



WAYPOINT
REAL ESTATE ADVISORS

LINDALE STATION
2808 SOUTH MAIN STREET LINDALE, TX

RETAIL PROPERTY FOR SALE

OFFERING MEMORANDUM

DEREK ANTHONY PARTNER 817.991.5072



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2808 SOUTH MAIN STREET LINDALE, TX
RETAIL PROPERTY FOR SALE

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EXECUTIVE SUMMARY

2808 SOUTH MAIN STREET LINDALE, TX
RETAIL PROPERTY FOR SALE



Sale Price	\$6,675,000
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OFFERING SUMMARY

Total GLA:	36,639 SF
Lot Size:	3.47 Acres
Number of Units:	11
Price / SF:	\$182.18
Cap Rate:	7.27%
NOI:	\$485,096
Year Built:	2004
Renovated:	2022

PROPERTY OVERVIEW

Introducing a prime investment opportunity in the heart of the Greater-Tyler area. This impressive property, featuring a 36,639 SF building with 11 units, presents a compelling proposition for retail and neighborhood center investors. Built in 2004 and recently renovated in 2022, this modern facility is ideally suited for a range of uses, including retail, medical, and office space. With a coveted zoning designation and an impressive 97% occupancy rate, this property offers a secure and high-performing investment with strong potential for long-term success in the thriving market. Don't miss out on this exceptional chance to add a standout asset to your portfolio.

PROPERTY HIGHLIGHTS

- 36,639 SF GLA (Bldg 1, 2, 3, 4, 5)
- 11 units
- Built in 2004, renovated in 2022
- Zoned Retail, Medical, Office

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LOCATION INFORMATION

SECTION 1



AERIAL MAP

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ABOUT LINDALE, TEXAS

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RETAIL PROPERTY FOR SALE

In Lindale, the edge doesn't come by chance—it's engineered. Located just 90 minutes from Dallas and a short drive from Tyler, Lindale offers instant access to millions of potential customers. The city's transportation network, featuring highway, rail, and air connectivity, ensures goods move quickly and efficiently. Lindale Industrial Park is built with business in mind, offering flexible, shovel-ready sites for logistics, manufacturing, and distribution operations. Need proof? Lindale is already home to major players like FedEx Ground and Target Distribution, showcasing its capacity to deliver big on business. Ready infrastructure, proven success, and a community that supports growth—it's a competitive advantage you won't find anywhere else.

2026 Lindale LEGEND Community & Relocation Guide

The workforce in Lindale is one of its strongest assets. Drawing from a labor pool of over 1.5 million people within an hour's drive, businesses here have access to skilled professionals across a wide range of industries. Lindale's commitment to workforce development ensures a steady pipeline of talent. Local educational partnerships with Lindale Independent School District and regional colleges like Tyler Junior College provide specialized training in logistics, healthcare, and manufacturing, equipping employees with the skills they need to excel.

Beyond business, Lindale offers an exceptional quality of life that attracts and retains top talent. From its highly rated schools to its scenic parks and vibrant community events, Lindale provides a lifestyle that blends opportunity with comfort. Employees and their families enjoy safe neighborhoods, cultural experiences, and a strong sense of community, making Lindale a place where businesses and people thrive together.



When it comes to creating a thriving business, location matters—and Lindale, Texas, is a city that delivers unmatched advantages. Strategically positioned at the intersection of Interstate 20 and U.S. Highway 69, Lindale provides businesses with the tools, resources, and environment they need to succeed. From superior logistics and infrastructure to a supportive community and workforce, Lindale stands out as the smart choice for businesses ready to grow.

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REGIONAL MAP

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PROPERTY INFORMATION

SECTION 2



SITE PLAN

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PROPERTY SUMMARY

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RETAIL PROPERTY FOR SALE



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of the Greater-Tyler area. This impressive property, featuring a 36,639 SF building with 11 units, presents a compelling proposition for retail and neighborhood center investors. Built in 2004 and recently renovated in 2022, this modern facility is ideally suited for a range of uses, including retail, medical, and office space. With a coveted zoning designation and an impressive 97% occupancy rate, this property offers a secure and high-performing investment with strong potential for long-term success in the thriving market. Don't miss out on this exceptional chance to add a standout asset to your portfolio.

