

# Five Guys/Black Rock Coffee/Total Care ER Shops C

The Village at Ownsby Farms

3625 S Preston Rd. Celina, TX 75009



OFFERING  
MEMORANDUM



GOMEZ GROUP



CUSHMAN &  
WAKEFIELD



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### Five Guys/Black Rock Coffee/Total Care ER - Shops C

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4

INVESTMENT HIGHLIGHTS

6

PROPERTY OVERVIEW

17

LEASE SUMMARY

18

FINANCIAL ANALYSIS

19

TENANT OVERVIEW

21

LOCATION OVERVIEW

23

DEMOGRAPHICS

**Five Guys/Black Rock  
Coffee/Total Care ER  
Shops C**

3625 S Preston Rd.  
Celina, TX 75009



**GOMEZGROUP**

**Year Built:**

2026

**Land:**

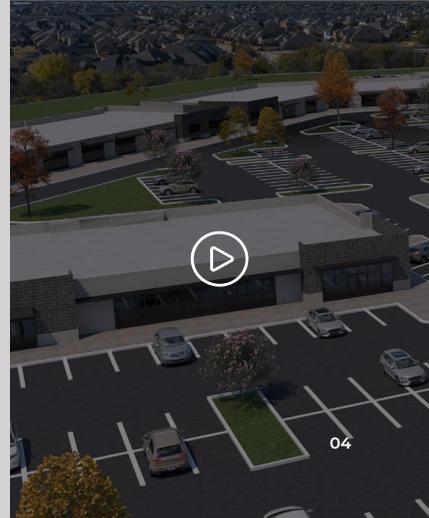
2.44 Acres  
(106,286 SqFt)

**Bldg:**

14,214 SqFt

**Parking:**

109 Surface Spaces





- 100% Occupied
- All Tenants on NNN Leases
- Brand New 2026 Construction
- Population +83,800 in 5 Miles with 16.38% Annual Population Growth Rate
- +\$216,800 Avg HHI in 1 Mile Radius, Higher than the National Average
- Celina, TX Ranked 4<sup>th</sup> Fastest-Growing City in the U.S. According to 2025 Census Bureau

- 📍 314% Population Increase, Ranking #3 in Top 10 Fastest-Growing Cities Over the Last Decade According to [dallas.culturemap.com](http://dallas.culturemap.com)
- 📍 2.44 Acre Lot with Ample Parking and Drive Thru
- 📍 The Village at Ownsby Farms, a +100 Acre Development Anchored by Costco, with Lowe's, EoS, Academy Sports and More
- 📍 Located on Preston Rd. (9,680 VPD), a Major North-South Corridor with Prime Visibility, Frontage and Accessibility
- 📍 Directly Across Ownsby Pkwy from the Brand New The Home Depot, Estimated Opening August 2026

[▶ WATCH PROPERTY VIDEO](#)



- Immersed Among 8 Major Master-Planned Communities within 10-Mile Radius, Exceeding 8,000 Acres Combined
- Less than 2.5 Miles from Kroger Anchored Shopping Center with 1.7MM Annual Visits, per Placer.ai
- 4 Miles from The Gates of Prosper, a 327K Sqft Shopping Center with 4.9MM Annual Visits, per Placer.ai
- Dense Retail Corridor with National Tenants such as Target, Walmart Supercenter, Hobby Lobby, DICK'S Sporting Goods, and Kohl's



