

MULTIFAMILY DEVELOPMENT OPPORTUNITY

2749 INTERSTATE 30
MESQUITE, TEXAS 75150

- > ±16.498 ACRES
- > CONCEPTUAL SITE PLAN FOR 350 UNITS
- > HIGHWAY VISIBILITY
- > ACCESS ON GUS THOMASSON RD



INTERSTATE 30
±116,110 VPD

GUS THOMASSON RD
±24,014 VPD

CONFIDENTIAL OFFERING MEMORANDUM

EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

tyunderwood@sljcompany.com

SLJ

SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209

www.sljcompany.com

MESQUITE TOWN CENTRE PLAZA

Ashley HomeZone
FLOOR DECOR & Burlington

TOWN EAST MALL

JCPenney sears H&M
Dillard's macy's BJ's

US HIGHWAY 80
±76,300 VPD

MARKET EAST

Target ULTA Beauty
Michaels Marshalls
DOLLAR TREE OfficeMax

INTERSTATE 635
±201,000 VPD

TOWN CENTRE PLAZA

BED BATH & BEYOND HAVERTYS DSW
BEST BUY at&t Panera

MULTIFAMILY DEVELOPMENT OPPORTUNITY

INTERSTATE 30
±116,110 VPD

GUS THOMASSON RD
±24,014 VPD

Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.

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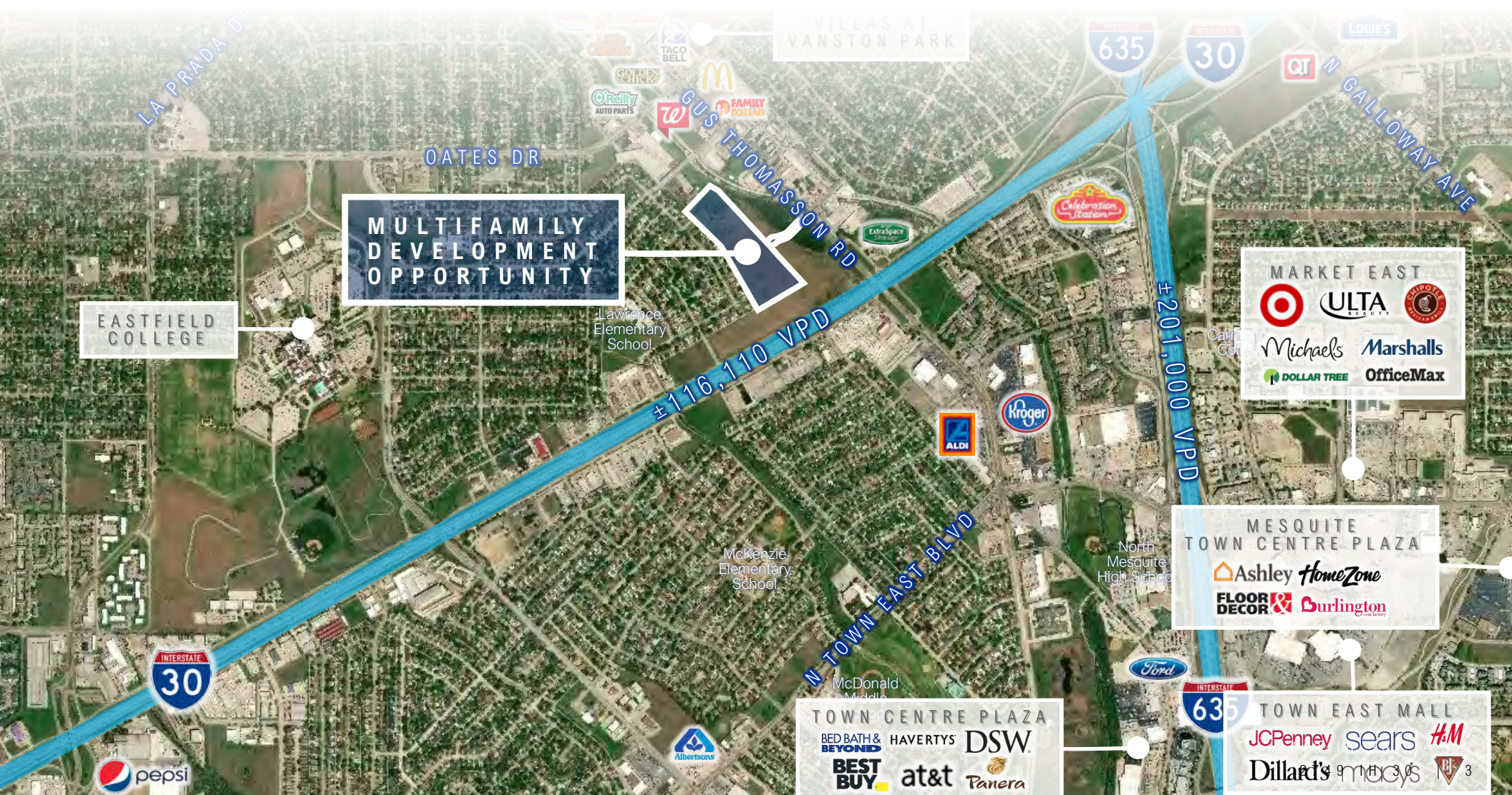
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DEMOGRAPHICS



