



www.avidrea.com
214.379.1040

11,179 SF
Retail
For Lease

Dixon Lane
Flower Mound, TX 75028

CONTACT BROKER FOR MORE INFORMATION:

James Seidel
jseidel@avidrea.com
214.379.1041

Ryan Clark
rclark@avidrea.com
214.379.1050

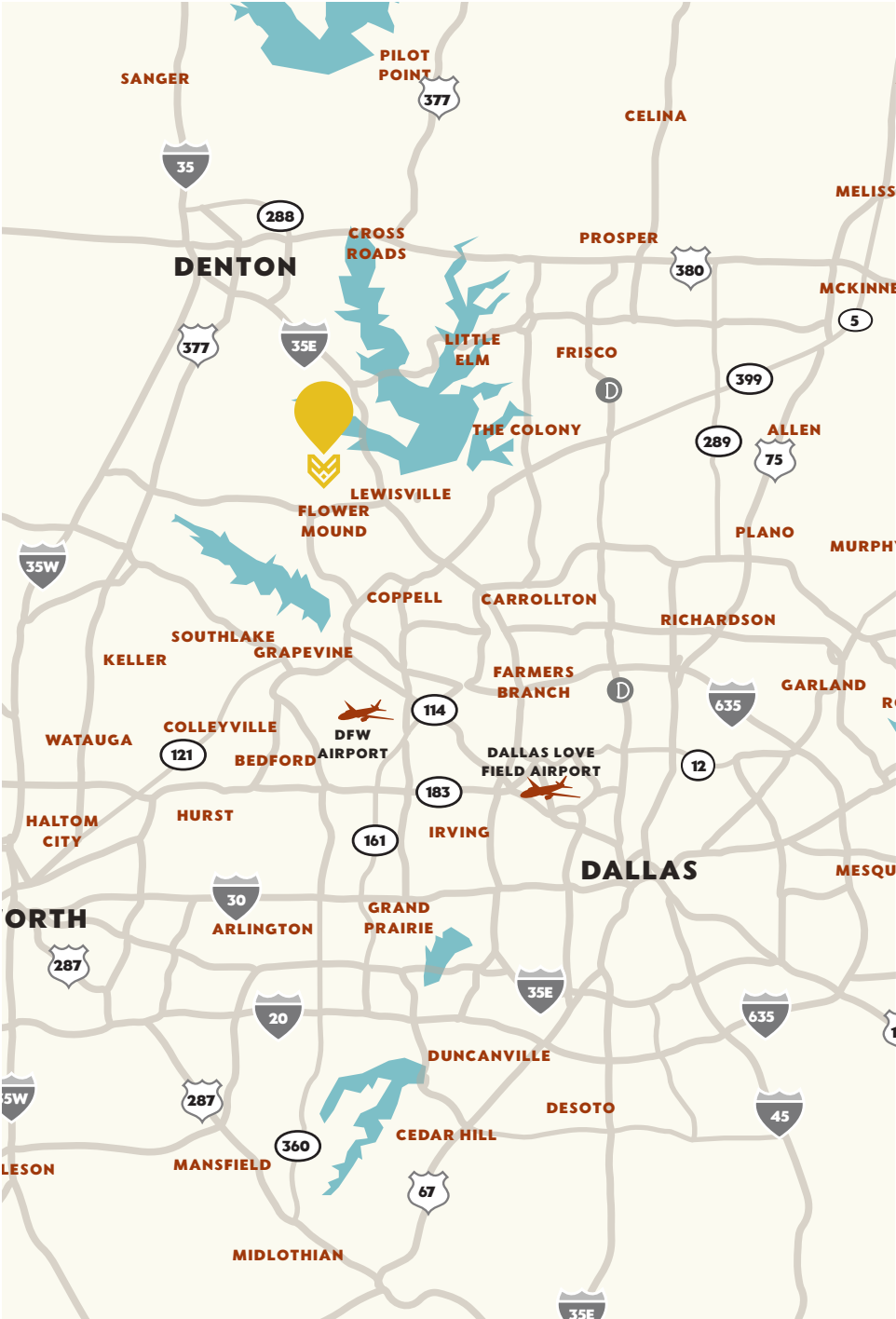


Property Details

LOCATION	Dixon Lane, Flower Mound, TX 75028	
AVAILABLE	11,179 SF	
RENT	Please Call for Pricing	
HIGHLIGHTS	» New Development	
	» Major retail intersection with national co-tenancy	
	» Median break for full East/West traffic access	
	» Proximity to Marcus High School (3,000+ students)	
	» Part of 85 acre + mixed use development	
AREA RETAIL & TRAFFIC DRIVERS	Jason's Deli, Taco Bell, Pet Smart, Office Depot, Rally House, Target, Cotton Patch Cafe, Michael's, World Market, Sephora, Starbucks, Palm Beach Tan, Cava, Hobby Lobby, Dick's Sporting Goods, Hobby Lobby, Once Upon a Child, Belk, Five Below, Ulta, Lowe's, Old Navy	
TRAFFIC COUNTS	Dixon Lane 32,593 CPD 2024	Long Prairie Rd 39,019 CPD 2025

Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	8,191	74,065	170,161
EST. POP GROWTH 2026-31	1.3%	0.1%	0.3%
MEDIAN AGE	43.5	41.7	40.1
NUMBER OF HOUSEHOLDS	2,935	26,995	61,701
AVG HOUSEHOLD INCOME	\$235,365	\$209,289	\$187,689
MED HOUSEHOLD INCOME	\$198,088	\$172,170	\$154,451



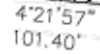
Bubble Plan



Bubble Plan

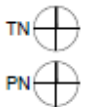


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11,179 SF AVAILABLE | 5

Abstract: The purpose of this study was to determine the effect of a 12-week training program on the physical and psychological health of sedentary, middle-aged women. The study was a randomized, controlled trial. The subjects were 30 women, aged 40-50, who were sedentary and had no history of cardiovascular disease. They were randomly assigned to either a 12-week training program or a control group. The training program consisted of three sessions per week, each lasting 45 