This does not preclude the existence of other underground items. Record information is based upon data collected from both public and private sources; the completeness of these records cannot be guaranteed, except insofar as they can be verified by field measurements.

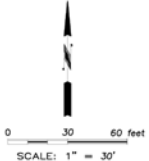
Copyright 2014 Plumb & Carson, LLC. All Rights Reserved. This drawing is the property of Plumb & Carson, LLC. Any modification or use of this drawing without the express written authorization of Plumb & Carson, LLC is prohibited. This drawing is only valid with a wet ink signature.



VICINITY MAP

LEGEND

- buried fiber optic cable marker
- buried gas pipe marker
- crack - granite
- edge of asphalt
- electric manhole
- DIV site
- lane hook (some ownership of parcels)
- light standard
- manhole
- power pole
- property corner
- sign
- irrigation control valve
- traffic pull bar
- traffic light
- tree
- water meter
- curial power line
- chain-link fence
- concrete
- Driv Pavers



PROPERTY DESCRIPTION

BEING a 2.522 acre (109,861 square feet) tract of land situated in the Children Survey, Abstract No. 250 and being the remainder of Lots 1, 2, and 3, Block 1 of Frank Kent Subdivision, as outlined in the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-95, Page 51 of the Plat Records of Tarrant County, Texas and being all of that certain tract of land described in a Special Warranty Deed to Harmony Realty, Ltd. as recorded in instrument No. 020900814 of the Official Public Records of Tarrant County, Texas, and also being the remainder of that certain tract of land described in a General Warranty Deed to Harmony Realty, Corporation as recorded in Volume 958, Page 2158 of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING of a capped iron rod found for the northerly end of a curvilinear corner clip at the intersection of the southerly right-of-way line of Lancaster Avenue (S variable with right-of-way), and the easterly right-of-way line of Main Street (S variable with right-of-way), said point being the most northerly northeast corner of said Harmony Realty, Ltd. tract and beginning a curve to the left;

THENCE along the southerly right-of-way line of said Lancaster Avenue and the northerly line of said Harmony Realty, Ltd. tract, the following six (6) calls:

- Along said curve, having a central angle of 0.3 degrees 35 minutes 00 seconds, a radius of 765.50 feet, a chord bearing and distance of North 89 degrees 50 minutes 07 seconds East = 52.33 feet, and an arc distance of 32.33 feet to a capped iron rod found for a point of tangency and end of said curve;
- Along said curve, having a central angle of 23 degrees 37 minutes 34 seconds, a radius of 227.50 feet, a chord bearing and distance of South 80 degrees 14 minutes 42 seconds East = 93.15 feet, and an arc distance of 58.81 feet to a 1/2" iron rod with an orange plastic cap stamped "RAC 100871" set for a point of tangency and end of said curve;
- South 68 degrees 25 minutes 53 seconds East = 23.15 feet to a capped iron rod found for corner;
- South 87 degrees 32 minutes 40 seconds East, a distance of 115.24 feet to a 1/2" iron rod with an orange plastic cap stamped "RAC 100871" set for corner;
- South 87 degrees 28 minutes 57 seconds East, a distance of 90.50 feet to a 1/2" iron rod with an orange plastic cap stamped "RAC 100871" set for the beginning of a non-tangent curve to the right, said point being the northeast corner of said Harmony Realty, Ltd. tract;

THENCE departing the southerly right-of-way line of said Lancaster Avenue and the northerly line of said Harmony Realty, Ltd. tract, along said curve, and the westerly line of said Harmony Realty, Ltd. tract, having a central angle of 12 degrees 05 minutes 04 seconds, a radius of 587.27 feet, a chord bearing and distance of South 88 degrees 09 minutes 41 seconds West = 123.86 feet, and an arc distance of 123.86 feet to a 1/2" iron rod with an orange plastic cap stamped "RAC 100871" set for a point of non-tangency and end of said curve, said point being the southeast corner of said Harmony Realty, Ltd. tract and the most northerly northeast corner of that certain tract of land described in a Special Warranty Deed to the Fort Worth Transportation Authority as recorded in instrument No. 021030822 of the Official Public Records of Tarrant County, Texas, said point also beginning a non-tangent curve to the right;

PROPERTY DESCRIPTION (CONTINUED)

THENCE along the westerly line of said Fort Worth Transportation Authority tract, the following three (3) calls:

- Along said curve, having a central angle of 18 degrees 02 minutes 44 seconds, a radius of 587.27 feet, a chord bearing and distance of South 60 degrees 13 minutes 55 seconds West = 184.20 feet, and an arc distance of 184.20 feet to a 1/2" iron rod with an orange plastic cap stamped "RAC 100871" set for a point of tangency and end of said curve;
- South 72 degrees 36 minutes 07 seconds West, a distance of 115.24 feet to a 1/2" iron rod with an orange plastic cap stamped "RAC 100871" set for corner;
- South 74 degrees 21 minutes 48 seconds West, a distance of 81.52 feet to a 1/2" iron rod with an orange plastic cap stamped "RAC 100871" set for corner, said point being in the southerly line of said Lot 1, Block 1 of Frank Kent Subdivision;

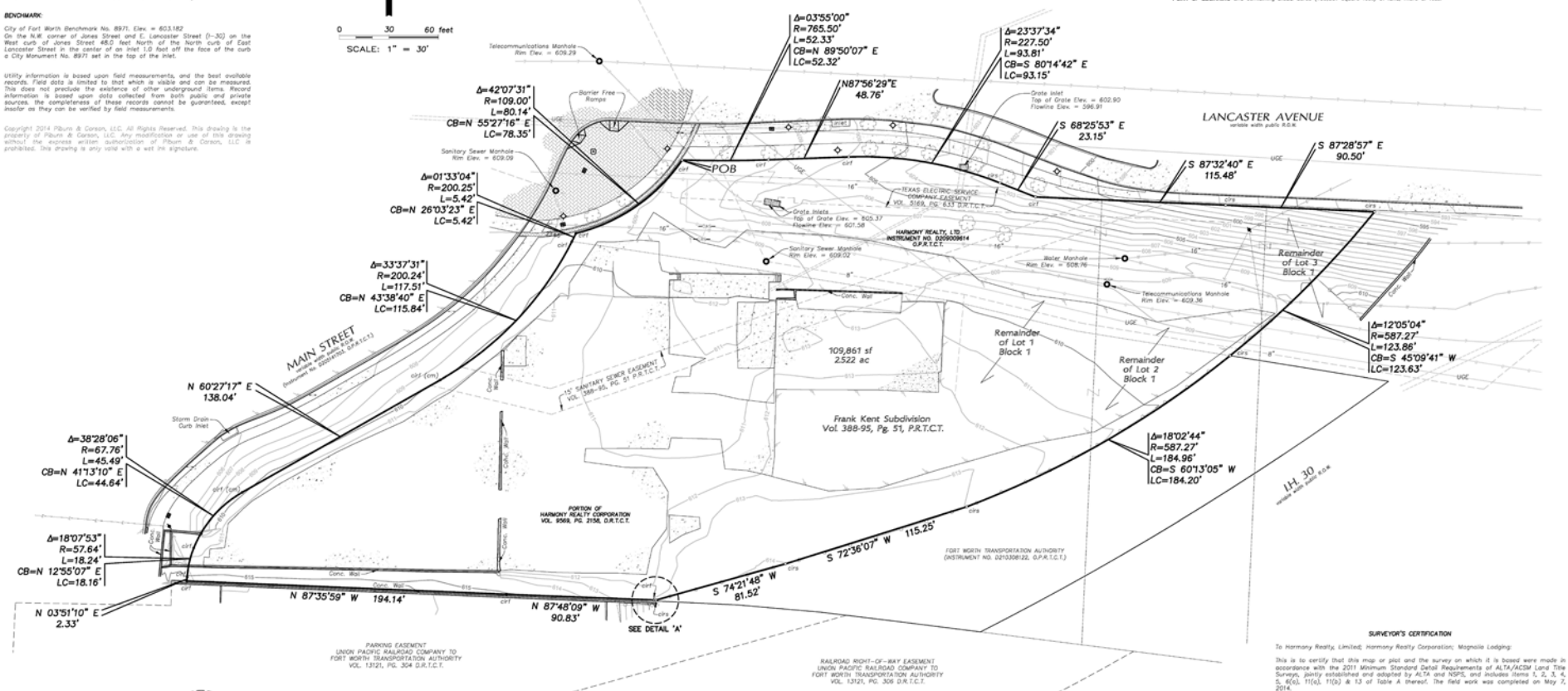
THENCE along the southerly line of said Lot 1, the following two (2) calls:

- North 87 degrees 48 minutes 09 seconds West, departing the westerly line of said Fort Worth Transportation Authority tract, passing of a distance of 1.40 feet a capped iron rod found and continuing in an arc distance of 90.83 feet to a capped iron rod found for corner;
- North 87 degrees 35 minutes 59 seconds West, a distance of 194.14 feet to a capped iron rod found for corner, said point being in the westerly right-of-way line of aforementioned Main Street as described in a Warranty Deed to the City of Fort Worth as recorded in instrument No. 0205417023 of the Official Public Records of Tarrant County, Texas;

THENCE along the easterly right-of-way line of said Main Street, the following six (6) calls:

- North 53 degrees 51 minutes 10 seconds East, departing the southerly line of said Lot 1, a distance of 2.33 feet to a capped iron rod found for the beginning of a tangent curve to the right;
- Along said curve, having a central angle of 38 degrees 07 minutes 53 seconds, a radius of 57.64 feet, a chord bearing and distance of North 12 degrees 53 minutes 07 seconds East = 18.16 feet, and an arc distance of 18.24 feet to a capped iron rod found for end of said curve and beginning a compound curve to the right;
- Along said curve, having a central angle of 38 degrees 29 minutes 06 seconds, a radius of 67.76 feet, a chord bearing and distance of North 41 degrees 13 minutes 10 seconds East = 44.64 feet, and an arc distance of 45.49 feet to a capped iron rod found for end of said curve and beginning a compound curve to the right;
- North 60 degrees 27 minutes 17 seconds East, a distance of 138.04 feet to a capped iron rod found for the beginning of a tangent curve to the left;
- Along said curve, having a central angle of 33 degrees 37 minutes 31 seconds, a radius of 200.24 feet, a chord bearing and distance of North 43 degrees 28 minutes 40 seconds East = 115.84 feet, and an arc distance of 117.51 feet to a capped iron rod found for end of said curve and beginning a compound curve to the left;
- Along said curve, having a central angle of 21 degrees 33 minutes 04 seconds, a radius of 200.25 feet, a chord bearing and distance of North 26 degrees 03 minutes 23 seconds East = 5.42 feet, and an arc distance of 5.42 feet to a capped iron rod found for end of said curve and beginning aforementioned curvilinear corner clip to the left at the intersection of the southerly right-of-way line of aforementioned Lancaster Avenue and the easterly right-of-way line of said Main Street;

THENCE along said curvilinear corner clip, having a central angle of 42 degrees 07 minutes 07 seconds, a radius of 109.60 feet, a chord bearing and distance of North 55 degrees 27 minutes 18 seconds East = 78.36 feet, and an arc distance of 80.14 feet to the **POINT OF BEGINNING** and containing 2.522 acre (109,861 square feet) of land, more or less.



SURVEYOR'S CERTIFICATION

To Harmony Realty, Limited, Harmony Realty Corporation, Magpie Lodging
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements of ALTA/ACSM Land Title Surveys, jointly revised and adopted by ALTA and NSPS, and include items 1, 2, 3, 4, 5, 6(a), 11(a), 11(b) & 13 of Table A thereof. The field work was completed on May 7, 2014.

The background of the slide is a dark teal color with a pattern of light-colored, wavy contour lines, resembling a topographic map. The lines are irregular and flow across the frame, creating a sense of depth and movement.