EXECUTIVE SUMMARY

SLJ Company, LLC (“SLJ”) has been exclusively retained to offer this Multifamily Development Opportunity in Mesquite, Texas (the “Property”). The Property is approximately 16.498 acres located near the northwest corner of Interstate 30 and Gus Thomasson Rd in the White Rock submarket. A conceptual site plan has been completed providing for a two-phase multifamily development totaling 350 units. The Property is in close proximity to Eastfield College, Texas A&M University – Commerce Mesquite Metroplex Center, and the vibrant retail corridor surrounding Town East Mall. The Property offers the opportunity to develop within Mesquite’s unique North Gus Thomasson Corridor District, which allows a variety of pedestrian friendly mixed-use, residential, retail, and office uses.



**MULTIFAMILY
DEVELOPMENT
OPPORTUNITY**

EASTFIELD COLLEGE

Lawrence Elementary School

McKenzie Elementary School

North Mesquite High School

MARKET EAST
Target
ULTA
DOLLAR TREE
Michaels
Marshalls
OfficeMax

MESQUITE TOWN CENTRE PLAZA
Ashley HomeZone
FLOOR DECOR
Burlington

TOWN CENTRE PLAZA
BED BATH & BEYOND
BEST BUY
Haverty's
at&t
DSW
Panera

TOWN EAST MALL
JCPenney
sears
Dillard's
macy's
H&M
BJ's

GARLAND

Population: 246,372
Average HH Income: \$82,635
Median Home Value: \$316,000

GUS THOMASSON RD
±24,014 VPD

OATES DR
±11,511 VPD

MULTIFAMILY
DEVELOPMENT
OPPORTUNITY

INTERSTATE 30
±116,110 VPD

PROPERTY HIGHLIGHTS

EXCELLENT LOCATION

Located near the northwest corner of Interstate 30 and Gus Thomasson Rd, the Property enjoys highway visibility. The Property offers easy access to Interstate 30, LBJ Freeway (I-635) and other major thoroughfares in the area. The Property is in close proximity to Eastfield College, Texas A&M University – Commerce Mesquite Metroplex Center, and the vibrant retail corridor surrounding Town East Mall.

PRIME DEVELOPMENT SITE

The Property's adjacency to established residential neighborhoods and proximity to numerous traffic drivers make this a prime development site. With over 1,300 feet of width and over 600 feet of depth, the Property's large footprint is ideal for multifamily development. Additionally, the Property offers 100 feet of frontage on Gus Thomasson Rd, intended to be an extension of neighboring Live Oak Drive which provides direct access to the Site from Gus Thomasson Rd.

CONCEPTUAL SITE PLAN

A conceptual site plan has been created providing for a two-phase apartment development totaling 350 units.

