



# Dunkin'

**\$1,667,000 | 4.50% CAP**

8306 FM 1960 Bypass Rd W, Humble, TX 77338

- ✓ **Brand New 15 Year Absolute NNN Ground Lease** w/ 10% Rent Increases Every 5 Years
- ✓ **Excellent High Traffic Location** off of FM 1960 That Sees Over 60,458 Vehicles Per Day
- ✓ **Subject Property is Adjacent to George Bush Intercontinental Airport** | 60+ Million Visitors Annually and Employs Over 190,000
- ✓ **Over 2,500,000 Sqft of Industrial Sit Behind the Property** That Include Tenants Like Amazon, DHL, PODS, and Many More
- ✓ **Humble is Part of the Houston Metroplex** | 5th Largest MSA in the US

Dunkin' Brands Inc. is **one** of the **world's leading franchisors** of **quick service** restaurants (QSR) serving hot and cold coffee and baked goods, as well as hard-serve ice cream. The Dunkin' Brands **100% franchise global business** model includes more than **13,200 Dunkin'** restaurants and more than **7,600 Baskin Robbins** restaurants.



O'Reilly AUTO PARTS

MAXIS  
SEAFOOD & CRYSTAL BALL

Best Buy  
Truck Sales  
FAIRBANKS  
SCALES

LOUISIANA  
KITCHEN  
POPEYES

SHELL

Walgreens

McDonald's

FARM  
1960  
ROAD

FARM TO MARKET 1960 BYPASS ROAD W  
±60,458 VPD

BUENO  
Taco Bueno

AutoZone

CAPTAIN D'S  
SEAFOOD KITCHEN

WHATABURGER

Comerica

U-HAUL

M&D  
We Fuel Uptime™

DUNKIN'  
SUBJECT PROPERTY  
8400 FM 1960 BYPASS RD. W.

InvesTex  
CREDIT UNION  
Making Life Better since 1992

Krispy Kreme  
DOUGHNUTS

PNC

Starbucks

KENSWICK DRIVE  
±11,541 VPD

Mobil

VoidForm

GEORGE BUSH INTERCONTINENTAL AIRPORT  
• 60+ MILLION VISITORS ANNUALLY  
• \$1.45 BILLION REDEVELOPMENT TO BE COMPLETED IN 2025  
• 190,000 EMPLOYEES

PROLOGIS®  
Ahead of what's next  
POINT NORTH LOGISTICS PARK  
1,200,000+ SF

roadrunner

7  
ELEVEN

MVP

STARPLAST

FM1960 BUSINESS  
±19,780 VPD

Plains State Bank

GEODIS

amazon  
WAREHOUSE

DSV  
Global Transport and Logistics

Metal  
Zinc

## INVESTMENT OVERVIEW

DUNKIN DONUTS HUMBLE, TX

FILE PHOTO



## CONTACT FOR DETAILS

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\$1,667,000

4.50% CAP

NOI

\$75,000.00

Building Area

±1,826 SF

Land Area

±0.76 AC

Year Built

2024

Lease Type

Absolute NNN  
Ground Lease

Occupancy

100%

- ✓ **Brand New 15 Year Absolute NNN Ground Lease** with 10% rental increases every 5 years and (4) 5-year options to renew.
- ✓ **Excellent High Traffic Location** on FM 1960 that sees over 60,458 VPD. This location also benefits from having fantastic access and visibility.
- ✓ **Adjacent to George Bush Intercontinental Airport Which Sees Over 60 Million Passengers** annually and employs over 190,000 people. They are currently in the process of spending \$1.45 Billion on expanding and remodeling.
- ✓ **Strategically Located on the Main Retail Corridor Adjacent to Several High Performing Retailers** including AutoZone, Whataburger, Starbucks, McDonald's, Popeyes, and many more.
- ✓ **Over 2,500,000 Million Sqft of Industrial Warehouses and Distribution Centers Behind the Dunkin** that include several large corporations like Amazon, DHL, PODS.
- ✓ **Houston is the 5<sup>th</sup> Largest MSA in the Country** and is one of the premier cities in the southwest, Houston offers a diverse and affordable quality of life. It is home to the World's Largest Medical Center, 24 Fortune 500 Company Headquarters, and several professional sports teams.
- ✓ **Dunkin' Is the World's Leading Baked Goods and Coffee Chain, Serving More Than 3 Million Customers per Day.** Its journey of growth and innovation is far from over, with 2023 marking the introduction of new beverage offerings, like Spiked Iced Coffees and Iced Teas, hinting at Dunkin's capacity for market diversification and meeting evolving consumer preferences.

