

# FOR SALE - 1.6 AC LOT DENTON, TX

## INFORMATION:

- Ideal for Professional or Medical Building Development
- Road Frontage  
300' on Clubhouse Dr.  
368' on Frontier Dr.
- Lakeview Lot
- Filled With Beautiful Trees
- Utilities  
Water: 8" Main  
Sewer: 24" Main  
Electric: Denton ME
- Zoned MN



## LOCATION:

This lot is located 1/2 of a mile west of Interstate 35E at the northwest corner of Clubhouse Drive and Frontier Drive, just across Clubhouse Drive from Unicorn Lake. This lot is located within the 47 acre Unicorn Lake Overlay District.

## DEMOGRAPHICS (2018):

	<u>1 Mile</u>	<u>3 Mile</u>
Population:	10,236	76,122
2018-2023 Projected Growth	15.19%	14.61%
Growth from 2010-2018	26.34	20.58%
Avg. Household Income:	\$79,507	\$87,096

## For More Information Contact:

Patrick O'Toole at 214.220.0101 ext.22 or  
[potoole@grayandcorealtors.com](mailto:potoole@grayandcorealtors.com)

The information contained herein is from sources deemed reliable; however, Gray & Co Realtors, Inc. makes no representations or warranties as to the accuracy hereof.

GRAY & CO REALTORS, INC.

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Unicorn Lake, Denton, Texas

Lakeview Office Site

Location: Northwest Corner of Clubhouse Drive & Frontier Drive, Denton, Texas

Size : 1.6 Acres of Land ( Approx. 70,000 Square Feet of Land )

Zoning : NRMU-12 (Within the 47 Acre Unicorn Lake Overlay District )

: The Site lies within the 47 Acre Unicorn Lake Overlay District, created to protect and enhance certain Lands and Structures, which by virtue of their type and location, have characteristics which are distinct from Lands and Structures outside special districts and contain such reasonable and necessary requirements to ensure the protection and enhancement of said Lands and Structures.

The Overlay Districts are authorized to establish Specific Design Standards and Development Regulations to effectuate the purpose of the District.

Utilities : Water / City of Denton / 8" Main along Frontier Drive

: Sewer / City of Denton / 24" Gravity Main along Frontier Drive

: Electric / Denton Municipal Electric ( DME )

Frontage: 300' Along Club House Drive / 368' Along Frontier Drive

Site : This beautiful Tract of Land sits just across Club House Drive from beautiful Unicorn Lake.

Slightly sloped with beautiful trees, makes for one of Denton's most attractive sites.