minutes. The sessions included aerobic exercise, strength training, and flexibility exercises. The control group continued with their sedentary lifestyle. The primary outcome measure was the change in maximum heart rate (HR_{max}) from baseline to 12 weeks. Secondary outcome measures included changes in resting heart rate (HR_{rest}), blood pressure (BP), and body mass index (BMI). The results showed that the training program significantly increased HR_{max} in the training group compared to the control group. There were no significant changes in HR_{rest}, BP, or BMI. The study suggests that a 12-week training program can improve the physical health of sedentary, middle-aged women by increasing their maximum heart rate.



SCALE 100-150

**11,179 SF AVAILABLE | 6**[illegible]

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ELEVATION NOTES:

- ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE UTILITIES AND AUTHORITIES HAVING JURISDICTION.
- PERFORM ALL WORK AND INSTALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATION & INSTRUCTIONS, IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS AND AS SPECIFIED.
- REFER TO FLOOR PLAN FOR OVERALL DIMENSIONS AND WINDOW TYPES.
- THE GC SHALL CONFIRM AND COORDINATE ALL CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS.
- ALL METAL TRIM, GUTTERS, DOWNSPOUTS, CONDUCTORS HEADS, EXPOSED FLASHING TO BE PRE-FINISHED PER COLOR SELECTION BELOW.
- WINDOW AND ENTRY DOOR FRAMES TO BE PRE-FINISHED DARK BRONZE.
- EXTERIOR GLAZING TO BE AS NOTED ON THE BUILDING ENERGY REPORT. CALCULATE TO MATCH ADJACENT MATERIAL COLOR. CONFIRM WITH OWNER.
- ALL UTILITY BOARDS AND CONDUIT TO BE PAINTED TO MATCH THE BUILDING.
- ALL EXTERIOR SUBJECT TO THE DEVELOPMENT SERVICES APPROVAL.
- GC TO COORDINATE BRICK COLORS WITH OWNER.

EXTERIOR MATERIAL LEGEND:

ROOF (R-1)
MFG: METAL ROOF OR EQUAL
STYLE: 1810387 STANDING SEAM ROOF
COLOR: PRE-FINISHED DARK BRONZE
INSTALLATION: AS NOTED