MIXED-USE, RESIDENTIAL, RETAIL & OFFICE ZONING

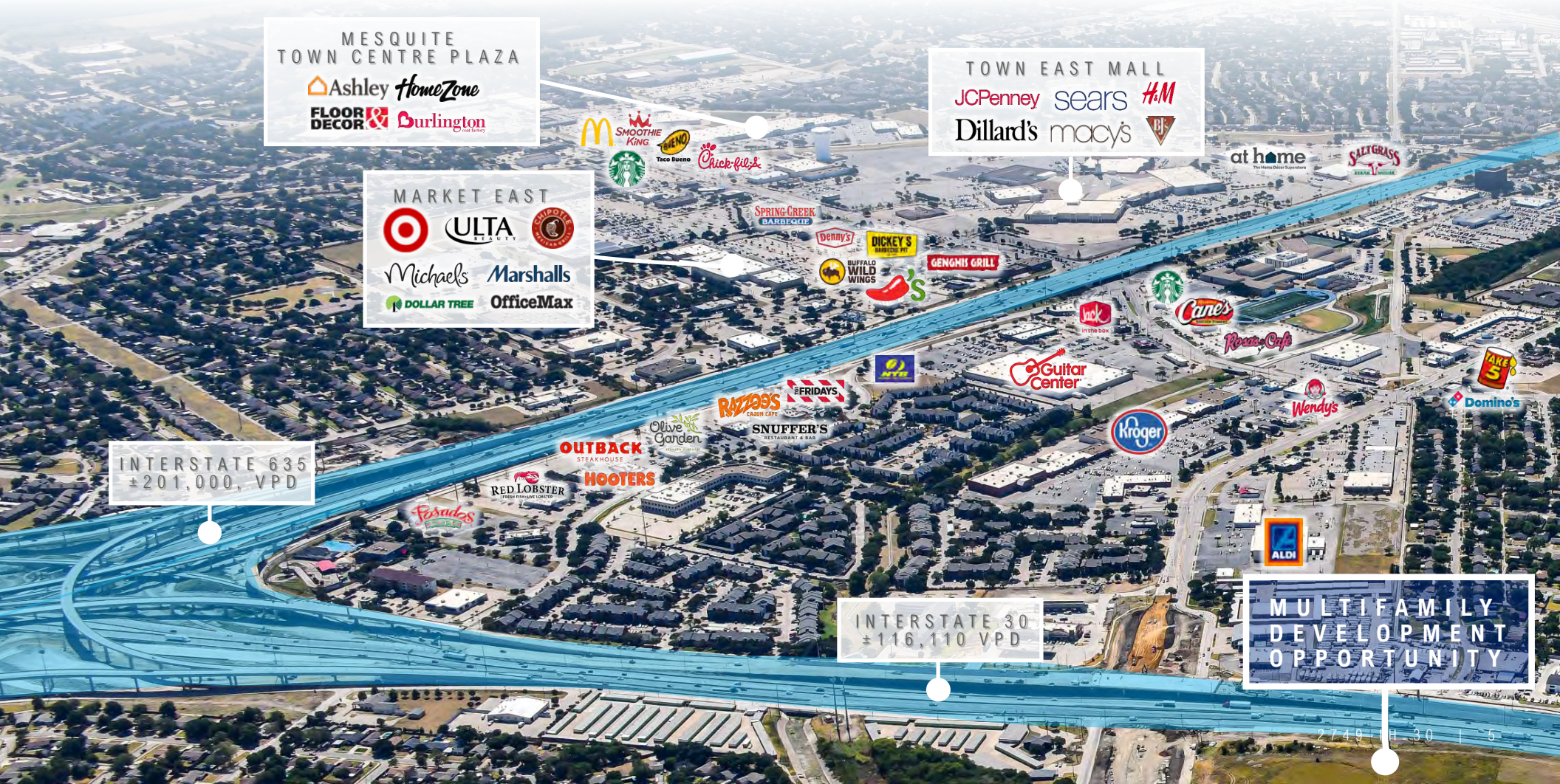
The Property is located in Mesquite's unique North Gus Thomasson Corridor District. This district is intended to be pedestrian friendly, incorporate civic and green spaces, and utilize form-based design. This liberal zoning district allows a variety of uses including Mixed-Use Blocks, Apartment Buildings, Rowhouses, Live-Work Units, Office Buildings, Lodging, and Retail, just to name a few.

IMPRESSIVE DEMOGRAPHICS

With a population of approximately 18,271 and 130,322 living within a 1 and 3 mile radii of the property respectively, the Property benefits from a large pool of consumers in close proximity. According to CoStar, 46% of housing units within a 5-mile radius of the Property are renter occupied.

TOWN EAST MALL AREA

Town East Mall is a prominent shopping center located in Mesquite, Texas. Historically, it has been one of the larger and more established malls in the Dallas-Fort Worth metroplex. Driven by its proximity to Dallas and its suburban and rural neighbors to the east, the Town East Mall area has remained an influential retail corridor for decades. According to CoStar, there are 7.7 million square feet of retail space in the Town East submarket – including 1.2 million square feet at Town East Mall itself. In addition to the large number of national retailers and chain restaurants, there are numerous university and college satellite campuses in the area that continually drive traffic. As for K-12 education, the Town East Mall area is primarily served by Mesquite ISD which has received a B accountability rating from the Texas Education Agency. The closest elementary school to the Property is less than a quarter of a mile away and has an average student-to-teacher ratio of 13:1.



MESQUITE TOWN CENTRE PLAZA

- Ashley HomeZone
- FLOOR DECOR
- Burlington

TOWN EAST MALL

- JCPenney
- sears
- H&M
- Dillard's
- macy's

MARKET EAST

- Target
- ULTA
- Chipotle
- Michaels
- Marshalls
- DOLLAR TREE
- OfficeMax

INTERSTATE 635
± 201,000, VPD

INTERSTATE 30
± 116,110 VPD

MULTIFAMILY DEVELOPMENT OPPORTUNITY



MULTIFAMILY
DEVELOPMENT
OPPORTUNITY

OATES DR
±11,511 VPD

GUS THOMASSON RD
±24,014 VPD

INTERSTATE 30
±116,110 VPD

PROPERTY PROFILE

ADDRESS

2749 IH 30, Mesquite, TX 75150

LOCATION

The subject property is located near the northwest corner of Interstate 30 and Gus Thomasson Rd in Mesquite, Texas.

