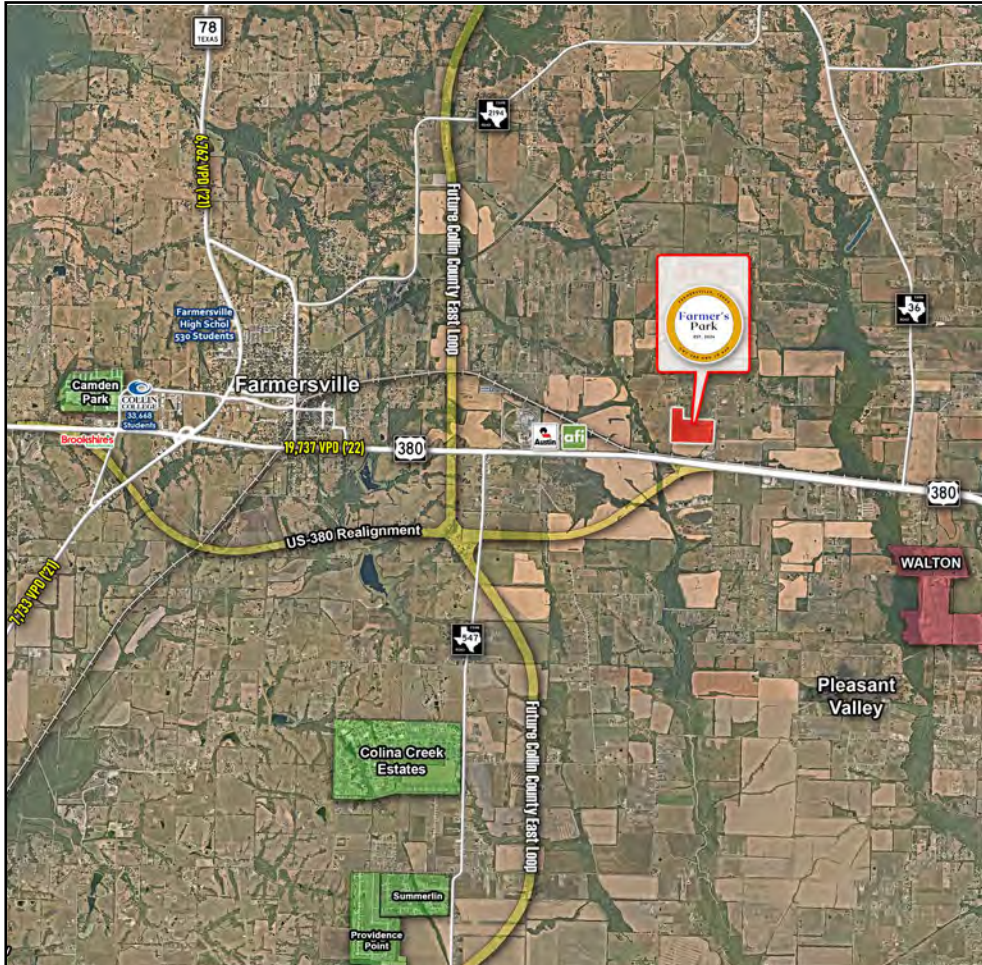








**±59.255 Acres**  
 NWQ of Hwy 380 & CR 699  
 Farmersville, Texas



**AVAILABLE:** ±59.225 Acres

**PRICE:** \$4,264,000

**ZONING:** Farmersville ETJ (Future Land Use -Industrial)

**UTILITIES:** Water: Caddo Basin SUD; Overhead Electric (3 phase located at the southern adjacent property).

**HIGHLIGHTS:**

- The property is located in the Farmersville ETJ, and affords minimal use restrictions.
- ±1,117 ft. of frontage on CR 699, Home on site, is currently leased.
- Hwy 380 bypass is planned to intersect with Hwy 380 just south of the site, according to the latest alignment.
- Farmersville ISD
- Utilities: Caddo Basin SUD; 12' Water is located on the south side of Hwy 380; sewer off-site approximately 2 miles West on Hwy 380.
- Limited tax exposure with Ag exemption in place.
- Approximately 45 miles from Dallas and 8 miles from booming Princeton with numerous retail and restaurant amenities.
- McKinney is 15 miles West of the site, with a population of 214,810.
- Collin County has a workforce that amounts to 601,539 employees, with Raytheon alone employing over 3,000.
- Greenville, Texas is located 9 miles east & has a workforce over 19,000 with it's largest employer, L3 employing over 6,000 people.
- 45 Miles North, Texas Instruments Chip Manufacturing Facility is currently under construction for a \$30 billion expansion, the largest economic development project in Texas State History. An estimated 3,200 jobs will be created as a result.