ROOF (R-2)
MFG: FIRESTONE OR EQUAL
STYLE: TPO 50 MIL
COLOR: BLACK
INSTALLATION: AS NOTED

BRICK 1 (B-1)
MFG: SPED BRICK OR EQUAL
STYLE: KING
COLOR: CHEAPEN'S BLEND
INSTALLATION: AS NOTED

BRICK 2 (B-2)
MFG: ACME BRICK OR EQUAL
STYLE: KING
COLOR: CAMELOT
INSTALLATION: AS NOTED

BRICK 3 (B-3)
MFG: SPED BRICK OR EQUAL
STYLE: KING
COLOR: GARNER'S BLEND
INSTALLATION: AS NOTED

DOORS PAINT (P-1)
MFG: SHERMAN WALLPAPER OR EQUAL
COLOR: COLOR MATCH B-1 BRICK
INSTALLATION: AS NOTED

METAL FASGA TRIM PAINT (P-2)
MFG: METAL ROOF OR EQUAL
COLOR: PRE-FINISHED DARK BRONZE
INSTALLATION: AS NOTED

ALUMINUM STOREFRONT
MFG: KAMMEER OR EQUAL
COLOR: PRE-FINISHED DARK BRONZE STAINLESS
INSTALLATION: AS NOTED

METAL AWNING
MFG: VICTORY AWNING OR EQUAL
COLOR: MEDIUM BRONZE, RAL 7013
INSTALLATION: AS NOTED

ADJACENT COLORS
BETWEEN ADJACENT CLEAR ALUMINUM SURFACES: ALUMINUM
BETWEEN ADJACENT BRONZE ALUMINUM SURFACES: ALUMINUM
BETWEEN ROCK/BRICK AND HARDIE BOARD: HARDIE
BETWEEN ALUMINUM AND ROCK/BRICK: ROCK

FINAL BRICK FINISH TO VARY BASED ON AVAILABILITY AT TIME OF CONSTRUCTION

KEY MAP:

LEGACY
A-D-P-R
1245 SOUTH BRIDGE CT.
SUITE 102
HURST, TEXAS 76053
817.564.8702 O.

MEP ENGINEER:
LARRY L. BLACKMON INC.
8716 AZULE AVENUE
FT. WORTH, TEXAS 76135
817.258.3601 O.

STRUCT. ENGINEER:
RTN DESIGN ASSOCIATES
775 HUNTERS GLEN
ROCKWALL, TEXAS 75087
972.524.8800 C.

CIVIL ENGINEER:
CIVIL POINT ENGINEERS, INC.
5500 SOUTH LAKE FOREST
DRIVE, SUITE 300
MCKINNEY, TEXAS 75070
972.554.1100 O.

LANDSCAPE ARCHITECT:
STUDIO GREEN SPOT, INC.
1750 W. MACDONOTT DRIVE
ALLEN, TEXAS 75013
469.390.4448 O.

OWNER:
12 AC FM720 PARTNERS,
LLC
2504 LOFTMOOR LANE
PLANO, TEXAS 75024
501.880.2166 C.