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

DUNKIN DONUTS HUMBLE, TX

# Dunkin' Donuts

**Lessee:** HZ Coffee Group, LLC (Dhanani Group)

**Guarantor:** HZ Coffee Group, LLC

REVENUE

**US \$1.370 B**

STOCK TICKER

**DNKN**

PARENT COMPANY

**INSPIRE BRANDS**

LOCATIONS

**12,871+**

**DUNKIN'**

[dunkindonuts.com](https://dunkindonuts.com)

### Inspire Brands

**As of 2023, Inspire Brands, a multi-brand restaurant company, manages a diverse portfolio including Dunkin', Baskin-Robbins, Arby's, and others, totaling over 32,000 global outlets.**

Following a franchise model, it fosters brand autonomy while sharing strategic resources. **In 2021**, it surpassed **\$30 billion** in sales, reflecting a growing market presence. Part of the Roark Capital family, Inspire Brands is poised for further **growth**, leveraging shared industry expertise. With a strong backing and a collaborative framework among its brands, Inspire Brands aims to continue its **expansion** in the **quick-service restaurant** sector, showcasing a promising outlook for its **diverse brand portfolio** in a competitive market landscape.

### Dunkin' Donuts

Dunkin', a hallmark brand established in 1950, has continually broadened its horizons, now standing as the **largest coffee** and donuts brand in the United States with over **13,200 outlets**. Its journey of growth and innovation is far from over, with 2023 marking the introduction of new beverage offerings, like Spiked Iced Coffees and Iced Teas, hinting at Dunkin's capacity for market diversification and meeting evolving consumer preferences. The brand's **growth trajectory** took a significant leap with its acquisition by Inspire Brands in a deal valued at **approximately \$11.3 billion**, as announced on **December 15, 2020**. This acquisition not only bolstered Dunkin's market presence but brought it under the umbrella of Roark Capital, the parent entity of Inspire Brands. Roark Capital, with a penchant for bolstering fast-food enterprises, saw Dunkin' as a prized addition to its fast-food empire, hinting at a symbiotic roadmap geared towards **mutual growth** and market dominance. Being under the aegis of Inspire Brands, Dunkin' is now part of a robust network of renowned brands, augmenting its strategic resources and market insights. This affiliation, coupled with the backing of Roark Capital, Dunkin' is well-poised to continue its upward trajectory, both in market presence and innovative offerings.

FILE PHOTO



## THE DHANANI GROUP



## Dhanani Group Profile



1300+ Unit Franchisee including: Dunkin', Popeyes, Burger King, La Madeleines, that operates as the 2<sup>nd</sup> biggest QSR Franchise Owners In The Country. The Known for their track record of top-tier operations and ability to succeed in diverse markets is due to their management team which has over 50 years of experience in restaurant operations. The Dhanani Group is invested in expanding their restaurants as evidenced by their \$1+ Billion acquisition of MUY! Companies in 2022. This acquisition shows their devotion to the strategic expansion of their restaurants as well as their strong financial position.

## IN THE NEWS

DUNKIN DONUTS HUMBLE, TX

## Dunkin' Celebrates July 4th with 4,000th NextGen Location

JESSICA SHOCK, JULY 2, 2024 (INSPIRE STORIES)

**This Fourth of July, Dunkin' is celebrating its 4,000th NextGen location now open in Jacksonville, Florida, operated by franchisee Rima & Raj, LLC.**

This marks a major milestone for the brand as Dunkin' continues to open and remodel existing locations as **innovative NextGen** restaurants, offering guests a more modern design with premium beverages, creating an **elevated in-restaurant** and drive-thru experience. "NextGen is propelling the brand forward and continuing to **exceed growth** targets," says Inspire's Chief Brand Officer Scott Murphy. "It's also creating an enhanced Dunkin' experience that is enjoyed by both our guests and team members."