LOT DIMENSIONS

Frontage on Gus Thomasson Rd:	Approximately 100 Feet
Maximum Width:	Approximately 1,370 Feet
Maximum Depth:	Approximately 605 Feet

LAND AREA

Approximately 16.49 Acres (718,652 Square Feet)

ZONING

North Gus Thomasson Corridor District (NGTC)
Primary Uses: Mixed-Use, Residential, Office, Retail

TRAFFIC COUNTS

Moon Dr:	±3,374 VPD (2022)
Gus Thomasson Rd:	±24,014 VPD (2022)
Interstate 30:	±116,110 VPD (2021)

ZONING INFORMATION

LINKS

- [Link to Zoning Verification Letter](#)
- [Link to Mesquite Zoning Map](#)
- [Link to NGTC District Regulations](#)
- [Link to Use Chart](#)

USES PERMITTED BY RIGHT

- Residential: Mixed-Use Block, Apartment Building, Rowhouse
- Lodging: Hotel (no room limit), Inn (up to 12 rooms), Bed & Breakfast (up to 5 rooms),
- Office: Office Building, Live-Work Unit
- Retail: Open-Market Building, Retail Building (e.g. grocery store, personal services), Display Gallery, Restaurant, Kiosk

BLOCK SIZE

- Block Perimeter: 2,000 Feet Max
- Block Face: 600 Feet max

LOT OCCUPATION

- Lot Width: 18 Feet Minimum, 180 Feet Maximum
- Lot Coverage: 80% Maximum

BUILDING HEIGHT

- Principal Building: 2 Stories Minimum, 3 Stories maximum
- Outbuilding: 2 Stories Maximum

