



# 7-Eleven with Laredo Taco

**\$7,681,000 | 5.25% CAP**

447 East Frontage Road Alamo, TX 78516

- ✓ **New 15-Year Abs. NNN Lease** with 7.5% Rent Bumps Every 5 Years
- ✓ **112,000+ VPD at Intersection | 7,800+ Trucks / Day | Direct Access** from East Expressway 83 Service Road
- ✓ **Dense Retail Trade Area** | Nearby Walmart Supercenter, H-E-B, and multiple credit-rated retailers
- ✓ **Large Format 7-Eleven Travel Center** - Laredo Taco, 50 ft LED-Illuminated Pylon Sign, 8 MPDs, 3 High Speed Diesel Lanes, 38 parking spaces, and 7 semi-truck parking spaces
- ✓ **1.5 Miles East of Mercadome Flea Market** - Largest Flea Market in the Rio Grande Valley (1,000+ vendors)



7-Eleven, Inc. is the premier name and **largest chain in the convenience-retailing industry**. Based in Irving, Texas, 7-eleven operates, franchises and/or licenses **more than 77,000 stores in 19 countries**.





## INVESTMENT OVERVIEW

7-ELEVEN ALAMO, TX

File Photo



## CONTACT FOR DETAILS

## Edward Benton

Executive Vice President  
(713) 263-3981

ebenton@securenetlease.com

## Bob Moorhead

Managing Partner  
(214) 522-7210

bob@securenetlease.com

\$7,681,000

5.25% CAP

NOI

\$403,251

Building Area

±4,650 SF

Land Area

±2.644 AC

Year Built

2022

Lease Type

Abs. NNN

Occupancy

100%

- ✓ **Rent Commencement:** December 2022
- ✓ **New 15-Year Absolute NNN Corporate Lease** with 7.5% Rental Increases Every 5 Years in both the Primary Term and (5) 5-Year Option Periods.
- ✓ **Large Format 7-Eleven Travel Center** - New store includes a Laredo Taco, 50 ft LED Illuminated Pylon sign with 224 SF of surface area, 8 MPDs, 3 High Speed Diesel Lanes, 38 parking spaces, and 7 semi-truck parking spaces.
- ✓ **Highway Hard Corner Site with Excellent Traffic Counts and Access.** Located at the southeast corner of E Expy 83 & Tower Rd (112,000+ VPD | 7,800+ Trucks / Day), subject property benefits from direct access from E Expy 83 service road and 2 points of access from Tower Rd.
- ✓ **Located within Dense Retail Trade Area.** New store is across the highway from Burger King and just east of major anchor tenants - Walmart Supercenter (1.25 miles), H-E-B (<1 mile) - and other national retailers including Whataburger, Walgreens, McDonald's, and more.
- ✓ **Less than 1.5 Miles East of Mercadome Flea Market.** The largest flea market in the Rio Grande Valley, Mercadome is a popular shopping and outdoor entertainment destination for RGV residents. The flea market is home to 1,000+ vendors, spans 1.6 million SF, and has live music and a dance hall. For more information, see website link: <http://www.mercadome.com/>
- ✓ **Close Proximity to Major Tourist and Religious Destination.** New store is nearby Basilica of Our Lady of San Juan del Valle, the 2nd most visited Catholic chapel in the country, attracting more than 1 million visitors per year.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**SECURE**  
NET LEASE



# TENANT OVERVIEW

7-ELEVEN ALAMO, TX

## 7-Eleven

**Lessee:** 7-Eleven, Inc., a Texas corporation

REVENUE  
**\$81.3 B**

CREDIT RATING  
**A**

STOCK TICKER  
**SVNDY**

LOCATIONS  
**85,000+**



[7-eleven.com](https://www.7-eleven.com)

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. Founded in 1927, 7-Eleven focuses on providing a broad selection of fresh, high-quality products at everyday fair prices, serving over seven million customers per day in North America alone.

According to their company website, approximately 25% of the U.S. population lives within one mile of a 7-Eleven Store. Today, 7 Eleven is the world's largest convenience store chain with more than **85,000 stores in 20 countries**, of which approximately **15,000** are in the U.S. and Canada. These stores see approximately **64 million customers per day**.

The name 7-Eleven originated in **1946** when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, **high-quality products** and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about **2,500 different products** and services is tailored to meet the needs and preferences of local guests. 7-Eleven offers' customers industry-leading private brand products under the 7-Select™ brand including healthy options, decadent treats and everyday favorites at an outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards® loyalty program with more than **40 million members**, place an order in the 7NOW® delivery app in over **1,300 cities**, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.





## IN THE NEWS

7-ELEVEN ALAMO, TX

### 7-Eleven Acquires 204 Stores From Sunoco in \$1 Billion Deal

LAYTEN PRAYTOR, JANUARY 12, 2024 (DMAGAZINE)

**Susser Banc Holdings raises more than \$40 million in capital, Tom and Karen Falk gift \$5 million to the United Way of Metropolitan Dallas, and more.**

Sunoco, one of the largest fuel distribution companies in the U.S., has entered into a definitive agreement for the sale of **204 convenience** stores to 7-Eleven for **around \$1 billion**. Specifically, 7-Eleven will acquire Stripes convenience stores and Laredo Taco Company restaurants. As a result, 7-Eleven is now the **sole owner and operator** of all Stripes and Laredo Taco Co. stores.

**In total, these latest stores will be added to the more than 13,000 7-Eleven, Speedway, and Stripes locations that 7-Eleven already operates, franchises, and licenses between the U.S. and Canada.**

“Stripes and Laredo Taco Company have been a great addition to our family of brands since they initially joined us back in 2018,” Joe DePinto, CEO of 7-Eleven said in a statement. “We’re excited to welcome the **remaining Stripes stores** and Laredo Taco Company Restaurants to the family, and we look forward to serving even more customers across West Texas, New Mexico and Oklahoma.”