**Brand opening new or remodeled NextGen every six hours**

Since the brand's previous **milestone of 3,000** NextGen restaurants opened in **October 2023**, Dunkin' has fueled an impressive pace of transformation, opening a new or remodeled NextGen location every six hours. NextGen restaurants feature the **latest technology** to consistently deliver fan-favorite menu innovations. They also incorporate Dunkin' on Demand, a **fully integrated** digital kiosk to help guests control how they order by choosing to order with or without the help of a team member. Plus, dedicated mobile pickup areas at NextGen locations allow Dunkin' Rewards members to order ahead and get in and out of the restaurant faster than ever before.

"In an ever-evolving restaurant industry, Dunkin' continues to present exciting **opportunities** for innovation and growth," says franchisee Andy Patel of Rima & Raj, LLC. "Building and remodeling our restaurants in the NextGen design allows us to leverage **new menu offerings** and technology integrations to enhance the overall guest experience while driving positive business results."

EXPLORE ARTICLE



## Dunkin' seeking to double its UK footprint over the next two years

SEPTEMBER 8, 2023 (WORLD COFFEE PORTAL)

**Dunkin' is seeking to double its 30-store presence in the UK over the next two years, including 10 new outlets by the end of 2023.**

The **majority** of the US coffee chain's UK outlets are currently in the northwest with only one site in London. UK-based Dunkin' licensee QFM Group said five of the **new stores** expected to **open** within the next four months will be in the capital, including a new flagship store on Wardour Street in **September 2023**.

**The US coffee chain currently operates 30 UK stores and is planning to grow its presence in London with five new outlets before the end of the year**

"We are thrilled to be on this journey with Dunkin' in the UK expanding our footprint in the capital. We have had real success in the North of England since opening and to support our great location in Baker Street, additional new store openings in the capital this year will enable more Londoners to access our iconic brand," said Arjun Patel, Director, QFM Group. Dunkin' has sold **1.4 million** beverages and **2.2 million** donuts in the UK so far this year. "Opening a flagship store in London is a major milestone for the brand as part of its international growth strategy and it will help to bring us closer to our mission of energising the world through **great-tasting coffee** and donuts," added Michael Haley, President and Managing Director of International at Inspire Brands, which owns Dunkin'.

Founded in Massachusetts in 1950, Dunkin' currently operates more than **13,200 stores** across **38 markets**, including **over 9,200 outlets** in the US, all of which are franchise owned and operated.

EXPLORE ARTICLE



# LEASE OVERVIEW

**DUNKIN DONUTS HUMBLE, TX**

Initial Lease Term	15-Years, Plus (4), 5-Year Options to Renew
Rent Commencement	January 2025
Lease Expiration	January 2040
Lease Type	Absolute NNN Ground Lease
Rent Increases	10% Every 5 Years
Annual Rent YRS 1-5	\$75,000.00
Annual Rent YRS 6-10	\$82,500.00
Annual Rent YRS 11-15	\$90,750.00
Option 1	\$99,825.00
Option 2	\$109,807.50
Option 3	\$120,788.25
Option 4	\$132,867.07

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.





**DUNKIN'**  
**SUBJECT PROPERTY**  
8400 FM 1960 BYPASS RD. W.

DEERBROOK MALL  
• OVER 1.2 MILLION SF IN RETAIL SPACE  
• OVER 1.3 MILLION VISITORS ANNUALLY

FARM TO MARKET 1960 BYPASS ROAD W  
±60,458 VPD

KENSWICK DRIVE  
±11,541 VPD

EASTEX FREEWAY  
±71,526 VPD

A.W. JONES  
ELEMENTARY SCHOOL  
(721 STUDENTS)

VILLAS AT  
FOXBRICK  
(412 UNITS)

GEORGE BUSH  
INTERCONTINENTAL  
AIRPORT

MEMORIAL HERMANN  
NORTHEAST HOSPITAL  
(255 BEDS)