**10 MILE DEMOGRAPHIC SNAPSHOT**

2023 Population	Daytime Pop.	Households	Avg HH Income
41,818	31,477	14,173	\$100,446



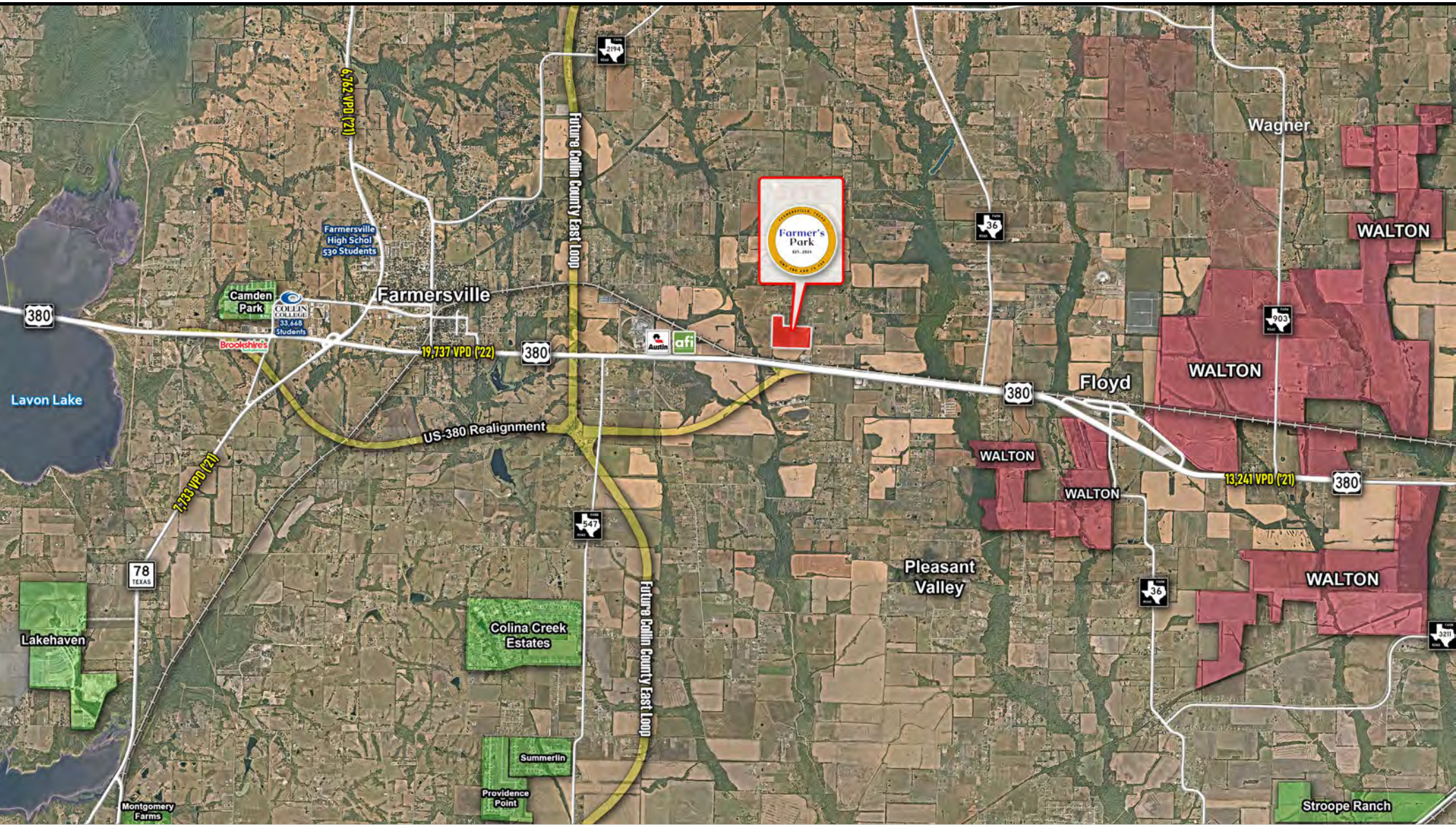
www.BryanHaggardLand.com

**JOSH BRYAN**  
 Josh@JoshBryanRealEstate.com  
 P: 972-265-9609

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**±59.255 Acres**  
NWQ of Hwy 380 & CR 699  
Farmersville, Texas



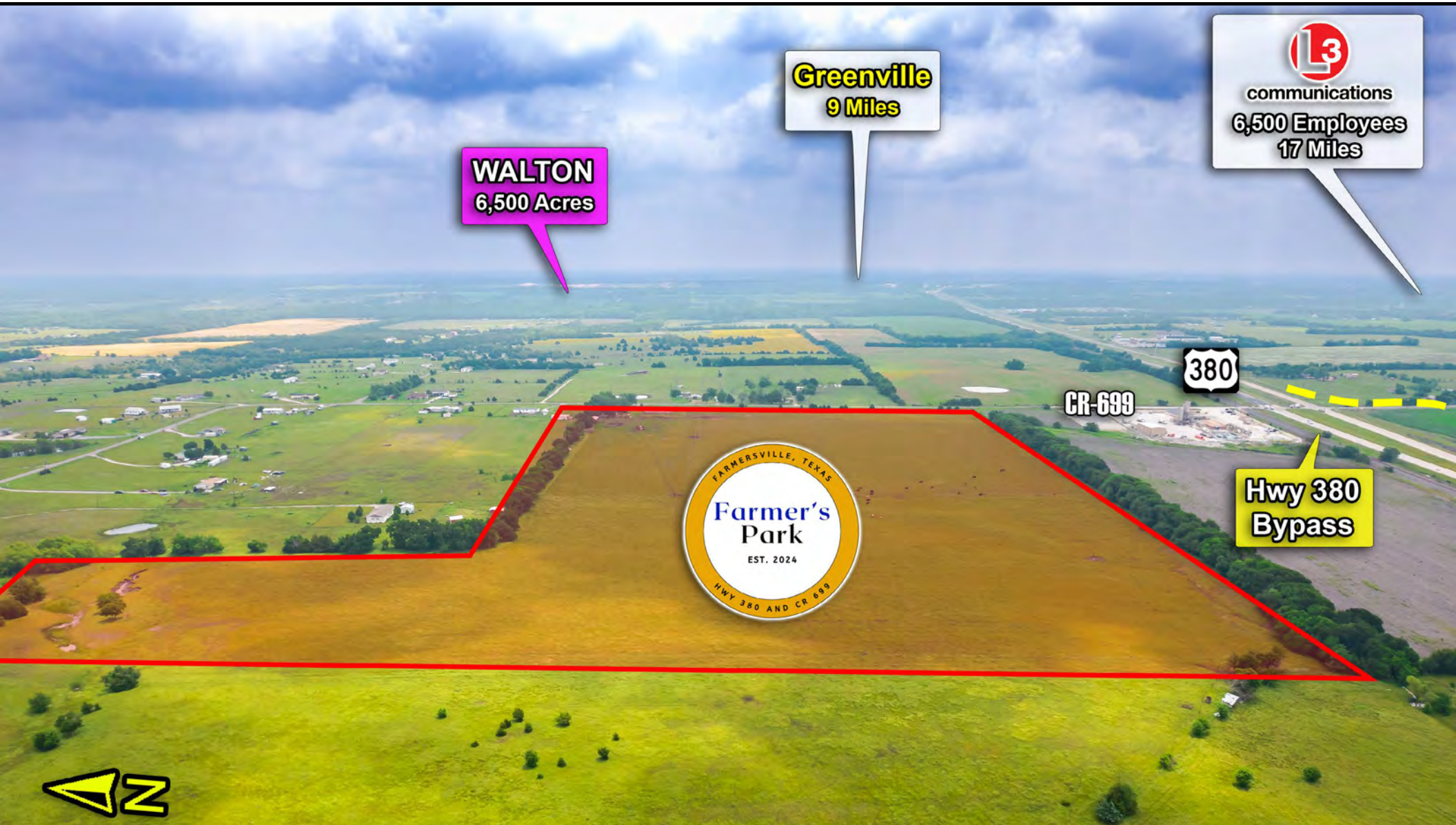
 **BRYAN HAGGARD**  
LAND GROUP  
www.BryanHaggardLand.com