**In 2018**, 7-Eleven purchased its first crop of Stripes and Laredo Taco Co. stores from Sunoco. That **\$3.3 billion** purchase saw Sunoco offload 1,030 convenience stores across 17 states to 7-Eleven. **In 2018, Sunoco** cited the reasoning for the sale was that it wanted to focus more on **growing** its gasoline business. The **204 stores** being sold by Sunoco to 7-Eleven reside in the southwest region of the United States, including West Texas, New Mexico, and Oklahoma

EXPLORE ARTICLE



### 7-Eleven Innovates to Redefine the Shopper Experience

MELISSA KRESS, JANUARY 22, 2024 (CONVENIENCE STORE NEWS)

**EVP Marissa Jarratt details how the convenience retailer leverages consumer data at NRF 2024: Retail's Big Show.**

**Nearly 100 years** after giving rise to the convenience store industry, 7-Eleven Inc. continues to be on the forefront of the channel, **driven by its ability** to tap into the wants and needs of the **ever-changing consumer**.

**Speaking at NRF 2024: Retail's Big Show on Jan. 14, Jarratt sat down with Lauren Wiener, managing director and partner at Boston Consulting Group, to talk about the retailer's ability to leverage customer data to create a better shopper experience and transform the company. Key to this is ICE: Immediate Consumption Ecosystem.**

The Irving, Texas-based retail chain has a network of **13,000-plus convenience stores** across multiple banners in North America and serves more than **12 million customers daily**, according to Marissa Jarratt, executive vice president, chief marketing and sustainability officer at 7-Eleven.

As Jarratt explained, ICE is composed of three elements:

- 1.Data insights and measurement tools
- 2.Awareness, trial and conversion
- 3.Inspiration, amplification and customer engagement

Breaking it down further, she explained that the first element is made up of **three tools**: C Shopper, a data insights and analytics platform that leverages purchase and shopper behavior; Brain Freeze Collective, 7-Eleven's proprietary consumer research tool comprised of more than **250,000 loyalty members** through which the retailer conducts quantitative and qualitative research at scale and efficiently

EXPLORE ARTICLE



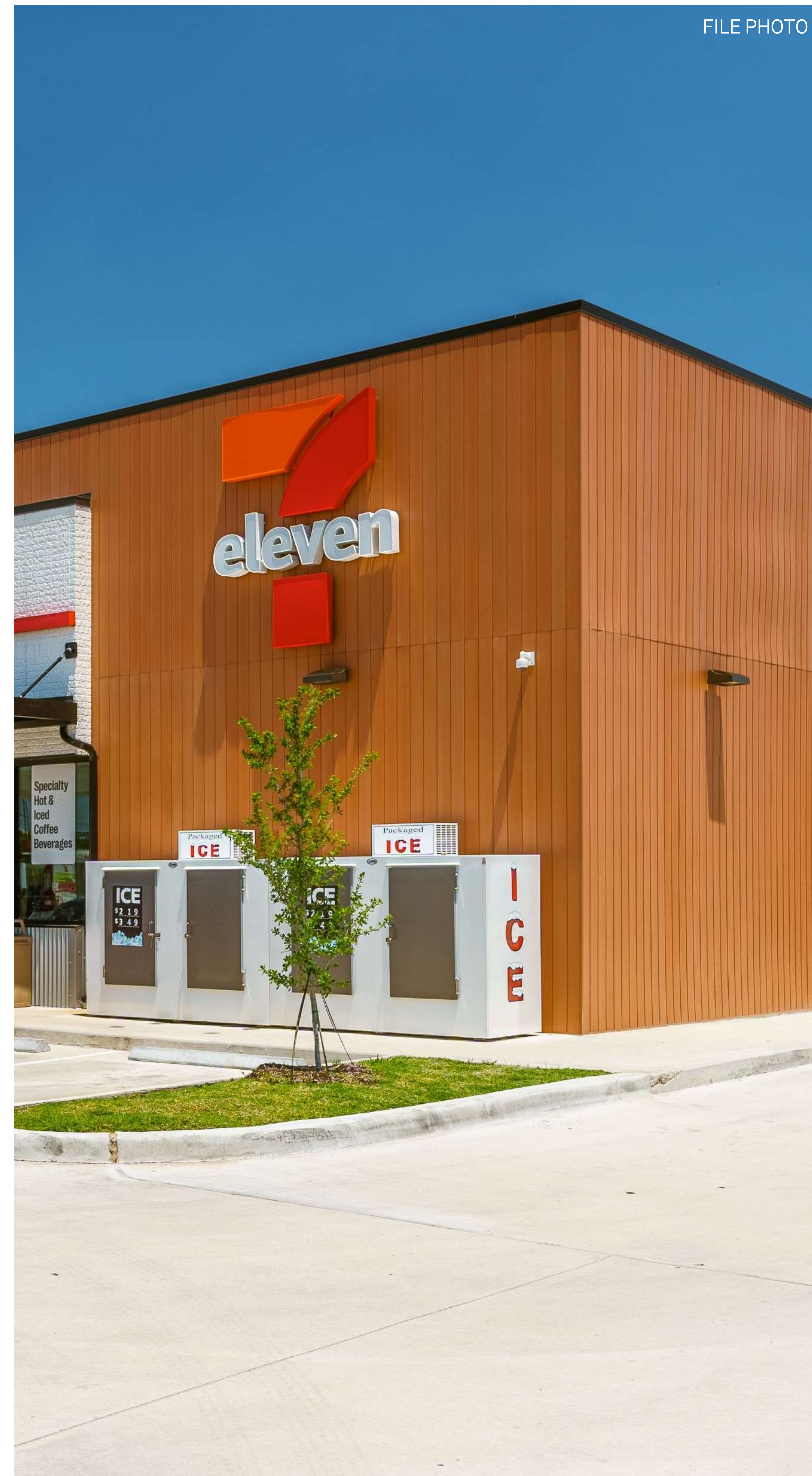


# LEASE OVERVIEW

7-ELEVEN ALAMO, TX

Initial Lease Term	15-Years, Plus (5) 5-Year Renewal Options
Rent Commencement	December 2022
Lease Expiration	December 31, 2037
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years
Annual Rent YRS 1-5	\$403,251.00
Annual Rent YRS 6-10	\$433,494.84
Annual Rent YRS 11-15	\$466,006.92
Option 1	\$500,957.40
Option 2	\$538,529.28
Option 3	\$578,919.00
Option 4	\$622,337.88
Option 5	\$669,013.20

