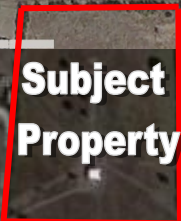




**HIGH POINT 67 LOGISTICS CENTER**  
 PHASE I  
 5 Hwy 67 | Cedar Hill, TX 75104  
 1.3M Square Feet | Class A Logistics Center  
 A Class A Industrial park with up to 2,003,960 square feet on 184 acres. Situated on Highway 67, and less than 10 miles from I-20, the project has great highway visibility and access. Phase I features up to 1,309,520 square feet available for lease.



**\$10,000 bonus to co-broker in addition to 3% co-broker fee if closed by Dec 31, 2021**

Offering Memorandum  
**Edgefield Lane**  
 Midlothian, TX (Cedar Hill City Limits)

Exclusively Listed by **Mote and Associates, Inc.**  
 Sarah R. Mitchell  
 972-296-2856  
 SarahM@moteandassociates.com



**Pecan Trails Golf Course**  
 Lot lines are approximate

**EXECUTIVE SUMMARY**

Offering Highlights ..... 3

**PROPERTY PHOTOS AND MAPS**

Survey .....4  
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Utility Map.....11  
Zoning Map.....12  
Loop 9 Map.....13-14

**MARKET OVERVIEW**

Demographics and Submarket Report..... 15-17

*All information has been obtained from a source deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. All square footage and acreage is based on information obtained from county data records.*



**PROPERTY SUMMARY**

|                      |   |
|----------------------|---|
| <b>Address</b>       | Edgefield Lane, Midlothian, TX  |
| <b>Price</b>         | \$899,000.00 (\$2.00 SF)  |
| <b>Lot Size</b>      | +/-10.34 acres<br>+/-450,410 square feet  |
| <b>Location</b>      | <b>Cedar Hill City Limits</b><br>Located in Ellis County<br>Near Cedar Hill Business Park   |
| <b>Zoning</b>        | Industrial Park District  |
| <b>Utilities</b>     | Electric to site<br>No sewer/water to site<br>(see utility map)   |
| <b>Topography</b>    | Level. Rectangular in shape   |
| <b>Proposed Uses</b> | Distribution warehouse, light manufacturing, truck/heavy equipment repair, office/warehouse, warehouse storage, light or heavy assembly |

**\$10,000 bonus to co-broker in addition to 3% co-broker fee if closed by Dec 31, 2021**

Mote & Associates is pleased to offer the opportunity to acquire a +/-10.34 acre industrial lot in Midlothian, TX, located in the Cedar Hill City limits. Property is zoned IP (Industrial Park District) and would be ideal for a distribution warehouse, light manufacturing, truck/heavy equipment repair, office/warehouse, warehouse storage, light or heavy assembly (see use chart for complete list).

Property is located within Loop 9 Southwest Corridor/Feasibility Study Area and could potentially have frontage and increased visibility and access to roads. See Page 13 and 14 with proposed location being at the Northern border of the tract. For more information go to [www.loop9.org](http://www.loop9.org).

Property is adjacent to a 1.3 million square foot Class A logistics center currently under construction on 184 acres, with Phase 2 of the project expected to add up to an additional 699k SF. Property is also near the established Cedar Hill Business Park, and is only approximately 1.3 miles from Highway 67. Area businesses include JCPenney Distribution Center, Swift Transportation, Bobcat of Dallas, idX Dallas, Johnston Products of Dallas, P&W Machine, Deboer Transportation, plus many others. Adjacent to the back section of the Pecan Trails Golf Course.

Property currently has electricity but does not have access to sewer and water. According to the city, the closest access is the Cedar Hill Business Park or possibly TAR Road. Refer to the Cedar Hill Utility Map, which is enclosed.

Property is only 24 minutes from Union Pacific Dallas Intermodal Terminal in Hutchins, 27 minutes from downtown Dallas, 33 minutes from DFW airport, and 33 minutes from Dallas Love Field. There's easy access to Highway 67, I-20, I-35, and Highway 287.

Property has an easement for the broadcasting tower located on site which allows for anchor points and temporary access. See location on survey and contact listing agent for full easement information.

**Edgefield Lane**  
Midlothian, TX (Cedar Hill City Limits)

**Offering Highlights**

Sarah R. Mitchell  
972-296-2856

[SarahM@moteandassociates.com](mailto:SarahM@moteandassociates.com)

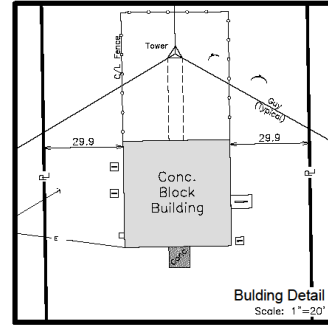
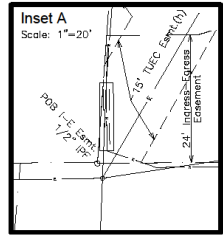
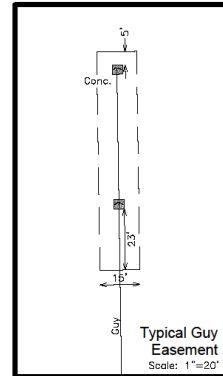
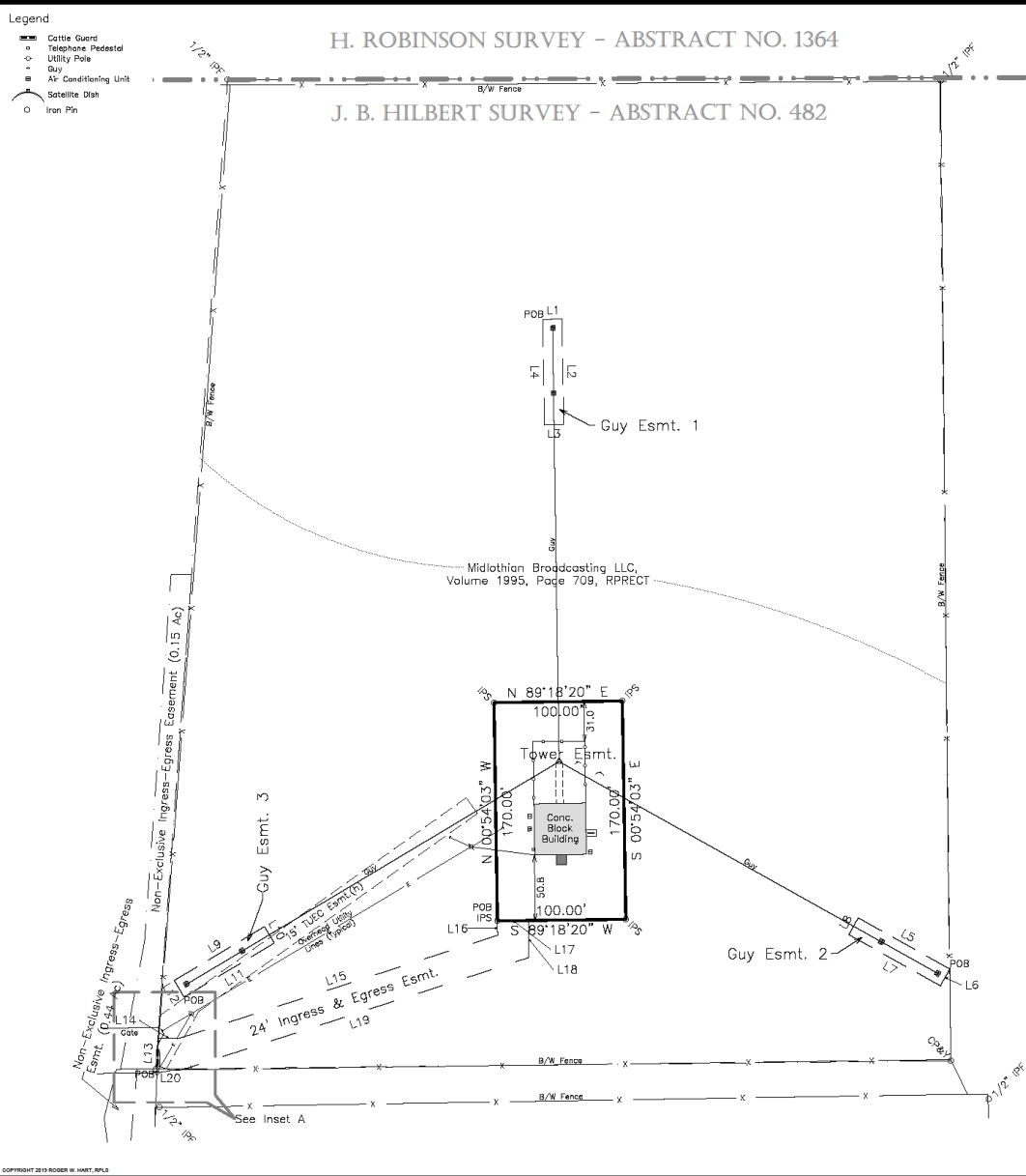