ROSE CITY PARTNERS
RETAIL SHELL BUILDING
NE CORNER OF DIXON LANE &
LONG PRAIRIE ROAD
FLOWER MOUND, TX 75028

FOR INTERIM NOT FOR REGULATORY PERMIT OR CONSTRUCTION

ARCHITECT FEE
TX. REGISTRATION #20445
DATE 07/14/20

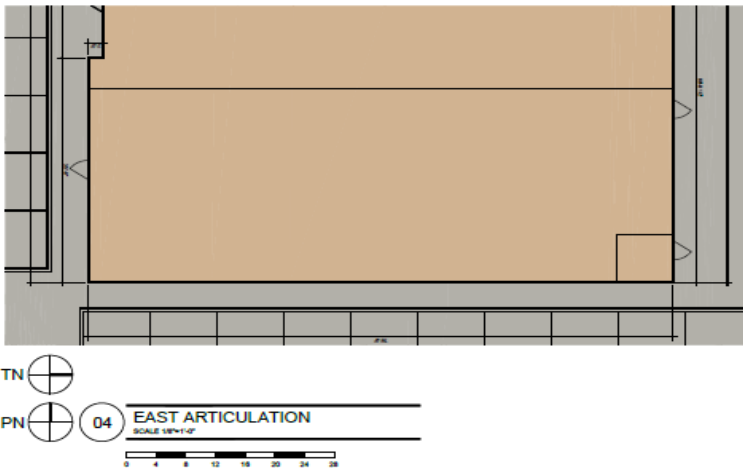
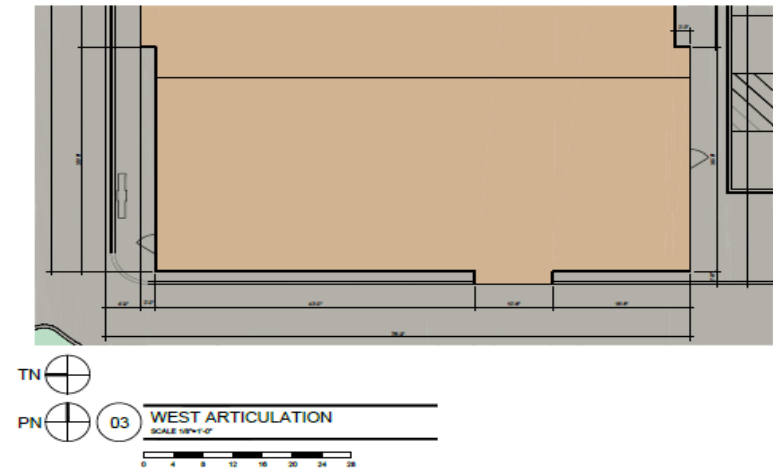
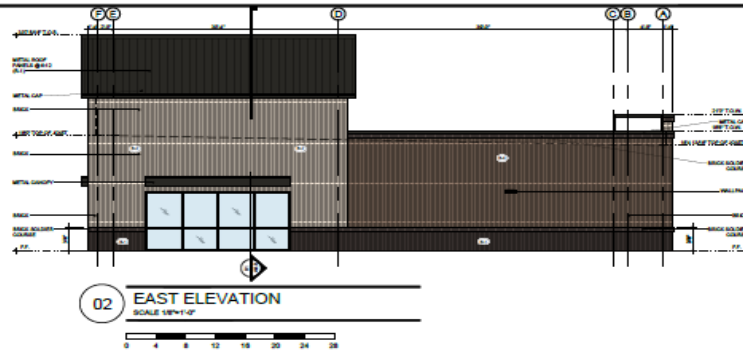
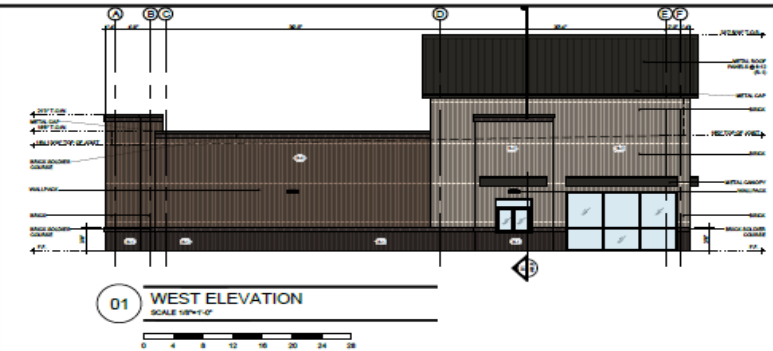
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CHECKED BY: F.E.R.

DATE 07/14/20 **ISSUED FOR**
REVIEW

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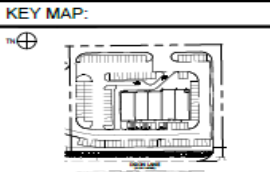


ELEVATION MATERIAL CALCULATIONS				
	NORTH	EAST	SOUTH	WEST
1. METAL ROOF	1,200 SF	1,200 SF	1,200 SF	1,200 SF
2. METAL SIDING	1,200 SF	1,200 SF	1,200 SF	1,200 SF
3. METAL TRIM	1,200 SF	1,200 SF	1,200 SF	1,200 SF
4. METAL CANOPY	1,200 SF	1,200 SF	1,200 SF	1,200 SF
5. METAL GLAZING	1,200 SF	1,200 SF	1,200 SF	1,200 SF
6. METAL DOOR	1,200 SF	1,200 SF	1,200 SF	1,200 SF
7. METAL WINDOW	1,200 SF	1,200 SF	1,200 SF	1,200 SF
8. METAL FASCIA	1,200 SF	1,200 SF	1,200 SF	1,200 SF
9. METAL GUTTER	1,200 SF	1,200 SF	1,200 SF	1,200 SF
10. METAL DOWNSPOUT	1,200 SF	1,200 SF	1,200 SF	1,200 SF
11. METAL FLASHING	1,200 SF	1,200 SF	1,200 SF	1,200 SF
12. METAL BRICK	1,200 SF	1,200 SF	1,200 SF	1,200 SF
13. METAL BRICK	1,200 SF	1,200 SF	1,200 SF	1,200 SF
14. METAL BRICK	1,200 SF	1,200 SF	1,200 SF	1,200 SF
15. METAL BRICK	1,200 SF	1,200 SF	1,200 SF	1,200 SF
16. METAL BRICK	1,200 SF	1,200 SF	1,200 SF	1,200 SF
17. METAL BRICK	1,200 SF	1,200 SF	1,200 SF	1,200 SF
18. METAL BRICK	1,200 SF	1,200 SF	1,200 SF	1,200 SF
19. METAL BRICK	1,200 SF	1,200 SF	1,200 SF	1,200 SF
20. METAL BRICK	1,200 SF	1,200 SF	1,200 SF	1,200 SF