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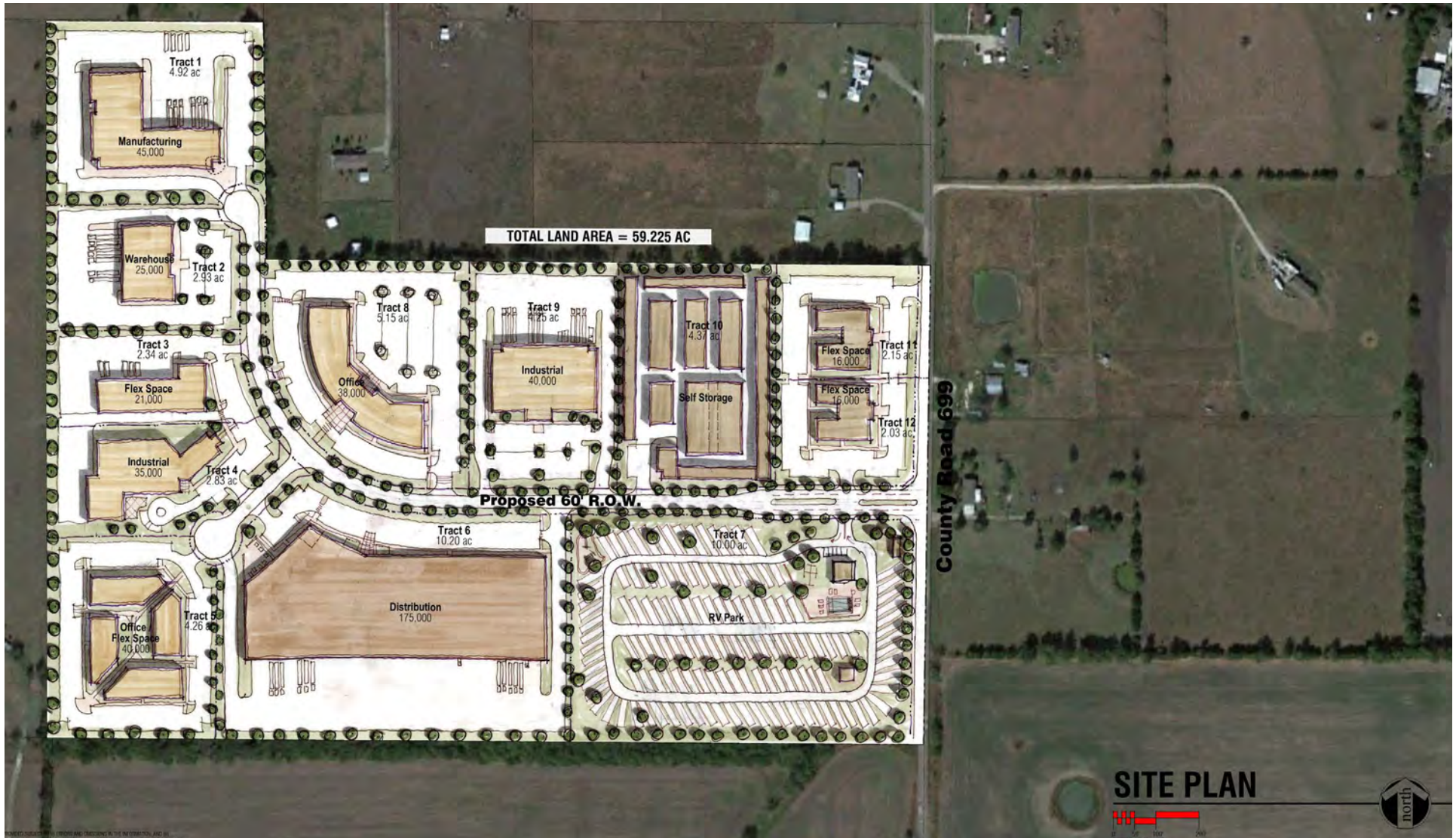
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### CONCEPT PLAN



