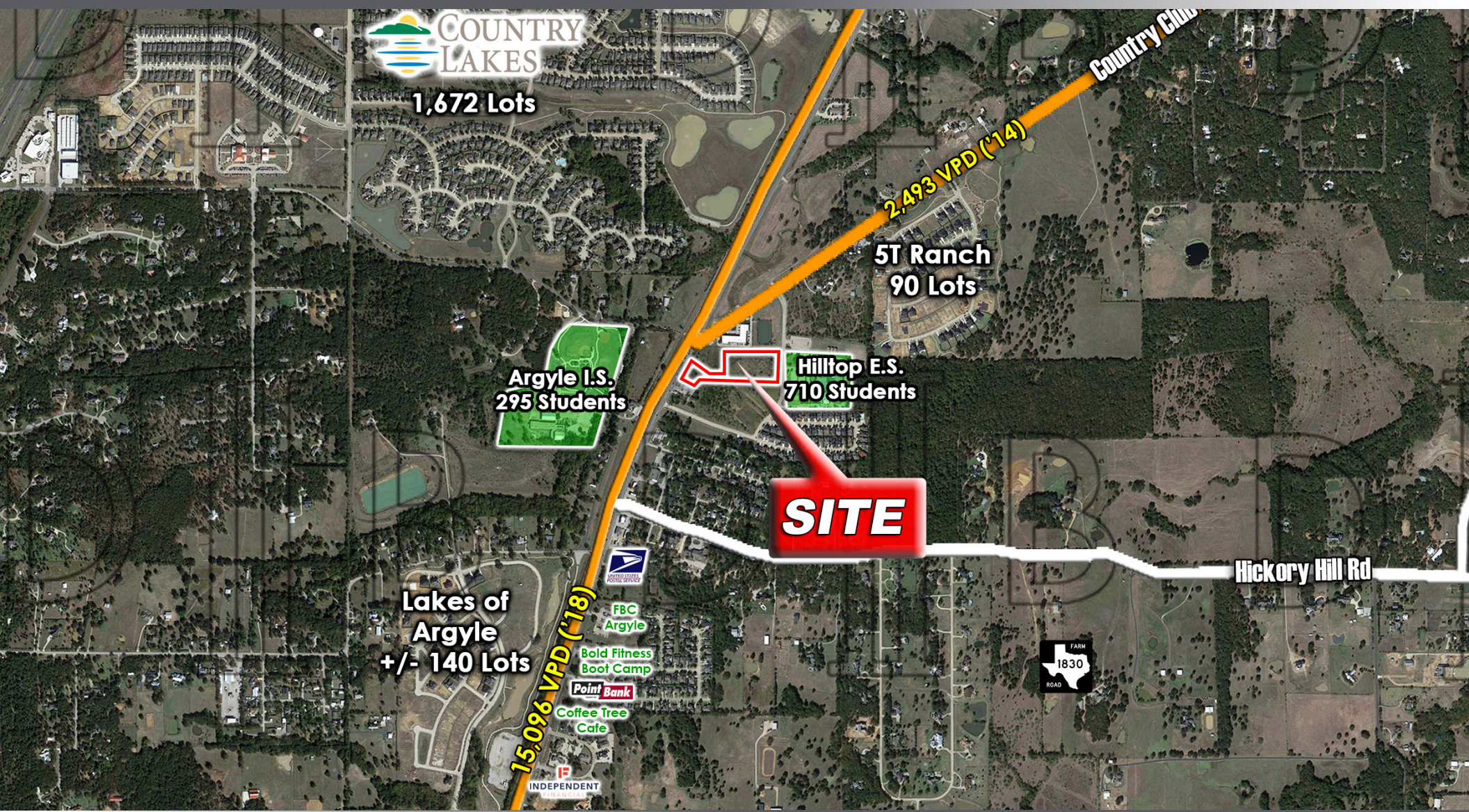


# SEQ of U.S. 377 & Country Club Rd.

Argyle, Texas | Denton County

MIXED-USE LAND FOR SALE



**DAVIDSON BOGEL**  
REAL ESTATE | LAND IS OUR BUSINESS

**COLLINS MEIER**  
CMeier@DB2RE.com  
214.526.3626 x 114

**RYAN TURNER**  
RTurner@DB2RE.com  
214.526.3626 x 105

**EDWARD BOGEL**  
EBogel@DB2RE.com  
214.526.3626 x 102

**DAVID DAVIDSON**  
DDavidson@DB2RE.com  
214.526.3626 x 101

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 investigators to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC 2021