LOCATION OVERVIEW

THE GATEWAY AERIAL



W. 7TH
DISTRICT



MEDICAL
DISTRICT

DOWNTOWN
FORT WORTH



OMNI HOTELS
& RESORTS FORT WORTH
CONVENTION CENTER

WATER
GARDENS



FW NEAR TX
SOUTHSIDE



SITE



THE GATEWAY AERIAL



W. 7TH
DISTRICT

MEDICAL
DISTRICT

DOWNTOWN
FORT WORTH

FORT WORTH
CONVENTION CENTER

OMNI HOTELS
& RESORTS

WATER
GARDENS

ATM

FW NEAR TX
SOUTHSIDE

Fort Worth
STOCKYARDS



SITE

THE GATEWAY AERIAL

TCU

MEDICAL
DISTRICT

FW NEAR TX
SOUTH SIDE

35W

30

SITE

OMNI HOTELS
& RESORTS

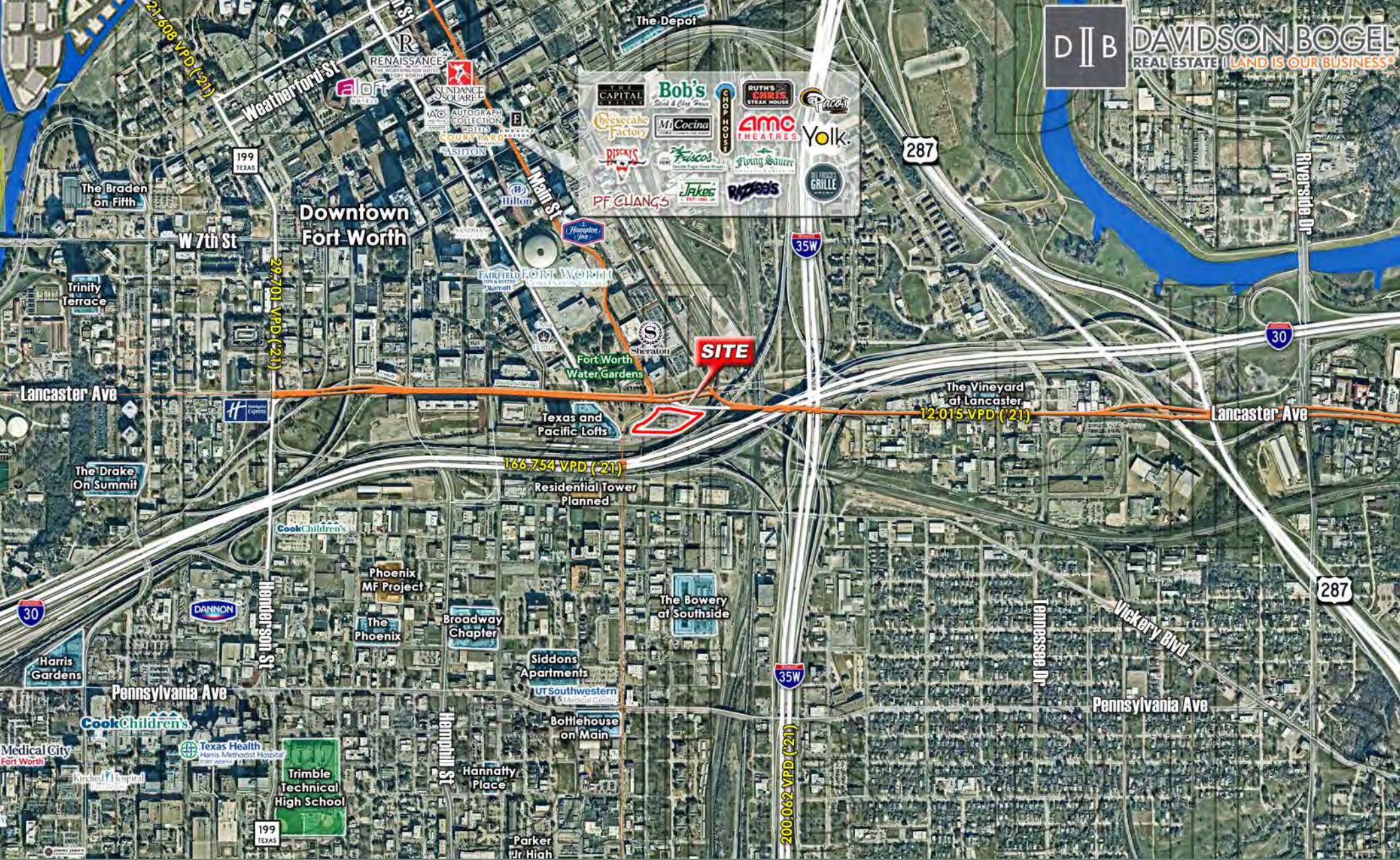
WATER
GARDENS

FORT WORTH
CONVENTION CENTER

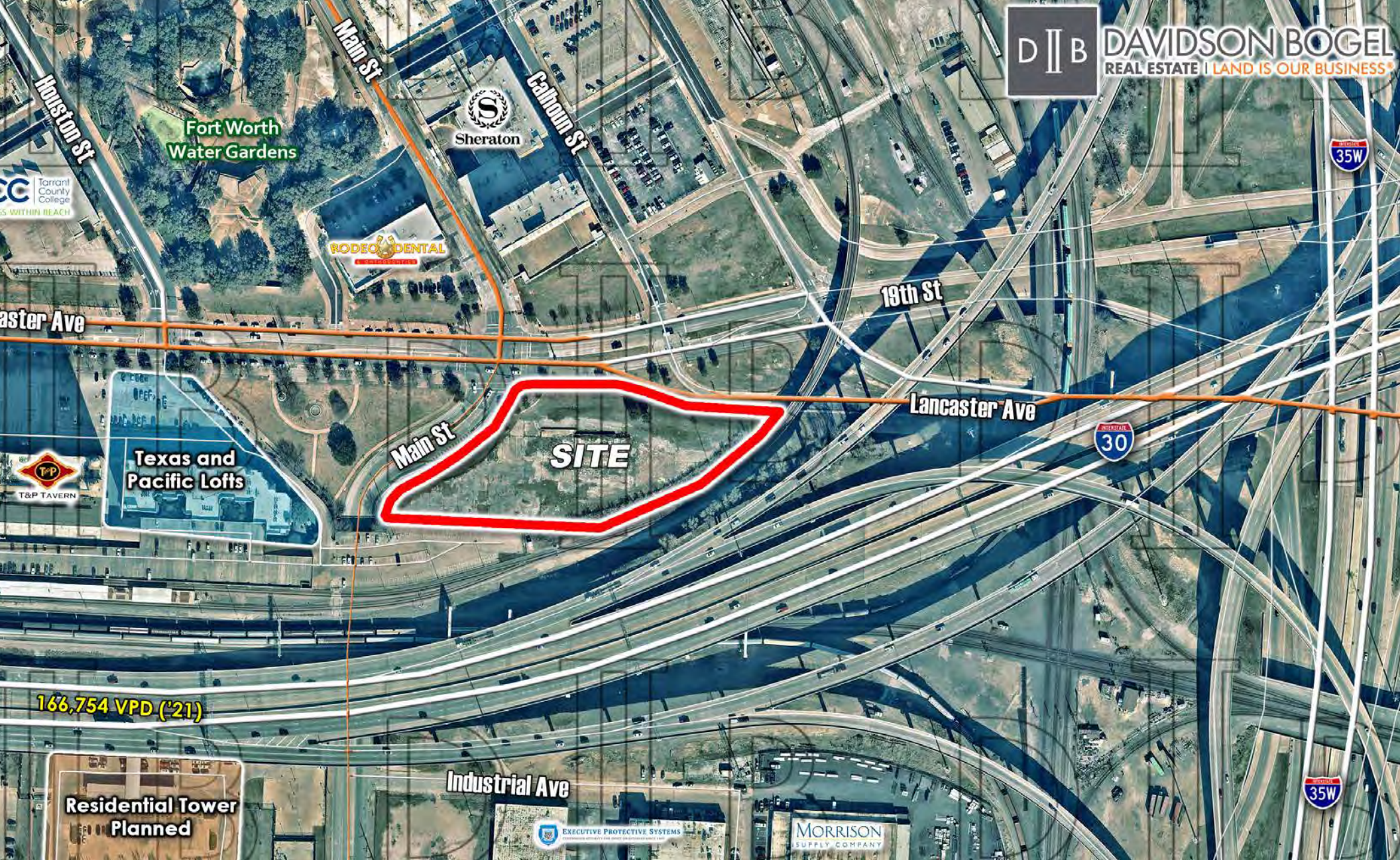
ATM

SUNDANCE SQUARE





TRADE AREA MAP WIDE



Fort Worth
Water Gardens

Sheraton

RODEO DENTAL

Texas and
Pacific Lofts

SITE

166,754 VPD ('21)

Residential Tower
Planned