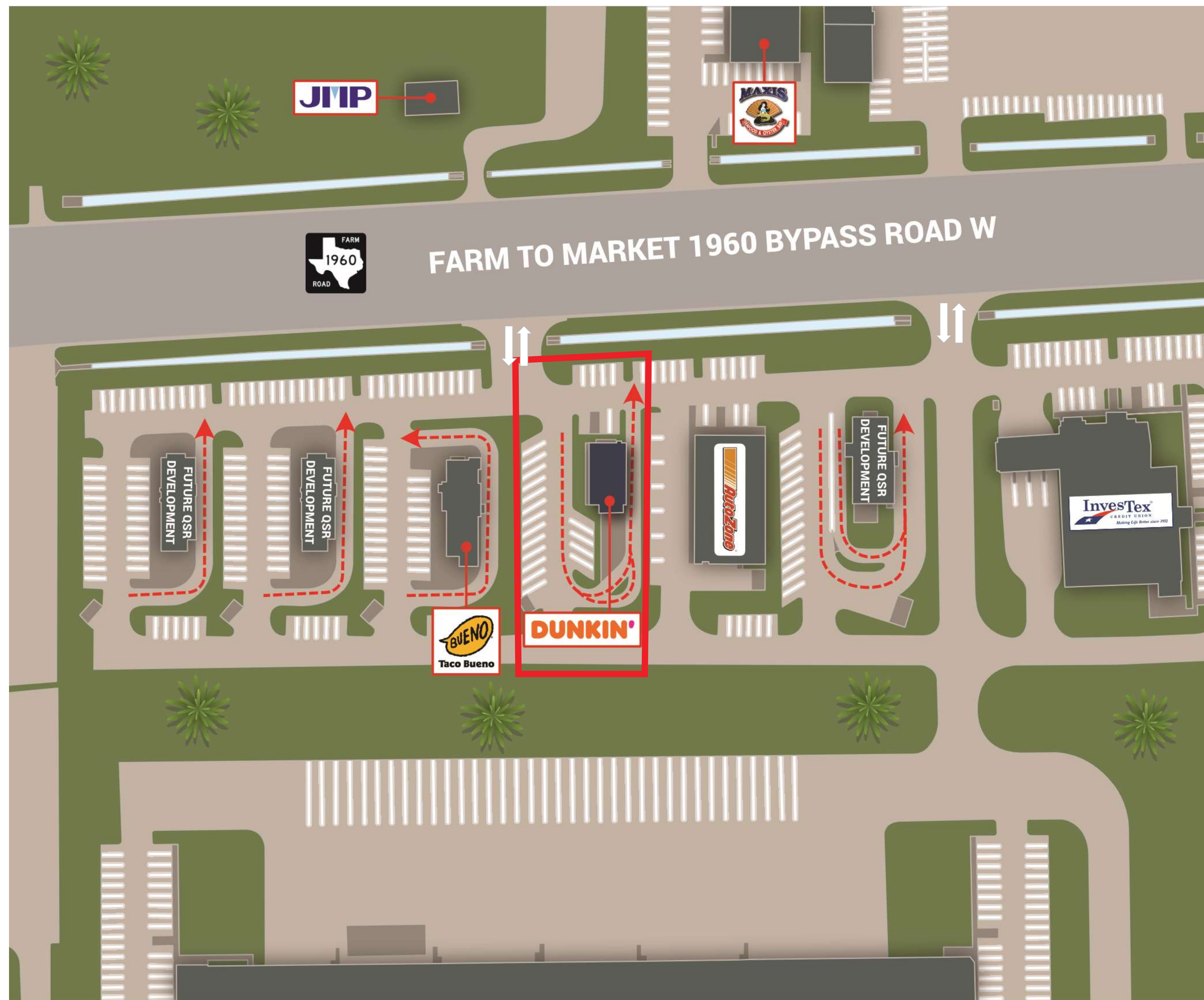
LAKELAND  
ELEMENTARY  
SCHOOL



# SITE OVERVIEW

**DUNKIN DONUTS** HUMBLE, TX

	Year Built		2024
	Building Area		±1,826 SF
	Land Area		±0.76 AC



## NEIGHBORING RETAILERS

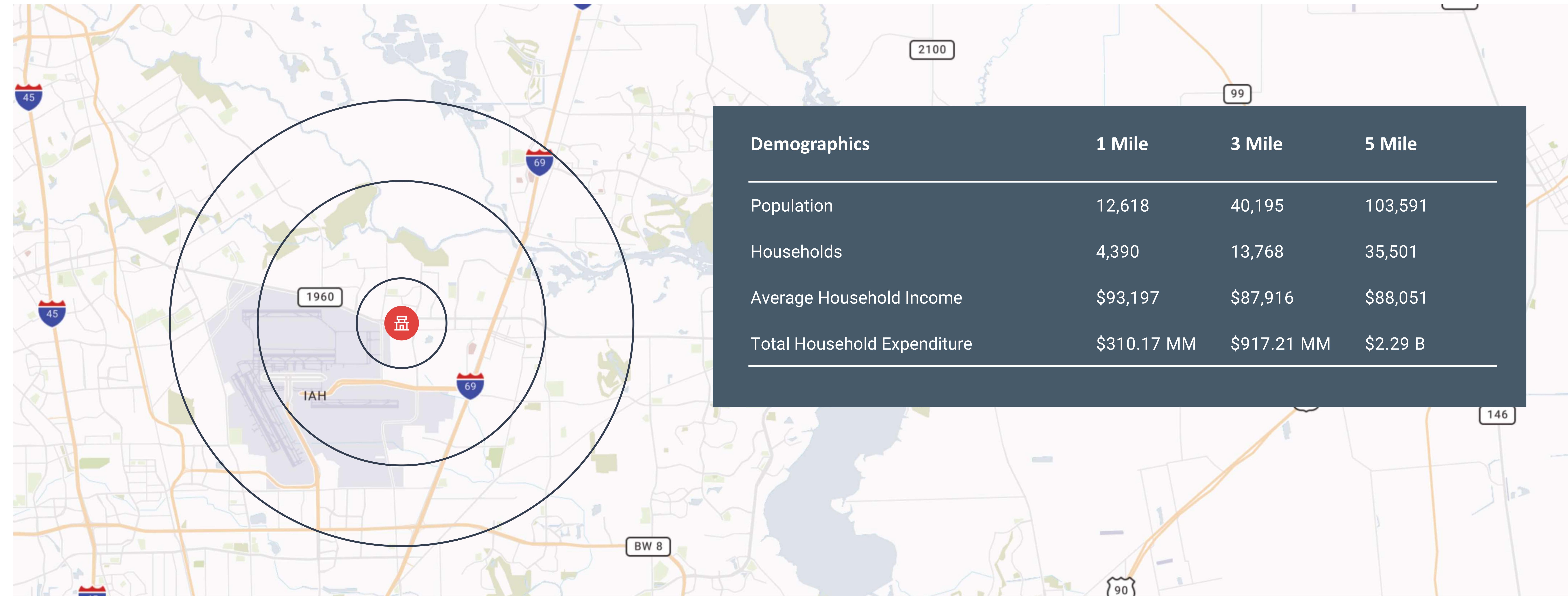
- Deerbrook Mall
- Walmart Supercenter
- McDonald's
- Starbuck's
- Whataburger
- AutoZone
- Sam's Club
- Taco Bueno
- Academy
- Family Dollar



FILE PHOTO

# LOCATION OVERVIEW

DUNKIN DONUTS HUMBLE, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Walmart (37,000)
2. Memorial Hermann Health System (24,108)
3. H-E-B (23,732)
4. The University of Texas MD Anderson Cancer Center (21,086)
5. McDonald's Corp (20,918)
6. Houston Methodist (20,000)
7. Kroger (16,000)
8. United Airlines (14,941)
9. Schlumberger (12,069)
10. Shell Oil Co. (11,507)
11. Exxon Mobil Corp. (11,000)
12. Texas Children's Hospital (10,992)
13. HCA (10,830)
14. Landry's (10,800)
15. UTMB Health (9,928)

# LOCATION OVERVIEW

DUNKIN DONUTS HUMBLE, TX

## Houston

Texas

 **2.33 MM**  
Population

 **\$53,600**  
Median Household Income



Home to Texas Medical Center—Largest Medical Center in the World

### MEDICAL CENTER

Galveston Bay and Buffalo Bayou Form One of the Most Important Shipping Hubs in the World

### SHIPPING HUB

**The Houston-Sugar Land-Baytown Metropolitan Statistical Area (MSA), colloquially known as Greater Houston, is the 5th largest in the United States with a population of 6,772,852 as of 2016.**

From 2000 to 2030, the metropolitan area is projected by Woods & Poole Economics to rank 5th in the nation in population growth—adding 2.66 million people.