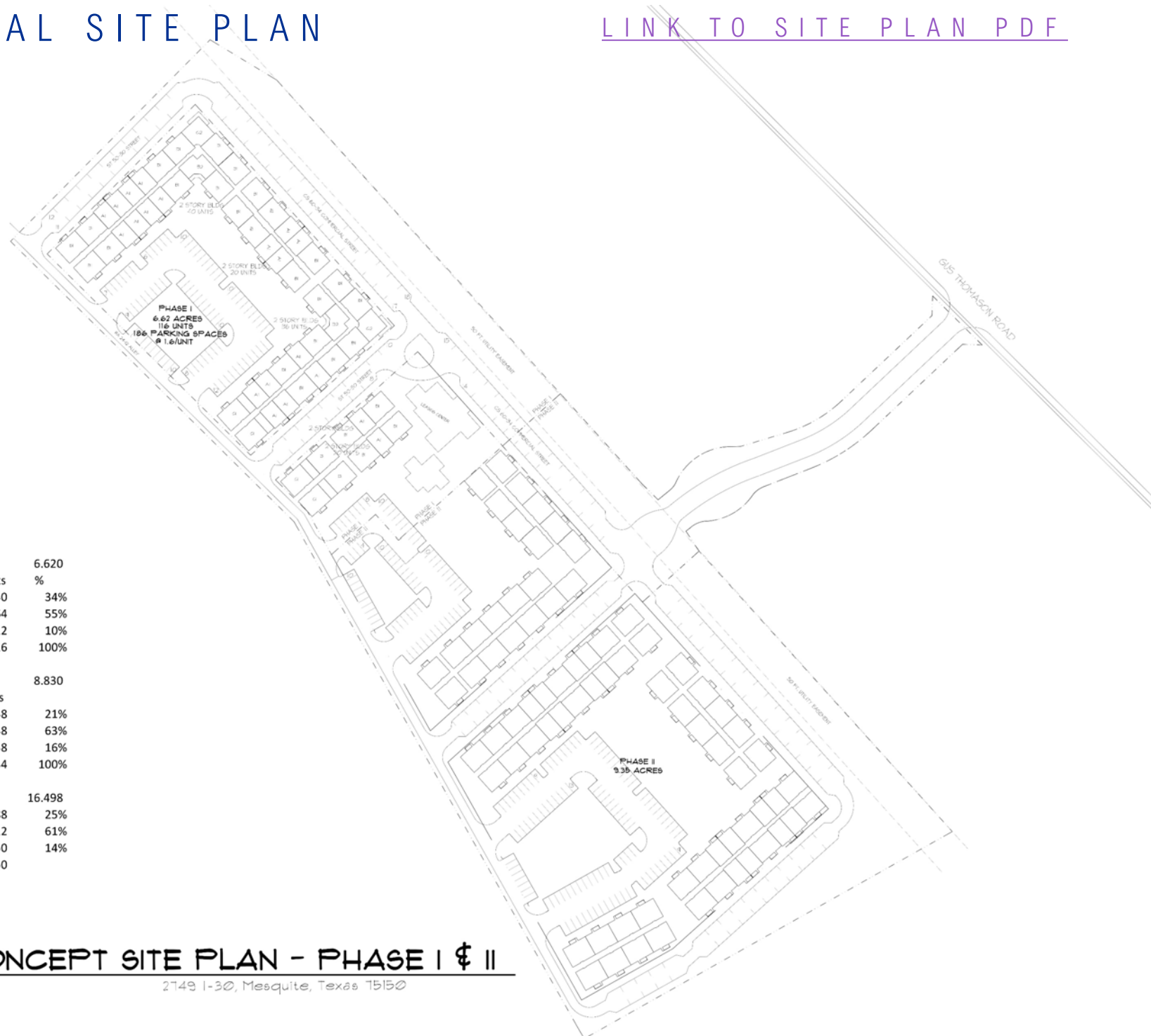
BUILDING DISPOSITION

- Rearyard: Permitted
- Front Setback: 0 Feet Minimum, 12 Feet Maximum
- Side Setback: 0 Feet Minimum, 24 Feet Maximum



CONCEPTUAL SITE PLAN

[LINK TO SITE PLAN PDF](#)



Tabulation

Phase I		Acres	6.620
Unit Types	Description	No. of Units	%
A1	1 Bed\1Bath	40	34%
B1	2 Bed\2 Bath	64	55%
C1	3 Bed\2 Bath	12	10%
Total Phase I		116	100%

Phase II		Acres	8.830
Unit Types	Description	No. of Units	%
A1	1 Bed\1Bath	48	21%
B1	2 Bed\2 Bath	148	63%
C1	3 Bed\2 Bath	38	16%
Total Phase I		234	100%

Total Phase I & II		Acres	16.498
Unit Types	Description	No. of Units	%
A1	1 Bed\1Bath	88	25%
B1	2 Bed\2 Bath	212	61%
C1	3 Bed\2 Bath	50	14%
Total Phase I & II		350	

2749 I-30 - CONCEPT SITE PLAN - PHASE I & II

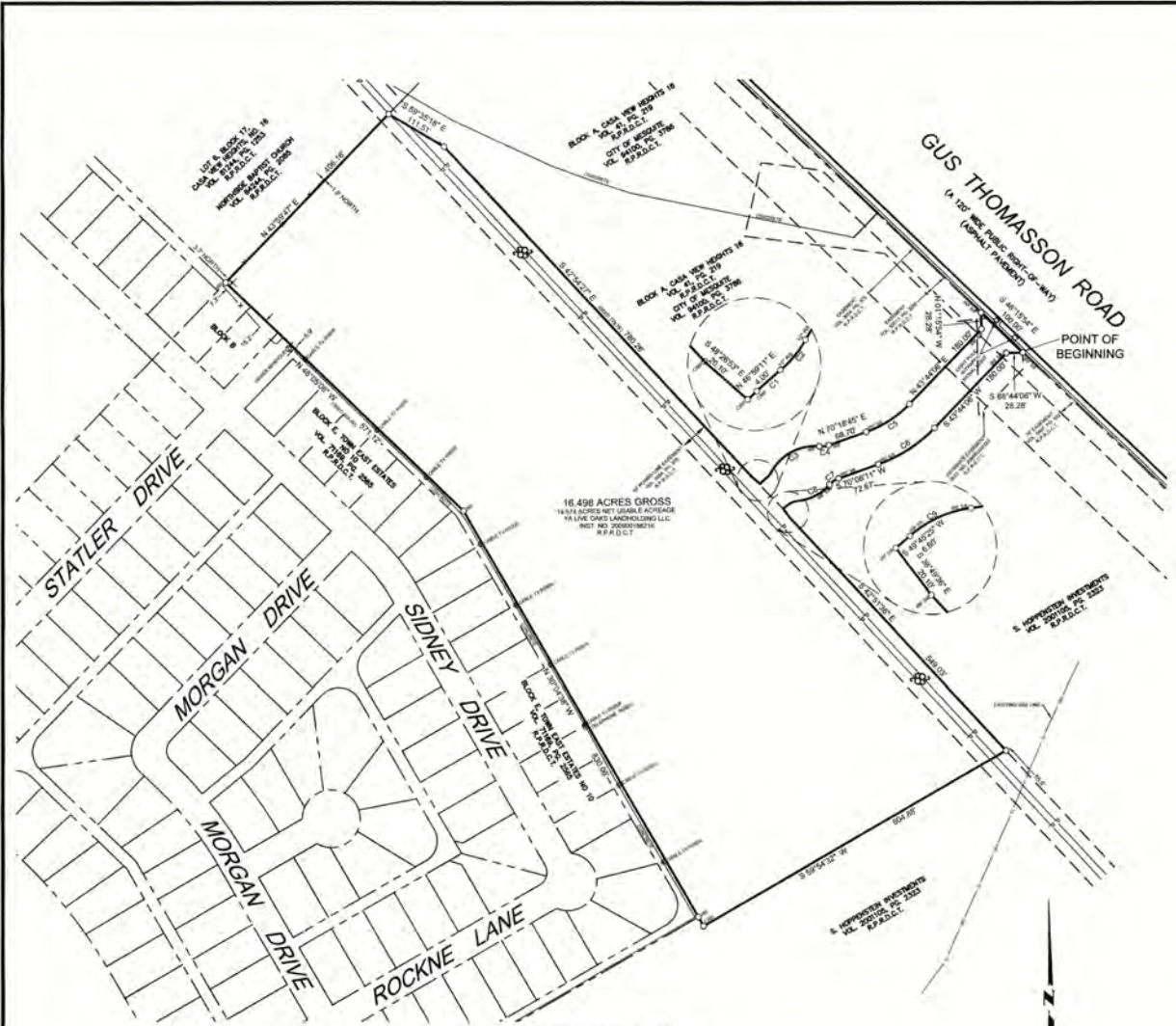
SCALE: N.T.S.