Industrial Ave

EXECUTIVE PROTECTIVE SYSTEMS

MORRISON
SUPPLY COMPANY

TRADE AREA MAP CLOSE

MARKET OVERVIEW

DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	10,346	88,425	281,319
POPULATION GROWTH RATE:	4.62%	2.42%	1.32%
TOTAL HOUSEHOLDS:	4,733	33,226	93,236
HOUSEHOLD GROWTH RATE:	5.44%	2.75%	1.49%
AVERAGE HOUSEHOLD INCOME:	\$92,364	\$82,477	\$70,806
MEDIAN HOUSEHOLD INCOME:	\$71,829	\$54,520	\$46,727
MEDIAN AGE:	36.7	34.8	32.1
BUSINESSES:	2,836	7,575	13,698
EMPLOYEES:	55,642	124,497	190,514
% WHITE:	66.60%	62.10%	59.30%
% HISPANIC:	28.50%	49.70%	57.10%

DFW ECONOMIC HIGHLIGHTS

20.4%

POPULATION GROWTH FROM 2010-2020 OUTPACING THE U.S. AVERAGE

#2

IN THE NATION IN POST-COVID JOB RECOVERY

72%

OF DFW HIGHER EDUCATED GRADUATES STAY & WORK IN THE REGION

(6TH HIGHEST RETENTION IN THE U.S.)