# SEQ of U.S. 377 & Country Club Rd.

Argyle, Texas | Denton County

MIXED-USE LAND FOR SALE

## Property Overview

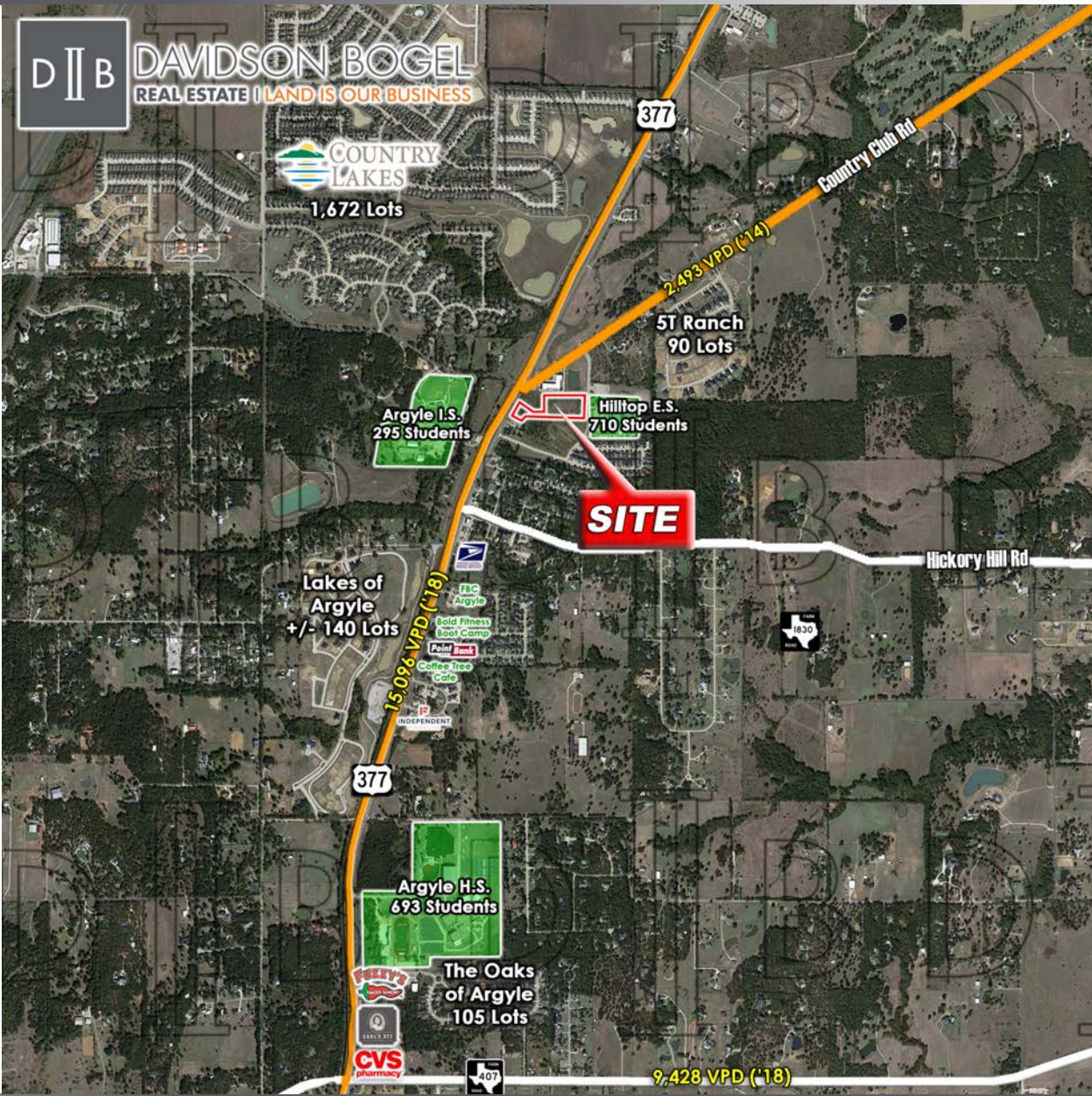
**Size:** ± 6.61 Acres

**Zoning:** PD-OT-1  
Old Town District (residential and non-residential)

**Traffic Counts:** Country Club Rd.: 2,493 VPD  
US 377: 15,096 VPD  
FM 407: 9,428 VPD

## Demographics:

2019 Population 1 Mile:	3,210
2019 Population 2 Mile:	6,507
2019 Population 3 Mile:	11,404
% Proj Growth 2019-2024 1 Mile:	1.99
% Proj Growth 2019-2024 2 Mile:	1.99
% Proj Growth 2019-2024 3 Mile:	4.45
Total Daytime Population 1 Mile:	2,384
Total Daytime Population 2 Mile:	4,651
Total Daytime Population 3 Mile:	8,700
Total Daytime Employees 1 Mile:	884
Total Daytime Employees 2 Mile:	1,612
Total Daytime Employees 3 Mile:	2,849
2019 Median HH Income 1 Mile:	\$119,200
2019 Median HH Income 2 Mile:	\$119,253
2019 Median HH Income 3 Mile:	\$111,167
2019 Average HH Income 1 Mile:	\$150,502
2019 Average HH Income 2 Mile:	\$150,501
2019 Average HH Income 3 Mile:	\$143,329
Median Home Value 1 Mile:	\$417,914
Median Home Value 2 Mile:	\$417,526
Median Home Value 3 Mile:	\$395,792