Legend

- ▬ Cattle Guard
- Telephone Pedestal
- Utility Pole
- Guy
- Air Conditioning Unit
- Satellite Dish
- Iron Pin

H. ROBINSON SURVEY - ABSTRACT NO. 1364

J. B. HILBERT SURVEY - ABSTRACT NO. 482

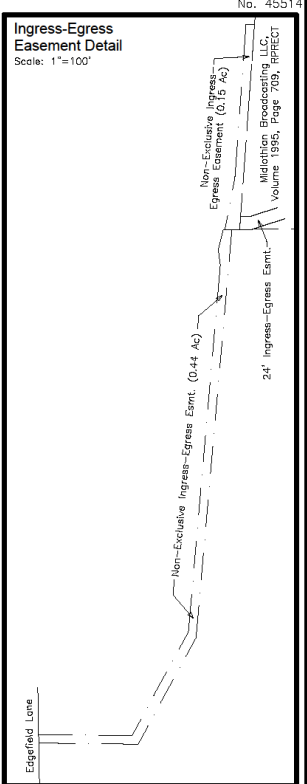
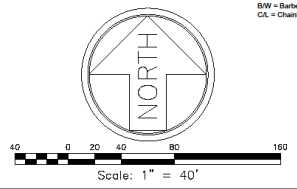


Line Table

| LINE | BEARING      | DISTANCE |
|------|--------------|----------|
| L1   | N 89°07'44\" | 15.00'   |
| L2   | S 00°52'16\" | 82.13'   |
| L3   | S 89°07'44\" | 15.00'   |
| L4   | N 00°52'16\" | 82.13'   |
| L5   | S 80°48'19\" | 81.65'   |
| L6   | S 29°11'44\" | 15.00'   |
| L7   | N 60°48'16\" | 81.65'   |
| L8   | N 22°11'44\" | 15.00'   |
| L9   | N 59°09'11\" | 81.90'   |
| L10  | S 30°50'49\" | 15.00'   |
| L11  | S 59°09'11\" | 81.90'   |
| L12  | N 30°50'49\" | 15.00'   |
| L13  | N 04°09'25\" | 24.08'   |
| L14  | N 89°24'10\" | 17.24'   |
| L15  | N 72°04'29\" | 280.01'  |
| L16  | N 00°54'03\" | 11.17'   |
| L17  | N 89°18'20\" | 24.00'   |
| L18  | S 00°54'03\" | 28.83'   |
| L19  | N 72°04'29\" | 281.42'  |
| L20  | S 88°24'10\" | 22.90'   |

Title Commitment Notes:  
 The following refers to Item 10 of Schedule B, of the Commitment For Title Insurance, issued by First American Title Guaranty Company, G.F. No. or File No. 2017-14618-82.  
 f. Easement granted by J. W. Braden and wife, Ruth Braden to Texas Power & Light Company, filed 02/23/1945, recorded in Volume 349, Page 207, Real Property Records, Ellis County, Texas. This easement does not affect this property.  
 g. Easement granted by J. W. Braden and wife, Ruth Braden to Texas Power & Light Company, filed 07/03/1954, recorded in Volume 440, Page 209, Real Property Records, Ellis County, Texas. This easement does not affect this property.  
 h. Easement granted by Latin American Broadcasting Company to Texas Utilities Electric Company, filed 10/23/1966, recorded in Volume 759, Page 103, Real Property Records, Ellis County, Texas. This easement affects this property and is shown on this Survey.

General Notes:  
 1. Bearings based on the Texas State Plane Coordinate System, North Central Zone, and were obtained by GPS observations using the Texas Real Time Kinematic Network.  
 2. Abbreviations:  
 IPF = Iron Pin Found  
 SURVEYING = CPFS = 1/2\"/>



Surveyor's Certificate:  
 I, Roger W. Hart, RPLS 4484, a Texas corporation, do hereby certify that this survey was made on the ground, that this plan (map drawing) correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Surveyor's Association Standards and Specifications for a Category 1A, Condition II Survey.

Roger W. Hart, RPLS 4484  
 05/20/19  
 Enclosed 9/04/19

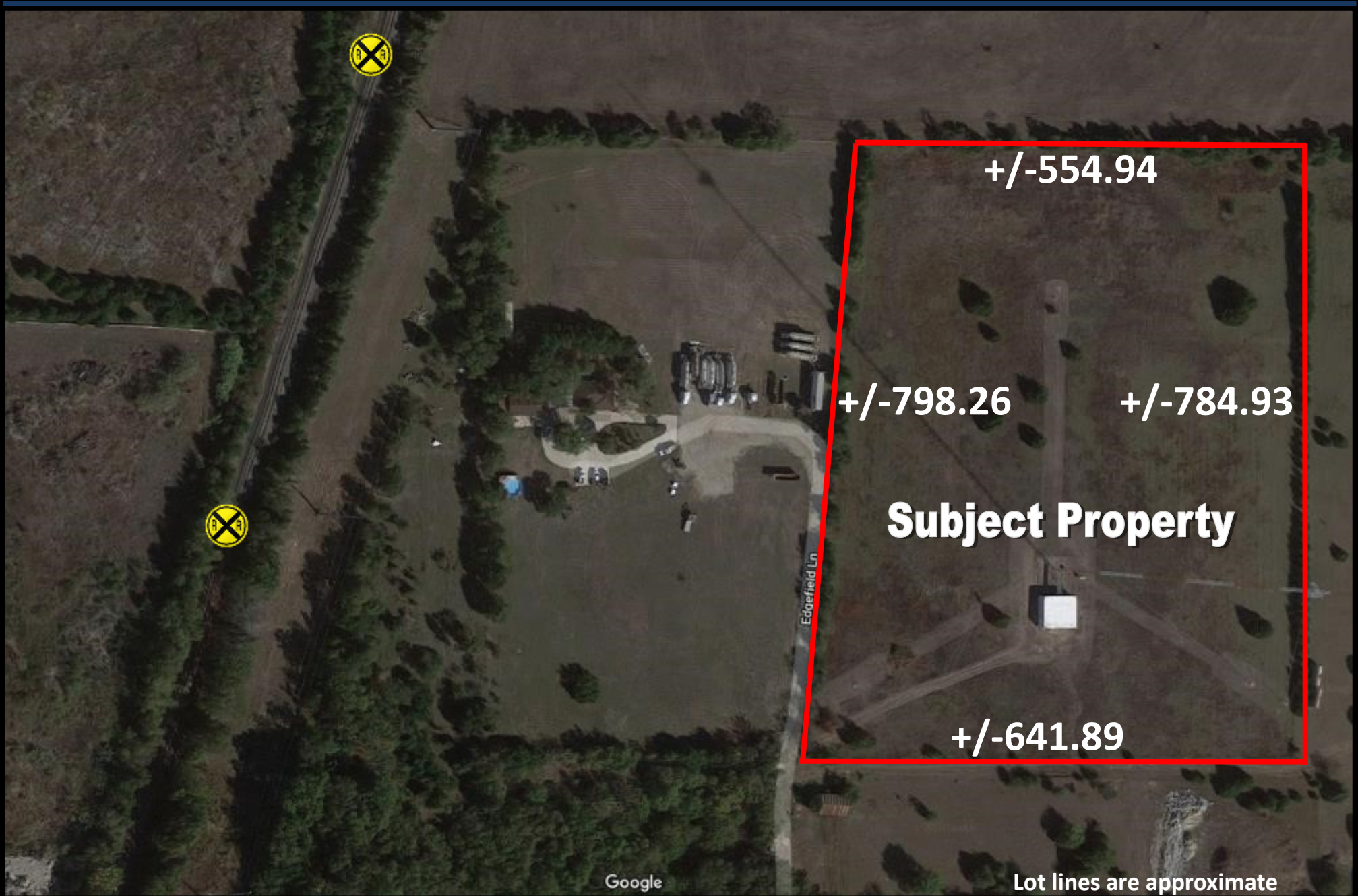
Plot Showing  
 Survey of a Tower Easement, Three Guy Easements and an Ingress-Egress Easement in the  
**J. B. HILBERT SURVEY,**  
**ABSTRACT NUMBER 482,**  
 Ellis County, Texas  
 See Attached Field Notes