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





IDEA ALAMO  
(753 STUDENTS)

**MERCADOME**  
The 800 Flea Market  
Valley's Market Place  
LARGEST FLEA MARKET IN RGV

SANTOS LIVAS  
ELEMENTARY SCHOOL  
(562 STUDENTS)

**E EXPRESSWAY 83**  
±96,836 VPD  
6,972 TRUCKS / DAY

**7-ELEVEN** **SUBJECT PROPERTY**  
SEC E. EXPY 83 & TOWER RD.



PREMIER HIGH SCHOOL - SAN JUAN  
(134 STUDENTS)



ZEFERINO FARIAS  
ELEMENTARY SCHOOL  
(599 STUDENTS)



OAK SQUARE  
APARTMENT HOMES  
(100 UNITS)

ALANIZ PARK

RIO GRANDE REGIONAL  
MEDICAL LABORATORIES EAST

ALAMO MIDDLE SCHOOL  
(707 STUDENTS)



**TOWER ROAD**  
±15,648 VPD  
923 TRUCKS / DAY



**E BUSINESS 83**  
±15,785 VPD

JOHN MCKEEVER  
ELEMENTARY SCHOOL  
(755 STUDENTS)



**S ALAMO ROAD**  
±22,586 VPD

JAMES BOWIE  
ELEMENTARY SCHOOL

CAPT D SALINAS  
ELEMENTARY SCHOOL  
(461 STUDENTS)

PSJA MEMORIAL EARLY  
COLLEGE HIGH SCHOOL  
(1,822 STUDENTS)





Walgreens

SONIC

GOLDEN CHICK

AMANDA GARZA-PEÑA ELEMENTARY SCHOOL (570 STUDENTS) RAUL H. YZAGUIRRE MIDDLE SCHOOL (849 STUDENTS)

MERCADOME The 500 Flea Market Valley's Market Place

AUDIE MURPHY MIDDLE SCHOOL (822 STUDENTS)

DOLLAR TREE

Church's

DOEDYNS ELEMENTARY SCHOOL (572 STUDENTS)

AutoZone CVS pharmacy Little Caesars

DOLLAR GENERAL

VALLEY CHRISTIAN HERITAGE SCHOOL (83 STUDENTS)

O'Reilly AUTO PARTS

GUS GUERRA ELEMENTARY SCHOOL (596 STUDENTS)

495 TEXAS

KANSAS ROAD ±15,946 VPD

DOLLAR GENERAL

IDEA ALAMO (753 STUDENTS)

LEXUS

H-E-B

Jack in the box

O'Reilly AUTO PARTS

Audi

Walmart Supercenter

Jack in the box

SANTOS LIVAS ELEMENTARY SCHOOL (562 STUDENTS)

McDonald's

metro by T-Mobile

Walgreens

Mercedes-Benz

E EXPRESSWAY 83 ±96,836 VPD 6,972 TRUCKS / DAY

ACURA

goodwill

WHATABURGER

DOLLAR GENERAL

Little Caesars

Church's

**SUBJECT PROPERTY** SEC E. EXPY 83 & TOWER RD.

DQ

POPEYES LOUISIANA KITCHEN

Denny's

VIDA N. CLOVER ELEMENTARY SCHOOL (463 STUDENTS)

PAPA JOHN'S

H-E-B

Walgreens Pizza Hut

BURGER KING

BASILICA OF OUR LADY OF SAN JUAN DEL VALLE - NATIONAL SHRINE



1+ MILLION VISITORS ANNUALLY 2ND MOST VISITED CATHEDRAL IN THE US

PREMIER HIGH SCHOOL - SAN JUAN (134 STUDENTS)

ZEFERINO FARIAS ELEMENTARY SCHOOL (599 STUDENTS)

SUBWAY

INTERSTATE 2 83

U-HAUL

STEPHEN F. AUSTIN MIDDLE SCHOOL (1,076 STUDENTS)

ALAMO MIDDLE SCHOOL (707 STUDENTS)

ALAMO MIDDLE SCHOOL (707 STUDENTS)

O'Reilly AUTO PARTS

UNITED STATES POSTAL SERVICE

U-HAUL

PSJA COLLEGIATE HIGH SCHOOL PROGRAM EDITH & ETHEL CARMAN ELEMENTARY SCHOOL (620 STUDENTS)

ALFRED SORENSEN ELEMENTARY SCHOOL (594 STUDENTS)

DOLLAR TREE SHOE DEPT. ENCORE WING STOP planet fitness CATO

FAMILY DOLLAR AutoZone

DQ

JAMES BOWIE ELEMENTARY SCHOOL

KAUTSCH True Value THE SAVING SOURCE

CAPT D SALINAS ELEMENTARY SCHOOL (461 STUDENTS)

E BUSINESS 83 ±15,785 VPD

BUSINESS 83

VANGUARD MOZART ELEMENTARY SCHOOL (1,081 STUDENTS)

JOHN MCKEEVER ELEMENTARY SCHOOL (755 STUDENTS)

PSJA MEMORIAL EARLY COLLEGE HIGH SCHOOL (1,822 STUDENTS)