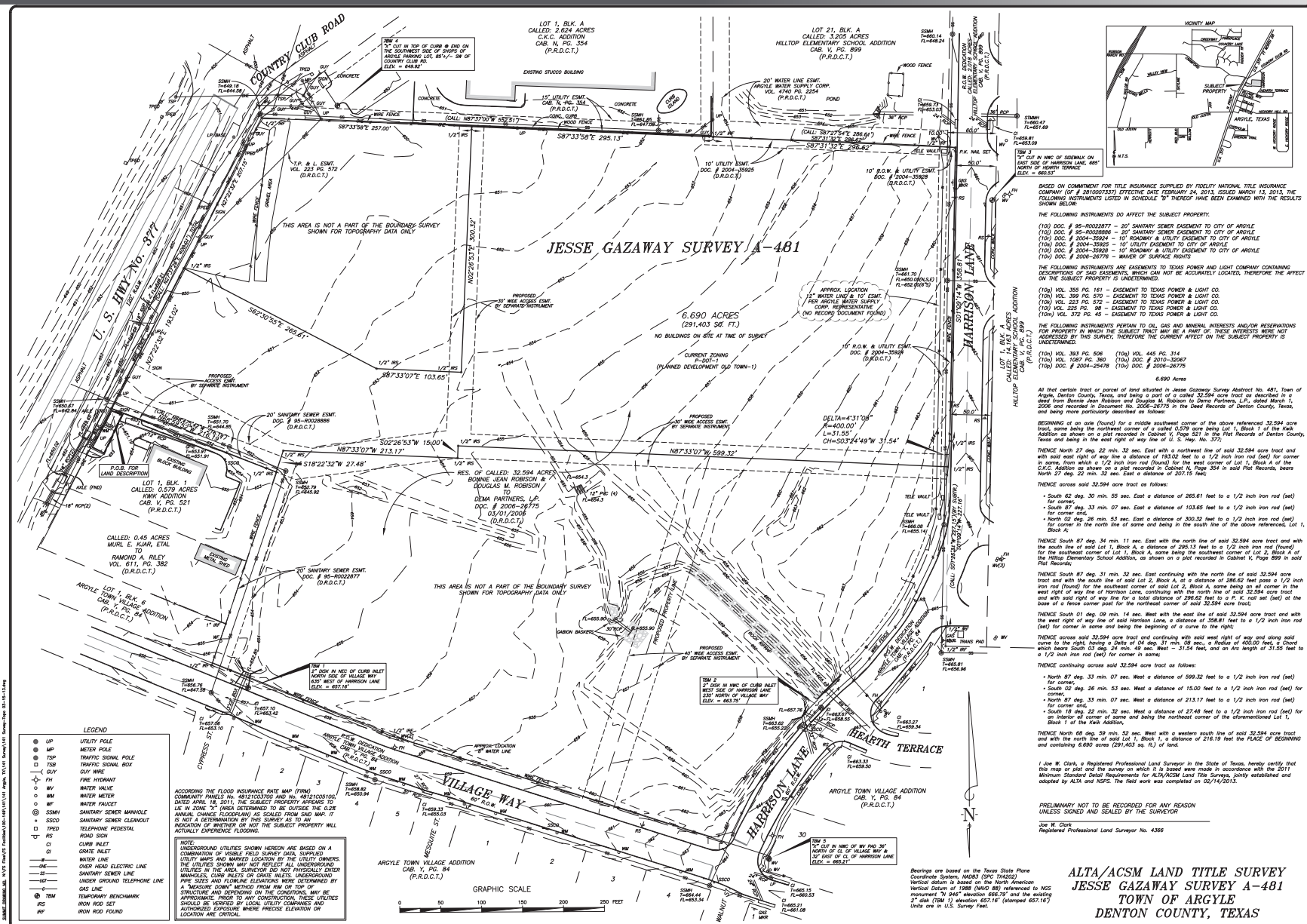




# SEQ of U.S. 377 & Country Club Rd.

## Argyle, Texas | Denton County

# SURVEY



BASED ON COMMITMENT FOR TITLE INSURANCE SUPPLIED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY (SF # 81007733) EFFECTIVE DATE FEBRUARY 24, 2013, ISSUED MARCH 13, 2013. THE FOLLOWING INSTRUMENTS LISTED IN SCHEDULE "B" THEREOF HAVE BEEN EXAMINED WITH THE RESULTS SHOWN BELOW:

THE FOLLOWING INSTRUMENTS DO AFFECT THE SUBJECT PROPERTY:

(10) DOC # 96-0002877 - 20' SANITARY SEWER EASEMENT TO CITY OF ARGYLE  
 (10) DOC # 96-0002886 - 20' SANITARY SEWER EASEMENT TO CITY OF ARGYLE  
 (10) DOC # 2004-35924 - 10' ROADWAY & UTILITY EASEMENT TO CITY OF ARGYLE  
 (10) DOC # 2004-35925 - 10' UTILITY EASEMENT TO CITY OF ARGYLE  
 (10) DOC # 2004-35926 - 10' ROADWAY & UTILITY EASEMENT TO CITY OF ARGYLE  
 (10) DOC # 2006-28775 - BRANCH OF SURFACE RIGHTS