Area Surveying, Inc.  
 Roger W. Hart, RPLS  
 19024 817-294-4380 (area.surveying.com)  
 1001 816th St., Suite 100, Cedar Hill, TX 75113  
 Texas State of Professional Land Surveying Form No. 2008-020

**Edgefield Lane**  
 Midlothian, TX (Cedar Hill City Limits)

**Survey** Contact agent for full resolution  
 Sarah R. Mitchell  
 972-296-2856  
 SarahM@moteandassociates.com





**Edgfield Lane**  
Midlothian, TX (Cedar Hill City Limits)

**Aerial View**

Sarah R. Mitchell  
972-296-2856

SarahM@moteandassociates.com





JCPenney Distribution

PDP Trucking

Highway Intelligent Traffic Solutions PepWear



Delta Steel

Precision Wood Products

**HIGH POINT 67 LOGISTICS CENTER**  
 PHASE I  
 5 Hwy 67 | Cedar Hill, TX 75104  
 1.3M Square Feet | Class A Logistics Center  
 A Class A Industrial park with up to 2,003,960 square feet on 184 acres. Situated on Highway 67, and less than 10 miles from I-20, the project has great highway visibility and access. Phase I features up to 1,309,520 square feet available for lease.



BUILDING 1  
224,240 SF

BUILDING 2  
1,085,280 SF

BUILDING 4  
277,560 SF

BUILDING 3  
416,880 SF

**Subject Property**

\$10,000 bonus to co-broker in addition to 3% co-broker fee if closed by Dec 31, 2021

B.N.S.F. Railway

Pecan Trails Golf Course

Lot lines are approximate

**Edgefield Lane**  
 Midlothian, TX (Cedar Hill City Limits)

**Business Map**  
 Sarah R. Mitchell  
 972-296-2856  
 SarahM@moteandassociates.com





**Subject Property**



**Forterra**

**B.N.S.F. Railway**

**Pecan Trails Golf Course**



**Holcim**

Lot lines are approximate

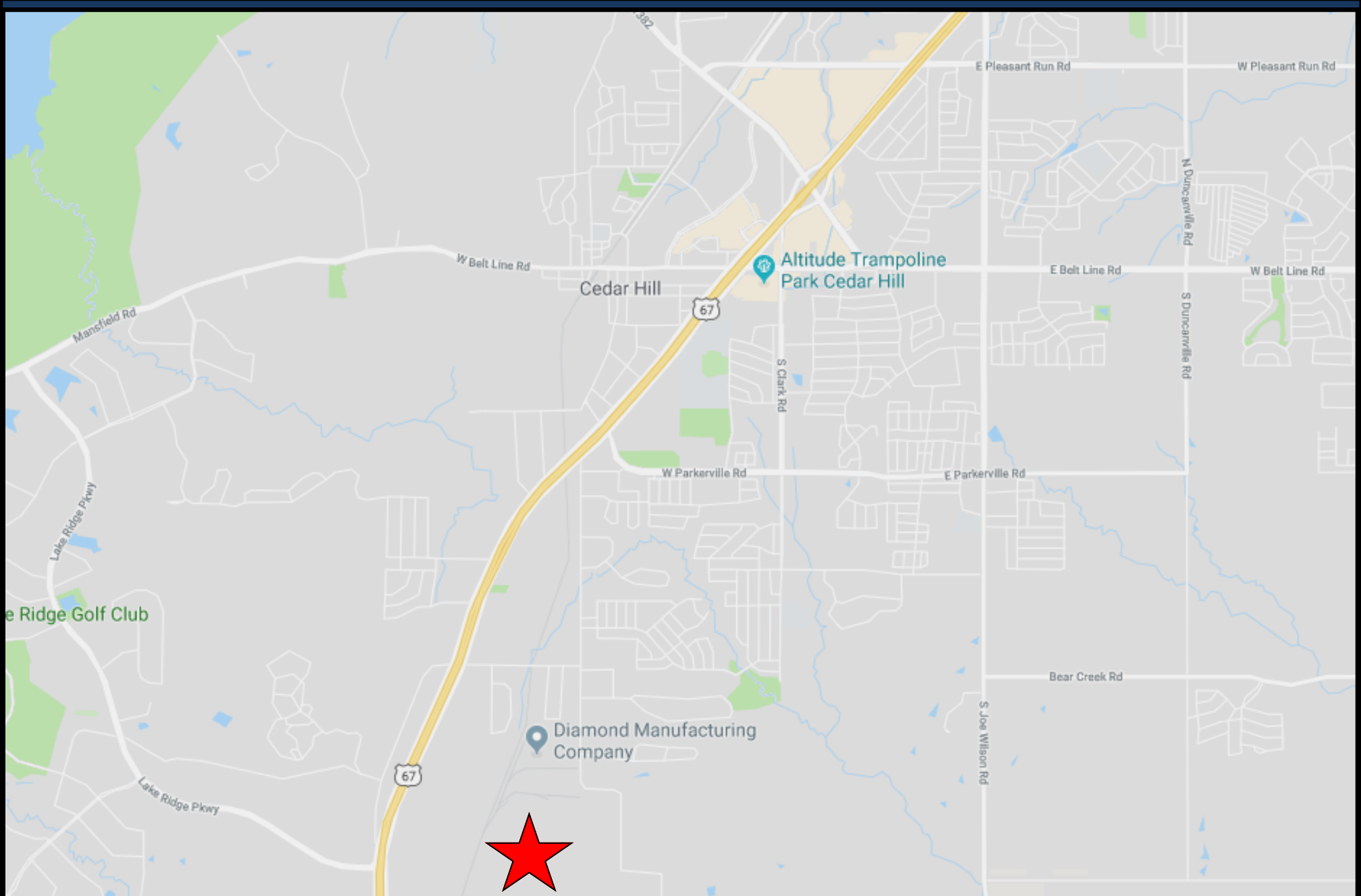
**Edgefield Lane**  
Midlothian, TX (Cedar Hill City Limits)