**BRYAN HAGGARD**  
LAND GROUP  
[www.BryanHaggardLand.com](http://www.BryanHaggardLand.com)

**JOSH BRYAN**  
[Josh@JoshBryanRealEstate.com](mailto:Josh@JoshBryanRealEstate.com)  
P: 972-265-9609

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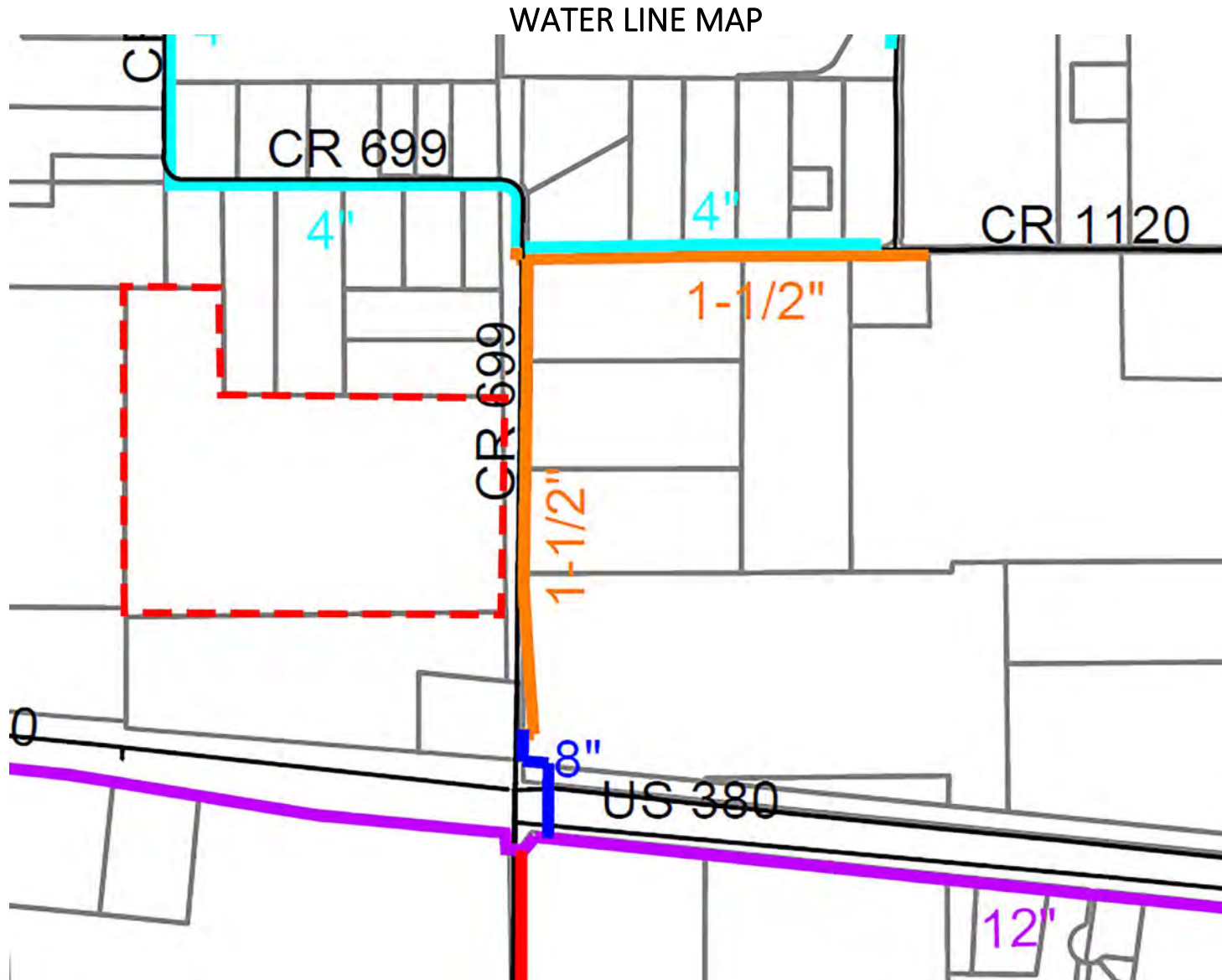
±59.255 Acres  
NWQ of Hwy 380 & CR 699  
Farmersville, Texas

### SURVEY





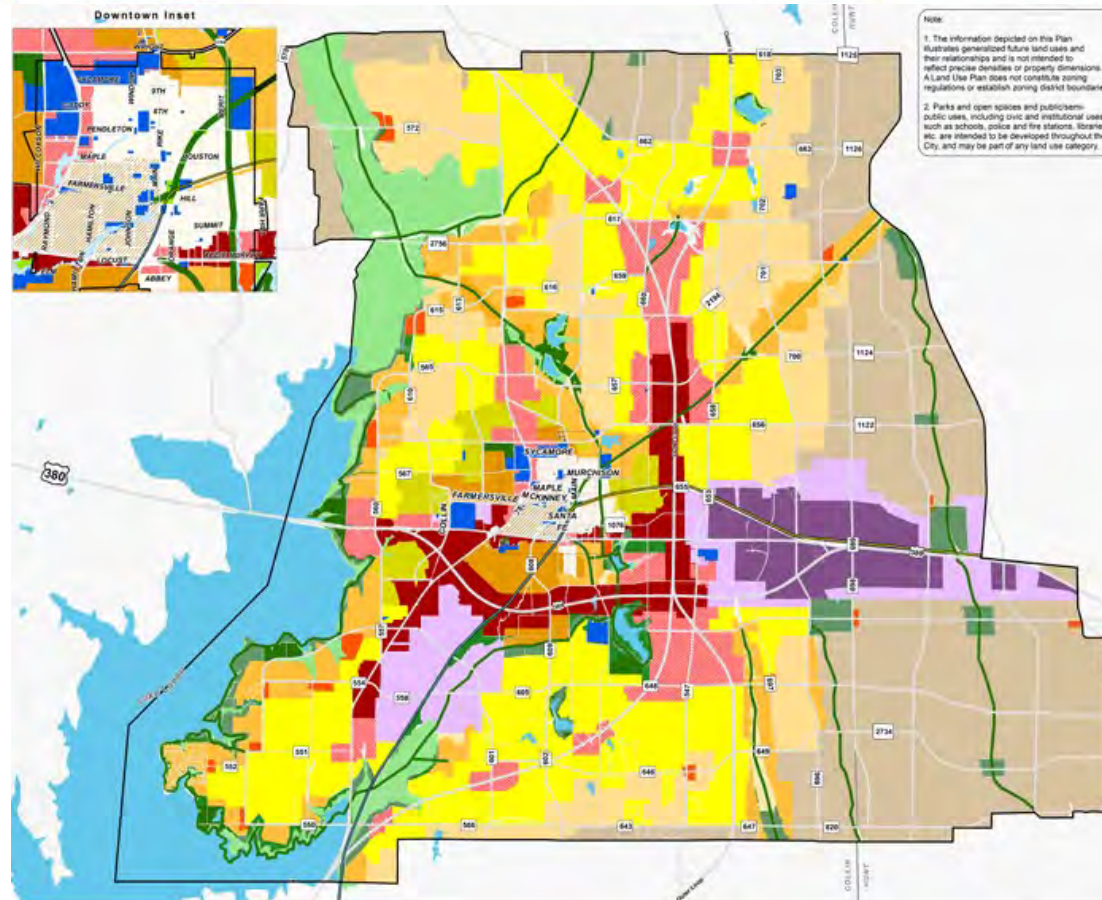
**±59.255 Acres**  
NWQ of Hwy 380 & CR 699  
Farmersville, Texas





**±59.255 Acres**  
 NWQ of Hwy 380 & CR 699  
 Farmersville, Texas

### FUTURE LAND USE MAP



**Note:**  
 1. The information depicted on this Plan illustrates generalized future land uses and their relationships and is not intended to reflect precise densities or property dimensions. A Land Use Plan does not constitute zoning regulations or establish zoning district boundaries.  
 2. Parks and open spaces and public/institutional uses, such as schools, police and fire stations, libraries, etc. are intended to be developed throughout the City, and may be part of any land use category.