THE FOLLOWING INSTRUMENTS ARE EASEMENTS TO TEXAS POWER AND LIGHT COMPANY CONTAINING DESCRIPTIONS OF SAID EASEMENTS, WHICH CAN NOT BE ACCURATELY LOCATED, THEREFORE THE AFFECT ON THE SUBJECT PROPERTY IS UNDETERMINED:

(10g) VOL 355 PG 161 - EASEMENT TO TEXAS POWER & LIGHT CO.  
 (10h) VOL 399 PG 570 - EASEMENT TO TEXAS POWER & LIGHT CO.  
 (10i) VOL 223 PG 572 - EASEMENT TO TEXAS POWER & LIGHT CO.  
 (10j) VOL 225 PG 98 - EASEMENT TO TEXAS POWER & LIGHT CO.  
 (10k) VOL 372 PG 45 - EASEMENT TO TEXAS POWER & LIGHT CO.

THE FOLLOWING INSTRUMENTS PERTAIN TO OIL, GAS AND MINERAL INTERESTS AND/OR RESERVATIONS IN THE SUBJECT PROPERTY THAT MAY BE A PART OF THESE INTERESTS WERE NOT ADDRESSED BY THIS SURVEY, THEREFORE THE CURRENT AFFECT ON THE SUBJECT PROPERTY IS UNDETERMINED:

(10a) VOL 383 PG 606 (10d) VOL 445 PG 314  
 (10b) VOL 1087 PG 360 (10e) DOC # 2010-32087  
 (10c) DOC # 2004-26478 (10f) DOC # 2004-26775