**Houston is 2nd to New York City in Fortune 500 headquarters.**

In 2006, Greater Houston ranked 1st in Texas and 3rd in the U.S. within the category of "Best Places for Business and Careers" by Forbes. The Greater Houston Gross Metropolitan Product (GMP) in 2005 was \$308.7 billion, up 5.4 percent from 2004 in constant dollars.

By 2016, the GMP rose to \$491 billion, 6th in the nation. Only 26 nations other than the United States have a GDP exceeding the Greater Houston GMP. Mining, which in Houston is almost entirely oil and gas exploration and production, accounts for 11 percent of Greater Houston's GMP. The area is one of the leading centers of the energy industry, particularly petroleum processing, and many companies have large operations in this region. The MSA comprises the largest petrochemical manufacturing area in the world, including for synthetic rubber, insecticides, and fertilizers. Much of metro area's success as a petrochemical complex is enabled by the Houston Ship Channel. The area is also the world's leading center for building oilfield equipment, and is a major center of biomedical research, aeronautics, and high-technology. Houston is home to several universities (including Rice University, Texas Southern University, and The University of Houston), and two of the largest systems of higher learning in the United States (The Houston and Lone Star Community College systems). The University of Houston's annual impact on the Houston-area's economy alone equates to that of a major corporation: \$1.1 billion in new funds attracted annually to the Houston area, \$3.13 billion in total economic benefit, and 24,000 local jobs generated. CNN/Money and Money Magazine have recognized 5 cities in the Greater Houston area the past 3-years as part of its 100 Best Places to Live in the United States.

## IN THE NEWS

DUNKIN DONUTS HUMBLE, TX

# Texas Dominates Business Attraction, Houston Remains a Top Leader

SHAW ADCOCK, MARCH 01, 2024 (GREATER HOUSTON PARTNERSHIP)

The Houston region has once again ranked third among top U.S. metros for attracting new business, according to Site Selection Magazine's yearly analysis, while Texas earned its 12th consecutive Governor's Cup.

Site Selection identified **1,254 project** wins for Texas in **2023**, more than doubling the next-highest state, Illinois. With **226 more projects** than **2022**, Texas saw a **22% increase** in projects. The Houston-The Woodlands-Sugar Land MSA won **413 projects**, an uptick of more than 150 since 2022. Chicago and Dallas-Fort Worth placed first and second, **respectively**, in **the top U.S.** metros category.

"The Governor's Cups recognize not only the winning governors, but their entire economic development teams, and by extension, the many professionals throughout their states who work every day to attract new investment and retain and grow existing businesses," said Mark Arend, editor emeritus of Site Selection.

"We are **excited** to see Texas continues to be the **leading State for corporate relocations** and expansions," said Partnership Vice President of Regional Economic Development Craig Rhodes. "Houston's ranking as a **top three** metro further highlights the **unique opportunity** we have in our region for companies to access diverse talent, critical infrastructure, and the convergence of industries to **grow their business** on a global scale."

EXPLORE ARTICLE



# Chevron To Move HQ From California To Houston

MADDY MCCARTY, AUGUST 02, 2024 (BISNOW)

Chevron Corp. has announced plans to relocate its headquarters from California to Houston, a win for the Lone Star State, which has seen its number of corporate relocations fall sharply in recent years.

The **oil** and **gas giant** will move its corporate functions from San Ramon, California, to Houston over the **next five years**, it said in a Friday morning news release. Chevron Chairman and **CEO Mike Wirth** and Vice Chairman Mark Nelson will relocate to Houston before the end of 2024 to be near other company leaders, the release states.

Chevron's relocation is unlikely to come as a huge surprise since California leaders have worked to force a transition away from oil and its related products, Forbes reported. Houston is known as the Energy Capital of the World, with about 40% of its economy directly or indirectly tied to oil and gas.