**Farmersville**  
 Discover a Texas Treasure

**Future Land Use Plan**

<p><b>Future Land Use</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid #000; margin-right: 5px;"></span> Towne Centre</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #000; margin-right: 5px;"></span> Old Town</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cfe2f3; border: 1px solid #000; margin-right: 5px;"></span> Public</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #000; margin-right: 5px;"></span> Community Commercial</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #000; margin-right: 5px;"></span> Highway Commercial</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #000; margin-right: 5px;"></span> Mixed Use</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #000; margin-right: 5px;"></span> Traditional Neighborhood</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #000; margin-right: 5px;"></span> Compact Neighborhood</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #fce4d6; border: 1px solid #000; margin-right: 5px;"></span> Urban Living</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #fce4d6; border: 1px solid #000; margin-right: 5px;"></span> Trailside Living</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #fce4d6; border: 1px solid #000; margin-right: 5px;"></span> Estate Living</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #fce4d6; border: 1px solid #000; margin-right: 5px;"></span> Rural Living</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #fce4d6; border: 1px solid #000; margin-right: 5px;"></span> Professional Services/Light Industrial</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #fce4d6; border: 1px solid #000; margin-right: 5px;"></span> Manufacturing/Warehouse</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #fce4d6; border: 1px solid #000; margin-right: 5px;"></span> Natural/Tourism/Agriculture</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #fce4d6; border: 1px solid #000; margin-right: 5px;"></span> Park/Open Space</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #fce4d6; border: 1px solid #000; margin-right: 5px;"></span> Trails</li> </ul>	<p><b>Thoroughfare Classifications</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid #000; margin-right: 5px;"></span> Highway/Hwy 78 Alt Alignment</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid #000; margin-right: 5px;"></span> Principal/Arterial</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid #000; margin-right: 5px;"></span> Collector/Downtown Street Context</li> </ul> <p><b>Other Facilities</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid #000; margin-right: 5px;"></span> Future Light Rail Extension</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid #000; margin-right: 5px;"></span> Railroad</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cfe2f3; border: 1px solid #000; margin-right: 5px;"></span> Floodplain</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid #000; margin-right: 5px;"></span> Eventual City Limit</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid #000; margin-right: 5px;"></span> Existing City Limit</li> </ul>
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Sources: Collin County, NCTCOG, FEMA  
 Date Prepared: February 2021  
 Kimley-Horn

**BRYAN HAGGARD**  
 LAND GROUP  
 www.BryanHaggardLand.com

**JOSH BRYAN**  
 Josh@JoshBryanRealEstate.com  
 P: 972-265-9609

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±59.255 Acres  
NWQ of Hwy 380 & CR 699  
Farmersville, Texas

## FUTURE LAND USE MAP



### Future Land Use Plan Land Use Type Descriptions

Kimley»Horn 4  
August 2020

#### Manufacturing & Warehouse

**Description:** Manufacturing and Warehouse areas are characterized by free-standing structures that provide primarily service-oriented jobs but may also have supporting office or retail uses. The employee-per-square-foot ratio is usually low due to the large buildings that are typically needed for storage and logistics. This place type is generally found near major transportation corridors (e.g., highways and railways) and may include manufacturing centers, warehouses, or logistics hubs, with high impact areas located behind lots adjacent to primary corridors and intersections. Buildings may be large or small but are typically set back from the road considerably and their uses do not serve a significant amount of pedestrian traffic. Uses in this place type may not be compatible with residential uses and may require screening or a transitional area from the surrounding community.

**Primary Land Use:** Manufacturing, distribution centers, technology/data centers, flex office uses

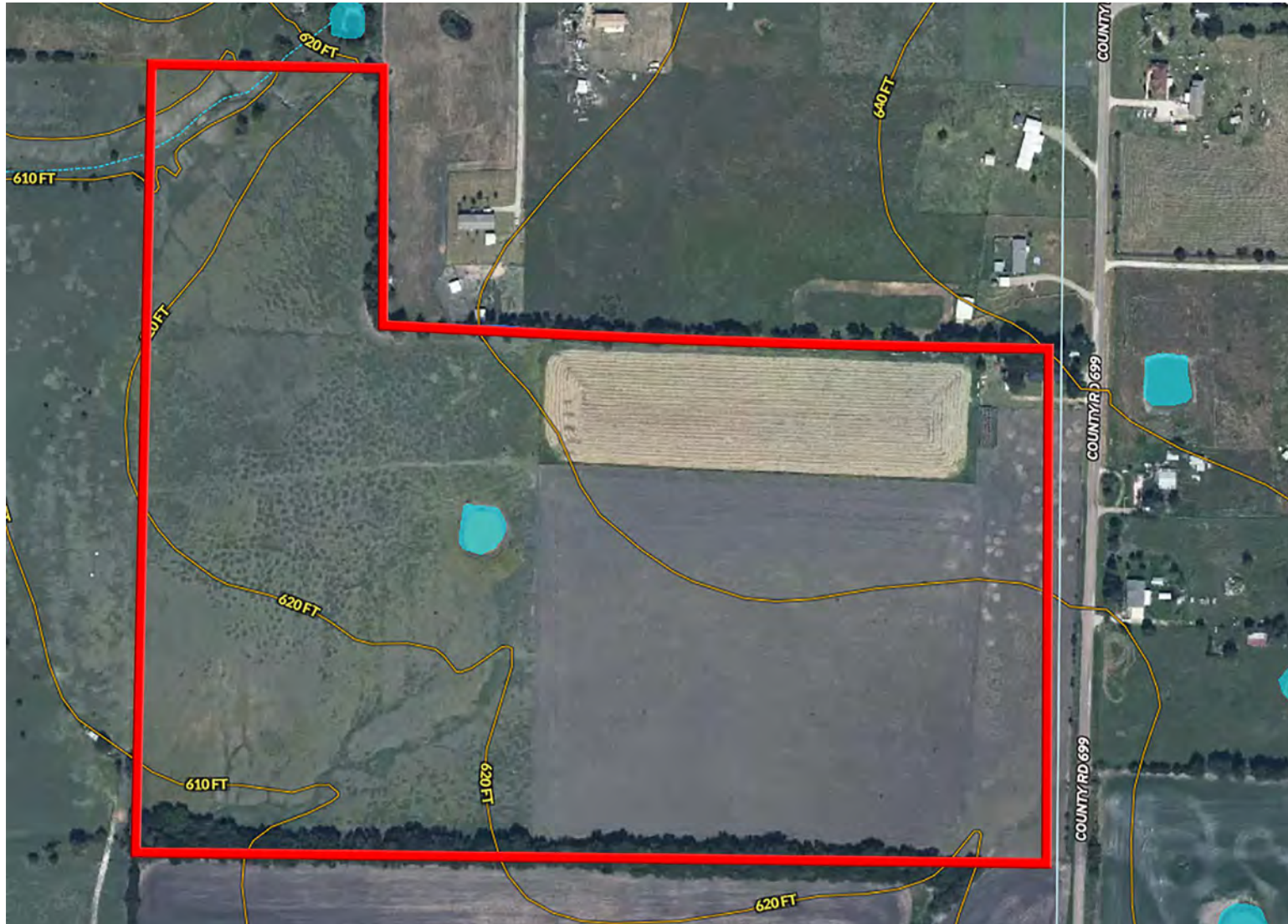
**Secondary Land Use:** Logistics, retail and office uses, training facilities, schools, churches, civic and institutional uses