► SITE PLAN



**FIVE GUYS/BLACK ROCK COFFEE  
TOTAL CARE ER - SHOPS C**

TENANTS	AREA (SQFT)
FIVE GUYS	2,407
TOTAL CARE ER	8,295
HUNTER DOUGLAS	1,512
BLACK ROCK COFFEE	2,000





**FIREHOUSE SUBS** Celina Star Cafe  
**COLD STONE CREAMERY** **Touchdown Taphouse**

**FIVE GUYS** BLACK ROCK COFFEE BAR  
 BURGERS and FRIES  
**TOTALCARE** HunterDouglas  
 EMERGENCY ROOM

**Luna Grill** SportClips  
 mediterranean kitchen HAIRGUTS  
**PACIFIC DENTAL SERVICES** **Nickelmen's**  
 COFFEE BAR

**TORCHINO TACOS**  
**NO BETTAR** **SOAK**  
 MEXICAN STYLE FOOD NEW WA - TOURCA

**Curry** **CARLAND NIMS**  
 RP **FOSS**  
 FRIENDLY PLATED **Washburn**

**PETSMART**

**Academy**  
 FAMILY EDUCATION CENTER

**Bojangles**

**PNC**

**COSTCO**  
 WHOLESALE

**THE HOME DEPOT**  
 Opening August 2026

The Ownsby Apartments  
 396 Units

S. PRESTON RD (9,680 VPD)  
 Retail Development  
 Coming Soon

S. PRESTON RD (9,680 VPD)



**FIVE GUYS**  
BURGERS and FRIES

**TOTALCARE**  
EMERGENCY ROOM

BLACK ROCK COFFEE BAR  
ESTD 1998  
HUNTERDOUGLAS

**FIREHOUSE**  
SUBS

Delina Star Cafe

**COLD STONE**  
CREAMERIES

Touchdown Taphouse

Luna Grill  
mediterranean kitchen

SportClips  
HAIR SALONS

PACIFIC  
DENTAL SERVICES

Richard's  
POPCORNS

**TORCHY'S TACOS**

**NO! MAMA!**  
MEXICAN STYLE FOOD

**SOAK**  
SOLAS - GEORGE

**Bojangles**

**PNC**

Cherry  
RP

Club and Nuts  
ROSS  
Dance & Fitness

**PETSMART**

**Academy**  
SPORTS & OUTDOORS

**COSTCO**  
WHOLESALE

Retail Development  
Coming Soon

S. PRESTON RD (9,680 VPD)

S. PRESTON RD (9,680 VPD)



METHODIST CELINA MEDICAL CENTER  
+11,000 Employees  
System-Wide

Celina **ACE** Hardware  
**SONIC** Drive-Ins

COVENTRY HOMES HILLSIDE VILLAGE  
71-Acre Community  
165 Units

THE OWNSBY APARTMENTS  
396 Units

OPENING AUGUST 2026  
**THE HOME DEPOT**

THE SHOPS AT CARTER RANCH  
**ups** **Kwik Kar**  
LUBE & AUTO CARE  
**SUBWAY**

BLUEWOOD BY HILLWOOD COMMUNITIES  
1,380-Acre Master Planned Community

**E&S FITNESS** FUTURE DEVELOPMENT

FUTURE DEVELOPMENT  
**COSTCO WHOLESALE**

OWNSBY PKWY

FUTURE RETAIL DEVELOPMENT

RETAIL DEVELOPMENT COMING SOON

**LOWE'S**

**Academy** SPORTS & OUTDOORS

**PET SMART**

**NO. 1 BEST**

**TORCHY'S TACOS**

**SOAK** SPA & SALON

9,680 VPD  
S PRESTON RD

**SportClips** HAIR CUTS

**Wendy's**

**PACIFIC** DENTAL SERVICES

289

**PNC**

**Bojangles**

**FOSS** SWIM SCHOOL  
**Play and Learn**  
**THE SHOPS AT**  
**SURRY PIZZA HOUSE**  
**RP** REFRIGERATED PLATES

CELINA STAR CAFE  
**FIREHOUSE SUBS**  
**TOUCHDOWN**  
**COLD STONE**

**FIVE GUYS/BLACK ROCK COFFEE/TOTAL CARE ER - SHOPS C**  
THE VILLAGE AT OWNSBY FARMS  
3625 S. Preston Rd., Celina, TX 75009



CHASE  
 ANYTIME FITNESS  
 SUPERCUTS  
 SALSUBURY INDUSTRIES  
 Auto Zone  
 Kroger

HIGHFIELD PRESTON  
 251 Units

PROSPER ISD CHILDREN'S  
 HEALTH STADIUM  
 34,000 SqFt Natatorium

LAUGHLIN TWO  
 EIGHTY NINE  
 268 Units

LIGHT FARMS  
 1,070-Acre  
 Master Planned  
 Community  
 +3,000 Homes

LILYANA BY  
 HILLWOOD COMMUNITIES  
 400-Acre Master  
 Planned Community

SecurCare  
 Self Storage

**FIVE GUYS/BLACK ROCK COFFEE/TOTAL CARE ER - SHOPS C  
 THE VILLAGE AT OWNSBY FARMS**  
 3625 S. Preston Rd., Celina, TX 75009