DOLLAR GENERAL

S ALAMO ROAD ±22,586 VPD

FARM ROAD 907







TOWER ROAD ±15,648 VPD 923 TRUCKS / DAY

MARCIA R. GARZA ELEMENTARY SCHOOL (573 STUDENTS)



# SITE OVERVIEW

7-ELEVEN ALAMO, TX

 Year Built		2022
 Building Area		±4,650 SF
 Land Area		±2.644 AC
 Pumps		8
 Fueling Positions		16
 High Speed Diesel Lanes		3



## NEIGHBORING RETAILERS

- Walmart Supercenter
- Planet Fitness
- H-E-B
- AutoZone Auto Parts
- O'Reilly Auto Parts
- Goodwill
- Dollar General
- CATO
- Jack in the Box
- Family Dollar

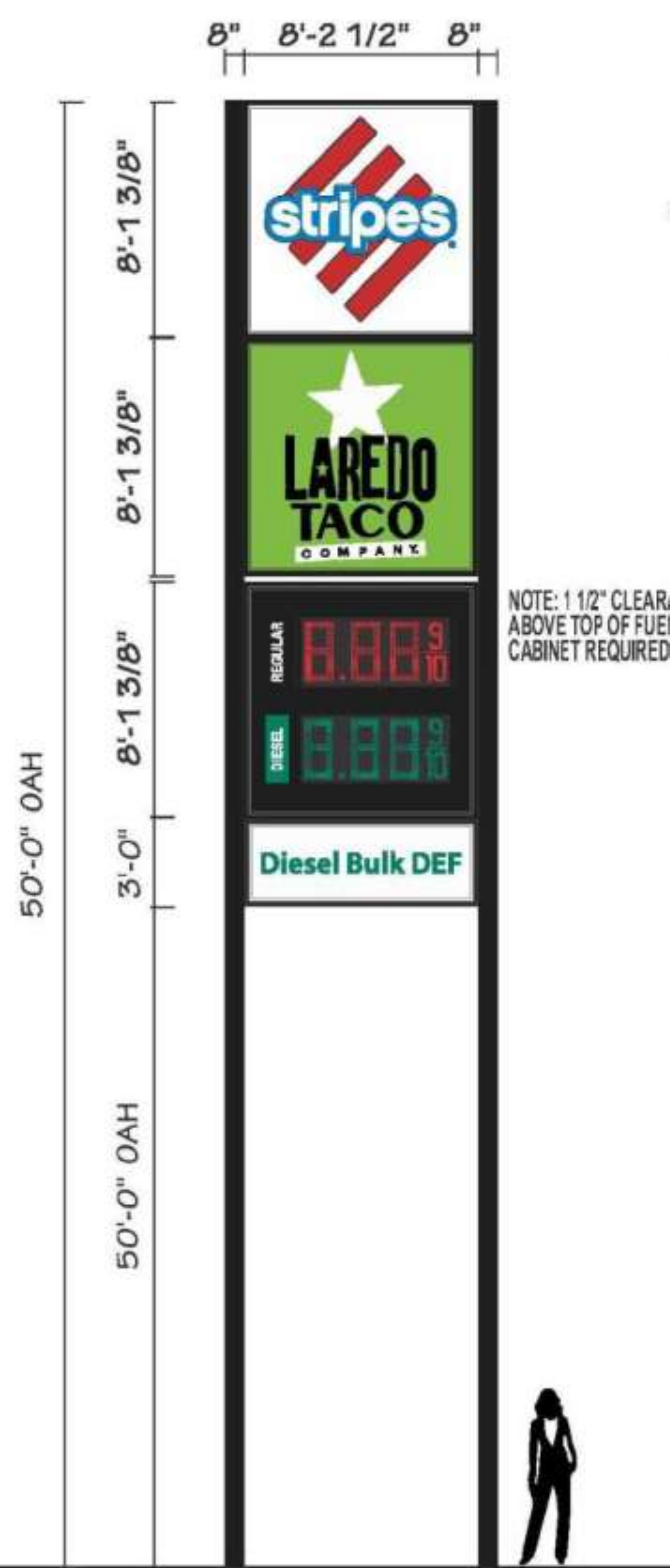


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# ELEVATIONS

7-ELEVEN ALAMO, TX



NOTE: 1 1/2" CLEAR ABOVE TOP OF FUEL CABINET REQUIRED

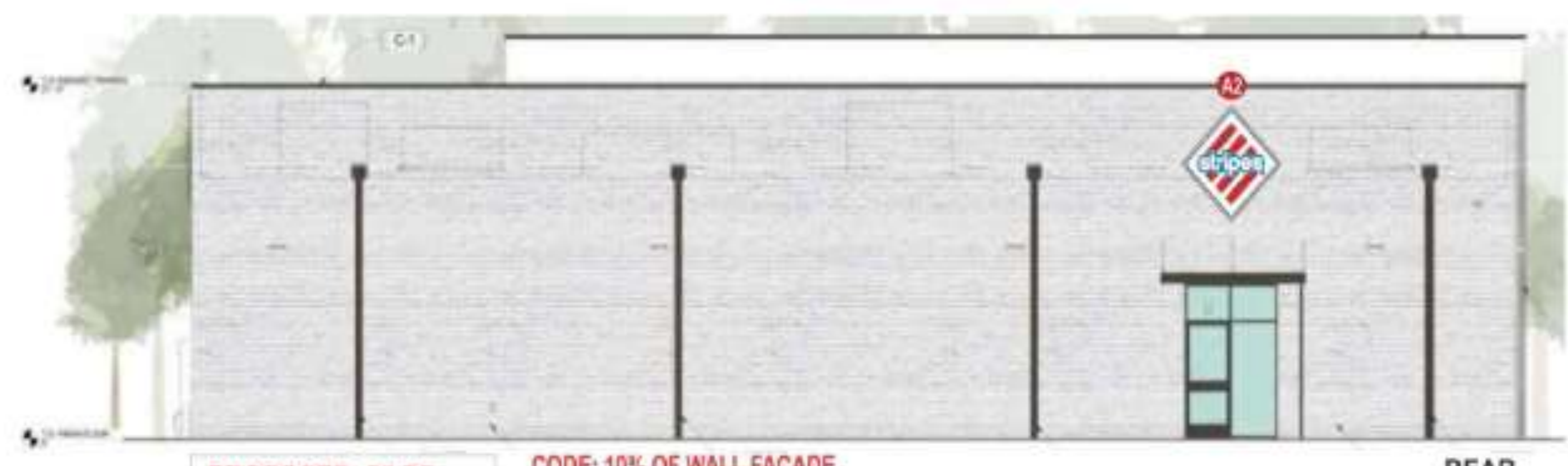


FRONT ENTRANCE

VERIFY

CODE: 10% OF WALL FACADE  
4 WALL SIGNS ALLOWED PER PREMISE NO MORE THAN 1 SIGN FACING EACH DIRECTION

PROPOSED: 186 SF  
ALLOWED: 204.6 SF



REAR

PROPOSED: 25 SF  
ALLOWED: 204.6 SF

CODE: 10% OF WALL FACADE  
4 WALL SIGNS ALLOWED PER PREMISE NO MORE THAN 1 SIGN FACING EACH DIRECTION



LEFT SIDE

PROPOSED: 53.1 SF  
ALLOWED: 204.6 SF

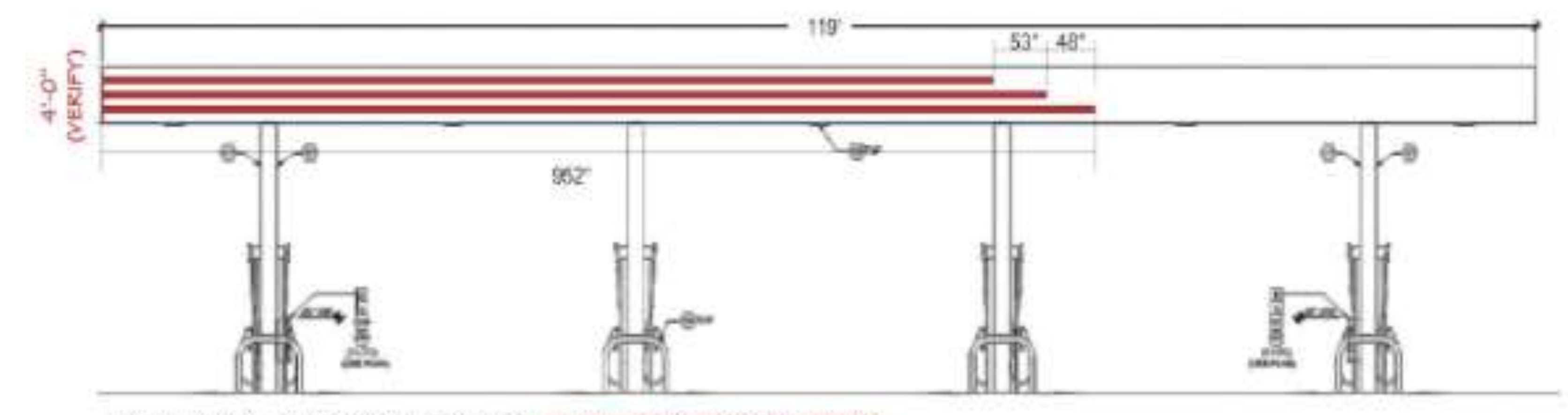
CODE: 10% OF WALL FACADE  
4 WALL SIGNS ALLOWED PER PREMISE NO MORE THAN 1 SIGN FACING EACH DIRECTION