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Farmersville, Texas

### CONTOUR MAP



 **BRYAN HAGGARD**  
LAND GROUP  
[www.BryanHaggardLand.com](http://www.BryanHaggardLand.com)

**JOSH BRYAN**  
[Josh@JoshBryanRealEstate.com](mailto:Josh@JoshBryanRealEstate.com)  
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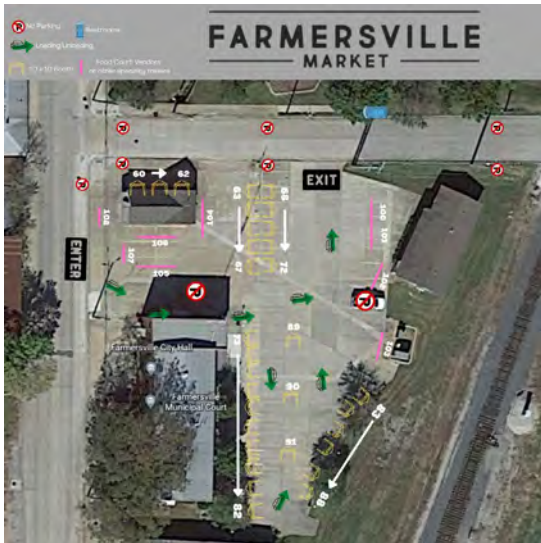
## NEW DEVELOPMENT WILL DOUBLE CITY'S POPULATION

Farmersville's current population is going to more than double sooner rather than later from just one new development. This will occur when builders and real estate agents complete and sell the final piece of property in Lakehaven, a residential project which broke ground in 2022.

The master planned development, west of Highway 78 and south of Highway 380, is currently under construction on about 460 acres.

Source: *The Farmersville Times*

## FARMERSVILLE MARKET



Join us on the first Saturday of every month (excluding January and October) for a delightful experience where you can shop, dine, and play in the heart of our community. Immerse yourself in a lively atmosphere filled with local vendors offering an array of unique and high-quality goods. From handcrafted artisanal products to fresh local produce, the Farmersville Market is a celebration of community spirit and creativity. We invite you to explore the diverse offerings, savor delicious local cuisine, and enjoy the family-friendly activities that make our market a standout destination.





**±59.255 Acres**  
NWQ of Hwy 380 & CR 699  
Farmersville, Texas

## DALLAS DEVELOPER BUYS PRINCETON TRACT NEAR MCKINNEY

A major North Texas land investor has sold a large development property in Princeton, east of McKinney.

Arizona-based Walton Global sold the 129-acre tract on U.S. Highway 380 to Dallas-based PIC Real Estate LLC, a company managed by Md Tauhid Choudhury, and an affiliate of Tasacom Real Estate. The purchase was financed with more than \$12 million in debt provided by Walton Global, county records show.

The property is planned for both residential and commercial construction.

“The Princeton master plan sale is a very exciting one, and we look forward to the development that is to come, Bill Doherty, CEO of Walton Global, said in a statement. The D-FW area is pro-growth and pro-development, and we hope to continue to expand our presence there.

Walton Global manages more than 13,000 acres of land in the D-FW area and owns 90,000 acres in North America. The investor has previously sold land for multiple North Texas residential communities.

All but about 13 acres of the Princeton property that sold is zoned for home construction.

“Princeton has continued to have some of the highest annual starts and closing numbers in D-FW year over year,” Rane Pearson, real estate broker for the buyer said. “The visibility from Highway 380 and future 380 bypass are all positives for the property within such a great submarket.”

Princeton has been one of Collin County’s fastest-growing communities. The population of the town has more than tripled in the last decade.



Source: [DallasNews.com](https://www.dallasnews.com)



**±59.255 Acres**  
NWQ of Hwy 380 & CR 699  
Farmersville, Texas

## **RAYTHEON PLANS \$200 MILLION EXPANSION IN MCKINNEY**

Raytheon is growing its already substantial presence in McKinney.

Last September, Raytheon Technologies opened a 178,000-square-foot intelligent manufacturing facility at its McKinney campus.

At the time, the company promised to build an even larger second plant and lab by 2025.

The new phase was expected to generate 700 additional jobs at its McKinney site on University Drive.

Now Raytheon has filed plans with the state for a \$216 million expansion of the campus.

The 478,469-square-foot expansion would include “construction of a seven-story high-rise and manufacturing facility,” according to the state filings.

The new buildings are scheduled to open late next year and were designed by Dallas architect Corgan.

The aerospace and defense contractor has more than 3,600 workers in Collin County and operates additional facilities in Plano, Richardson and Dallas.

The \$100 million McKinney plant that opened last year was expected to add 500 jobs.

When Raytheon first announced its McKinney expansion in 2019, the company said it would be dedicated to high-tech manufacturing and described the facility as a “factory of the future.”

Our new advanced integration and manufacturing center and plans for greater expansion reflect a deliberate strategy to transform ourselves by investing in new digital capabilities, Roy Azevedo, president of Raytheon’s intelligence and space division, said at the plant opening last September.

The company contributes more than \$2.5 billion to the Collin County economy, according to a study released by Raytheon.

Raytheon’s McKinney operations are for its space and airborne systems business, which produces sensor technology and electronic warfare systems.

*Source: DallasNews.com*



**JOSH BRYAN**  
Josh@JoshBryanRealEstate.com  
P: 972-265-9609

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NWQ of Hwy 380 & CR 699  
Farmersville, Texas



## REPORT: TEXAS INSTRUMENTS IS SPENDING \$2.2B ON INITIAL PHASE OF \$30B SHERMAN SEMICONDUCTOR CAMPUS

Texas Instruments broke ground on the new 300-millimeter semiconductor wafer fabrication plants in May 2022, noting that the project could ultimately support as many as 3,000 direct jobs. The new “fabs” will manufacture tens of millions of analog and embedded processing chips daily that will go into electronics everywhere.