2749 I-30, Mesquite, Texas 75150



EBARB + GUEST
ARCHITECTURE

LEGAL DESCRIPTION
719.684 ACRES



Being a 16.498 acre tract of land situated in the John Hardin Survey, Abstract No. 545, City of Mesquite, Dallas County, Texas, and being a portion of those certain tracts conveyed to Fonda F. Glaser and Robert S. Glaser, Trustees of the Trusts created under the will of Irving David Glaser by deed in Volume 1391, Page 787; Frances and Nelson Glaser Fund by deeds in Volume 217, Page 2653, Volume 4672, Page 1505, Volume 727, Page 1328, Volume 978, Page 1695, Volume 87240, Page 1607 and Volume 88249, Page 536, Judith S. Tim, Harry A. Richman and Marc H. Richman by deed in Volume 86146, Page 1020; Herbert M. Richman Trust and Audrey M. Richman by deeds in Volume 95186, Page 2347 and Volume 202236, Page 7655, and S. Hippelstein, Jr. by deed in Volume 2001105, Page 8223 all in the Deed Records of Dallas County, Texas, said 16.498 acre tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod with cap found for corner in the southwest line of Gus Thomasson Road (a 120-foot-wide right-of-way), said point being N 46°15'54" W a distance of 142.70 feet from the intersection of the northwest line of Interstate Highway 30 (a variable width right-of-way) with said southwest line of Gus Thomasson Road;

THENCE S 68°44'56" W a distance of 28.28 feet to a 5/8" iron rod with cap found for corner;

THENCE S 43°44'00" W a distance of 180.00 feet to a 1/2" iron rod with cap stamped "VOTEX SURVEYING" set for corner at the beginning of a curve to the right having a radius of 255.84 feet, a central angle of 28°28'55" and a chord that bears S 57°27'23" W 117.05 feet;

THENCE Southeastly with said curve to the right, an arc distance of 118.10 feet to a 5/8" iron rod with cap found for corner;

THENCE S 70°01'11" W a distance of 72.67 feet to a 5/8" iron rod with cap found at the beginning of a curve to the left having a radius of 85.50 feet, a central angle of 27°12' 28" and a chord that bears S 56°00'30" W 19.11 feet;

THENCE Southeastly with said curve to the left, an arc distance of 18.28 feet to a 5/8" iron rod with cap found for the beginning of a curve to the right having a radius of 85.50 feet a central angle of 41°01' 54" and a chord that bears S 62°29'50" W 60.75 feet;

THENCE Southeastly with said curve to the right, an arc distance of 62.02 feet to a 5/8" iron rod with cap found for the beginning of a curve to the left having a radius of 38.50 feet, a central angle of 34°46'18" and a chord that bears S 65°24'20" W 22.10 feet;

THENCE Southeastly with said curve to the left, an arc distance of 23.47 feet to a 5/8" iron rod with cap found for corner;

S 49°45'25" W a distance of 8.00 feet to a 5/8" iron rod with cap found for corner;

THENCE S 36°49'30" E a distance of 20.10 feet to a 5/8" iron rod with cap found for a corner;

THENCE S 42°41'30" E a distance of 649.03 feet to a 1/2" iron rod with cap stamped "VOTEX SURVEYING" set for corner;

THENCE S 59°54'12" W a distance of 604.88 feet to a 1/2" iron rod with cap found for a corner;

THENCE N 30°24'30" W, at 18.00 feet pass a 1/2" iron rod found for the most southerly corner of Block E of Town East Estates No. 16, an addition to the City of Mesquite, Dallas County, Texas, according to the plat recorded in Volume 7189, Page 2395 of the Deed Records of Dallas County, Texas and continuing the northerly line of said Town East Estates No. 16, a distance of 830.06 feet to a 1/2" iron rod found for a corner;