PROPERTY HIGHLIGHTS

- 36,639 SF Total GLA (Building 1, 2, 3, 4, 5)
- 11 units
- Built in 2004, renovated in 2022

OFFERING SUMMARY

Sale Price:	\$6,675,000
Number of Units:	11
Lot Size:	3.47 Acres
Total GLA:	36,639 SF
NOI:	\$485,096.00
Cap Rate:	7.27%

DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
Total Households	1,625	8,442	25,593
Total Population	4,535	22,700	72,251
Average HH Income	\$100,139	\$102,854	\$80,460

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PROPERTY DETAILS

2808 SOUTH MAIN STREET LINDALE, TX
RETAIL PROPERTY FOR SALE

Sale Price	\$6,675,000
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LOCATION INFORMATION

Building Name	Lindale Station
Street Address	2808 South Main Street
City, State, Zip	Lindale, TX 75771
County	Smith
Market	Tyler
Sub-market	Lindale
Cross-Streets	Mineola Hwy (Main St) & E Centennial
Signal Intersection	No
Road Type	Highway Interchange
Market Type	Small
Nearest Highway	I-20
Nearest Airport	Tyler Pounds Regional Airport

BUILDING INFORMATION

Total GLA	36,639 SF
NOI	\$485,096.00
Cap Rate	7.27
Occupancy %	97.0%
Tenancy	Multiple
Number of Floors	1

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Neighborhood Center
Zoning	Retail, Medical, Office
Lot Size	3.47 Acres
Lot Frontage	356 ft
Lot Depth	410 ft
Corner Property	No
Traffic Count	27231
Traffic Count Street	Mineola Hwy (Main St)
Traffic Count Frontage	27231
Amenities	The center welcomes national brands for a small market, such as H&R Block, State Farm, and Sherwin-Williams.
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	132

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes

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COMPLETE HIGHLIGHTS

2808 SOUTH MAIN STREET LINDALE, TX
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Building 4



Building 4

PROPERTY HIGHLIGHTS

- 36,639 SF Total GLA (Building 1, 2, 3, 4, 5)
- 11 units
- Built in 2004, renovated in 2022
- Zoned Retail, Medical, Office
- Located in the heart of Lindale retail node
- Lowe's & Walmart three blocks away
- 97% occupancy
- In the heart of Lindale retail node
- Less than a mile from Interstate I-20 & Mineola Hwy (Main St) Exit
- Several national brands as tenants in center
- Only one 1,000 SF vacancy
- Several leases under market rate
- Multiple leases coming up for renewal or exit

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ADDITIONAL PHOTOS

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Building 4



Street View



Building 5



Building 5



Building 5



Street View



Building 4



Street View



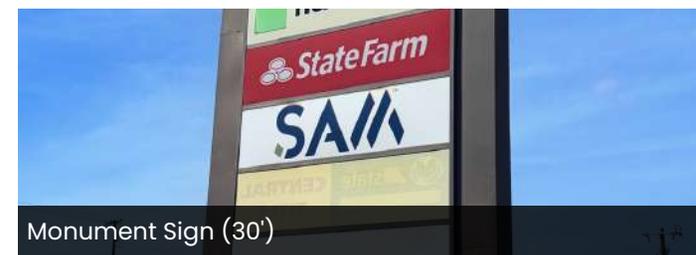
Aerial



Building 1,2,3



Street View



Monument Sign (30')

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DEMOGRAPHICS

SECTION 3



DEMOGRAPHICS MAP & REPORT

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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	4,535	22,700	72,251
Average Age	38	41	38
Average Age (Male)	37	40	37
Average Age (Female)	39	42	39
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	1,625	8,442	25,593
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$100,139	\$102,854	\$80,460
Average House Value	\$272,379	\$301,701	\$220,781