6.690 Acres

All that certain tract or parcel of land situated in Jesse Gazaway Survey Abstract No. 481, Town of Argyle, Denton County, Texas, and being a part of a certain 32.594 acre tract as described in a deed from Bonnie Jean Robison & Douglas M. Robison to Dena Partners, L.P., dated March 1, 2006 and recorded in Document No. 2006-28775 in the Deeds Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at an oak (found) for a middle southeast corner of the above referenced 32.594 acre tract and being a corner of a certain 37.9 acre tract as described in Block 1 of the Frank Addition as shown on a plat recorded in Cabinet V, Page 523 in the Plat Records of Denton County, Texas, and being more particularly described as follows:

TENNESSE North 27 deg 22 min 32 sec. East with the north line of said 32.594 acre tract and with said east right of way line a distance of 183.02 feet to a 1/2 inch iron rod (set) for corner in same from which a 1/2 inch iron rod (found) for the west corner of Lot 1, Block A of the C.A.C. Addition as shown on a plat recorded in Cabinet V, Page 354 in said Plat Records, bears North 27 deg 22 min 32 sec. East a distance of 207.15 feet.

TENNESSE across said 32.594 acre tract as follows:

- South 62 deg 30 min 55 sec. East a distance of 265.61 feet to a 1/2 inch iron rod (set) for corner.
- South 67 deg 33 min 07 sec. East a distance of 103.65 feet to a 1/2 inch iron rod (set) for corner.
- North 02 deg 26 min 53 sec. East a distance of 300.32 feet to a 1/2 inch iron rod (set) for corner in the north line of same and being in the south line of the above referenced Lot 1, Block A.

TENNESSE South 87 deg 34 min 11 sec. East with the north line of said 32.594 acre tract and with the north line of said Lot 1, Block A, a distance of 295.13 feet to a 1/2 inch iron rod (found) for the southeast corner of Lot 1, Block A, same being the southwest corner of Lot 2, Block A of the Hilltop Elementary School Addition, as shown on a plat recorded in Cabinet V, Page 609 in said Plat Records.

TENNESSE South 87 deg 34 min 11 sec. East continuing with the north line of said 32.594 acre tract and with the south line of said Lot 2, Block A, a distance of 286.62 feet to a 1/2 inch iron rod (found) for the southeast corner of said Lot 2, Block A, same being an old corner at the west end of a way line of Harrison Lane, continuing with the north line of said 32.594 acre tract and with said right of way line for a total distance of 298.62 feet to a P.C. nail (set) at the base of a fence corner east for the northeast corner of said 32.594 acre tract.

TENNESSE South 01 deg 09 min 14 sec. West with the east line of said 32.594 acre tract and with the west line of said line of said Harrison Lane, a distance of 588.81 feet to a 1/2 inch iron rod (set) for corner in same and being the beginning of a curve to the right.

TENNESSE across said 32.594 acre tract and continuing with said west right of way line and along said curve to the right, having a radius of 311.00 feet, an Arc of 403.00 feet, is closed which bears South 03 deg 24 min 49 sec. West - 31.34 feet, and an Arc length of 31.55 feet to a 1/2 inch iron rod (set) for corner in same.

TENNESSE continuing across said 32.594 acre tract as follows:

- North 87 deg 33 min 07 sec. West a distance of 589.32 feet to a 1/2 inch iron rod (set) for corner.
- South 02 deg 26 min 53 sec. West a distance of 15.00 feet to a 1/2 inch iron rod (set) for corner.
- North 87 deg 33 min 07 sec. West a distance of 213.17 feet to a 1/2 inch iron rod (set) for corner.
- South 18 deg 22 min 32 sec. West a distance of 27.48 feet to the aforementioned Lot 1, Block 1 of the Frank Addition.

TENNESSE North 68 deg 59 min 50 sec. West with the western utility line of said 32.594 acre tract and with the north line of said Lot 1, Block 1, a distance of 216.19 feet to the PLACE OF BEGINNING and containing 6.690 acres (291,403 sq. ft.) of land.

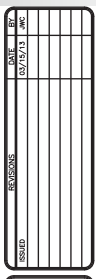
I, Jon W. Clark, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on 02/14/2013.