Patrick O'Toole @ 214-769-1755





PROPOSED RETAIL BUILDING  
DENTON, TEXAS

CONCEPTUAL  
SITE PLAN



**CARNEY  
ENGINEERING  
COMPANY**  
Aerial Survey &  
Planning, Inc. 2024  
PO Box 111111  
Dallas, TX 75211

Scale: 1" = 40'  
Date: 12/1/24  
Sheet: 1 of 1  
Project: 24-001

EXHIBIT





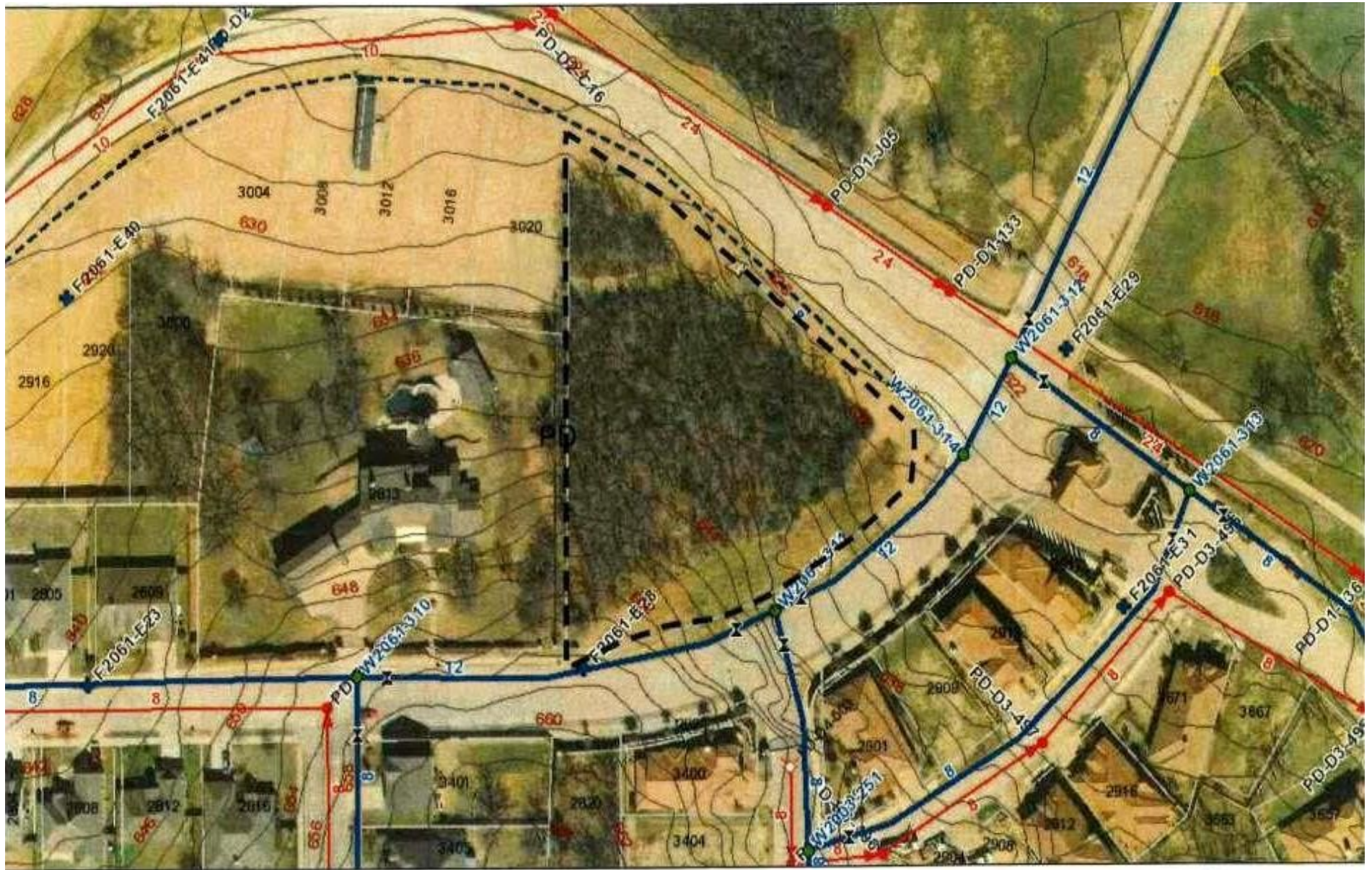












January 8, 2016

— Override 1

— CODGIS.GISADM.Topo\_2ft\_contours

• Blow Off

⊗ Air Release

□ Pressure Reducing

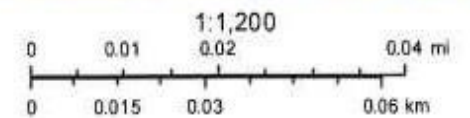
⊗ Closed valve

⊗ Open valve

◆ Public Hydrant

◆ Private Hydrant

● Water Fitting





500	0.75	1.00	1.25	1.50	1.75
100	0.15	0.20	0.25	0.30	0.35

44178

- (1) The Survey Instrument was prepared with the benefit of a letter from the Environmental Building First Association to the Insurance Company of NY, 9/16/2001-1855237-000 with an issue date of November 8, 2011 and a signature field and attesting the property is affected by the following as indicated in the related Volume and Page of the Instrument Number of the Open Records of Deeds in the County of Essex, Maine, written as follows:
- (a) Insurance Company of North America Number/1238-00088 (non-potential issue, Schedule 1, Item 1)
- (b) Defendants of Connecticut, Connecticut and Northbrook Instrument Number/2008-07014 (non-potential issue, Schedule 1, Item 1 and Item 2)
- (c) Insurance Company of North America Number/2008-00001 (non-potential issue, Schedule 1, Item 2)
- (d) Mineral lease in Volume 1434, Page 111 (non-potential issue, Schedule 1, Item 1)
- (e) 1912 Security Interest Instrument in Volume 1702, Page 605 as joined in Item (b) Schedule 1, Item 2
- (f) Several lease in Instrument Number/2003-19611, as affected by Amendment in Instrument Number/2004-00081, Instrument Number/2008-83600 and Instrument Number/2012-0128 (non-potential issue, Schedule 1, Item 1)
- (g) Mineral estate and related in Instrument Number/2006-13241 (non-potential issue, Schedule 1, Item 2)
- (h) MINERAL ESTATE and related in Instrument Number/2008-13944 (non-potential issue, Schedule 1, Item 2)
- (i) Public Utility Easement in Instrument Number/2006-11760, as joined Item (b) Schedule 1, Item 1
- (j) 1912 Public Utility and Orange Company in Instrument Number/2011-11880, as joined Item (b) Schedule 1, Item 1
- (k) Private Utility Easement in Instrument Number/2011-11281, as joined Item (b) Schedule 1, Item 1
- (l) Orange Area Easement in Instrument Number/2011-11281 (non-potential issue, Schedule 1, Item 1)
- (12) IN ANS, provisions and conditions of Economic Development Program Grant Agreement in Instrument Number/2011-12258 (non-potential issue, Schedule 1, Item 1)