\$30 billion semiconductor plants don’t just spring up over night. Back in November 2021, we told you that Dallas-based Texas Instruments had chosen Sherman as the site for a campus of up to four new 300-millimeter semiconductor wafer fabrication

plants, or fabs. With a \$30 billion investment and up to 4.7 million square feet at full build-out, the campus would be the largest electronics production facility in Texas.

Texas Instruments broke ground on the new fabs in May 2022, noting that the project could ultimately support as many as 3,000 direct jobs. The new fabs will manufacture tens of millions of analog and embedded processing chips daily that will go into electronics everywhere, the company said at the time.

With construction underway, Dallas Business Journal reports that the project’s initial phase will have an estimated cost of over \$2.2 billion covering more than 4.2 million square feet, according to construction documents filed last week with the state.

The initial work scope includes a large building with two semiconductor clean rooms, utilities, warehousing, material loading docks, garage parking, and an administration building and support buildings connected to the main fab, the DBJ added, noting that the construction started in September and is scheduled for completion by August 2024.

Production from the first Sherman fab is expected in 2025, TI has said. The fabs will complement the company’s existing 300-mm fabs, which include DMOS6 in Dallas and RFAB1 and RFAB2 in Richardson. In addition,, TI plans to build its next 300-millimeter fab in Lehi, Utah, next to the company’s existing 300-mm semiconductor wafer fab in the city - another big investment of \$11 billion.

*Source: DallasInnovates.com*



**±59.255 Acres**  
NWQ of Hwy 380 & CR 699  
Farmersville, Texas

## DEMOGRAPHIC SUMMARY

Farmersville  
Ring of 3 miles

### KEY FACTS

3,226

Population

39.3

Median Age



1,013

Households

\$63,882

Median Disposable Income

### EDUCATION

16.4%

No High School Diploma



31.7%

High School Graduate



28.1%

Some College/  
Associate's Degree



23.8%

Bachelor's/Grad/Prof Degree

### INCOME



\$76,545

Median Household Income



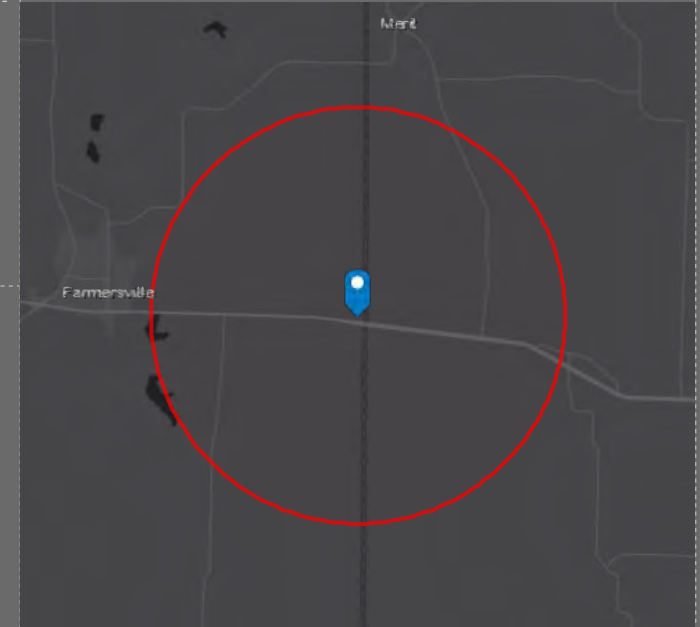
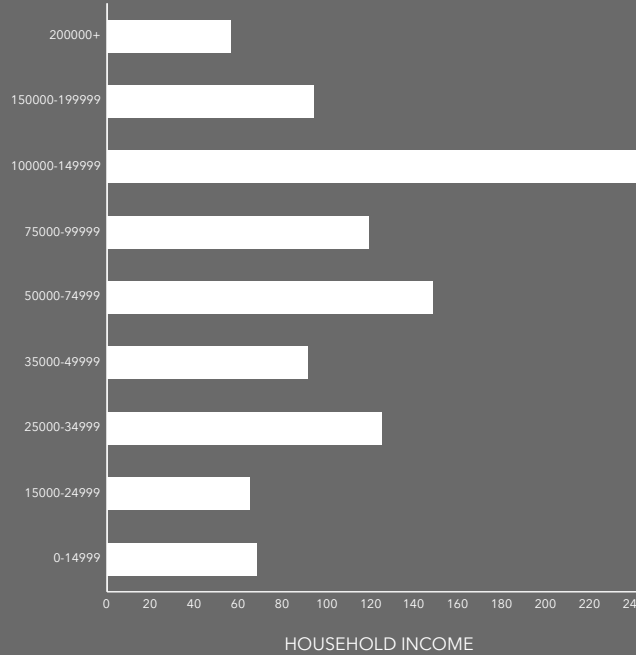
\$30,906

Per Capita Income



\$184,996

Median Net Worth



### EMPLOYMENT



63.4%

White Collar



28.6%

Blue Collar



9.7%

Services

3.8%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

**BRYAN HAGGARD**  
LAND GROUP  
www.BryanHaggardLand.com

**JOSH BRYAN**  
Josh@JoshBryanRealEstate.com  
P: 972-265-9609

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**±59.255 Acres**  
NWQ of Hwy 380 & CR 699  
Farmersville, Texas