**Business Map**

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972-296-2856

SarahM@moteandassociates.com





**Edgefield Lane**  
Midlothian, TX (Cedar Hill City Limits)

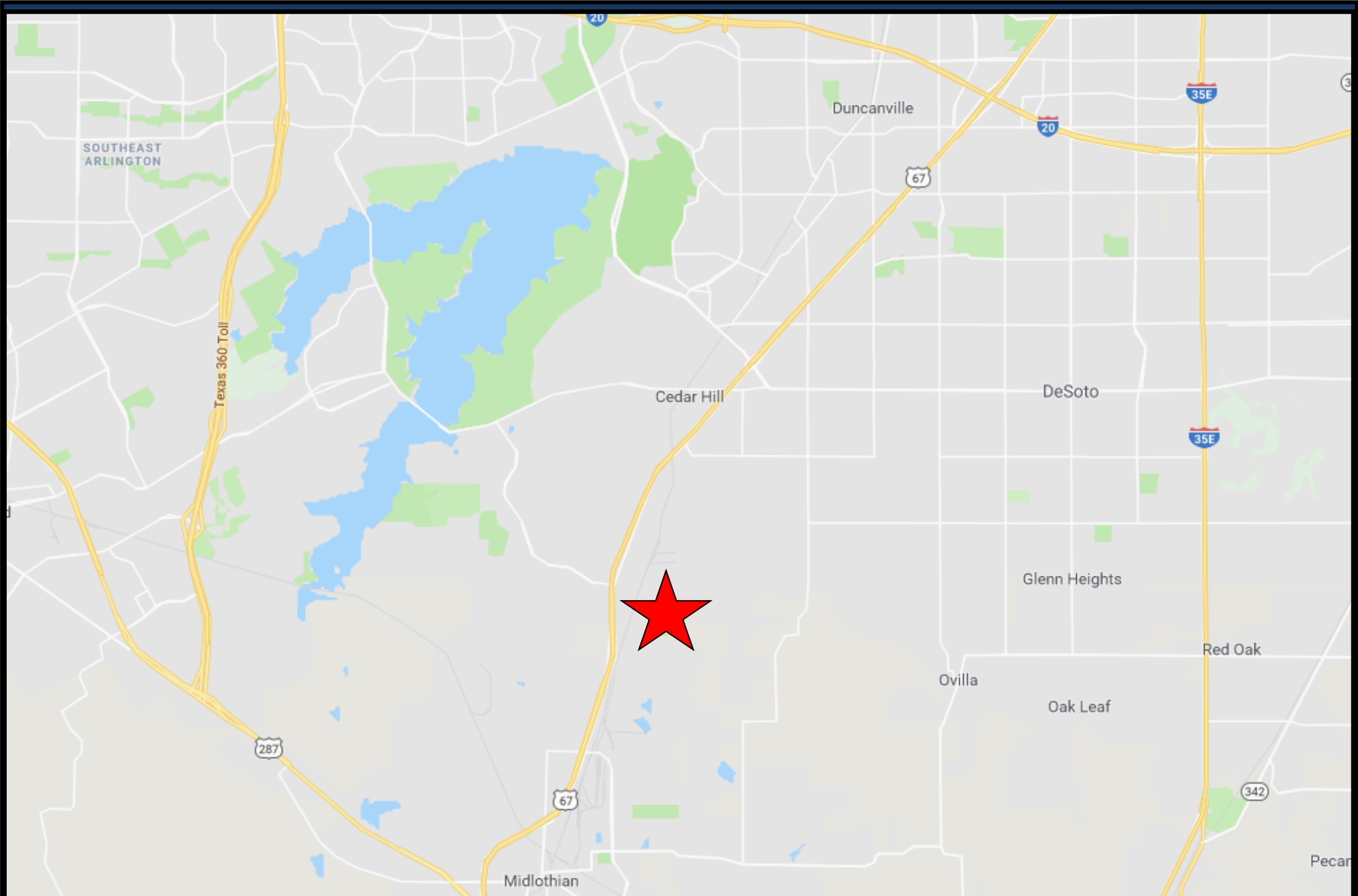
**Road Map**

Sarah R. Mitchell  
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[SarahM@moteandassociates.com](mailto:SarahM@moteandassociates.com)







# Edgfield Lane

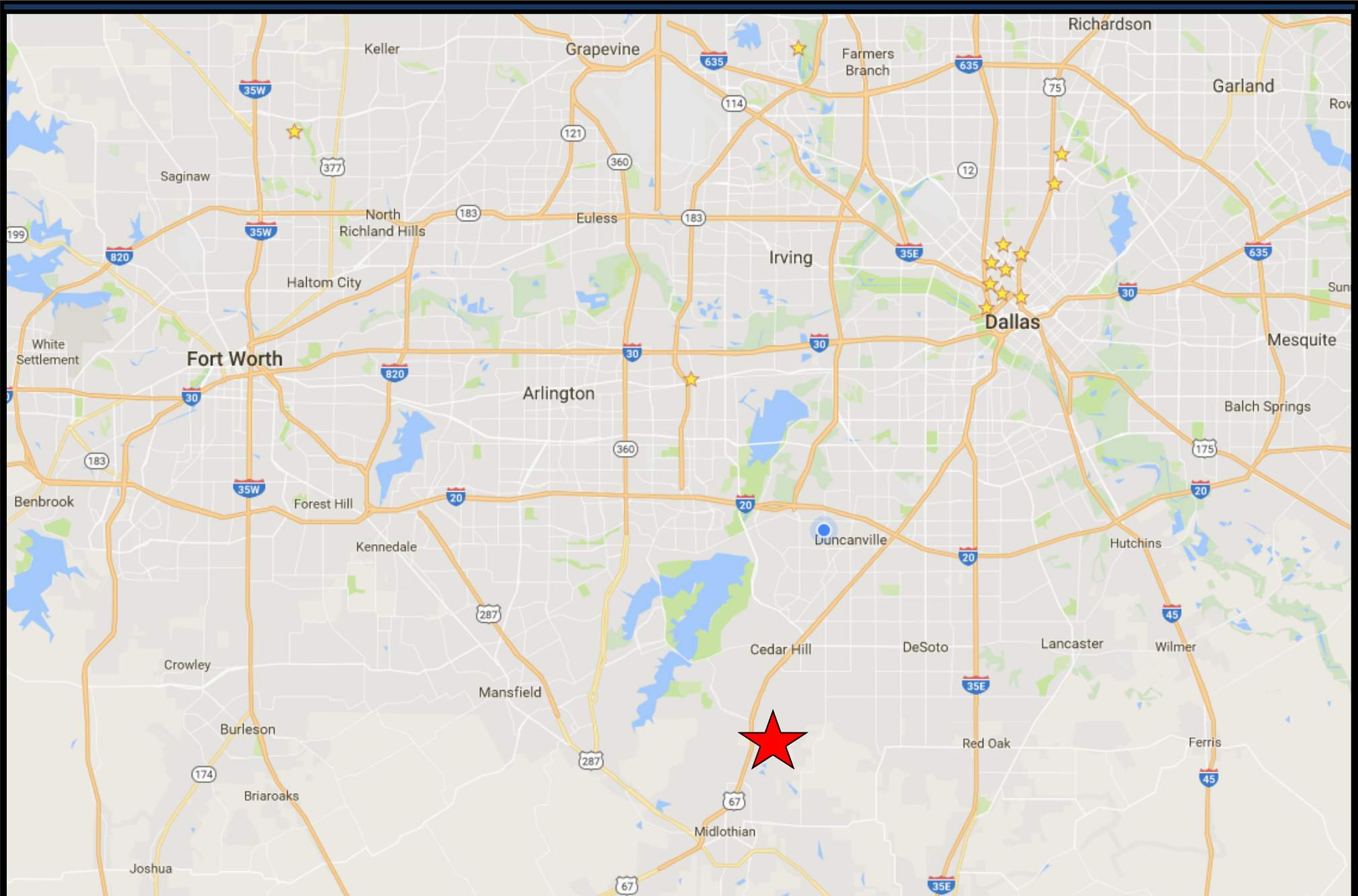
Midlothian, TX (Cedar Hill City Limits)