#3

IN THE COUNTRY FOR PERFECT JOB GROWTH

(14.9% GROWTH FROM DEC. 2015 - DEC. 2020)

LOW COST OF DOING BUSINESS WITH A SCORE

98.1

(U.S. AVERAGE 100)

2

FORTUNE 10 COMPANY HQ'S

(AT&T AT #1)





WHY CHOOSE DFW?

#4

REAL ESTATE MARKET IN 2021

(LEADING PRO-BUSINESS ENVIRONMENT)

#1

MARKET FOR DOING BUSINESS 17 YEARS IN A ROW

256,700

JOBS ADDED IN 2021
(ONE OF ONLY TWO MARKETS TO ADD 100,000/YR)

#1

MSA FOR PROJECTED POPULATION GROWTH

749,726

PROJECTED NEW RESIDENTS BY 2026

328

MOVE TO DFW DAILY
(ONE NEW RESIDENT EVERY SEVEN MINUTES)

TEXAS MARKET OVERVIEW



2ND FASTEST GROWING
ECONOMY IN THE U.S.



TOP STATE FOR
JOB GROWTH



**NO STATE
INCOME TAX**

50

FORTUNE 500
COMPANIES CALL
TEXAS HOME



POPULATION
29,346,468



**LARGEST STATE
FAIR IN THE U.S.**
STATE FAIR OF TEXAS

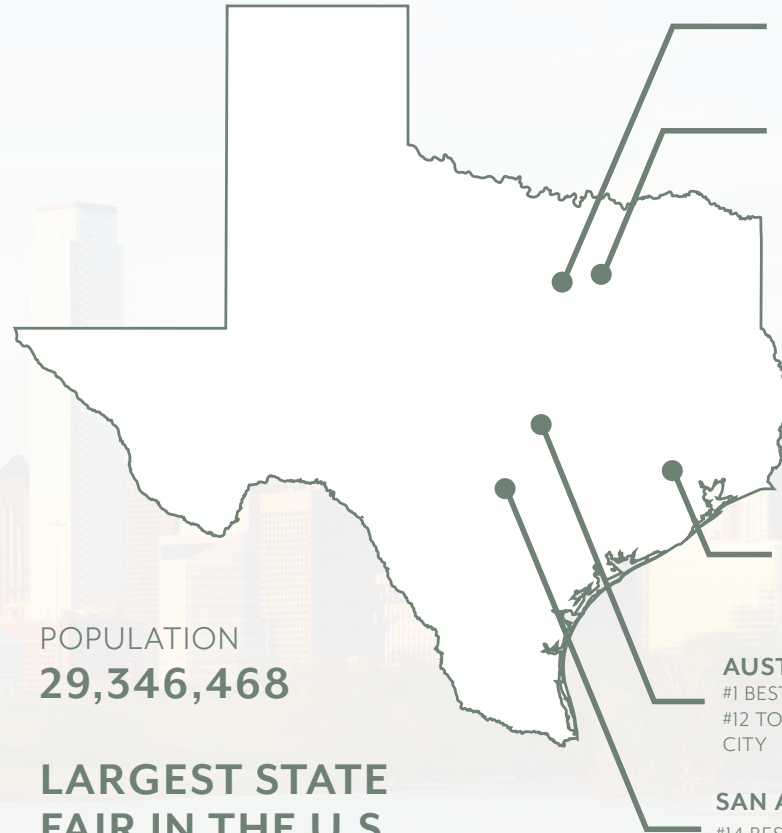


**BEST STATE
FOR BUSINESS**
FOR THE 17TH YEAR IN A
ROW BY CHIEF EXECUTIVE
MAGAZINE



**DALLAS/FORT WORTH
INTERNATIONAL AIRPORT**
2ND MOST PASSENGER VOLUME
IN THE WORLD

**DALLAS LOVE FIELD
INTERNATIONAL AIRPORT**
HOME TO THE NATIONS LARGEST
DOMESTIC AIRLINE



FORT WORTH
MORE THAN 8.8 MILLION
VISITORS ANNUALLY

DALLAS
#1 FASTEST GROWING
HOUSING MARKET 2018
#1 TOP 20 BUSINESS-
FRIENDLY CITY

HOUSTON
#2 FASTEST GROWING
HOUSING MARKET 2018
#7 TOP 20 BUSINESS-
FRIENDLY CITY

AUSTIN
#1 BEST PLACE TO LIVE 2018
#12 TOP 20 BUSINESS-FRIENDLY
CITY

SAN ANTONIO
#14 BEST PLACE TO LIVE 2018

DALLAS & FORT WORTH MARKET OVERVIEW

The Dallas/Fort Worth Metroplex (DFW) is a dynamic 12-county region made up of Dallas, Fort Worth, and another 150 municipalities. The DFW Metroplex is the largest urban agglomeration in Texas and the fourth largest in the United States, spanning 9,286 square miles with a population of approximately 7.1 million people. As the fourth fastest growing region in the United States, the DFW population in 2016 was 33.6% higher than in 2000 according to data from Nielson Claritas; by the year 2030, it is projected that over 10.5 million people will be living in the Metroplex, according to the Dallas Regional Chamber.

The DFW region is the most economically diverse in the state of Texas. The GDP of North Texas is estimated to be \$486 Billion, and if DFW were a state, it would be the 9th largest in the Nation and 23rd largest country in the world, behind Taiwan. Twenty Fortune 500 companies have their headquarters in DFW. The Metroplex is connected to the world by the Nation's fourth busiest airport and is served by 55 international flights. DFW has the largest workforce in the state of Texas, totaling over 3.51 million people, and 