## DEMOGRAPHIC SUMMARY

Farmersville  
Ring of 5 miles

### KEY FACTS

10,207

Population

39.7

Median Age



3,399

Households

\$62,620

Median Disposable Income

### EDUCATION

11.2%

No High School Diploma



37.3%

High School Graduate



30.0%

Some College/  
Associate's Degree



21.5%

Bachelor's/Grad/Prof Degree

### INCOME



\$73,621

Median Household Income



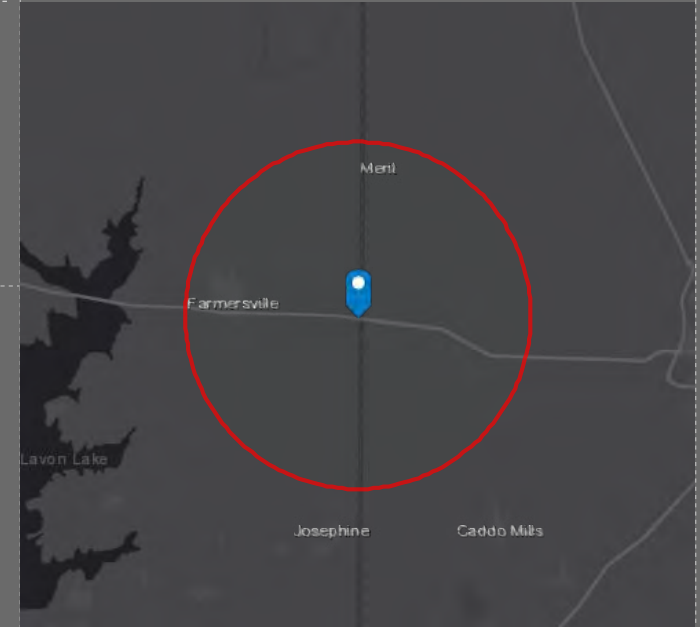
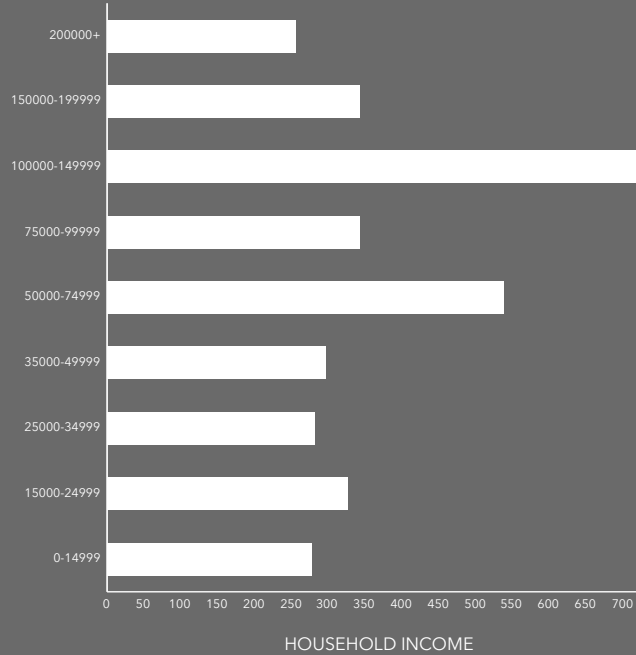
\$33,383

Per Capita Income



\$174,634

Median Net Worth



### EMPLOYMENT



63.7%

White Collar



28.4%

Blue Collar



9.0%

Services

4.9%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

**BRYAN HAGGARD**  
LAND GROUP  
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**JOSH BRYAN**  
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Farmersville, Texas

## DEMOGRAPHIC SUMMARY

Farmersville  
Ring of 10 miles

### KEY FACTS

41,818

Population

38.8

Median Age



14,173

Households

\$62,351

Median Disposable Income

### EDUCATION

9.2%

No High School Diploma



39.0%

High School Graduate



29.4%

Some College/  
Associate's Degree



22.5%

Bachelor's/Grad/Prof Degree

### INCOME



\$75,279

Median Household Income



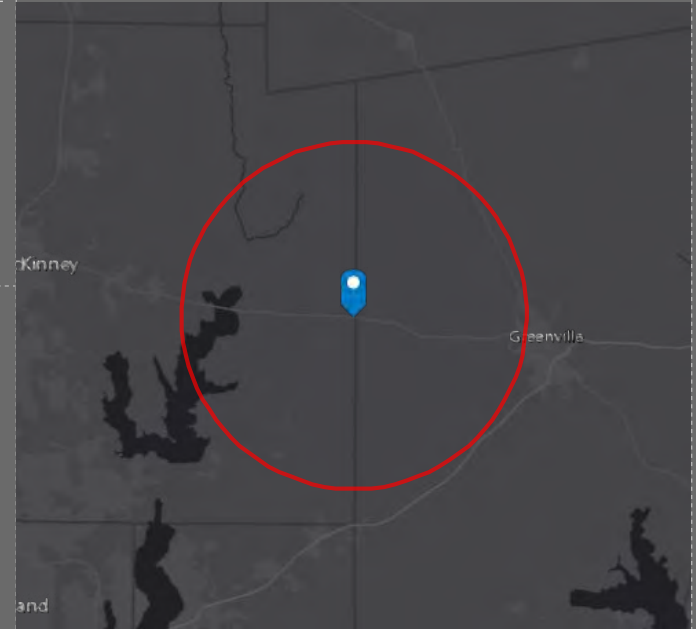
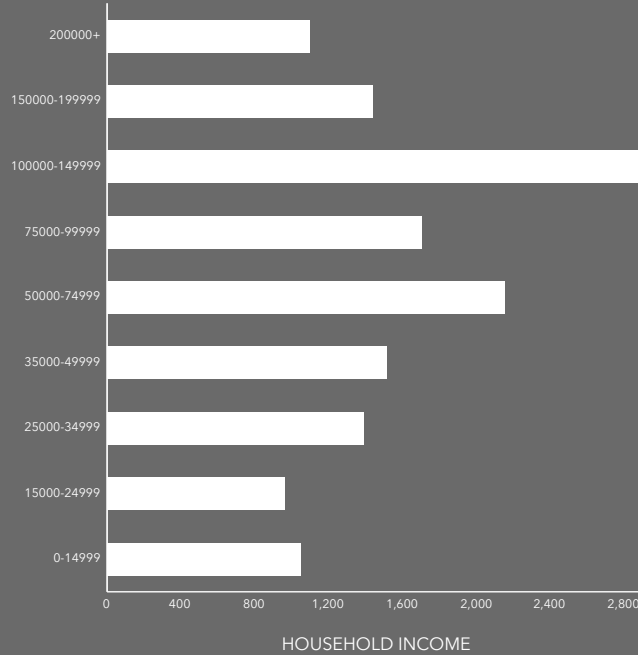
\$34,136

Per Capita Income



\$193,255

Median Net Worth



### EMPLOYMENT



61.7%

White Collar



26.7%

Blue Collar



13.5%

Services

3.9%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

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LAND GROUP  
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# 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

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

\_\_\_\_\_  
Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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