



RARE 10% RENT INCREASE EVERY  
5-YEARS

EXCELLENT VISIBILITY & EASY  
ACCESS OFF OF LOOP 12

LOCATED IN DENSE BUSINESS  
PARK COMMUNITY OF EAST  
DALLAS

CLICK HERE FOR PROPERTY VIDEO:



SUBJECT PROPERTY

EXCLUSIVE OFFERING | \$5,234,000 - 4.75% CAP

7-ELEVEN, INC. - CORPORATE ABSOLUTE NNN

SECURE  
NET LEASE

4710 S BUCKNER BLVD, DALLAS, TX

214.915.8888

**MATTHEW SCOW**

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**BOB MOORHEAD**

bob@securenetlease.com

**Property.** New 3,000± SF building on 0.56± acre site.

**Tenant.** Lessee: 7-Eleven, Inc. Operates in 18 countries and employs over 45,000 people. Founded in 1927 and headquartered in Irving, Texas. S&P Rated AA-. Largest chain store operator worldwide with some 66,500 stores, 11,600+ are in North America.

**Lease structure.** New 15-year, corporate absolute NNN, with 10% rent increases every 5-years in primary term and option periods, beginning year 6.

**Location.** 7-Eleven is strategically located at the northeast corner of Loop 12 "Buckner Blvd." (43,461 VPD) at its signalized intersection with Forney Rd. (6,653 VPD) in Dallas, TX. Loop 12 "Buckner Blvd." is the only state highway in Dallas that forms a complete loop around the city, and in east and northeast Dallas it continues as Buckner Blvd. where it's a local north-south commercial corridor that provides the surrounding communities with access to multiple schools, business parks, and the traffic dense highway I-30 (131,208 VPD). The immediate trade area features strong population demographics of 136,183 people within a 3-mile radius. Additionally, the site will benefit from having five schools (7,724 total students), four apartment complexes (1,162 total units), and Forester Athletic Stadium (10,000 seats) within a 2-mile radius. The subject 7-Eleven is located approximately 8-miles from downtown Dallas, TX.

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DISCLAIMER

Secure Net Lease (“Agent”) has been engaged as an agent for the sale of the property located at 4710 S. Buckner Blvd., Dallas, TX the owner of the Property (“Seller”). The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations hereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller and Agent.

4710 S BUCKNER BLVD, DALLAS, TX

PRICE   CAP RATE:	\$5,234,000   4.75%
NET OPERATING INCOME:	\$248,628
BUILDING AREA:	3,000± Square Feet
LAND AREA:	0.56± Acres
YEAR BUILT:	2019
LANDLORD RESPONSIBILITY:	None
OWNERSHIP:	Fee Simple Interest
OCCUPANCY:	100%

TENANT OVERVIEW

7-Eleven, Inc., a Texas corporation



7-ELEVEN | www.7-eleven.com | S&P Rating: AA-

The brand name 7-Eleven is now part of an international chain of convenience stores, operating under Seven-Eleven Japan Co., Ltd., primarily operating as a franchise. It is the largest chain store operator with approximately 66,500+ locations operating around the world, surpassing the previous record-holder McDonald's Corporation in 2007. Its stores are located in 18 countries, with its largest markets being Japan, the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia and Thailand. 7-Eleven, Inc. as a former U.S.-originating company, is a subsidiary of Seven-Eleven Japan Co., Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. The US chain has its headquarters in Irving, Texas.

The company operates, franchises and licenses more than 9,800+ stores in the U.S. and Canada. Of the more than 9,800 stores the company operates and franchises in the United States, approximately 8,000 are franchised. Outside of the U.S. and Canada, there are more than 55,300 7-Eleven and other convenience stores in Japan, Taiwan, Thailand, South Korea, China, Malaysia, Mexico, Singapore, Australia, Philippines, Indonesia, Norway, Sweden and Denmark.

7-Eleven also is one of the nation's largest independent gasoline retailers. Its company's name was changed from The Southland Corporation to 7-Eleven, Inc. after approval by shareholders on April 28, 1999.