## Area Map

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972-296-2856

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# Edgefield Lane

Midlothian, TX (Cedar Hill City Limits)

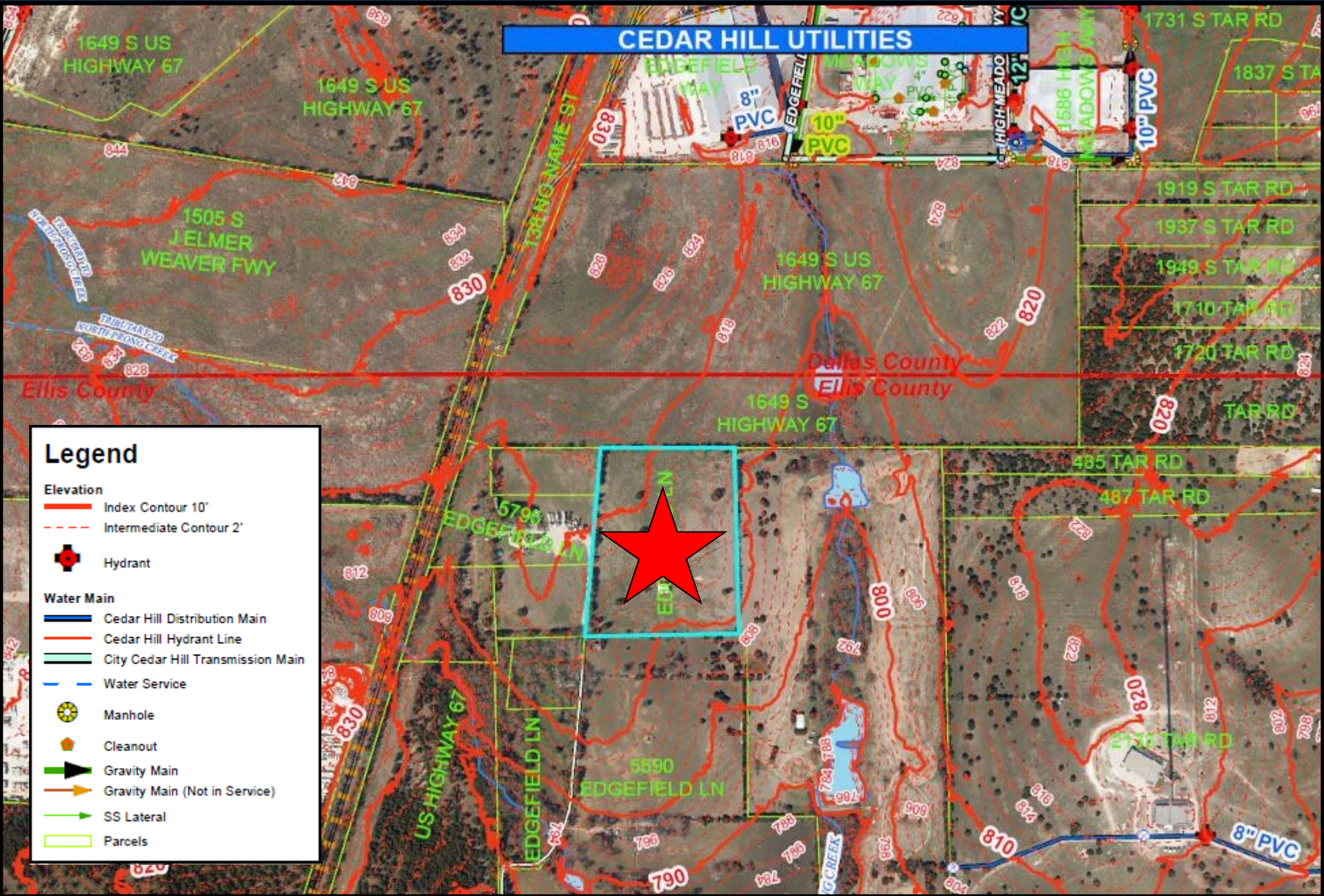
## Area Map

Sarah R. Mitchell  
972-296-2856

[SarahM@moteandassociates.com](mailto:SarahM@moteandassociates.com)



**CEDAR HILL UTILITIES**



**Legend**

**Elevation**  
 - - - Index Contour 10'  
 - - - Intermediate Contour 2'

**Hydrant**

**Water Main**  
 Cedar Hill Distribution Main  
 Cedar Hill Hydrant Line  
 City Cedar Hill Transmission Main  
 Water Service

**Manhole**

**Cleanout**

**Gravity Main**  
 Gravity Main  
 Gravity Main (Not in Service)

**SS Lateral**  
 SS Lateral

**Parcels**  
 Parcels

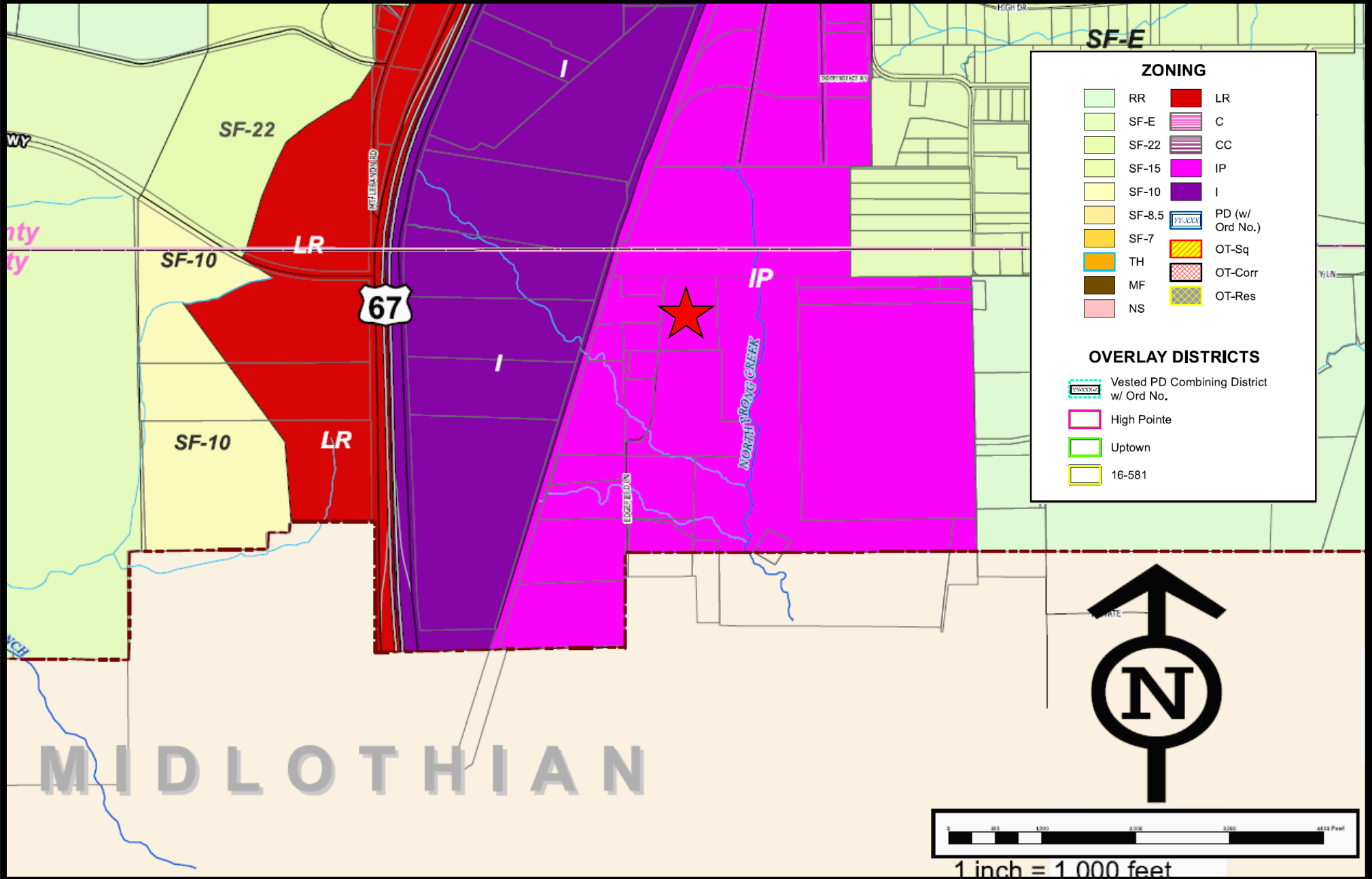
**Edgefield Lane**  
 Midlothian, TX (Cedar Hill City Limits)