JOHN CAMPBELL TRL

9,680 VPD  
 S PRESTON RD

289

RETAIL  
 DEVELOPMENT  
 COMING SOON

FUTURE  
 DEVELOPMENT  
 COSTCO  
 WHOLESALE



**FIVE GUYS/BLACK ROCK COFFEE/TOTAL CARE ER - SHOPS C  
THE VILLAGE AT OWNSBY FARMS**

**3625 S. Preston Rd., Celina, TX 75009**

**GREEN MEADOWS BY  
CASTLEROCK COMMUNITIES**  
1,400 Acres  
+4,000 Homes



**71-Acre Community  
165 Units**  
**COVENTRY HOMES  
HILLSIDE VILLAGE**



**ATLAS BLUEWOOD APARTMENTS**  
272 Units



**THE OWNSBY APARTMENTS**  
376 Units



**BLUEWOOD BY  
HILLWOOD COMMUNITIES**  
1,380-Acre Master  
Planned Community



**CHRISTOPHER TODD NEIGHBORHOODS  
CELINA PARK**  
108 Units



**MUSTANG LAKES**  
681-Acre Master  
Planned Community  
Approx. 3,400 Homes



**THE ROYALTON AT  
CREEKS OF LEGACY**  
270 Units



**LIGHT FARMS**  
1,070-Acre  
Master Planned  
Community  
+3,000 Homes



**LAUGHLIN TWO  
EIGHTY NINE**  
268 Units



**LILYANA BY  
HILLWOOD COMMUNITIES**  
400-Acre Master  
Planned Community



**FRONTIER PKWY**  
12,204 VPD

**324 Units  
PROSPER CROSSINGS**



**HIGHFIELD PRESTON**  
251 Units



**LEGACY MANSIONS BY  
HAMRA HOMES**  
+180 Acres  
Part of Legacy Hills  
Master Planned  
Community with  
3,200 Acres



**STAR TRAIL  
MASTER-PLANNED COMMUNITY**  
900 Acres



**THE MANSIONS OF PROSPER**  
450 Units



Green Meadows by CastleRock Communities  
1,400 Acres; +4,000 Homes

Methodist Celina Medical Center  
+11,000 Employees System-Wide



Tommie Dobie Bothwell Elementary School  
Approx. 466 Students



Coventry Homes - Hillside Village  
71-Acre Community

Yardly Cross Creek Meadows  
265 Homes



Highland Homes Cambridge Crossing  
43-Acre Mixed-Use Development

The Ownsby Apartments  
396 Units



E. OUTER LP

Atlas Bluewood Apartments  
272 Units

GHOATE PKWY

Sundance Celina  
261 Units

Light Farms, 1,070-Acre Master Planned Community  
+3,000 Homes

THE VILLAGE AT OWNSBY FARMS

Bluewood by Hillwood Communities  
1,380-Acre Master Planned Community

Christopher Todd Neighborhoods Celina Park  
108 Units



Mustang Lakes  
681-Acre Master Planned Community;  
Approx. 3,400 Homes



Laughlin Two Eighty Nine  
268 Units



The Royalton at Creeks of Legacy  
270 Units

Ralph and Mary Lynn Boyer Elementary  
±851 Students



Sam Johnson Elementary School  
±614 Students



Prosper ISD Children's Health Stadium  
34,000 SqFt Natatorium



Lilyana By Hillwood Communities  
400-Acre Master Planned Community

Legacy Mansions by Hamra Homes  
+180 Acres; Part of Legacy Hills Master Planned Community with 3,200 Acres

Prosper High School  
±3,722 Students



Lilyana Elementary School  
±802 Students

E. FRONTIER PKWY (12,204 VPD)

LAUD HOWELL PKWY

Prosper Ridge by Southgate Homes

Highfield Preston  
251 Units



KROGER MARKETPLACE

PROSPER TRAIL (11,345 VPD)

AMERICAN PUBLISHERS

Prosper Elms Apartments  
196 Units

Star Trail  
900-Acre Master Planned Community

DALLAS PKWY



The Mansions of Prosper  
450 Units

Cynthia A. Cockrell Elementary School  
±754 Students

E. FIRST ST

COUNTRY RD

E. FIRST ST





**FIVE GUYS/BLACK ROCK COFFEE/TOTAL CARE ER - SHOPS C  
THE VILLAGE AT OWNSBY FARMS**  
3625 S. Preston Rd., Celina, TX 75009