7-Eleven focuses on meeting the needs of convenience-oriented customers by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean and 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 customers. Stores typically vary in size from 2,400 to 3,000 square feet and are most often located on corners for great visibility and easy access. 7-Eleven Accolades include: Ranked #1 on Entrepreneur magazine's 2017 Top Global Franchises List; Ranked #1 spot on Entrepreneur magazine's Franchise 500's Top 10 Most Popular Retail Companies for 2016, and No.2 in Forbes magazine's Top 20 Franchises to Start. 7-Eleven is No. 2 on FranchiseRanking.com for Best Convenience Store Franchise Company USA, and among GI jobs magazine's Top 100 Military Friendly Employers.

LEASE OVERVIEW

Lease Term:	15-Years, Plus (4), 5-Year Options to Extend
Rent Commencement:	February 2019
Lease Expiration:	February 2034
Lease Type:	Corporate Absolute NNN
Rent Increases:	10% Every 5 Years, Beginning Year 6
Annual Rent Yrs 1-5:	\$248,628
Annual Rent Yrs 6-10:	\$273,480
Annual Rent Yrs 11-15:	\$300,840
Option 1   Yrs 16-20:	\$330,912 *
Option 2   Yrs 21-25:	\$364,008 *
Option 3   Yrs 26-30:	\$400,416
Option 4   Yrs 31-35:	\$440,448
ROFO to Purchase:	Yes

\* Monthly rent for the first 3 months of Option 1 & 2 (Year 16 & 21) shall be abated.



Positioning 7-Eleven for the Future

President and CEO Joe DePinto shares with Convenience Store Decisions how a customer-obsessed culture is propelling the world’s largest convenience retailer forward.

**David Bennet – Convenience Store Decisions (October 12, 2018)** – For 91 years, 7-Eleven Inc. has often been on the cutting edge of major trends across the convenience store industry.

Whether it was the company’s launch of the first self-serve soda fountain, 24/7 store hours, coffee sold in to-go cups, or the first self-serve gas pumps and ATMs installed at a c-store, 7-Eleven can count many “firsts.” The biggest, of course, occurred in 1927. Convenience retailing got its start when employee “Uncle Johnny” Jefferson Green approached a young Joe C. Thompson of the Southland Ice Co. about selling bread, milk and eggs from the front dock of an ice house. With success comes growth. Today, a new 7-Eleven store opens somewhere in the world every 3.5 hours. Convenience, 7-Eleven style, remains in high demand.

The Irving, Texas-based c-store chain, a subsidiary of Seven & I Holdings Co., operates, franchises and/or licenses more than 67,000 stores in 17 countries, including more than 11,800 locations in North America, making it the largest convenience retailer in the world. President and CEO Joe DePinto recently shared with Convenience Store Decisions his take on the headwinds and disruption in the c-store and retail environment and how 7-Eleven is not only addressing the complex business challenges now, but also how the company plans to maintain its leadership position in the industry, going forward.

Since he was appointed president and CEO of 7-Eleven in 2005, DePinto has led the charge of building long-term sustainable growth in part by implementing programs designed to satisfy its franchisees and its customers. During the last 13 years, however, U.S. retail has been reformed drastically by demographic, technological, behavioral and entrepreneurial changes. Just in the last few years, the explosion of e-commerce has forced c-stores to rethink how they do business and evaluate what kind of job they’re doing to meet consumer demand. How well 7-Eleven is doing on a daily basis is what DePinto and his executive team concern themselves with every day at its headquarters, known as the 7-Eleven Store Support Center. For a company that was preoccupied with customer satisfaction when DePinto took the helm in 2005, 7-Eleven now identifies itself as a customer-obsessed and digitally-enabled company.