- ELEVATION NOTES:**
1. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE UTILITIES AND AUTHORITIES HAVING JURISDICTION.
 2. PERFORM ALL WORK AND INSTALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATION & INSTRUCTIONS, IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS AND AS SPECIFIED.
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 4. THE GC SHALL CONFIRM AND COORDINATE ALL CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS.
 5. ALL METAL TRIM, GUTTERS, DOWNSPOUTS, CONDUCTIONS HEADS, EXPOSED FLASHING TO BE PRE-FINISHED PER COLOR SELECTION BELOW.
 6. WINDOW AND ENTRY DOOR FRAMES TO BE PRE-FINISHED DARK BRONZE.
 7. EXTERIOR GLAZING TO BE AS NOTED ON THE BUILDING ENERGY REPORT. CAUTION: GLAZING TO MATCH ADJACENT MATERIAL COLOR. CONFIRM WITH OWNER.
 8. ALL UTILITIES BORES AND CONDUIT TO BE PAINTED TO MATCH THE BUILDING.
 9. ALL EXTERIOR SUBJECT TO THE DEVELOPMENT SERVICES APPROVAL.
 10. GC TO COORDINATE BRICK COLORS WITH OWNER.

- EXTERIOR MATERIAL LEGEND:**
- ROOF (R-1)**
MFG: METAL ROOF OR EQUAL
STYLE: 1/2" TIGHT STANDING SEAM ROOF
COLOR: PRE-FINISHED DARK BRONZE
INSTALLATION: AS NOTED
- ROOF (R-2)**
MFG: FIRSTSTONE OR EQUAL
STYLE: TPO MEM.
COLOR: WHITE
INSTALLATION: AS NOTED
- BRICK 1 (B-1)**
MFG: SPED BRICK OR EQUAL
STYLE: KING
COLOR: CHEAPEN BLEND
INSTALLATION: AS NOTED
- BRICK 2 (B-2)**
MFG: ADAMS BRICK OR EQUAL
STYLE: KING
COLOR: CAMELOT
INSTALLATION: AS NOTED
- BRICK 3 (B-3)**
MFG: SPED BRICK OR EQUAL
STYLE: KING
COLOR: MARCHER BLEND
INSTALLATION: AS NOTED
- DOORS PAINT (P-1)**
MFG: SHERMAN WILLIAMS OR EQUAL
COLOR: COLOR MATCH B-1 BRICK
INSTALLATION: AS NOTED
- METAL FASCIA TRIM PAINT (P-2)**
MFG: METAL ROOF OR EQUAL
COLOR: PRE-FINISHED DARK BRONZE
INSTALLATION: AS NOTED
- ALUMINUM STOREFRONT**
MFG: KAMMEER OR EQUAL
COLOR: PRE-FINISHED DARK BRONZE 2764 HSB
INSTALLATION: AS NOTED
- METAL AWNING**
MFG: VICTORY AWNINGS OR EQUAL
COLOR: MEDIUM BRONZE, RAL 7013
INSTALLATION: AS NOTED
- PAINT COLORS**
- | | |
|---|----------|
| BETWEEN ADJACENT CLEAR ALUMINUM SURFACES | ALUMINUM |
| BETWEEN ADJACENT BRONZE ALUMINUM SURFACES | ALUMINUM |
| BETWEEN ROCKBRICK AND HARDIE BOARD | HARDIE |
| BETWEEN ALUMINUM AND ROCKBRICK | ROCK |

FINAL BRICK FINISH TO VARY
BASED ON AVAILABILITY AT
TIME OF CONSTRUCTION



MSP ENGINEER:
LARRY L. BLACKBURN INC.
6715 AZULE AVENUE
FT. WORTH, TEXAS 76135
817.298.9801 D.