Chevron already has significantly **more employees** in Houston than San Ramon, at about **7,000 and 2,000**, respectively. The move will have minimal impact on employees based in San Ramon, and positions in support of Chevron's California operations will remain there, according to Chevron.

While it has lightened its load over the past decade, **Chevron** has a significant commercial real estate footprint in Houston. The corporation owns **two Downtown buildings** known as the **Chevron Towers**. Chevron fully leased 1400 Smith Street, a 50-story, 1.2M SF building, in 2006 before purchasing it in **2011**.

EXPLORE ARTICLE



# METRO AREA

DUNKIN DONUTS HUMBLE, TX

**DUNKIN'**  
**SUBJECT PROPERTY**  
8400 FM 1960 BYPASS RD. W.

**DAVID WAYNE HOOKS MEMORIAL AIRPORT**  
✓ 417 Flights/Day  
✓ It is the Busiest General Aviation Airport in Texas

**GEORGE BUSH INTERCONTINENTAL AIRPORT**  
✓ 1095 Flights/Day  
✓ 40.9 Million Annual Passengers

**Baker Hughes**  
✓ One of the World's Largest Oil Field Services Companies

**MEMORIAL HERMANN CYPRESS HOSPITAL**  
✓ The 32-acre Master-Planned Campus Hosts an 81-Bed Hospital  
✓ Memorial Hermann Named One of the Nation's Top 5 Large Health Systems

**Hewlett Packard Enterprise**  
✓ 60,200 Employees  
✓ Ranked No. 107 in the 2018 Fortune 500 List of the Largest United States Corporations by Total Revenue

**ARENA**  
✓ 18,055 Seating Capacity  
✓ Home to the Houston Rockets of the National Basketball Association

**MINUTE MAID PARK STADIUM**  
✓ 41,168 Seating Capacity  
✓ Home to Houston Astros (MLB)

**Enterprise Products Partners L.P.**  
✓ 7,000 Employees  
✓ Ranked No. 105 in the 2018 Fortune 500 List of the Largest United States Corporations by Total Revenue

**PLAINS**  
✓ Revenue \$57.342 Billion (2022)  
✓ One of the largest energy infrastructure and logistics companies in North America

**Sysco**  
✓ World's Largest Broadline Food Distributor  
✓ Ranked No. 54 in the 2018 Fortune 500 List of the Largest US Corporations by Total Revenue

**HERMANN PARK CONSERVANCY**  
✓ Over 6 Million Visitors Annually  
✓ It includes Houston Zoo, Miller Outdoor Theatre, the Houston Museum of Natural Science, and the Hermann Park Golf Course

**UNIVERSITY OF HOUSTON**  
✓ 45,364 Students  
✓ Ranked #133 in National Universities

**PORT OF HOUSTON INTERNATIONAL PORT**  
✓ One of the world's largest port  
✓ Owns and operates the eight public facilities along the 52-mile Houston Ship Channel

**PHILLIPS 66**  
✓ 14,600 Employees  
✓ Ranked No. 29 on the Fortune 500 list and No. 74 on the Fortune Global 500 list as of 2022

**RICE UNIVERSITY**  
✓ 8,672 Students  
✓ Ranked #17 in National Universities

**nrg stadium**  
✓ 72,220 Seating Capacity  
✓ Home of the National Football League's Houston Texans

**WILLIAM P. HOBBY AIRPORT**  
✓ 569 Flights/Day  
✓ 13 Million Annual Passengers

**TMC TEXAS MEDICAL CENTER**  
✓ Texas Medical Center offered over 9,200 total patient beds  
✓ Hosts 10 million patient encounters annually

**JOHNSON SPACE CENTER**  
✓ It has led the world on a continuing adventure of human exploration, discovery and achievement  
✓ Home to NASA's astronaut corps

**TSU TEXAS SOUTHERN UNIVERSITY**  
✓ 8,632 Students  
✓ Ranked #395-435 in National Universities

**MOODY GARDENS**  
✓ 2 Million Visitor per year  
✓ It is an Educational Tourist Destination, with a golf course and hotel

CALL FOR ADDITIONAL INFORMATION

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## Los Angeles

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El Segundo, CA 90245  
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# TEXAS DISCLAIMER

DUNKIN DONUTS HUMBLE, 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.