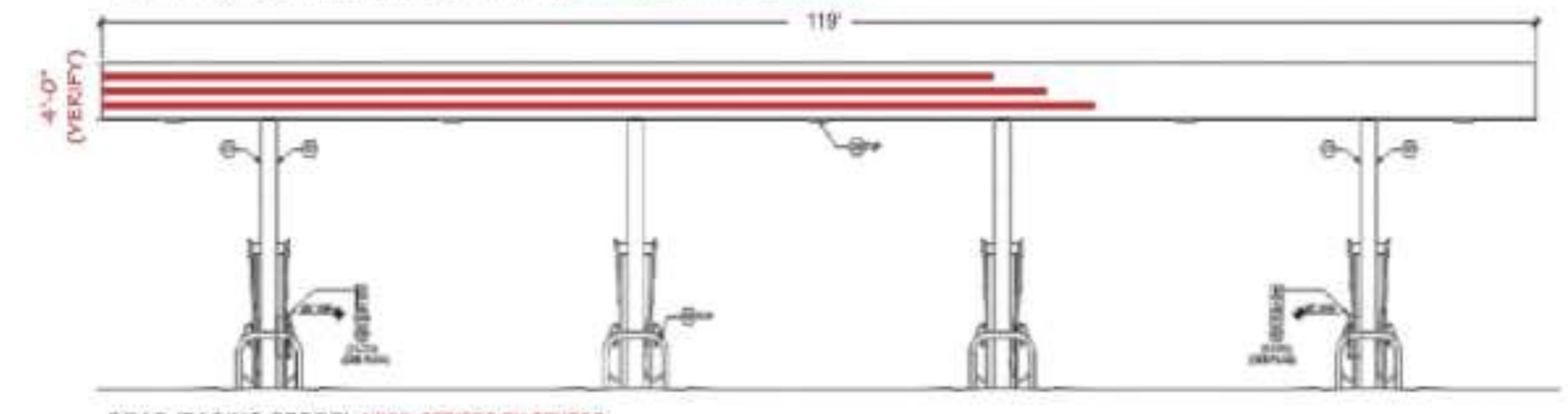
RIGHT SIDE

PROPOSED: 53.1 SF  
ALLOWED: 204.6 SF

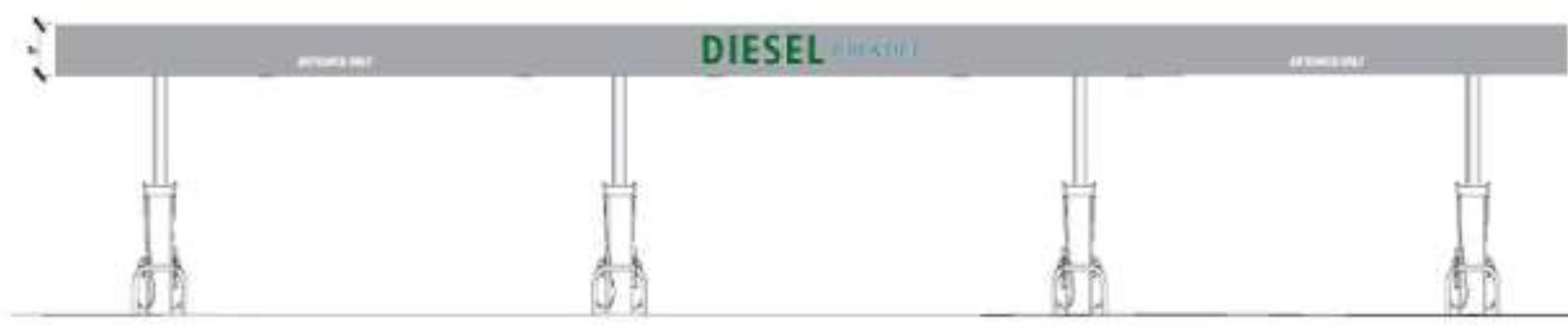
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4 WALL SIGNS ALLOWED PER PREMISE NO MORE THAN 1 SIGN FACING EACH DIRECTION