34.20% of the population 25 and older have a bachelor's degree or higher. In DFW, there are 33 colleges and universities, 157 public school districts, and 96 public charter schools, according to the North Texas Commission. Dallas/Fort Worth consistently ranks as a top market for job growth over the short and long term due to its central location, pro-business environment, and a strong economy.

Historically a leader concerning job growth, DFW added 717,000 jobs since 2010 and 120,500 jobs in 2016 alone, equating to a 3.50% increase to the employment base. Dallas/Fort Worth and Texas continuously maintain an unemployment rate lower than the National Average (4.30%).



DISCLAIMER

DISCLOSURE

Davidson & Bogel Real Estate, LLC: The information contained in this document pertaining to the The Gateway located at 1801 Main Street, Fort Worth, Texas 76102 “Property” has been obtained from sources believed reliable. While DB2RE does not doubt its accuracy, DB2RE has not verified the information and makes no guarantee, warranty or representation about the information contained in this package. It is your (Purchaser) responsibility to independently confirm the accuracy and completeness of the information. Any projections, opinions, assumptions or estimates used herein are for example only and does not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. DB2RE and the DB2RE logo are service marks of Davidson & Bogel Real Estate, LLC and/or its affiliated or related companies in the United States and other countries. All other marks displayed as well as any elements of this document are the property of their respective owners and DB2RE. No transmission of this document is permitted without written consent from DB2RE. As a condition of DB2RE’s consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by DB2RE, owner or agents of either of these parties regarding the Property—it is required that you agree to treat all such information confidentially.



DISCLOSURE

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 LICENSED BROKER / BROKER FIRM NAME	9004427 LICENSE NO.	INFO@DB2RE.COM EMAIL	214-526-3626 PHONE
MICHAEL EDWARD BOGEL II DESIGNATED BROKER OF FIRM	598526 LICENSE NO.	EBOGEL@DB2RE.COM EMAIL	214-526-3626 PHONE
MICHAEL CAMERON DEPTULA LICENSED SALES AGENT/ASSOCIATE	622382 LICENSE NO.	CDEPTULA@DB2RE.COM EMAIL	214-526-3626 PHONE

THE GATEWAY

RARE +/- 2.522 AC DOWNTOWN FORT WORTH REDEVELOPMENT SITE

PLEASE CONTACT:

CAMERON DEPTULA

INVESTMENT SALES

C: 214.497.0276

O: 214.526.3626 x 116

E: CDeptula@db2re.com

www.DB2RE.com



DAVIDSON BOGEL
REAL ESTATE | INVESTMENT SALES