**Utilities**

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 972-296-2856

SarahM@moteandassociates.com





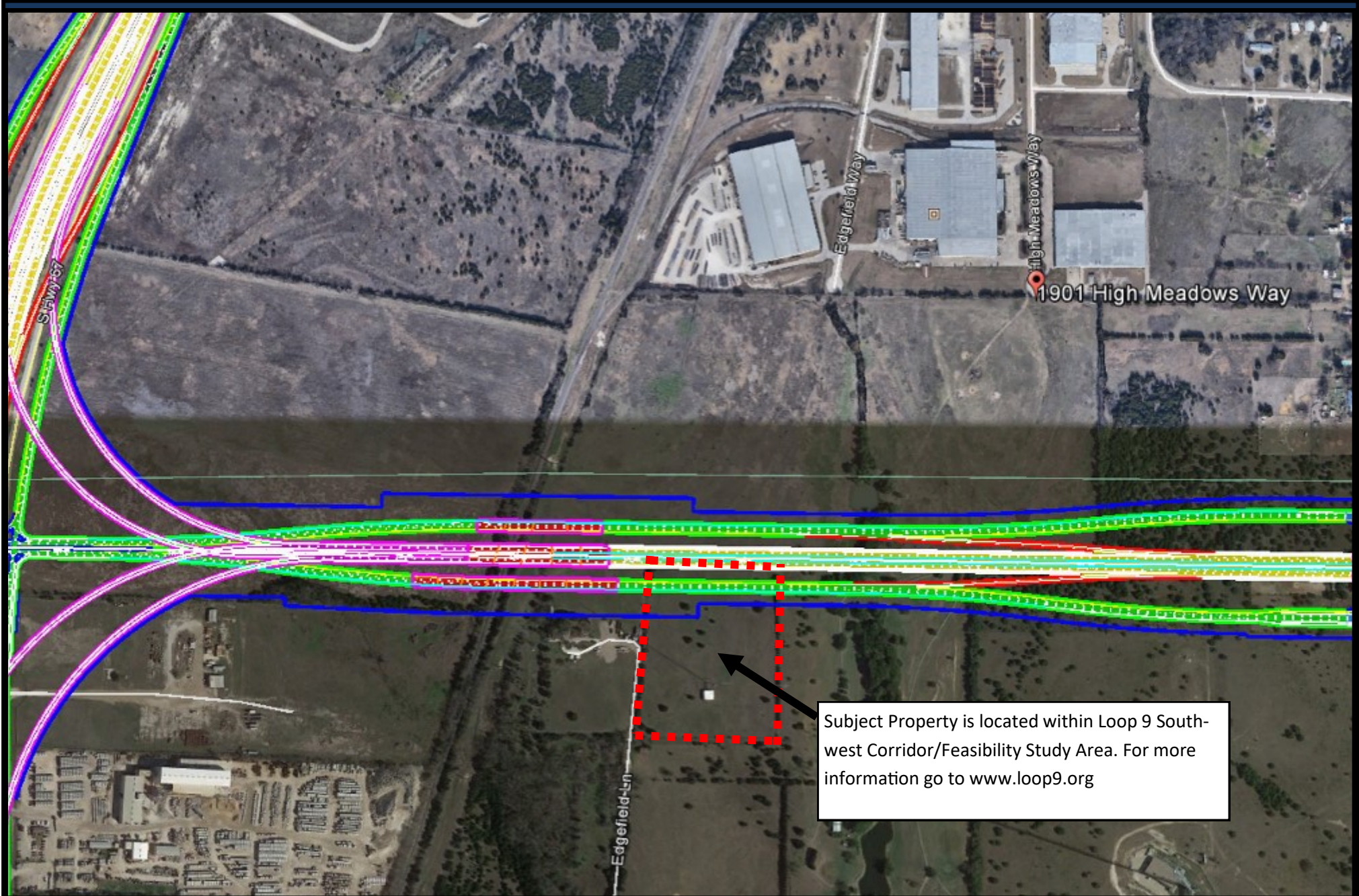
**Edgfield Lane**  
 Midlothian, TX (Cedar Hill City Limits)

**Utilities**

Sarah R. Mitchell  
 972-296-2856

SarahM@moteandassociates.com





Subject Property is located within Loop 9 Southwest Corridor/Feasibility Study Area. For more information go to [www.loop9.org](http://www.loop9.org)

# Edgefield Lane

Midlothian, TX (Cedar Hill City Limits)

## Proposed Loop 9

Sarah R. Mitchell  
972-296-2856

[SarahM@moteandassociates.com](mailto:SarahM@moteandassociates.com)