THENCE N 45°00'00" W, continuing with the northerly line of said Town East Estates No. 16, a distance of 571.12 feet (Deed 568.58 feet) to a 1/2" iron rod found for corner, said point being the most southerly corner of Lot E, Block 17, Casa Vista Heights No. 16, an addition to the City of Mesquite, Dallas County, Texas, according to the plat recorded in Volume 91244, Page 1253 of the Deed Records of Dallas County, Texas;

THENCE N 43°59'41" E with the southerly line of said Lot E, a distance of 406.16 feet to a 1/2" iron rod with cap stamped "VOTEX SURVEYING" set for corner;

THENCE S 59°50'18" E a distance of 111.51 feet to a 1/2" iron rod with cap stamped "VOTEX SURVEYING" set for corner;

THENCE S 42°54'27" E a distance of 780.26 feet (Deed 779.78 feet) to a 1/2" iron rod with cap found for corner;

THENCE S 48°29'53" E a distance of 20.10 feet to a 1/2" iron rod with cap found for corner;

THENCE N 46°51'11" E a distance of 4.00 feet to a 1/2" iron rod with cap found for corner at the beginning of a non-curved curve to the right having a radius of 255.84 feet, a central angle of 02°32'52" and a chord that bears N 48°15'37" E 11.38 feet;

THENCE Northwestly with said curve to the right, an arc distance of 11.38 feet to a 1/2" iron rod with cap stamped "VOTEX SURVEYING" set for the beginning of a curve to the left having a radius of 38.50 feet, a central angle of 20°34'54" and a chord that bears N 30°23'07" E 13.42 feet;

THENCE Northwestly with said curve to the left, an arc distance of 13.49 feet to a 1/2" iron rod with cap stamped "VOTEX SURVEYING" set for the beginning of a curve to the right having a radius of 85.50 feet, a central angle of 68°06'02" and a chord that bears N 62°18'33" E 46.16 feet;

THENCE Northwestly with said curve to the right, an arc distance of 99.58 feet to a 1/2" iron rod found for the beginning of a curve to the left having a radius of 38.50 feet, a central angle of 24°49'21" and a chord that bears N 82°50'47" E 18.45 feet;

THENCE Northwestly with said curve to the left, an arc distance of 16.58 feet to a 1/2" iron rod found for corner;

THENCE N 73°16'48" E a distance of 68.70 feet to a 5/8" iron rod with cap found at the beginning of a curve to the left having a radius of 166.84 feet, a central angle of 26°17'47" and a chord that bears N 57°20'51" E 66.10 feet;

THENCE Northwestly with said curve to the left, an arc distance of 68.68 feet to a 1/2" iron rod with cap stamped "VOTEX SURVEYING" set for corner;

THENCE N 43°14'58" E a distance of 180.00 feet to a 5/8" iron rod with cap found for corner;

THENCE N 01°15'54" W, a distance of 28.28 feet to a 5/8" iron rod with cap found for corner in the atreased southwest line of Gus Thomasson Road;

THENCE S 46°15'54" E with the said southwest line of Gus Thomasson Road, a distance of 100.00 feet to the PLACE OF BEGINNING CONTAINING a computed area of 719.684 square feet or 16.498 acre tract of land.

SURVEYORS CERTIFICATION

STATE OF TEXAS &
COUNTY OF DALLAS &

I, CANDY HONE, Registered Professional Land Surveyor, hereby certify that on NOVEMBER 4, 2017, this survey was made on the ground as per the field notes shown on this survey and as the true, correct, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon; if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curbs and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, and there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property and there are no conflicts or discrepancies.

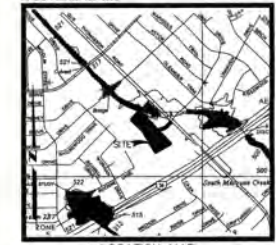
This survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for a Category 1A, Condition II Survey.

2017
EXECUTED this 11th day of December 2017
Updated with gas line location 2/23/2019

CANDY HONE, Registered Professional Land Surveyor, #9587
VOTEX SURVEYING COMPANY
15440 N. Central Expressway, Suite 800
Dallas, Texas 75231, (469) 333-8831
E-mail: candy@votexsurveying.com
T.P.S. Firm No. 15013600



CURVE	RADIUS	CENTRAL ANGLE	ARC	BEARING	CHORD
01	255.84	28°28'55"	118.10	N 48°15'37" E	11.38
02	38.50	20°34'54"	13.49	N 30°23'07" E	13.42
03	85.50	41°01'54"	60.75	N 62°29'50" W	60.75
04	38.50	24°49'21"	18.58	N 82°50'47" E	18.45
05	166.84	26°17'47"	68.68	N 57°20'51" E	66.10
06	255.84	24°49'21"	118.10	S 62°18'33" E	117.05
07	38.50	27°12'28"	18.28	S 56°00'30" W	18.11
08	38.50	41°01'54"	62.02	S 65°24'20" W	60.75
09	38.50	34°59'18"	23.47	S 68°44'56" W	23.10