- (13) The Maine State and the State of the State of New York Volume 1434, Page 111, as indicated in (b) Item 1, Item 2, Item 3, Item 4, Item 5, Item 6, Item 7, Item 8, Item 9, Item 10, Item 11, Item 12, Item 13, Item 14, Item 15, Item 16, Item 17, Item 18, Item 19, Item 20, Item 21, Item 22, Item 23, Item 24, Item 25, Item 26, Item 27, Item 28, Item 29, Item 30, Item 31, Item 32, Item 33, Item 34, Item 35, Item 36, Item 37, Item 38, Item 39, Item 40, Item 41, Item 42, Item 43, Item 44, Item 45, Item 46, Item 47, Item 48, Item 49, Item 50, Item 51, Item 52, Item 53, Item 54, Item 55, Item 56, Item 57, Item 58, Item 59, Item 60, Item 61, Item 62, Item 63, Item 64, Item 65, Item 66, Item 67, Item 68, Item 69, Item 70, Item 71, Item 72, Item 73, Item 74, Item 75, Item 76, Item 77, Item 78, Item 79, Item 80, Item 81, Item 82, Item 83, Item 84, Item 85, Item 86, Item 87, Item 88, Item 89, Item 90, Item 91, Item 92, Item 93, Item 94, Item 95, Item 96, Item 97, Item 98, Item 99, Item 100, Item 101, Item 102, Item 103, Item 104, Item 105, Item 106, Item 107, Item 108, Item 109, Item 110, Item 111, Item 112, Item 113, Item 114, Item 115, Item 116, Item 117, Item 118, Item 119, Item 120, Item 121, Item 122, Item 123, Item 124, Item 125, Item 126, Item 127, Item 128, Item 129, Item 130, Item 131, Item 132, Item 133, Item 134, Item 135, Item 136, Item 137, Item 138, Item 139, Item 140, Item 141, Item 142, Item 143, Item 144, Item 145, Item 146, Item 147, Item 148, Item 149, Item 150, Item 151, Item 152, Item 153, Item 154, Item 155, Item 156, Item 157, Item 158, Item 159, Item 160, Item 161, Item 162, Item 163, Item 164, Item 165, Item 166, Item 167, Item 168, Item 169, Item 170, Item 171, Item 172, Item 173, Item 174, Item 175, Item 176, Item 177, Item 178, Item 179, Item 180, Item 181, Item 182, Item 183, Item 184, Item 185, Item 186, Item 187, Item 188, Item 189, Item 190, Item 191, Item 192, Item 193, Item 194, Item 195, Item 196, Item 197, Item 198, Item 199, Item 200, Item 201, Item 202, Item 203, Item 204, Item 205, Item 206, Item 207, Item 208, Item 209, Item 210, Item 211, Item 212, Item 213, Item 214, Item 215, Item 216, Item 217, Item 218, Item 219, Item 220, Item 221, Item 222, Item 223, Item 224, Item 225, Item 226, Item 227, Item 228, Item 229, Item 230, Item 231, Item 232, Item 233, Item 234, Item 235, Item 236, Item 237, Item 238, Item 239, Item 240, Item 241, Item 242, Item 243, Item 244, Item 245, Item 246, Item 247, Item 248, Item 249, Item 250, Item 251, Item 252, Item 253, Item 254, Item 255, Item 256, Item 257, Item 258, Item 259, Item 260, Item 261, Item 262, Item 263, Item 264, Item 265, Item 266, Item 267, Item 268, Item 269, Item 270, Item 271, Item 272, Item 273, Item 274, Item 275, Item 276, Item 277, Item 278, Item 279, Item 280, Item 281, Item 282, Item 283, Item 284, Item 285, Item 286, Item 287, Item 288, Item 289, Item 