“The consumer is changing as fast as I’ve ever seen,” DePinto said. “Product life cycles are a lot shorter. (Consumers) are much more demanding and discerning. They have instant information about products and locations from their smart devices. They can look at Yelp reviews. That is creating this wave of change. “The best retailers are going to recognize this change, listen to the customer and make the changes customers want,” DePinto added. “That is exactly what we are doing. That’s how 7-Eleven is going to win.”

For a large corporation like 7-Eleven, nimbleness and flexibility are key and can be challenging in a marketplace punctuated by declining disposable income of low- and lower-income Americans, the encroachment of dollar stores and aggressive quick-service restaurants (QSRs), and the growth of e-commerce, DePinto said. “There has been a buzz about retail channels blurring,” DePinto said. “In my opinion, there are no more channels. I think the customer is deciding and they are looking for—particularly the low-income consumer—quality at a strong value. The message I have is: We need to recognize that, and certainly our supplier partners need to recognize that we need products at a fair cost, so we can compete in a changing world...”

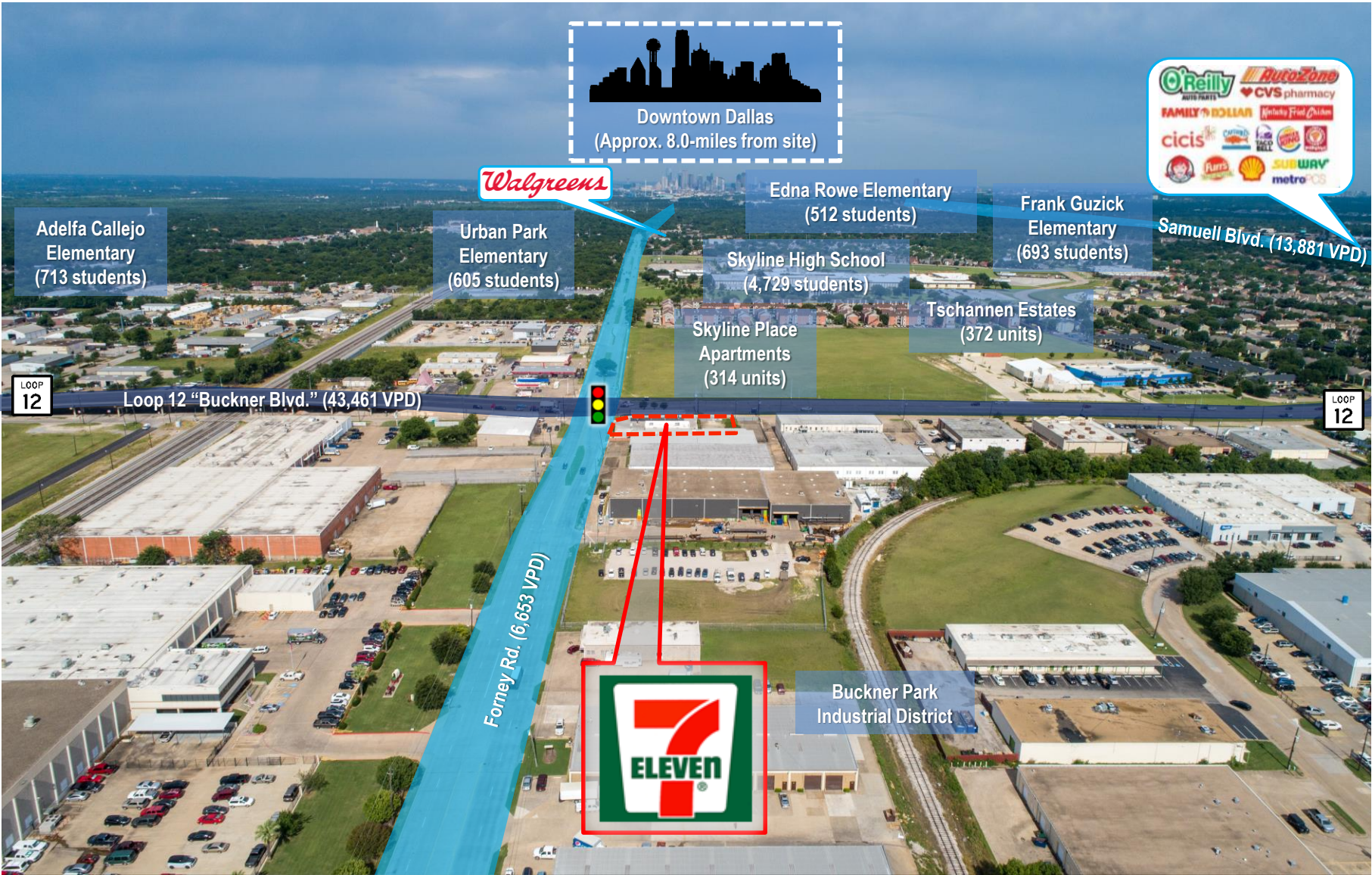


4710 S BUCKNER BLVD, DALLAS, TX





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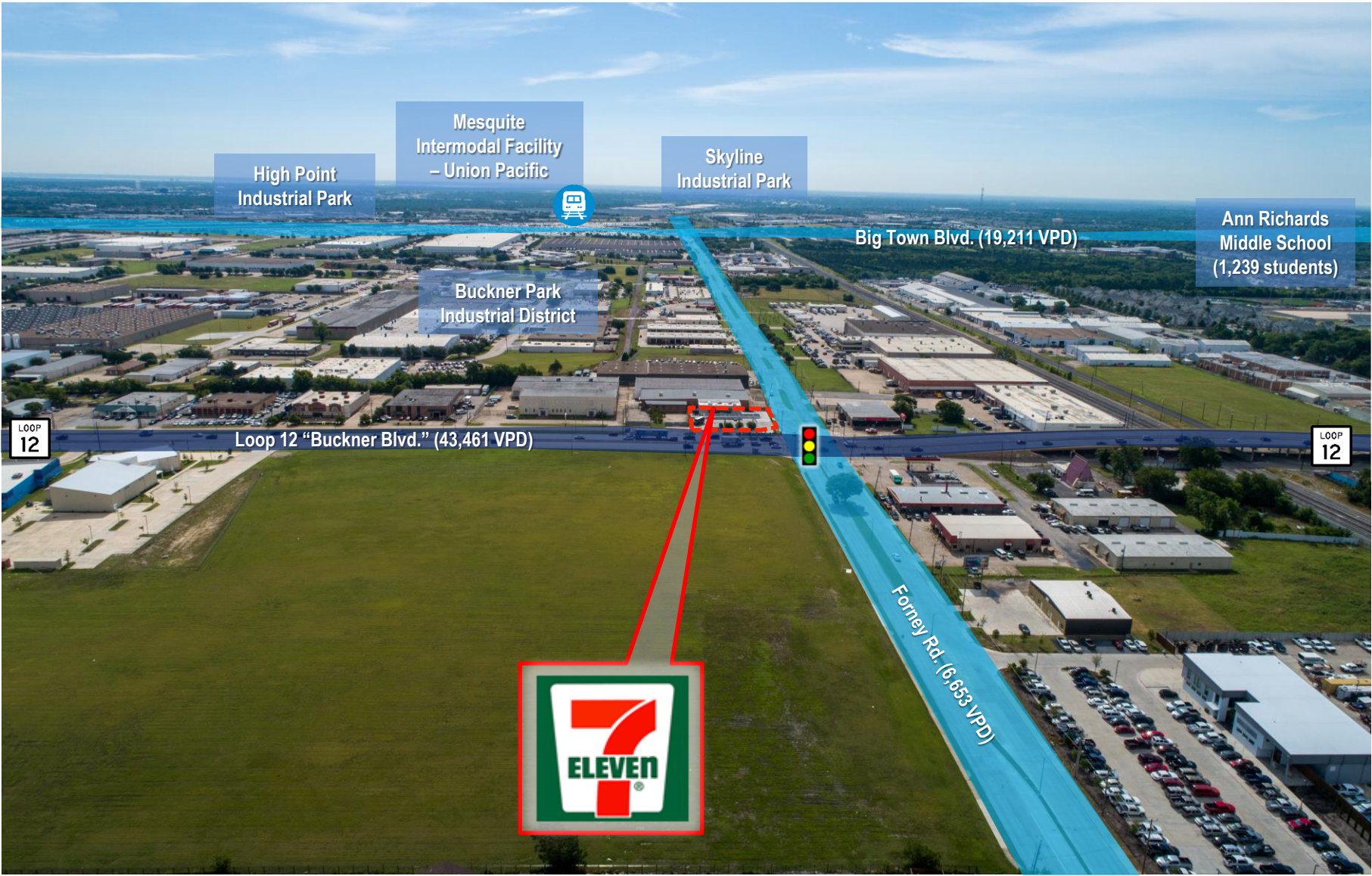