PRELIMINARY NOT TO BE RECORDED FOR ANY REASON UNLESS SIGNED AND SEALED BY THE SURVIVOR

Jon W. Clark  
 Registered Professional Land Surveyor No. 4368

Beatings are based on the Texas State Plane Coordinate System, NAD83 (SPC 74X2002) Vertical datum is based on the North American Vertical Datum of 1988 (NAVD 88) referenced to MGS monument 7N S&E elevation 662.75 and the existing 2" dia (TM 1) elevation 657.16" (stamped 657.16") data on U.S. Survey Feet.

ALTA/ACSM LAND TITLE SURVEY  
 JESSE GAZAWAY SURVEY A-481  
 TOWN OF ARGYLE  
 DENTON COUNTY, TEXAS



Summit Surveying, Inc.  
 Land Boundary • Topography • GPS • Geographic  
 2040 Deerebrook Drive, Tyler, Texas 75706 • (936) 561-5544



ALTA/ACSM LAND TITLE SURVEY  
 JESSE GAZAWAY SURVEY A-481  
 TOWN OF ARGYLE  
 DENTON COUNTY, TEXAS

DATE: 02/14/2013  
 TIME: 10:00 AM  
 PROJECT: JESSE GAZAWAY SURVEY A-481  
 DRAWN BY: JWC  
 CHECKED BY: JWC  
 DATE: 02/14/2013  
 TIME: 10:00 AM

Copyright 2009, Summit Surveying, Inc.

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

2/20/2020

Argyle, TX Development Standards

1. Light fixtures and light standards visible from a public street or public right-of-way shall be of an architectural design that is compatible architectural design of the primary structure.
  2. A lamp that conveys the color spectrum that is similar to natural daylight is preferred. Metal halide and color-corrected sodium lamps are appropriate.
  3. Installed light sources may not use the equivalent of more than 1,200 lumens per bulb and shall be installed in such a manner so as to be shielded from public view and mitigate glare and light spill.
  4. There shall be no direct illumination of any residential use or zoning district adjacent to a proposed OT-1 District development.
  5. Lights shall be fully shielded to minimize light trespass onto any residential zoning district. "Fully shielded" means a technique or method of construction or manufacture that does not allow any light dispersion to shine above the horizontal plane from the lowest light emitting point of the light fixture. Any structural part of the light fixture providing this shielding shall be permanently affixed to the light fixture.
- E. *Open Storage.* Open storage is prohibited.
- F. *Outside Display.* Outside display of merchandise and seasonal items, such as Christmas trees and pumpkins, may be allowed by a Specific Use Permit and shall be limited to the following:
1. Outside display areas shall not be placed or located more than 30 feet from the main building.
  2. Outside display areas shall not occupy any of the parking spaces that are required by this Ordinance for the primary use(s) of the property, except on a temporary basis only, which is a maximum of 30 days per display and a maximum of two displays per calendar year.
  3. Outside display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.
  4. Outside display areas shall not extend into public right-of-way or onto adjacent property.
  5. Outside display items shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.

OT-1—Old Town 1 District

P = Permitted Uses

SUP = May be approved by Specific Use Permit

Accessory Building/Structure (Nonresidential)	P
Accessory Building/Structure (Residential)	P
Accessory Dwelling	SUP
Antenna (Commercial)	<a href="#">Section 14.3.72</a>
Antenna (Noncommercial)	P
Antique Shop (No Outside Sales or Storage)	P
Armed Services Recruiting Center	P
Art Dealer/Gallery	P
Art Supply Store	P
Artist Studio	P
Automatic Teller Machines (ATM's)	P
Bakery (Retail)	P
Bank	P