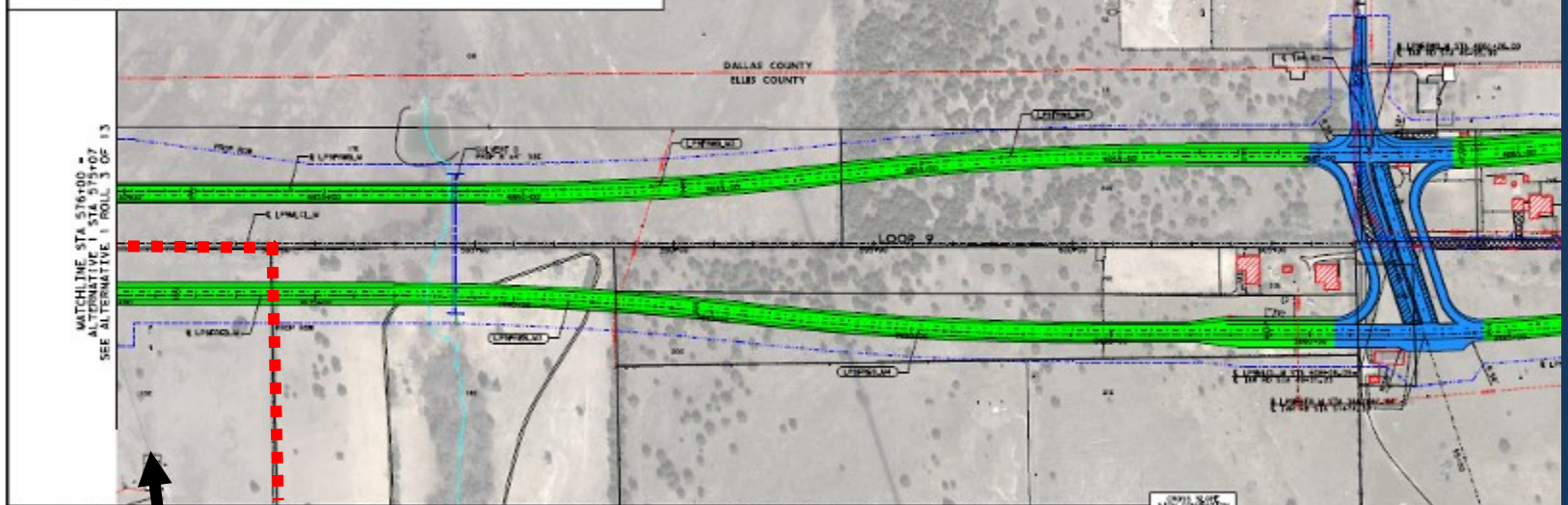


**PLAN LEGEND**

- PROPOSED E/A
- PROPOSED ROW
- EXISTING ROW
- CONTROL OF SIGNS
- PRIORITY LEVELS
- CITY LIMITS
- 100 FT FLOODPLAIN LIMITS
- EXISTING PLACEMENT TOWARD COUNTY LINE
- PROPOSED LINE OF ADJACENT
- PROPOSED TRAFFIC BARRIER
- PROPOSED DETOURING WALL
- PROPOSED BRUSH BERT
- PROPOSED DRAINAGE
- PROPOSED DIRECTION OF TRAVEL
- EXISTING DIRECTION OF TRAVEL
- PROPOSED DRIVE
- PROPOSED MARK LINES
- PROPOSED PAVEMENT ROAD
- PROPOSED RAMP
- PROPOSED CROSS STREET
- PAVEMENT TO BE REMOVED
- POTENTIAL DISPLACEMENT
- CURVE ID
- PARCEL ID

**TURN LANE DATA**

| LOCATION           | SECTION | SECTION LENGTH (FT) | SECTION WIDTH (FT) | SECTION TYPE | SECTION TOTAL LENGTH (FT) |
|--------------------|---------|---------------------|--------------------|--------------|---------------------------|
| 100' W OF E LOOP 9 | 100'    | 100'                | 100'               | 100'         | 100'                      |
| 100' W OF E LOOP 9 | 100'    | 100'                | 100'               | 100'         | 100'                      |
| 100' W OF E LOOP 9 | 100'    | 100'                | 100'               | 100'         | 100'                      |



- GENERAL NOTES:**
1. EXISTING FEATURES WERE NOT FIELD SURVEYED. DIMENSIONS ARE BASED ON AERIAL SURVEYS DATED BETWEEN 2011 AND RECORD PLANS.
  2. FINAL LOCATION OF ADJACENT PROPERTIES WILL BE DETERMINED TO THE FINEST ACCURACY POSSIBLE IN COORDINATION WITH THE LOCAL GOVERNMENTS.
  3. SUPERELEVATION SIDES OF ROTATION IS AS SHOWN ON THE PLAN.
  4. DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR NORMAL EDGE OF CURB, UNLESS INDICATED OTHERWISE. REFER TO TYPICAL SECTION FOR BARRED TYPES AND LEGEND.

**PROFILE LEGEND:**

| SECTION            | SECTION LENGTH (FT) | SECTION TYPE | SECTION TOTAL LENGTH (FT) |
|--------------------|---------------------|--------------|---------------------------|
| 100' W OF E LOOP 9 | 100'                | 100'         | 100'                      |
| 100' W OF E LOOP 9 | 100'                | 100'         | 100'                      |
| 100' W OF E LOOP 9 | 100'                | 100'         | 100'                      |

Subject Property is located within Loop 9 South-west Corridor/Feasibility Study Area. For more information go to [www.loop9.org](http://www.loop9.org)

**Edgefield Lane**  
Midlothian, TX (Cedar Hill City Limits)

**Proposed Loop 9**  
Sarah R. Mitchell  
972-296-2856  
SarahM@moteandassociates.com



| Radius                                    | 1 Mile    |        | 3 Mile   |        | 5 Mile   |        |
|---|-----------|--------|----------|--------|----------|--------|
| <b>Population</b>                         |           |        |          |        |          |        |
| 2023 Projection                           | 442       |        | 21,536   |        | 73,318   |        |
| 2018 Estimate                             | 411       |        | 20,125   |        | 68,085   |        |
| 2010 Census                               | 346       |        | 17,374   |        | 59,161   |        |
| Growth 2018 - 2023                        | 7.54%     |        | 7.01%    |        | 7.69%    |        |
| Growth 2010 - 2018                        | 18.79%    |        | 15.83%   |        | 15.08%   |        |
| <b>2018 Population by Hispanic Origin</b> | 90        |        | 4,352    |        | 13,149   |        |
| <b>2018 Population</b>                    | 411       |        | 20,125   |        | 68,085   |        |
| White                                     | 212       | 51.58% | 10,123   | 50.30% | 36,048   | 52.95% |
| Black                                     | 177       | 43.07% | 8,774    | 43.60% | 28,479   | 41.83% |
| Am. Indian & Alaskan                      | 2         | 0.49%  | 180      | 0.89%  | 471      | 0.69%  |
| Asian                                     | 10        | 2.43%  | 610      | 3.03%  | 1,612    | 2.37%  |
| Hawaiian & Pacific Island                 | 1         | 0.24%  | 19       | 0.09%  | 70       | 0.10%  |
| Other                                     | 9         | 2.19%  | 419      | 2.08%  | 1,406    | 2.07%  |
| U.S. Armed Forces                         | 1         |        | 46       |        | 155      |        |
| <b>Households</b>                         |           |        |          |        |          |        |
| 2023 Projection                           | 146       |        | 7,248    |        | 25,160   |        |
| 2018 Estimate                             | 136       |        | 6,771    |        | 23,360   |        |
| 2010 Census                               | 115       |        | 5,832    |        | 20,266   |        |
| Growth 2018 - 2023                        | 7.35%     |        | 7.04%    |        | 7.71%    |        |
| Growth 2010 - 2018                        | 18.26%    |        | 16.10%   |        | 15.27%   |        |
| Owner Occupied                            | 119       | 87.50% | 5,320    | 78.57% | 17,777   | 76.10% |
| Renter Occupied                           | 18        | 13.24% | 1,451    | 21.43% | 5,583    | 23.90% |
| <b>2018 Households by HH Income</b>       | 138       |        | 6,772    |        | 23,359   |        |
| Income: <\$25,000                         | 9         | 6.52%  | 824      | 12.17% | 2,294    | 9.82%  |
| Income: \$25,000 - \$50,000               | 23        | 16.67% | 1,318    | 19.46% | 4,097    | 17.54% |
| Income: \$50,000 - \$75,000               | 26        | 18.84% | 1,082    | 15.98% | 4,534    | 19.41% |
| Income: \$75,000 - \$100,000              | 30        | 21.74% | 1,276    | 18.84% | 4,251    | 18.20% |
| Income: \$100,000 - \$125,000             | 16        | 11.59% | 800      | 11.81% | 2,967    | 12.70% |
| Income: \$125,000 - \$150,000             | 4         | 2.90%  | 321      | 4.74%  | 1,966    | 8.42%  |
| Income: \$150,000 - \$200,000             | 17        | 12.32% | 585      | 8.64%  | 1,749    | 7.49%  |
| Income: \$200,000+                        | 13        | 9.42%  | 566      | 8.36%  | 1,501    | 6.43%  |
| <b>2018 Avg Household Income</b>          | \$105,536 |        | \$96,576 |        | \$95,128 |        |
| <b>2018 Med Household Income</b>          | \$84,166  |        | \$78,174 |        | \$79,437 |        |

# Edgefield Lane

Midlothian, TX (Cedar Hill City Limits)

## Demographics

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972-296-2856

SarahM@moteandassociates.com



## Overview

SW Dallas/US 67 Industrial

12 Mo Deliveries in SF

**898 K**

12 Mo Net Absorption in SF

**493 K**

Vacancy Rate

**6.8%**

12 Mo Rent Growth

**4.0%**

The SW Dallas/US 67 Submarket, like other South Dallas submarkets, has demonstrated impressive growth in the past few years, as the area has emerged as a super-regional distribution hub. This submarket has two primary industrial nodes: One is along I-20, between US Route 67 and I-35E, and the other is along I-35E in Waxahachie. The lion's share of large-scale construction over the last decade has taken place near I-20. Most of the projects in the pipeline are located in this corridor.