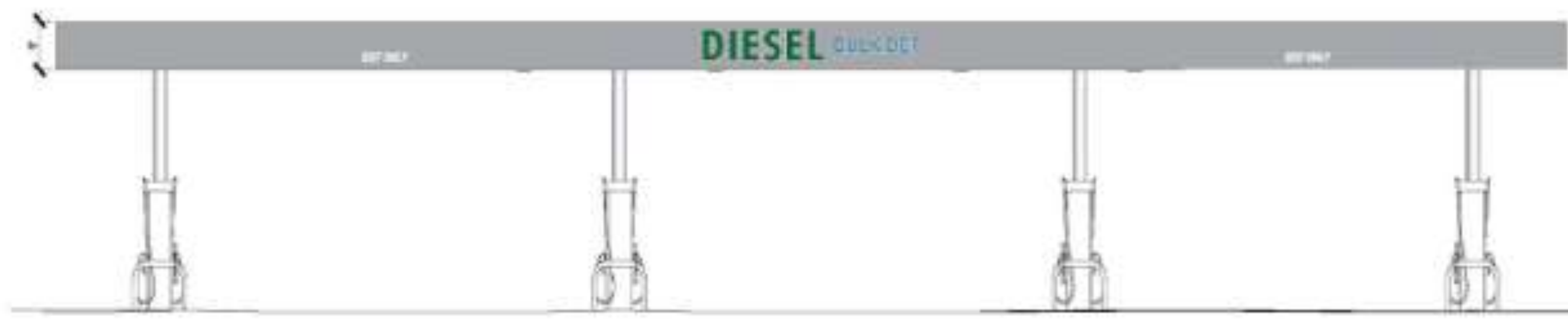
FRONT FACING 437 US EXPRESSWAY 83 - ILLUMINATED STRIPES BY CUMMINGS



REAR (FACING STORE) - VINYL STRIPES BY OTHERS



DIESEL Bulk DEF

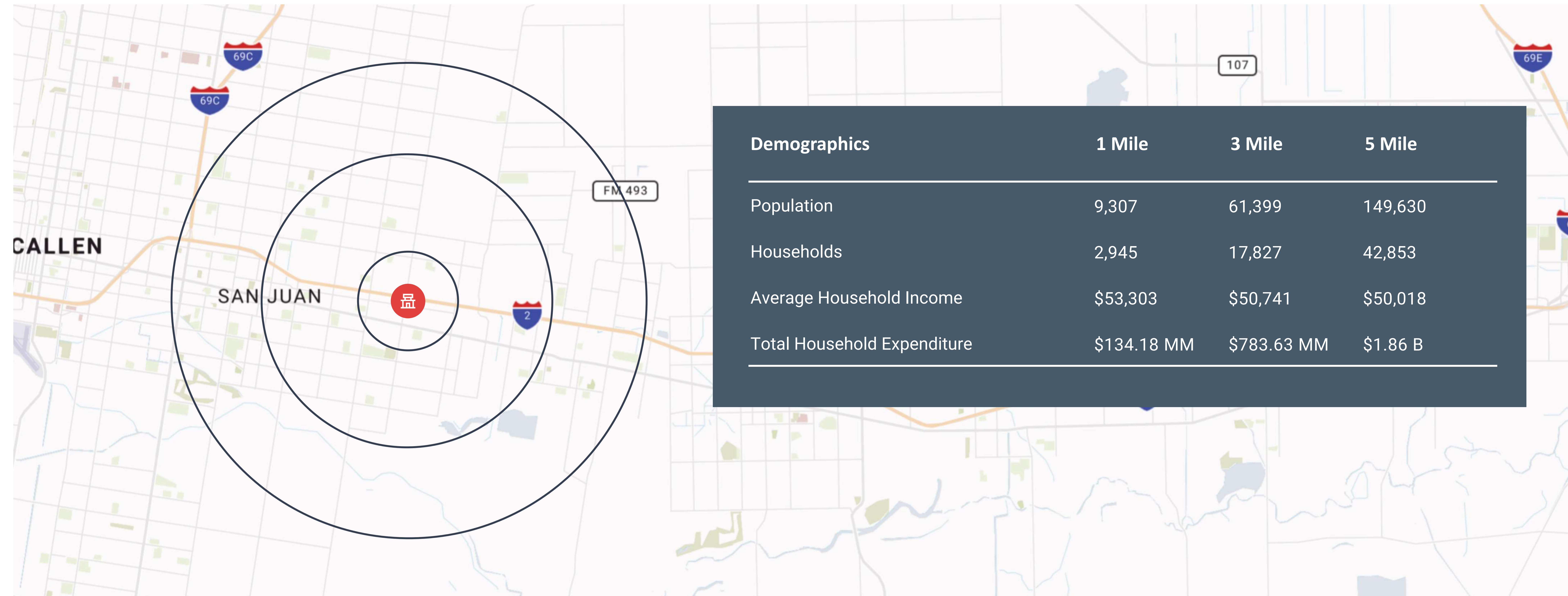


DIESEL Bulk DEF



# LOCATION OVERVIEW

7-ELEVEN ALAMO, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. H-E-B (5,586)
2. Doctor's Hospital at Renaissance (5,282)
3. Wal-Mart (5,100)
4. Edinburg Consolidated Independent School District (4,823)
5. Pharr-San Juan-Alamo Independent School District (4,748)
6. La Joya Independent School District (4,231)
7. University of Texas-Rio Grande Valley (4,129)
8. Hidalgo County (3,993)
9. McAllen Independent School District (3,323)
10. Edinburg Regional Medical Center (2,750)



## LOCATION OVERVIEW

7-ELEVEN ALAMO, TX

# Rio Grande Valley

Texas

 1,402,512  
Population

 \$56,959  
Median Household Income



The University of Texas  
Rio Grande Valley

\$13.7B healthcare & bioscience economic impact

**\$13.7 B**

RGV's location is strategic & offers exceptional accessibility via ground, air & water.

**ACCESSIBILITY**

**The Rio Grande Valley is a warm and welcoming place where two cultures and two languages meet and remain linked by a shared history.**

On every list of the fastest growing regions in the nation, the Valley benefits from hard-working entrepreneurs, close ties and easy access to Mexico, and a quality of life that is second-to-none.

**The Rio Grande Valley plays a significant role towards the state's recognition for being a global leader in economic development.**

From the white sand beaches of South Padre Island to the gently rolling hills of Falcon State Park, the Rio Grande Valley is a great place to live, work and play.

The area stretches from the Rio Grande River along the U.S. – Mexico border to the northern ranch country in the northern sections of Cameron, Hidalgo, Starr and Willacy counties, making it the largest border region in the U.S. The Valley's close ties to Mexico is reflected in the architecture, language and culture with a mixture of old-world charm and innovation. The subtropical climate with moderate winters is conducive to active lifestyles. Smart retirees select South Texas as their choice to winter and, once they experience all that the area has to offer, many decide to call the Valley home year-round. The area is ripe with wholesome family activities, great schools and safe neighborhoods. A young and trainable workforce makes this an ideal location for new start-ups and businesses looking to relocate or expand. The area is already known for its manufacturing and warehousing so it makes sense to consider establishing or relocating research and development departments here. The Rio Grande Valley has everything you would expect to find in a large city, with multiple award-winning hospitals, major chain stores and restaurants, outstanding entertainment venues, world-class birding, hunting and fishing, professional sports and more.