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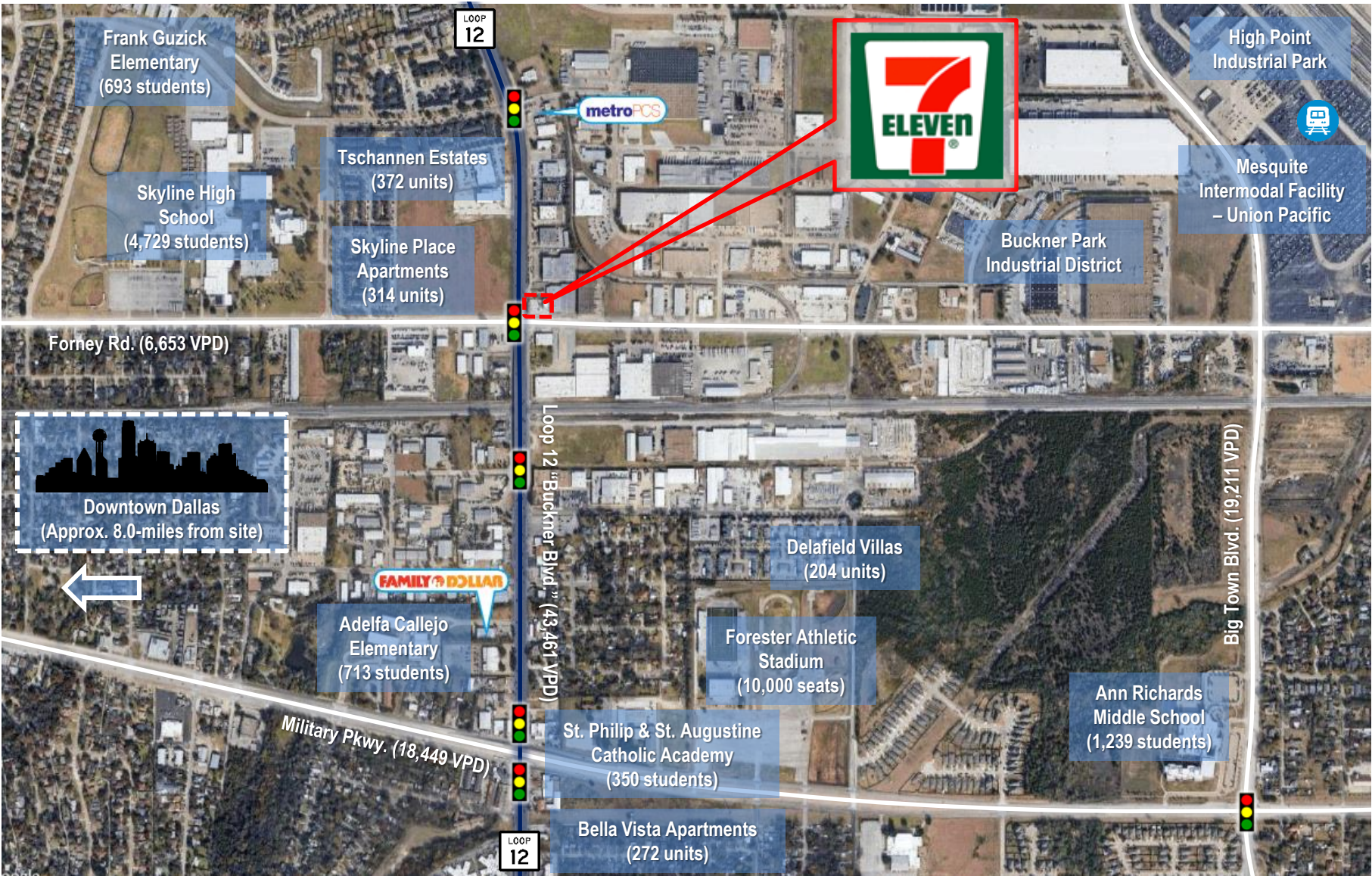