STRUCT. ENGINEER:
RTN DESIGN ASSOCIATES
775 HUNTERS GLEN
ROCKWALL, TEXAS 75087
972.524.9800 C.

CIVIL ENGINEER:
CIVIL POINT ENGINEERS, INC.
5900 SOUTH LAKE FOREST
DRIVE, SUITE 300
MCKINNEY, TEXAS 75070
972.554.1100 D.

LANDSCAPE ARCHITECT:
STUDIO GREEN SPOT, INC.
1780 W. MADISON COTT DRIVE
ALLEN, TEXAS 75013
409.399.4448 D.

OWNER:
12 AC FM720 PARTNERS,
LLC
2604 LOFTMOOR LANE
PLANO, TEXAS 75024
501.880.2166 C.

ROSE CITY PARTNERS
RETAIL SHELL BUILDING
NE CORNER OF DIXON LANE &
LONG PRAIRIE ROAD
FLOWER MOUND, TX 75028

FOR INTERIM
NOT FOR REGULATORY
PERMIT OR CONSTRUCTION

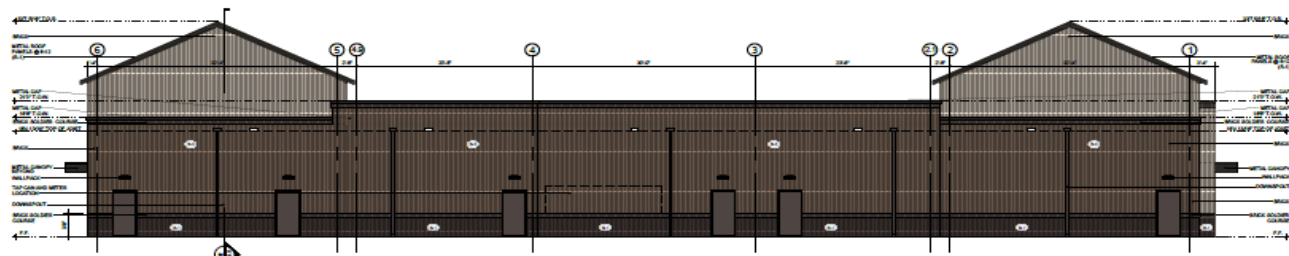
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TX. REGISTRATION #20443
DATE: 07/14/26

DRAWN: W.V.
CHECKED BY: F.E.R.
DATE: 07/14/26
ISSUED FOR: REVIEW

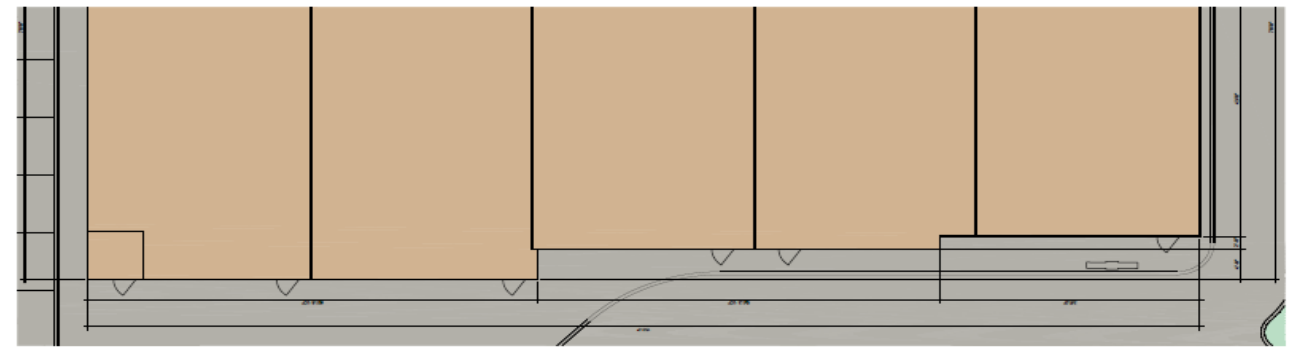
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01 NORTH ELEVATION
SCALE 1/8"=1'-0"