## IN THE NEWS

7-ELEVEN ALAMO, TX

## Meade: Keeping Texas' Economy Moving

ALEX MEADE, AUGUST 24, 2023 (RIO GRANDE GUARDIAN)

Texas' booming population and economic growth leads to record \$100 billion statewide transportation plan, says Texas Transportation Commissioner.

TxDOT's 10-year Unified Transportation Program (UTP), the State's roadmap for building current and future projects, has surpassed **\$100 billion** for the first time in history. This **impressive amount** is reflective of the booming Texas economy and **rapid population** growth. Clearly, more people are moving to Texas to live and do business. Because of that, my Texas Transportation Commission colleagues and I made history this month with the **approval** of the record amount.

Just this past June, Governor Abbott called upon the Texas Transportation Commission to allocate \$150 million in the Unified Transportation Program to support the construction of the International Bridge Trade Corridor (IBTC) project in the Rio Grande Valley. The IBTC is a proposed non-tolled, four-lane divided roadway that would provide direct interstate access for several international ports of entry and expedite the movement of goods and freight.

The Commission, under the direction of Governor Greg Abbott, continues to dedicate an unprecedented level of funding that will continue to **improve transportation** safety, address congestion and rural connectivity, and maintain roadways for Texas drivers.

As a Mission resident, I am grateful to Governor Greg Abbott for his investment in the border region and for my appointment to represent this area on the Texas Transportation Commission. We have not had a **representative** from the Rio Grande Valley on the Commission **since 1995**.

This appointment is one that I take very seriously. I have challenged myself to visit all **25 TxDOT** districts in **my first 12 months** on the Commission to meet with employees and learn what challenges they face, and what solutions they've created that may be helpful statewide. I've also been meeting with community leaders at all levels to listen to their priorities.

EXPLORE ARTICLE



## Abbott: The Rio Grande Valley is the epicenter of the booming Texas economy

MARIO MUÑOZ AND STEVE TAYLOR, AUGUST 20, 2023 (RIO GRANDE GUARDIAN)

An audio recording of everything Gov. Greg Abbott said at the recent Rio Grande Valley Partnership's 2023 RGV Economic Summit.

Texas – Gov. Greg Abbott was the keynote speaker at the Rio Grande Valley Partnership's **recent 2023** RGV Economic Summit. The event took place at the Bert Ogden Arena in Edinburg, with **hundreds of community**, business, and political leaders in attendance. Abbott was applauded throughout his **25-minute speech**.