Vacancies have trended above the metro average over the past few years due to speculative construction.

However, due to a few significant move-ins, most notably by Kohler (1.3 million SF) in 2018, vacancies are now as low as they've been since 2014. In early 2020, the First Industrial Realty Trust completed an 863,200/SF spec building in the First Mountain Creek Distribution Center, located on the southeast quadrant of Mountain Creek Parkway and I-20. The entire spec property was preleased by HD Supply. In addition to more traditional industrial activity, Google has broken ground on a 250,000 SF data center. The two-story project is located on I-67 just west of Midlothian, expected to be delivered in early 2021. .

### KEY INDICATORS

| Current Quarter        | RBA               | Vacancy Rate | Market Rent   | Availability Rate | Net Absorption SF | Deliveries SF | Under Construction |
|------------------------|-------------------|--------------|---------------|-------------------|-------------------|---------------|--------------------|
| Logistics              | 23,184,461        | 9.3%         | \$5.23        | 7.9%              | 32,800            | 0             | 5,000              |
| Specialized Industrial | 7,854,181         | 0.6%         | \$8.91        | 0.5%              | (30,000)          | 0             | 690,000            |
| Flex                   | 1,763,527         | 1.4%         | \$9.30        | 1.3%              | 2,803             | 0             | 0                  |
| <b>Submarket</b>       | <b>32,802,169</b> | <b>6.8%</b>  | <b>\$6.38</b> | <b>5.7%</b>       | <b>5,603</b>      | <b>0</b>      | <b>695,000</b>     |

| Annual Trends        | 12 Month | Historical Average | Forecast Average | Peak      | When    | Trough    | When    |
|----------------------|----------|--------------------|------------------|-----------|---------|-----------|---------|
| Vacancy Change (YOY) | 1.1%     | 6.9%               | 8.0%             | 14.1%     | 2016 Q2 | 1.3%      | 2013 Q1 |
| Net Absorption SF    | 493 K    | 739,895            | 297,881          | 3,171,145 | 2020 Q2 | (746,353) | 2013 Q4 |
| Deliveries SF        | 898 K    | 803,449            | 580,799          | 2,322,221 | 2018 Q2 | 17,500    | 2013 Q4 |
| Rent Growth          | 4.0%     | 2.7%               | 3.4%             | 6.9%      | 2018 Q1 | -2.8%     | 2010 Q2 |
| Sales Volume         | \$6.8 M  | \$24.5M            | N/A              | \$199.6M  | 2019 Q3 | \$0       | 2003 Q4 |

### Submarket Report

Sarah R. Mitchell

972-296-2856

SarahM@moteandassociates.com

**Edgefield Lane**

Midlothian, TX (Cedar Hill City Limits)



MOTE & ASSOCIATES



# Leasing

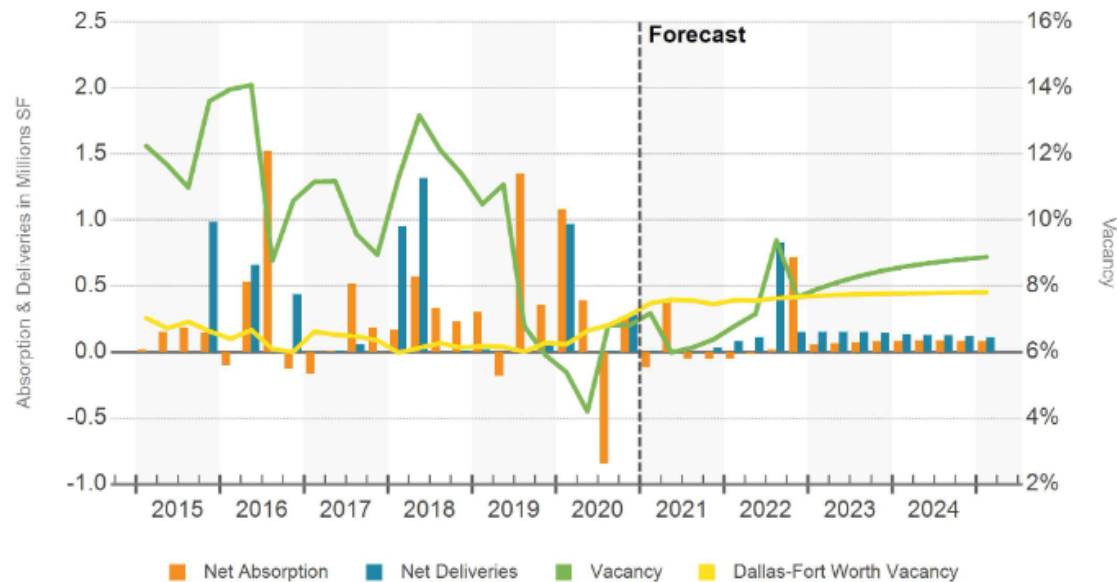
## SW Dallas/US 67 Industrial

SW Dallas/US 67 offers all of the advantages of a South Dallas submarket: great highway access east/west via I-20, as well as north/south from I-35E; an abundance of inexpensive, flat, buildable land; and a robust tenant base including many national retailers and distributors. The submarket has experienced significantly less activity recently than neighboring SE Dallas/I-45, which contains the Union Pacific intermodal in Wilmer. However, SW Dallas/US 67 is still an attractive submarket for firms seeking a distribution hub in south Dallas. Significant tenants include third-party logistics providers like NFI Industries (1.1 million SF), retailers like Kohl's (951,000 SF), and Home Depot (888,000 SF). One of the largest announcements in 2020 was Sunrider. The global health and wellness brand has broken ground on a new 1 million square foot manufacturing facility in Midlothian.

The project is expected to be completed in mid-2022 and will house its manufacturing and research and development operations. The company is investing \$56 million into the facility, which is expected to create 200 jobs.

Most of the available space is clustered in the northeast corner of the submarket. Vacancies in this cluster are well above the submarket average. As of late-2020, three existing assets had 200,000 SF or more of availability, and all were located just south of I-20, between US 67 and I-35E. Not only do those assets compete with one another for tenants, but they also contend with large vacancies in SE Dallas/I-45, where there are more than a dozen existing buildings with 200,000 SF available and even more under construction.

### NET ABSORPTION, NET DELIVERIES & VACANCY



**Edgefield Lane**  
Midlothian, TX (Cedar Hill City Limits)

Sarah R. Mitchell  
972-296-2856  
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### Information About Brokerage Services

Texas law requires all real estate licensees 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any coincidental 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.

|  |               |                                     |                      |
|--|---------------|-------------------------------------|----------------------|
| <u>Mote and Associates, Inc.</u>                                   | <u>365221</u> | <u>bmote@moteandassociates.com</u>  | <u>(972)296-2856</u> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.   | Email                               | Phone                |
| <u>William A. Mote</u>   | <u>142195</u> | <u>bmote@moteandassociates.com</u>  | <u>(972)296-2856</u> |
| Designated Broker of Firm  | License No.   | Email                               | Phone                |
| <u>Same as above</u>   |               |                                     |                      |
| Licensed Supervisor of Sales Agent/ Associate                      | License No.   | Email                               | Phone                |
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| 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)

### Information About Brokerage Services

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