02 NORTH ARTICULATION
SCALE 1/8"=1'-0"



ELEVATION MATERIAL CALCULATIONS			
	NORTH	EAST	SOUTH
1. METAL ROOF	100% METAL	100% METAL	100% METAL
2. METAL SIDING	100% METAL	100% METAL	100% METAL
3. METAL TRIM	100% METAL	100% METAL	100% METAL
4. METAL DOORS	100% METAL	100% METAL	100% METAL
5. METAL WINDOWS	100% METAL	100% METAL	100% METAL
6. METAL FLASHING	100% METAL	100% METAL	100% METAL
7. METAL GUTTERS	100% METAL	100% METAL	100% METAL
8. METAL DOWNSPOUTS	100% METAL	100% METAL	100% METAL
9. METAL BRACKETS	100% METAL	100% METAL	100% METAL
10. METAL HANGERS	100% METAL	100% METAL	100% METAL
11. METAL BOLTS	100% METAL	100% METAL	100% METAL
12. METAL NUTS	100% METAL	100% METAL	100% METAL
13. METAL WASHERS	100% METAL	100% METAL	100% METAL
14. METAL PLATES	100% METAL	100% METAL	100% METAL
15. METAL ANCHORS	100% METAL	100% METAL	100% METAL
16. METAL BRACKETS	100% METAL	100% METAL	100% METAL
17. METAL HANGERS	100% METAL	100% METAL	100% METAL
18. METAL BOLTS	100% METAL	100% METAL	100% METAL
19. METAL NUTS	100% METAL	100% METAL	100% METAL
20. METAL WASHERS	100% METAL	100% METAL	100% METAL
21. METAL PLATES	100% METAL	100% METAL	100% METAL
22. METAL ANCHORS	100% METAL	100% METAL	100% METAL

MATERIAL LEGEND			
1. METAL ROOF	2. METAL SIDING	3. METAL TRIM	4. METAL DOORS
5. METAL WINDOWS	6. METAL FLASHING	7. METAL GUTTERS	8. METAL DOWNSPOUTS
9. METAL BRACKETS	10. METAL HANGERS	11. METAL BOLTS	12. METAL NUTS
13. METAL WASHERS	14. METAL PLATES	15. METAL ANCHORS	16. METAL BRACKETS
17. METAL HANGERS	18. METAL BOLTS	19. METAL NUTS	20. METAL WASHERS
21. METAL PLATES	22. METAL ANCHORS	23. METAL BRACKETS	24. METAL HANGERS
25. METAL BOLTS	26. METAL NUTS	27. METAL WASHERS	28. METAL PLATES
29. METAL ANCHORS	30. METAL BRACKETS	31. METAL HANGERS	32. METAL BOLTS
33. METAL NUTS	34. METAL WASHERS	35. METAL PLATES	36. METAL ANCHORS
37. METAL BRACKETS	38. METAL HANGERS	39. METAL BOLTS	40. METAL NUTS
41. METAL WASHERS	42. METAL PLATES	43. METAL ANCHORS	44. METAL BRACKETS
45. METAL HANGERS	46. METAL BOLTS	47. METAL NUTS	48. METAL WASHERS
49. METAL PLATES	50. METAL ANCHORS	51. METAL BRACKETS	52. METAL HANGERS
53. METAL BOLTS	54. METAL NUTS	55. METAL WASHERS	56. METAL PLATES
57. METAL ANCHORS	58. METAL BRACKETS	59. METAL HANGERS	60. METAL BOLTS
61. METAL NUTS	62. METAL WASHERS	63. METAL PLATES	64. METAL ANCHORS
65. METAL BRACKETS	66. METAL HANGERS	67. METAL BOLTS	68. METAL NUTS
69. METAL WASHERS	70. METAL PLATES	71. METAL ANCHORS	72. METAL BRACKETS
73. METAL HANGERS	74. METAL BOLTS	75. METAL NUTS	76. METAL WASHERS
77. METAL PLATES	78. METAL ANCHORS	79. METAL BRACKETS	80. METAL HANGERS
81. METAL BOLTS	82. METAL NUTS	83. METAL WASHERS	84. METAL PLATES
85. METAL ANCHORS	86. METAL BRACKETS	87. METAL HANGERS	88. METAL BOLTS
89. METAL NUTS	90. METAL WASHERS	91. METAL PLATES	92. METAL ANCHORS
93. METAL BRACKETS	94. METAL HANGERS	95. METAL BOLTS	96. METAL NUTS
97. METAL WASHERS	98. METAL PLATES	99. METAL ANCHORS	100. METAL BRACKETS

ELEVATION NOTES:

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- PERFORM ALL WORK WITH MATERIALS AND METHODS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATION & INSTRUCTIONS. ALL MATERIALS SHALL BE CONSISTENT WITH INDUSTRY STANDARDS AND AS SPECIFIED.
- REFER TO FLOOR PLAN FOR OVERALL DIMENSIONS AND WINDOW TYPES.
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- ALL METAL TRIM, GUTTERS, DOWNSPOUTS, CONDUCTORS, HEADS, EXPOSED FLASHING TO BE PRE-FINISHED PER COLOR SELECTION BELOW.
- WINDOW AND ENTRY DOOR FRAMES TO BE PRE-FINISHED DARK BRONZE.
- EXTERIOR GLAZING TO BE AS NOTED ON THE BUILDING ENERGY REPORT. CALADRESENT TO MATCH ADJACENT MATERIAL COLOR. COORDINATE WITH OWNER.
- ALL UTILITY BOSSIES AND CONDUIT TO BE PAINTED TO MATCH THE BUILDING.
- ALL BRICKWORK SUBJECT TO THE DEVELOPMENT SERVICES APPROVAL.
- GO TO COORDINATE BRICK COLORS WITH OWNER.

EXTERIOR MATERIAL LEGEND:

ROOF (R-1)
MPG: METAL ROOF OR EQUAL
STYLE: 181000T STANDING SEAM ROOF
COLOR: PRE-FINISHED DARK BRONZE
INSTALLATION: AS NOTED

ROOF (R-2)
MPG: FIRESTONE OR EQUAL
STYLE: TPO 60 MIL
COLOR: WHITE
INSTALLATION: AS NOTED

BRICK 1 (B-1)
MPG: SPEC BRICK OR EQUAL
STYLE: KING
COLOR: CHESAPEAKE BLEND
INSTALLATION: AS NOTED

BRICK 2 (B-2)
MPG: ACME BRICK OR EQUAL
STYLE: KING
COLOR: CAMELOT
INSTALLATION: AS NOTED

BRICK 3 (B-3)
MPG: SPEC BRICK OR EQUAL
STYLE: KING
COLOR: SANDHILL BLEND
INSTALLATION: AS NOTED

DOORS (D-1)
MPG: SHERMAN WILLIAMS OR EQUAL
COLOR: COLOR MATCH B-1 BRICK
INSTALLATION: AS NOTED

METAL FLASHING TRIM (F-1)
MPG: METAL FLASHING OR EQUAL
COLOR: PRE-FINISHED DARK BRONZE
INSTALLATION: AS NOTED

ALUMINUM STOREFRONT
MPG: HANNEBER OR EQUAL
COLOR: PRE-FINISHED DARK BRONZE 37041456
INSTALLATION: AS NOTED

METAL AWNING
MPG: VICTORY AWNING OR EQUAL
COLOR: MEDIUM BRONZE, RAL 7013
INSTALLATION: AS NOTED

SEALANT/COULDER
BETWEEN ADJACENT CLEAR ALUMINUM SURFACES: ALUMINUM
BETWEEN ADJACENT BRONZE ALUMINUM SURFACES: ALUMINUM
BETWEEN ROOFBRICK AND HANGING BOARD: HANGING
BETWEEN ALUMINUM AND ROOFBRICK: ROOF

FINAL BRICK FINISH TO VARY BASED ON AVAILABILITY AT TIME OF CONSTRUCTION

KEY MAP:

ROSE CITY PARTNERS
RETAIL SHELL BUILDING
NE CORNER OF DIXON LANE &
LONG PRAIRIE ROAD
FLOWER MOUND, TX 75028

FOR INTERIM
NOT FOR REGULATORY
PERMIT OR CONSTRUCTION

ARCHITECT: F.E.R.
TX REGISTRATION: #22453
DATE: 02/14/2025

DRAWN: W.V.
CHECKED BY: F.E.R.
DATE: 02/14/2025
ISSUED FOR: REVIEW

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Information About Brokerage Services

11-2-2015



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.

Avid Real Estate Advisors, LLC

#9008251

Licensed Broker/Broker Firm Name or Primary Assumed Business Name License No

E-mail

214.379.1040

Phone

Ryan Jordan

#622105

Designated broker of Firm

rjordan@avidrea.com

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Licensed Supervisor of Sales Agent/Associate

License No

E-mail

Phone

Sales Agent/Associate's Name

License No

E-mail

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
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