290, Item 291, Item 292, Item 293, Item 294, Item 295, Item 296, Item 297, Item 298, Item 299, Item 300, Item 301, Item 302, Item 303, Item 304, Item 305, Item 306, Item 307, Item 308, Item 309, Item 310, Item 311, Item 312, Item 313, Item 314, Item 315, Item 316, Item 317, Item 318, Item 319, Item 320, Item 321, Item 322, Item 323, Item 324, Item 325, Item 326, Item 327, Item 328, Item 329, Item 330, Item 331, Item 332, Item 333, Item 334, Item 335, Item 336, Item 337, Item 338, Item 339, Item 340, Item 341, Item 342, Item 343, Item 344, Item 345, Item 346, Item 347, Item 348, Item 349, Item 350, Item 351, Item 352, Item 353, Item 354, Item 355, Item 356, Item 357, Item 358, Item 359, Item 360, Item 361, Item 362, Item 363, Item 364, Item 365, Item 366, Item 367, Item 368, Item 369, Item 370, Item 371, Item 372, Item 373, Item 374, Item 375, Item 376, Item 377, Item 378, Item 379, Item 380, Item 381, Item 382, Item 383, Item 384, Item 385, Item 386, Item 387, Item 388, Item 389, Item 390, Item 391, Item 392, Item 393, Item 394, Item 395, Item 396, Item 397, Item 398, Item 399, Item 400, Item 401, Item 402, Item 403, Item 404, Item 405, Item 406, Item 407, Item 408, Item 409, Item 410, Item 411, Item 412, Item 413, Item 414, Item 415, Item 416, Item 417, Item 418, Item 419, Item 420, Item 421, Item 422, Item 423, Item 424, Item 425, Item 426, Item 427, Item 428, Item 429, Item 430, Item 431, Item 432, Item 433, Item 434, Item 435, Item 436, Item 437, Item 438, Item 439, Item 440, Item 441, Item 442, Item 443, Item 444, Item 445, Item 446, Item 447, Item 448, Item 449, Item 450, Item 451, Item 452, Item 453, Item 454, Item 455, Item 456, Item 457, Item 458, Item 459, Item 460, Item 461, Item 462, Item 463, Item 464, Item 465, Item 466, Item 467, Item 468, Item 469, Item 470, Item 471, Item 472, Item 473, Item 474, Item 475, Item 476, Item 477, Item 478, Item 479, Item 480, Item 481, Item 482, Item 483, Item 484, Item 485, Item 486, Item 487, Item 488, Item 489, Item 490, Item 491, Item 492, Item 493, Item 494, Item 495, Item 496, Item 497, Item 498, Item 499, Item 500, Item 501, Item 502, Item 503, Item 504, Item 505, Item 506, Item 507, Item 508, Item 509, Item 510, Item 511, Item 512, Item 513, Item 514, Item 515, Item 516, Item 517, Item 518, Item 519, Item 520, Item 521, Item 522, Item 523, Item 524, Item 525, Item 526, Item 527, Item 528, Item 529, Item 530, Item 531, Item 532, Item 533, Item 534, Item 535, Item 536, Item 537, Item 538, Item 539, Item 540, Item 541, Item 542, Item 543, Item 544, Item 545, Item 546, Item 547, Item 548, Item 549, Item 550, Item 551, Item 552, Item 553, Item 554, Item 555, Item 556, Item 557, Item 558, Item 559, Item 560, Item 561, Item 562, Item 563, Item 564, Item 565, Item 566, Item 56