Demographics data derived from AlphaMap

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DEMOGRAPHICS

2808 SOUTH MAIN STREET LINDALE, TX RETAIL PROPERTY FOR SALE

Overview



Household Income



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TENANT PROFILES

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SHERWIN-WILLIAMS®

TENANT OVERVIEW

of Locations: 28

Jointly owned by the University of Texas System (30%) and Ardent Health Services (70%), and was formed following a merger of the East Texas Medical Center and the University of Texas Health Science Center at Tyler. Supported by Ardent Health Services and The University of Texas System, UT Health is uniquely equipped to offer patients access to leading-edge research and advanced clinical therapies—while also educating and training the next generation of healthcare professionals.

SF: 8,211 SF
 Percentage of GLA: 22.41%
 In-Place Rent PSF: \$15.00 SF+ NNN
 Lease Expiration: 8/31/2030
 Company Website: www.utthealtheasttexas.com

TENANT OVERVIEW

of Locations: 4,050

The Sherwin-Williams Company delivers the best in paint and coatings products worldwide. Every day, our more than 64,000 employees provide the energy and experience to build on our track record of success. Sherwin-Williams has one of the industry's most recognized portfolios of branded and private-label products.

SF: 3,000 SF
 Percentage of GLA: 8.19%
 In-Place Rent PSF: \$13.21 SF + NNN
 Lease Expiration: 6/30/2027 with Four (4) 5-year Option Periods
 Company Website: www.sherwin-williams.com

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TENANT PROFILES

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**H&R
BLOCK®**

TENANT OVERVIEW

of Locations: 8,660

H&R Block is a nationally recognized tax preparation and financial services company founded in 1955. H&R Block provides individual and small business tax return preparation, bookkeeping, payroll, and related financial advisory services. As a shopping center tenant, H&R Block is considered a stable, service-oriented retailer that benefits from convenient neighborhood locations with accessible parking and strong visibility.

SF:	1,200SF
Percentage of GLA:	3.28%
In-Place Rent PSF:	\$17.95 SF + NNN
Lease Expiration:	4/30/2028
Company Website:	www.hrblock.com



LEO'S
ASIAN BISTRO

TENANT OVERVIEW

of Locations: 1

At Leo's Asian Bistro, we believe that sharing a meal is one of the simplest and most meaningful ways to connect with others. Located in Lindale, Texas, our restaurant isn't just about food—it's about bringing people together. Since the beginning (1993), we've worked hard to create a place where everyone feels welcome, like family at the dinner table. Leo's Asian Bistro blends fresh ingredients, family values, and years of experience to create meals that nourish the body and soul. Experience the warmth of dining with family, every time.

SF:	3,000 SF
Percentage of GLA:	8.19%
In-Place Rent PSF:	\$15.00 SF + NNN
Lease Expiration:	4/30/2035
Company Website:	www.leosasianbistro.com

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TENANT PROFILES

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TENANT OVERVIEW

of Locations: 54 (Net Worth - \$1B)

Based in Austin, TX, as the nation's largest Managed Geospatial Services™ firm, SAM's licensed professionals can transform petabytes of complex spatial data into intelligent insights in a holistic Managed Geospatial Services™ framework anywhere in North America. Services include practical, accurate, and high-fidelity deliverables to enhance decision-making, mitigate risks, achieve strategic objectives, and drive costs out of our clients' business whenever and wherever they need us.

SF:	5,336 SF
Percentage of GLA:	14.56%
In-Place Rent PSF:	\$14.00 SF + NNN
Lease Expiration:	8/31/2026
Company Website:	www.sam.biz



TENANT OVERVIEW

of Locations: 70

Jointly owned by the University of Texas System (30%) and Ardent Health Services (70%), and was formed following a merger of the East Texas Medical Center and the University of Texas Health Science Center at Tyler. Supported by Ardent Health Services and The University of Texas System, UT Health is uniquely equipped to offer patients access to leading-edge research and advanced clinical therapies—while also educating and training the next generation of healthcare professionals.