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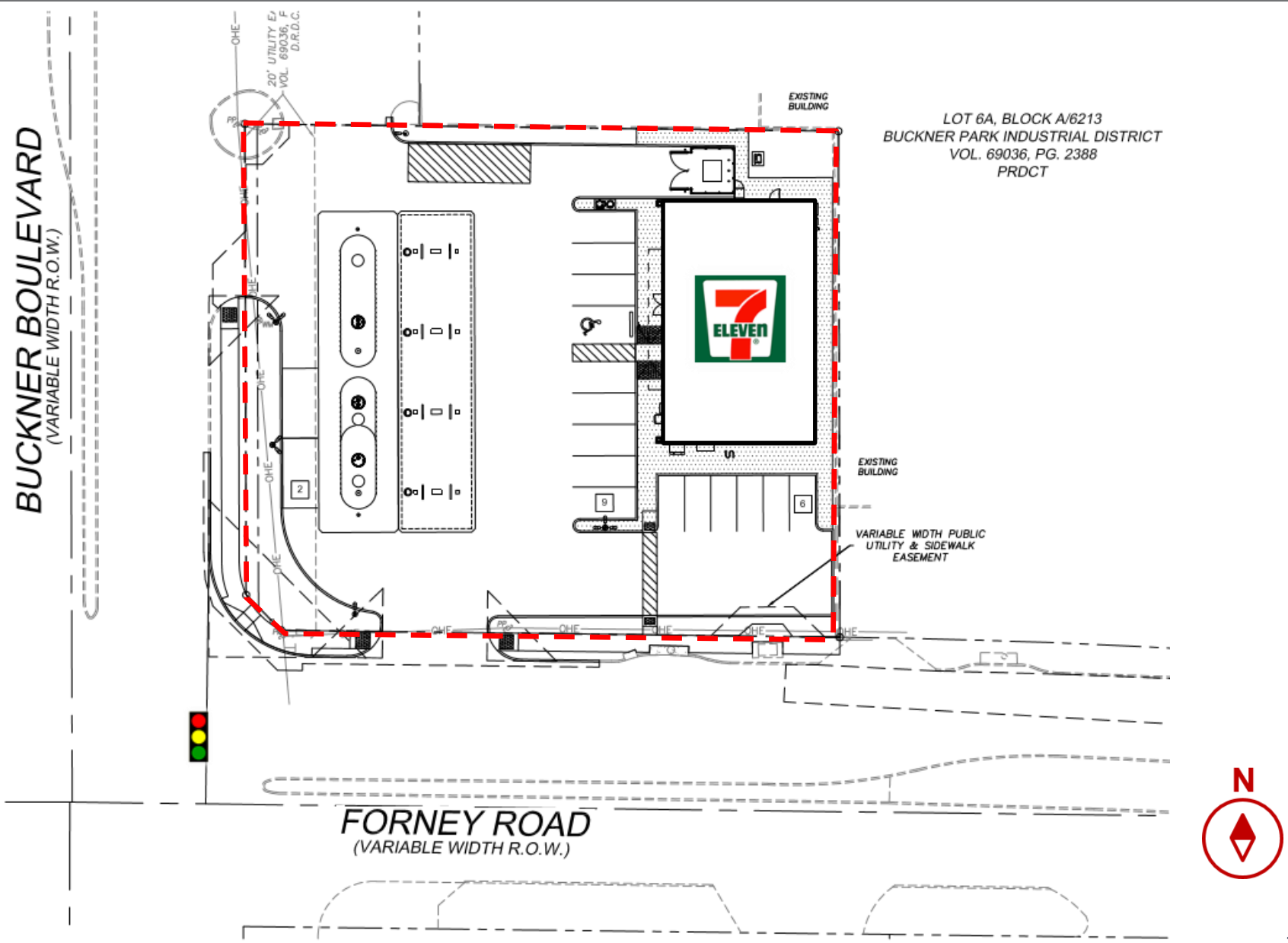