LAURENCE B. BROWN

00962 is a 00 310 report filed on a 1992 dark blue van of Ford should be the 4025 6 1998 Survey, against No. 665, City of Denver, Denver County, Tarrant, and being part of a tract of land conveyed to Northern Bank at Texas, by deed recorded in instrument number 2011-00487, David Richardson of Tarrant County, Texas, and being more particularly described by make and found in Volume

SECTIONS at a point 99' up the road to a corner of the south quarter of a 1/4 sec corner 1/4 of the 1/4 sec block at the northeast line of Chickadee Drive to 10' east 1/4 of way with the easthouse, then at Ficus Drive to center with right of way, note point the beginning of a curve in the right with a central angle of  $110^{\circ}22'$ , a radius of 567.60 feet, a chord bearing of  $S-64^{\circ}38'11"-W$  and a chord distance of 118.71 feet.

116102. Sandstone, with its northwest two of east (Chukotka Shire and along east coast, at its margin of 22.44 km to a point 20 km east, and at its point of tangency.

THENCE, S 89°31'17" W, with the north line of Chalmers Drive, a distance of 6.66 feet to a round nail set (referred to as a corner, said nail being to the west line of lot 16, Block 2 of Sanderson Plaza's Phase 1B, as recorded in Calaveras County, the Records of Deeds, County, Taxes;

THENCE, N 00°25'40" E, following Calhoun Road and with the west line of said Lot 15, a corner the corner east corner of said Lot 19 and Lot 15. Check B of Assessor's Plat Southern Rural Phase 5 is referenced in Volume 2075, Page 130, Plat Records of DeWitt County, Texas, indicating to be a change of 138.77 feet to a fixed SR station not to be corner.

**TRADICE, ROBERT E.**, corresponding to the east line of lot 14, a distance of 91.47 feet to a point 500 feet less and 70 feet more in the southeast line of Parcel 14.

TRUSS: 3 20'x30' L, with the southeast leg of east Truss (20), a distance of 30.34 feet to a fixed SW end here (not on a point but a corner).

FLUENCE, S 48°55'05"E, continuing with the smallest line of Frontier Drive, a distance of 278.50 feet to a Point 20 feet beyond for a corner of the north corner of the above right-of-way corner-stake, a distance of the southwest line of Frontier Drive with its northwest line of Custer Avenue.

T081022, 9 20°24'33" N, with the west edge of my corner (the distance of 27.87' was to the 1946 or 1948 line).

[illegible]

THE NORTHSTAR BRAND OF TRUCKS, DOUBLE E CROSS FRONTIER, LLC, REPLYING TITLE CO.  
ISSUES, INC. and FIRST AMERICAN TITLE INSURANCE COMPANY as follows:

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2011 Minnesota Standard Detail Requirements for a Professional Land Surveyor, 2011 established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 8(a), 9(a), 10(a), 11(a), 12(a), 13(a), 14(a), 15(a), 16(a), 17(a), 18(a), 19(a), 20(a), 21(a), 22(a), 23(a), 24(a), 25(a), 26(a), 27(a), 28(a), 29(a), 30(a), 31(a), 32(a), 33(a), 34(a), 35(a), 36(a), 37(a), 38(a), 39(a), 40(a), 41(a), 42(a), 43(a), 44(a), 45(a), 46(a), 47(a), 48(a), 49(a), 50(a), 51(a), 52(a), 53(a), 54(a), 55(a), 56(a), 57(a), 58(a), 59(a), 60(a), 61(a), 62(a), 63(a), 64(a), 65(a), 66(a), 67(a), 68(a), 69(a), 70(a), 71(a), 72(a), 73(a), 74(a), 75(a), 76(a), 77(a), 78(a), 79(a), 80(a), 81(a), 82(a), 83(a), 84(a), 85(a), 86(a), 87(a), 88(a), 89(a), 90(a), 91(a), 92(a), 93(a), 94(a), 95(a), 96(a), 97(a), 98(a), 99(a), 100(a), 101(a), 102(a), 103(a), 104(a), 105(a), 106(a), 107(a), 108(a), 109(a), 110(a), 111(a), 112(a), 113(a), 114(a), 115(a), 116(a), 117(a), 118(a), 119(a), 120(a), 121(a), 122(a), 123(a), 124(a), 125(a), 126(a), 127(a), 128(a), 129(a), 130(a), 131(a), 132(a), 133(a), 134(a), 135(a), 136(a), 137(a), 138(a), 139(a), 140(a), 141(a), 142(a), 143(a), 144(a), 145(a), 146(a), 147(a), 148(a), 149(a), 150(a), 151(a), 152(a), 153(a), 154(a), 155(a), 156(a), 157(a), 158(a), 159(a), 160(a), 161(a), 162(a), 163(a), 164(a), 165(a), 166(a), 167(a), 168(a), 169(a), 170(a), 171(a), 172(a), 173(a), 174(a), 175(a), 176(a), 177(a), 178(a), 179(a), 180(a), 181(a), 182(a), 183(a), 184(a), 185(a), 186(a), 187(a), 188(a), 189(a), 190(a), 191(a), 192(a), 193(a), 194(a), 195(a), 196(a), 197(a), 198(a), 199(a), 200(a), 201(a), 202(a), 203(a), 204(a), 205(a), 206(a), 207(a), 208(a), 209(a), 210(a), 211(a), 212(a), 213(a), 214(a), 215(a), 216(a), 217(a), 218(a), 219(a), 220(a), 221(a), 222(a), 223(a), 224(a), 225(a), 226(a), 227(a), 228(a), 229(a), 230(a), 231(a), 232(a), 233(a), 234(a), 235(a), 236(a), 237(a), 238(a), 239(a), 240(a), 241(a), 242(a), 243(a), 244(a), 245(a), 246(a), 247(a), 248(a), 249(a), 250(a), 251(a), 252(a), 253(a), 254(a), 255(a), 256(a), 257(a), 258(a), 259(a), 260(a), 261(a), 262(a), 263(a), 264(a), 265(a), 266(a), 267(a), 268(a), 269(a), 270(a), 271(a), 272(a), 273(a), 274(a), 275(a), 276(a), 277(a), 278(a), 279(a), 280(a), 281(a), 282(a), 283(a), 284(a), 285(a), 286(a), 287(a), 288(a), 289(a), 290(a), 291(a), 292(a), 293(a), 294(a), 295(a), 296(a), 297(a), 298(a), 299(a), 300(a), 301(a), 302(a), 303(a), 304(a), 305(a), 306(a), 307(a), 308(a), 309(a), 310(a), 311(a), 312(a), 313(a), 314(a), 315(a), 316(a), 317(a), 318(a), 319(a), 320(a), 321(a), 322(a), 323(a), 324(a), 325(a), 326(a), 327(a), 328(a), 329(a), 330(a), 331(a), 332(a), 333(a), 334(a), 335(a), 336(a), 337(a), 338(a), 339(a), 340(a), 341(a), 342(a), 343(a), 344(a), 345(a), 346(a), 347(a), 348(a), 349(a), 350(a), 351(a), 352(a), 353(a), 354(a), 355(a), 356(a), 357(a), 358(a), 359(a), 360(a), 361(a), 362(a), 363(a), 364(a), 365(a), 366(a), 367(a), 368(a), 369(a), 370(a), 371(a), 372(a), 373(a), 374(a), 375(a), 376(a), 377(a), 378(a), 379(a), 380(a), 381(a), 382(a), 383(a), 384(a), 385(a), 386(a), 387(a), 388(a), 389(a), 390(a), 391(a), 392(a), 393(a), 394(a), 395(a), 396(a), 397(a), 398(a), 399(a), 400(a), 401(a), 402(a), 403(a), 404(a), 405(a), 406(a), 407(a), 408(a), 