16.498 ACRES
ALTA/ACSM LAND TITLE SURVEY
BEING OUT OF JOHN HARDIN SURVEY,
ABSTRACT NO. 545, CITY OF MESQUITE,
DALLAS COUNTY, TEXAS
SCALE 1"=100' DATE: DECEMBER 11 2017

PROJECT NO. 2017-085

LEGEND

- POWER POLE
- CABLE TV RISER
- AT&T TELEPHONE RISER
- LIGHT POLE
- LINK FENCE
- OVER HEAD ELECTRIC
- 1/2" IRON ROD FOUND
- 5/8" IRON ROD WITH CAP FOUND
- 1/2" IRON ROD WITH CAP STAMPED "VOTEX SURVEYING"
- REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS

FLOOD STATEMENT

THE SUBJECT PROPERTY IS LOCATED IN ZONE X ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP 4813C0306G, PANEL 360 OF 725 WITH AN EFFECTIVE DATE OF AUGUST 23, 2001, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND REVISED JULY 7, 2014.

BEARING SOURCE

BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (402), NORTH AMERICAN DATUM OF 1983.

COORDINATES

COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.

SCHEDULE B TITLE EXCEPTION ITEMS
FIRST AMERICAN TITLE INSURANCE COMPANY
OF # 1992-246345-R1T
EFFECTIVE DATE: NOVEMBER 12, 2017
ISSUED DATE: NOVEMBER 26, 2017

- Easement granted by George E. Webb, et al to Lone Star Gas Company, dated 03/07/1926, Ref 550717125, recorded in Volume 1237, Page 313, Real Property Records, Dallas County, Texas. (DOES AFFECT; NOT FIRST AMERICAN BLANKET OR NATE B/E)
- Easement granted by Valita Joyce and husband W. E. Joyce to Lone Star Gas Company, dated 08/22/1947, Ref 861531046, recorded in Volume 2833, Page 453, Real Property Records, Dallas County, Texas. (DOES AFFECT; NOT FIRST AMERICAN BLANKET OR NATE B/E)
- Easement granted by K. E. Joyce and wife, Valita Joyce to Hockley River Transportation Electric Company, Inc., dated 08/28/1948, Ref 11201146, recorded in Volume 3054, Page 89, Real Property Records, Dallas County, Texas. (DOES AFFECT AS SHOWN ON SURVEY)
- Easement granted by K. E. Joyce and wife, Valita Joyce to Hockley River Transportation Electric Company, Inc., dated 08/28/1948, Ref 11201146, recorded in Volume 3054, Page 174, Real Property Records, Dallas County, Texas. (DOES AFFECT AS SHOWN ON SURVEY)
- Easement granted by J. H. Hippelstein, et al to the City of Mesquite, dated 12/21/1963, Ref 122121963, recorded in Volume 2463, Page 85, Real Property Records, Dallas County, Texas. (DOES AFFECT AS SHOWN ON SURVEY)
- Easement granted by Marc Richman, et al to the City of Mesquite, dated 12/20/1992, Ref 921387926, recorded in Volume 5211, Page 329, Real Property Records, Dallas County, Texas. (DOES AFFECT AS SHOWN ON SURVEY)
- Easement, encroachment, and obligations contained in First American, Ref 94287026, recorded in # 2006023273, Real Property Records, Dallas County, Texas. (DOES AFFECT AS SHOWN ON SURVEY)



2023 DEMOGRAPHICS

1 MILE

OF
BUSINESSES

633

OF
EMPLOYEES

4,574

CONSUMER
SPENDING
(\$000S)

166,801

3 MILE

EMPLOYED
POPULATION

65.0%

COLLEGE
EDUCATED
POPULATION

50.5%

POPULATION
<30 MINUTE
COMMUTE

45.0%

5 MILE

POPULATION

313K

HOUSEHOLDS

110K

MEDIAN AGE

34.1

AVERAGE
HOUSEHOLD
INCOME

\$73K

MEDIAN
HOME
VALUE

\$184K

PERCENT
RENTER
OCCUPIED

46.0%

GUS THOMASSON RD

MULTIFAMILY
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OPPORTUNITY

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SLJ

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

SLJ Company, LLC <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	419172 <small>License No.</small>	llebowitz@sljcompany.com <small>Email</small>	214-520-8818 <small>Phone</small>
Louis Harold Lebowitz <small>Designated Broker of Firm</small>	171613 <small>License No.</small>	llebowitz@sljcompany.com <small>Email</small>	214-520-8818 <small>Phone</small>
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Buyer/Tenant/Seller/Landlord Initials

Date