**COLLIN COLLEGE**  
2.2 Miles  
±2,500 Students

**THE UNIVERSITY OF TEXAS AT DALLAS**  
27.3 Miles  
±29,886 Average Annual Student Enrollment

**DALLAS FORT WORTH INTERNATIONAL AIRPORT**  
34.7 Miles  
88MM Passengers in 2024

**UNIVERSITY OF DALLAS**  
40.3 Miles  
±2,538 Average Annual Student Enrollment

**DALLAS ZOO**  
40.5 Miles  
Over 1MM Annual Visitors

**THE DALLAS ARBORETUM AND BOTANICAL GARDEN**  
40.2 Miles Over  
1.1MM Annual Visitors

287





TENANT	LEASE TYPE	AREA (SF)	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS	NOTES
FIVE GUYS	NNN	2,407	05/01/2026	05/31/2036	\$101,094	\$42	\$111,203	05/01/2031	TWO 5-YEAR: 06/36 @\$50.82 06/41 @\$55.90	6% CAP ON CAM
TOTAL CARE ER	NNN	8,295	05/01/2026	09/30/2036	\$331,800	\$40	\$364,980	09/01/2031	THREE 5-YEAR W/ 2% ANNUAL INCREASES	5% CAP ON CAM
HUNTER DOUGLAS	NNN	1,512	05/01/2026	05/31/2031	\$63,504	\$42	N/A	N/A	TWO 5-YEAR: 06/31 @\$47.00 06/36 @\$52.68	
BLACK ROCK COFFEE	NNN	2,000	05/01/2026	05/31/2036	\$102,000	\$51	\$112,200	05/01/2031	TWO 5-YEAR: 06/36 @\$53.24 06/41 @\$58.56	5% CAP ON CAM
<b>TOTALS</b>		<b>14,214</b>	<b>100%</b>		<b>\$598,398</b>		<b>\$588,383</b>			

**INCOME**

BASE RENT	\$598,398
TAX	\$64,053
CAM/INS	\$43,170
MGMT FEE	\$17,952
<b>TOTAL REVENUE</b>	<b>\$705,621</b>

**EXPENSES**

TAX	-\$64,053
CAM/INS	-\$43,170
MGMT FEE 3%	-\$17,952
<b>TOTAL OPEX</b>	<b>-\$107,223</b>

**NOI****\$598,398**

NOI  
\$598,398



Cap Rate  
6.00%



Price  
\$9,973,300



Price/ft Land  
\$93.83



## FIVE GUYS®

BURGERS and FRIES

Five Guys, founded in 1986 by Jerry and Janie Murrell in Arlington, Virginia, is a privately held fast-casual burger chain now headquartered in Alexandria, Virginia. What began as a small carry-out restaurant has grown into a global brand celebrated for its burgers, fries cooked in peanut oil, hot dogs, and milkshakes. Still family-owned and privately operated, the company employs an estimated 15,000 people worldwide. Through aggressive franchising, Five Guys has expanded to more than 1,900 restaurants across the United States and 29 international markets, including Canada, the United Kingdom, France, Germany, Spain, and several countries in the Middle East and Asia. For 2025, the brand's annual revenue is projected between \$2.35B and \$2.4B, underscoring its strong position in the fast-casual dining industry.

Black Rock Coffee Bar, founded in 2008 in Beaverton, Oregon, has grown from a single stand into a publicly traded drive-thru coffee chain headquartered in Scottsdale, Arizona, and listed on NASDAQ under the ticker BRCB. Known for its guest-focused approach, the brand offers premium roasted coffees, teas, smoothies, and energy drinks. Today, Black Rock operates 158 locations nationwide, with strong market presence in the Pacific Northwest, Arizona, and Texas, and continues to expand into new regions. In 2024, the company reported \$160.9MM in revenue, underscoring its steady national growth.

Black Rock Coffee went public in September 2025, making it one of the few restaurant concepts to launch an IPO in recent years. Its 2025 expansion plans include 30 new stores, with long-term ambitions to reach 1,000 locations by 2035, primarily across Arizona, California, Colorado, Idaho, Oregon, Texas, and Washington. While still considered an emerging player in the specialty coffee sector, the company has earned recognition for its customer-centric service and premium beverage offerings, positioning itself as a challenger brand alongside rivals like Dutch Bros and 7 Brew.





TotalCare ER is a privately held, family-owned healthcare provider founded in 2004, headquartered in Fort Worth, Texas, and serving the Dallas–Fort Worth area through a growing network of emergency rooms, primary care clinics, and behavioral health centers. The company began with a single-family practice clinic in Joshua, Texas, and has since expanded into a comprehensive healthcare system with +15 locations across North Texas. TotalCare employs over 100 physicians and advanced practice providers, supported by a wider team of nurses and staff, and has touched more than 100,000 patient lives since its founding. TotalCare ER has earned local recognition for compassionate care and community partnerships, including collaborations with school districts such as DeSoto ISD.



Hunter Douglas, founded in 1919 in Düsseldorf, Germany, is a global leader in window coverings and architectural products, now headquartered in Rotterdam, Netherlands. The company transitioned to a private, equity-backed business following its acquisition by 3G Capital in December 2021, after previously being listed on the Euronext Amsterdam exchange. Today, Hunter Douglas employs roughly 23,000 people worldwide and partners with about 10,000 independent specialty dealers, including more than 4,400 in the U.S.