409(a), 410(a), 411(a), 412(a), 413(a), 414(a), 415(a), 416(a), 417(a), 418(a), 419(a), 420(a), 421(a), 422(a), 423(a), 424(a), 425(a), 426(a), 427(a), 428(a), 429(a), 430(a), 431(a), 432(a), 433(a), 434(a), 435(a), 436(a), 437(a), 438(a), 439(a), 440(a), 441(a), 442(a), 443(a), 444(a), 445(a), 446(a), 447(a), 448(a), 449(a), 450(a), 451(a), 452(a), 453(a), 454(a), 455(a), 456(a), 457(a), 458(a), 459(a), 460(a), 461(a), 462(a), 463(a), 464(a), 465(a), 466(a), 467(a), 468(a), 469(a), 470(a), 471(a), 472(a), 473(a), 474(a), 475(a), 476(a), 477(a), 478(a), 479(a), 480(a), 481(a), 482(a), 483(a), 484(a), 485(a), 486(a), 487(a), 488(a), 489(a), 490(a), 491(a), 492(a), 493(a), 494(a), 495(a), 496(a), 497(a), 498(a), 499(a), 500(a), 501(a), 502(a), 503(a), 504(a), 505(a), 506(a), 507(a), 508(a), 509(a), 510(a), 511(a), 512(a), 513(a), 514(a), 515(a), 516(a), 517(a), 518(a), 519(a), 520(a), 521(a), 522(a), 523(a), 524(a), 525(a), 526(a), 527(a), 528(a), 529(a), 530(a), 531(a), 532(a), 533(a), 534(a), 535(a), 536(a), 537(a), 538(a), 539(a), 540(a), 541(a), 542(a), 543(a), 544(a), 545(a), 546(a), 547(a), 548(a), 549(a), 550(a), 551(a), 552(a), 553(a), 554(a), 555(a), 556(a), 557(a), 558(a), 559(a), 560(a), 561(a), 562(a), 563(a), 564(a), 565(a), 566(a), 567(a), 568(a), 569(a), 570(a), 571(a), 572(a), 573(a), 574(a), 575(a), 576(a), 577(a), 578(a), 579(a), 580(a), 581(a), 582(a), 583(a), 584(a), 585(a), 586(a), 587(a), 588(a), 589(a), 590(a), 591(a), 592(a), 593(a), 594(a), 595(a), 596(a), 597(a), 598(a), 599(a), 600(a), 601(a), 602(a), 603(a), 604(a), 605(a), 606(a), 607(a), 608(a), 609(a), 610(a), 611(a), 612(a), 613(a), 614(a), 615(a), 616(a), 617(a), 618(a), 619(a), 620(a), 621(a), 622(a), 623(a), 624(a), 625(a), 626(a), 627(a), 628(a), 629(a), 630(a), 631(a), 632(a), 633(a), 634(a), 635(a), 636(a), 637(a), 638(a), 639(a), 640(a), 641(a), 642(a), 643(a), 644(a), 645(a), 646(a), 647(a), 648(a), 649(a), 650(a), 651(a), 652(a), 653(a), 654(a), 655(a), 656(a), 657(a), 658(a), 659(a), 660(a), 661(a), 662(a), 663(a), 664(a), 665(a), 666(a), 667(a), 668(a), 669(a), 670(a), 671(a), 672(a), 673(a), 674(a), 675(a), 676(a), 677(a), 678(a), 679(a), 680(a), 681(a), 682(a), 683(a), 684(a), 685(a), 686(a), 687(a), 688(a), 689(a), 690(a), 691(a), 692(a), 693(a), 6

Contact: **Deborah L. Dill**  
 EAF No. **1-800-596-25-777**  
 Job No. **WPS 90051**  
 N/A #2000

*S. H. Gable*  
S. Lynn Watson  
Registered Professional  
Land Surveyor No. 2092  
WASHINGTON, AND AGRICULTURAL  
SURVEYOR, LICENSED IN THE STATE OF  
WASHINGTON, EXPIRATION DATE 6-30-2018



ALTA/ACSM  
LAND TITLE SURVEY  
**1.592 ACRE TRACT**  
M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 250  
DENTON, DENTON COUNTY, TEXAS  
PREPARED BY  
**RADLECK & ASSOCIATES**  
A Division of **Wardwood**  
Wardwood Development Inc. has been incorporated under the laws of the State of Texas, and is a wholly owned subsidiary of Wardwood Inc., a corporation organized under the laws of the State of Texas.  
Wardwood Inc. is a public company listed on the New York Stock Exchange under the symbol WWD.

2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818



# Information About Brokerage Services

**B**efore 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;
- (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.