"There is a very powerful, compelling reason why this happened. And that's because the RGV is perhaps the fastest growing region of all regions across the state of Texas. You truly are the epicenter of the booming Texas economy. The Texas of tomorrow is going to be built here in the Rio Grande Valley," Abbott said, to warm applause.

He started his speech by thanking state Sen. Juan Hinojosa. The McAllen Democrat had introduced Abbott. Abbott said that as a delegation, the Rio Grande Valley's state lawmakers are **"a force to be reckoned with."**

Abbott also pointed out that he has visited the Rio Grande Valley more than any other Texas governor.

Abbott said that while the motto of the summit was **"One Region, One Voice,"** the event could be summed up in one word: **unity**. "When you all come together as one unit, you are extraordinarily more powerful and more effective than you are working individually," he said.

Abbott said he agreed with a previous speaker, Adriana Cruz. The executive **director of Texas Economic Development** & Tourism said, "a win for one, is a win for all."

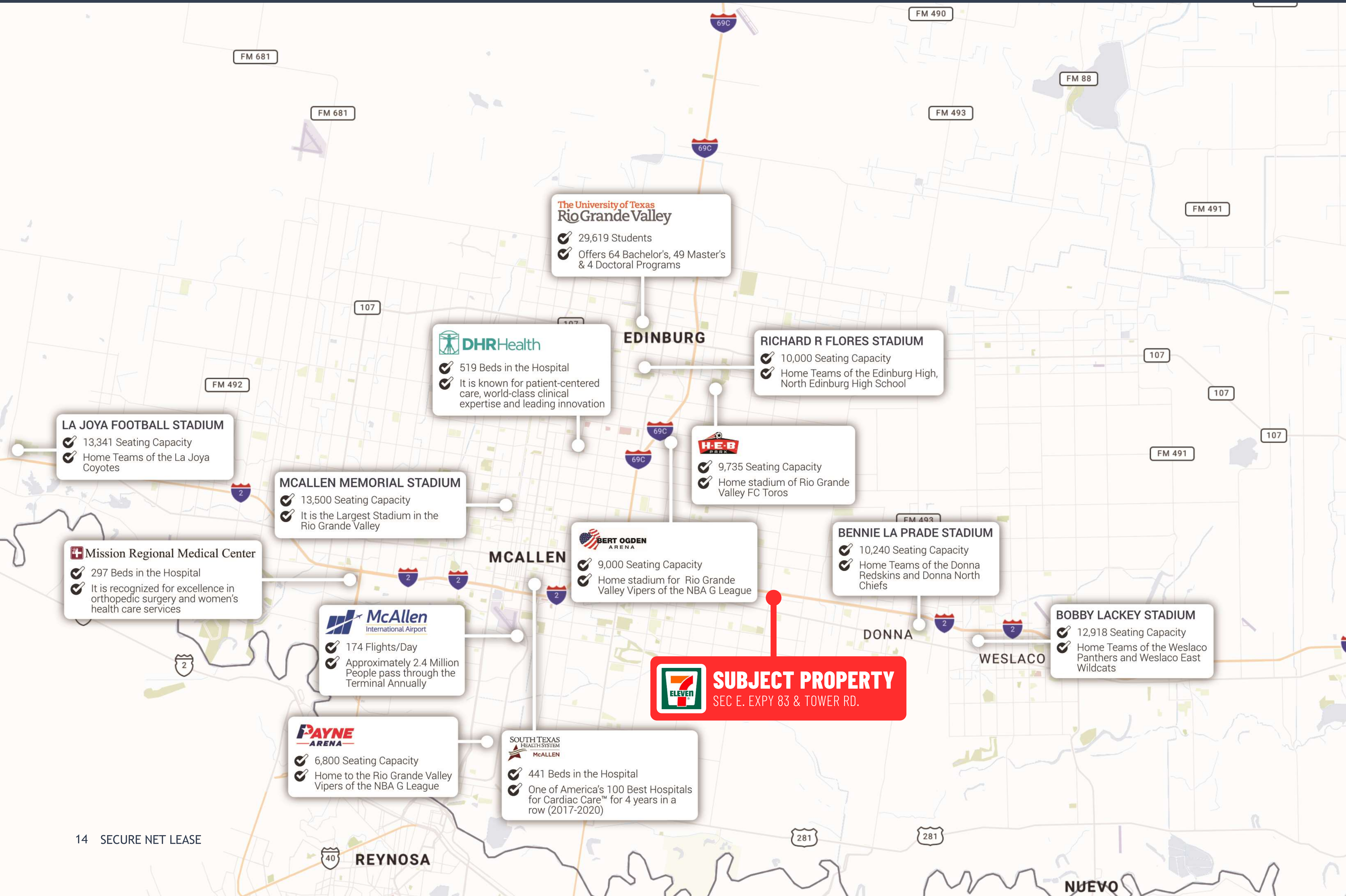
EXPLORE ARTICLE





# MCALLEN-EDINBURG-MISSION MSA

7-ELEVEN ALAMO, TX





CALL FOR ADDITIONAL INFORMATION

## Dallas

**Office**

10000 N Central Expressway  
Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

**Office**

123 Nevada Street  
El Segundo, CA 90245  
(424) 320-2321

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CALL FOR ADDITIONAL INFORMATION

**Edward Benton**

Executive Vice President  
(713) 263-3981

[ebenton@securenetlease.com](mailto:ebenton@securenetlease.com)

**Bob Moorhead**

Managing Partner  
(214) 522-7210

[bob@securenetlease.com](mailto:bob@securenetlease.com)



# TEXAS DISCLAIMER

7-ELEVEN ALAMO, TX

## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### Information about brokerage services

Before 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 the owner knows.

### 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:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- 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
- May not disclose any confidential information or any information that a part 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.