Its portfolio features renowned brands such as Luxaflex, Duette, Silhouette, and Vignette, alongside a broad range of architectural solutions including sun-control systems, suspended ceilings, ventilated facades, and translucent materials. In the U.S., the company is projected to generate \$961.5MM within the Blind & Shade Manufacturing industry, underscoring its scale as one of the largest players in the building products and home improvement sector.

## CELINA, TEXAS

Celina, Texas ranks among the fastest-growing cities in the nation, with its 2025 population estimated at approximately  $\pm 60,100$  and annual growth surpassing 16%. It is part of the Dallas–Fort Worth–Arlington Metropolitan Statistical Area (MSA), which is the fourth largest in the nation with over 8MM residents. The city of Celina has been ranked by the U.S. Census Bureau as the 4<sup>th</sup> fastest-growing city and is distinguished as Texas's first “gigabit city” thanks to its advanced fiber infrastructure. The local economy is anchored by retail, healthcare, education, and professional services, with major employers including Brookshire's Groceries, Celina ISD, Collin College, Kimley-Horn, Tractor Supply Company, McDonald's, Walmart (projected to open by Q1 2026), and the recently opened \$150MM Methodist Celina Medical Center. Guided by its “Life Connected” vision, the city emphasizes community, connectivity, and quality of life, while large-scale master-planned developments such as Light Farms, Green Meadows, and Mustang Lakes continue to drive infrastructure and residential growth. Strategically positioned along the Dallas North Tollway (est. 2027 completion), Celina is rapidly emerging as a hub for suburban development, retail expansion, and healthcare innovation in North Texas.

[▶ WATCH PROPERTY VIDEO](#)

## DALLAS, TEXAS

Dallas, Texas serves as a powerhouse within the Dallas–Fort Worth–Arlington Metropolitan Statistical Area (MSA), the nation's fourth largest with more than 8MM residents. The city itself is home to roughly 1.3MM people, while the wider metro area supports over 4.5MM workers. Dallas boasts a strong presence of Fortune 500 companies, including AT&T, Southwest Airlines, Texas Instruments, Jacobs Engineering, and Tenet Healthcare, with nearby suburbs hosting additional corporate leaders such as Toyota North America and Frito-Lay. The DFW region's economy is vast, generating a GDP of \$744B in 2023—greater than that of many countries worldwide.

Renowned as a hub for business and financial services, Dallas also thrives in industries such as technology, healthcare, transportation, manufacturing, and construction. The city of Dallas has earned widespread recognition in 2025 across business, hospitality, dining, and tourism. The city was celebrated in the *Dallas 100™ Entrepreneur Awards* for its thriving startup ecosystem, while several local companies received *Innovation Awards* for breakthroughs in biotech, AI, and aerospace. In hospitality, nine Dallas hotels and restaurants were honored by the *Forbes Travel Guide*, and the region collectively won 12 Texas Travel Awards, underscoring its appeal as a premier travel destination.

[▶ WATCH PROPERTY VIDEO](#)

► POPULATION

1  
MILE

3  
MILE

5  
MILE

2024 Population	7,760	44,684	83,857
2029 Population Projection	9,201	52,935	98,521
Annual Growth 2024-2029	3.7%	3.7%	3.5%
Median Age	34.6	37.1	37.2
Bachelor's Degree or Higher	50%	52%	54%
U.S. Armed Forces	0	40	102

▶ HOUSEHOLDS

**1**  
MILE

**3**  
MILE

**5**  
MILE

2024 Households	2,305	13,280	25,266
2029 Household Projection	2,737	15,760	29,746
Annual Growth 2024-2029	3.7%	3.7%	3.5%
Owner Occupied Households	2,466	14,522	26,297
Renter Occupied Households	271	1,239	3,449
Avg Household Size	3.4	3.4	3.3
Avg Household Vehicles	2	3	2
Total Specified Consumer Spending (\$)	\$118.9MM	\$700.8MM	\$1.3B

► INCOME

**1**  
MILE

**3**  
MILE

**5**  
MILE

Average Household Income

\$216,866

\$214,129

\$202,647

Median Household Income

\$195,432

\$197,192

\$184,298

► HOUSING

Median Home Value

\$619,922

\$725,764

\$711,402

Median Year Built

2011

2011

2011



## RYAN GOMEZ

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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.

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

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

\_\_\_\_\_  
Date