5/8

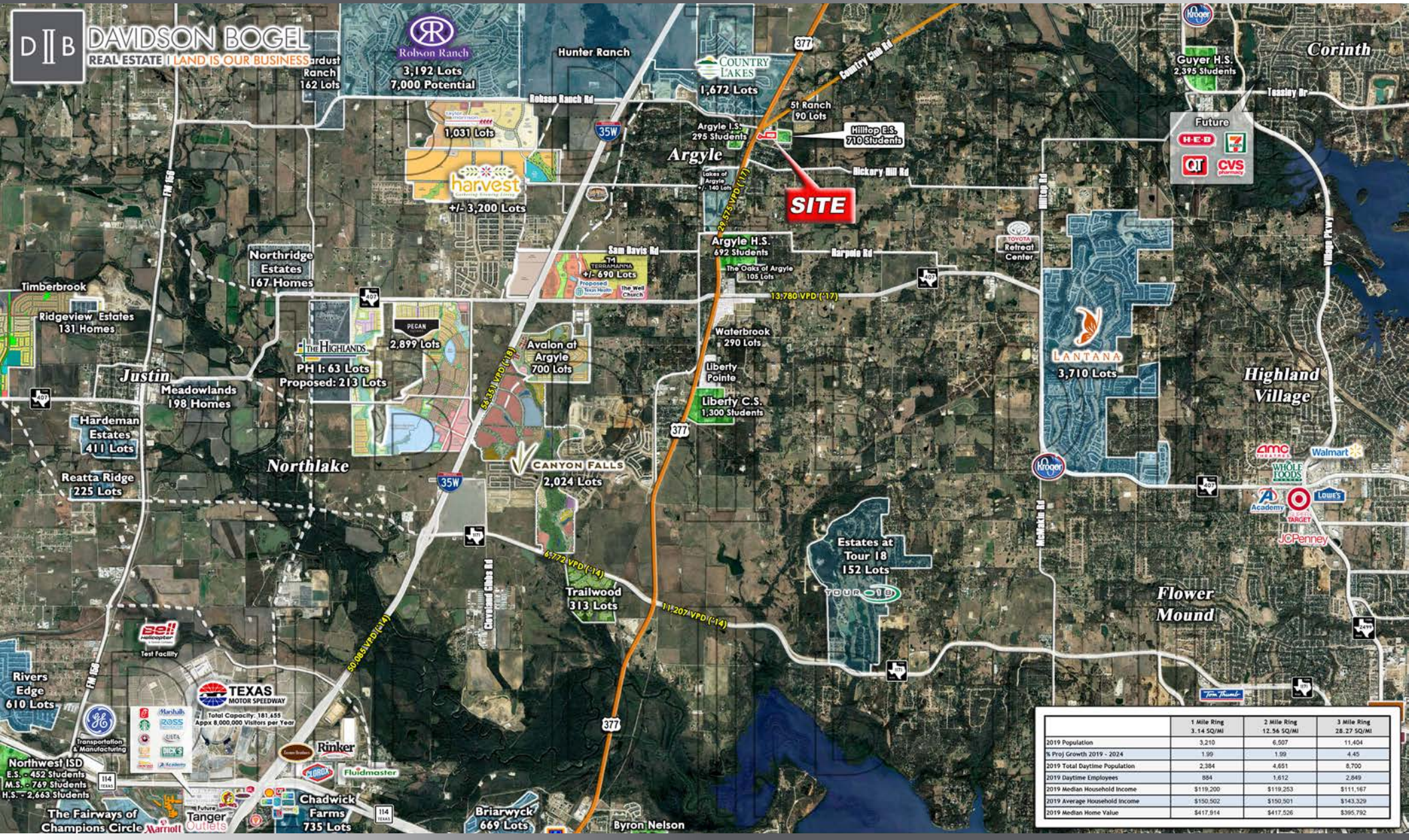


# SEQ of U.S. 377 & Country Club Rd.

Argyle, Texas | Denton County

MIXED-USE LAND FOR SALE

**DB** DAVIDSON BOGEL  
REAL ESTATE | LAND IS OUR BUSINESS



	1 Mile Ring 3.14 SQ/MI	2 Mile Ring 12.56 SQ/MI	3 Mile Ring 28.27 SQ/MI
2019 Population	3,210	6,507	11,404
% Proj Growth 2019 - 2024	1.99	1.99	4.45
2019 Total Daytime Population	2,384	4,651	6,700
2019 Daytime Employees	884	1,612	2,849
2019 Median Household Income	\$119,200	\$119,253	\$111,167
2019 Average Household Income	\$150,502	\$150,501	\$143,329
2019 Median Home Value	\$417,914	\$417,526	\$395,792

**DB** DAVIDSON BOGEL  
REAL ESTATE | LAND IS OUR BUSINESS

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



## 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.

### 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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

01A TREC No. OP-K



DAVIDSON BOGEL  
REAL ESTATE



## 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
David Davidson, JR.	593731	ddavidson@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

\_\_\_\_\_  
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.	Email	Phone
Collins Meier	714822	cmeier@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date