SF:	3,300 SF
Percentage of GLA:	9.01%
In-Place Rent PSF:	\$12.38 SF + NNN
Lease Expiration:	3/31/2028
Company Website:	www.muellerinc.com

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TENANT PROFILES

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TENANT OVERVIEW

of Locations:

Founded in 1922, State Farm is the largest provider of auto insurance and one of the leading homeowners insurers in the United States. Headquartered in Bloomington, the company operates through a nationwide network of exclusive agents, delivering a broad suite of insurance and financial services products including auto, home, renters, life, health, and small business coverage with approximately 19,000 agents and more than 67,000 employees nationwide.

SF:	1,200 SF
Percentage of GLA:	3.28%
In-Place Rent PSF:	\$8.50 SF + NNN
Lease Expiration:	4/30/2026
Company Website:	www.statefarm.com



TENANT OVERVIEW

of Locations: 1

Locally owned outpatient therapy provider specializing in comprehensive pediatric services for children from infancy through adolescence. The group offers a multidisciplinary suite of services, including speech therapy, occupational therapy, and physical therapy, with treatment plans tailored to each patient's specific needs. Referrals are generated through local physicians, school districts, and regional healthcare networks, supporting a steady and recurring patient base.

SF:	6,192 SF
Percentage of GLA:	16.89%
In-Place Rent PSF:	\$16.63 SF (Gross Lease)
Lease Expiration:	7/31/2030
Company Website:	www.lindalepediatrictherapy.com

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TENANT PROFILES

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TENANT OVERVIEW

of Locations: 1

Locally operated full-service nail salon located in Lindale. The salon provides a comprehensive range of personal care services including manicures, pedicures, acrylic and gel enhancements, nail art, and waxing treatments, serving both appointment-based and walk-in clientele. VIP Nails benefits from consistent consumer demand driven by recurring personal grooming needs and a loyal local customer base.

SF:	1,500 SF
Percentage of GLA:	4.09%
In-Place Rent PSF:	\$12.80 SF + NNN
Lease Expiration:	12/31/2026
Company Website:	www.vipnailsoflindale.com



TENANT OVERVIEW

of Locations: 1

Sparrows MATTER is here to support families in their most challenging times. We understand that many reach out to us as a first step, next step, or even a last resort. Our dedicated volunteers are ready to connect you to dozens of resources in government, private, and non-profit sectors to meet your unique family needs.

SF:	2,700 SF
Percentage of GLA:	7.37%
In-Place Rent PSF:	\$9.78 SF+ NNN
Lease Expiration:	8/31/2026
Company Website:	www.sparrowsmatter.org

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DEREK ANTHONY BIO

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TX #677154-B

PROFESSIONAL BACKGROUND

At Waypoint, as a licensed Broker (#677154-B) Derek focuses on landlord and tenant representation, development advisory, and investment brokerage. Known for combining market data with practical business insight, he helps clients make informed real estate decisions aligned with long-term growth objectives. His work spans retail, land, office, flex, and specialty real estate assets throughout the DFW region and beyond.

Derek's success is rooted in relationship-driven brokerage. He emphasizes understanding each client's operational goals and translating them into real estate strategies that create measurable value. His entrepreneurial mindset and hands-on execution style have made him a trusted advisor to business owners, developers, and investors alike.

Throughout his career, Derek has completed more than \$150 million in transactions and earned multiple industry recognitions, including D CEO Power Broker honors and Top CRE Broker distinctions in Fort Worth.

In addition to brokerage and development work, Derek hosts the commercial real estate podcast Rated "R" – Real Estate Uncensored, where he shares industry insights and interviews professionals across the real estate ecosystem.

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Waypoint Real Estate Advisors, LLC.	9015127-BB	jake@waypoint-red.com	817-505-5894
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jake McCoy	702534-B	jake@waypoint-red.com	817-505-5894
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Derek Anthony	677154-B	derek@waypoint-red.com	817-991-5072
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-2

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WAYPOINT CURRENT LISTINGS 

WAYPOINT REAL ESTATE WEB PAGE 

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JAKE MCCOY'S LINKEDIN 

DEREK ANTHONY'S LINKEDIN 



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