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**IMMEDIATE TRADE AREA**

7-Eleven is strategically located at the northeast corner of Loop 12 “Buckner Blvd.” (43,461 VPD) at its signalized intersection with Forney Rd. (6,653 VPD) in Dallas, TX. Loop 12 “Buckner Blvd.” is the only state highway in Dallas that forms a complete loop around the city, and in east and northeast Dallas it continues as Buckner Blvd. where it’s a local north-south commercial corridor that provides the surrounding communities with access to multiple schools, business parks, and the traffic dense highway I-30 (131,208 VPD). Forney Rd. is a local east-west thoroughfare that services the east Dallas area. The immediate trade area features strong population demographics of 136,183 people within a 3-mile radius. Additionally, the site will benefit from having five schools (7,724 total students), four apartment complexes (1,162 total units), and Forester Athletic Stadium (10,000 seats) within a 2-mile radius. The accessibility of this location coupled with close proximity to a major commercial corridor, major highway, and multiple business parks have contributed to the growth and development of the area. The subject 7-Eleven is located approximately 8-miles from downtown Dallas, TX.

As described above, the subject 7-Eleven is located in a heavily developed and dense business park community. One of those being Skyline Industrial Park, which is over 300-acres in size and is home to the largest concentration of industries on the east side of the Metroplex. Ranging in size from the small manufacturer employing less than 10 people, to a giant in the industry – United Parcel Service – that employs over 2,000 people. The Union Pacific Railroad operates an intermodal operation within the Skyline Industrial Park, which is one of the largest intermodal facilities in the country. Recent projects have added over 3,500,000 square feet of industrial/office space.

Just northwest of Skyline Industrial Park, and just 3-miles east of the subject property is High Pointe Industrial Park. A \$71 million, 80-acre complex with five industrial buildings and over 979,000 square feet of leasable space. The city of Mesquite recognized the project as a class A urban industrial campus, and as one of the most compelling business centers in North Texas due to its proximity to a major urban core, coupled with a great labor market. Officials expect the new industrial park to bring more than 500 additional jobs to the area.

Traffic volumes, population growth, and accessibility of the immediate trade area have attracted numerous national credit tenants including, Walmart, Sam’s Club, O’Reilly Auto Parts, AutoZone, Napa Auto Parts, CVS, Walgreens, Planet Fitness, Dollar General, Family Dollar, Dollar Tree, Sprint, Metro PCS, Wendy’s, Taco Bell, KFC, Burger King, Popeyes, Subway, GNC, and many more.

4710 S BUCKNER BLVD, DALLAS, TX



**DALLAS, TX**

Dallas is the 3rd largest city in the state of Texas and the ninth-largest in the United States with a population of over 1,318,000. Dallas is a recognized as a leader internationally within industrial and financial sectors. The Dallas/Fort Worth International Airport is one of the largest and busiest airports in the world. Dallas has more shopping centers per capita than any other city in the United States and is also is home to two super regional center malls, the Dallas Galleria and NorthPark Center, which is the 2nd largest mall in Texas – both in north Dallas, located within close proximity to the subject property.

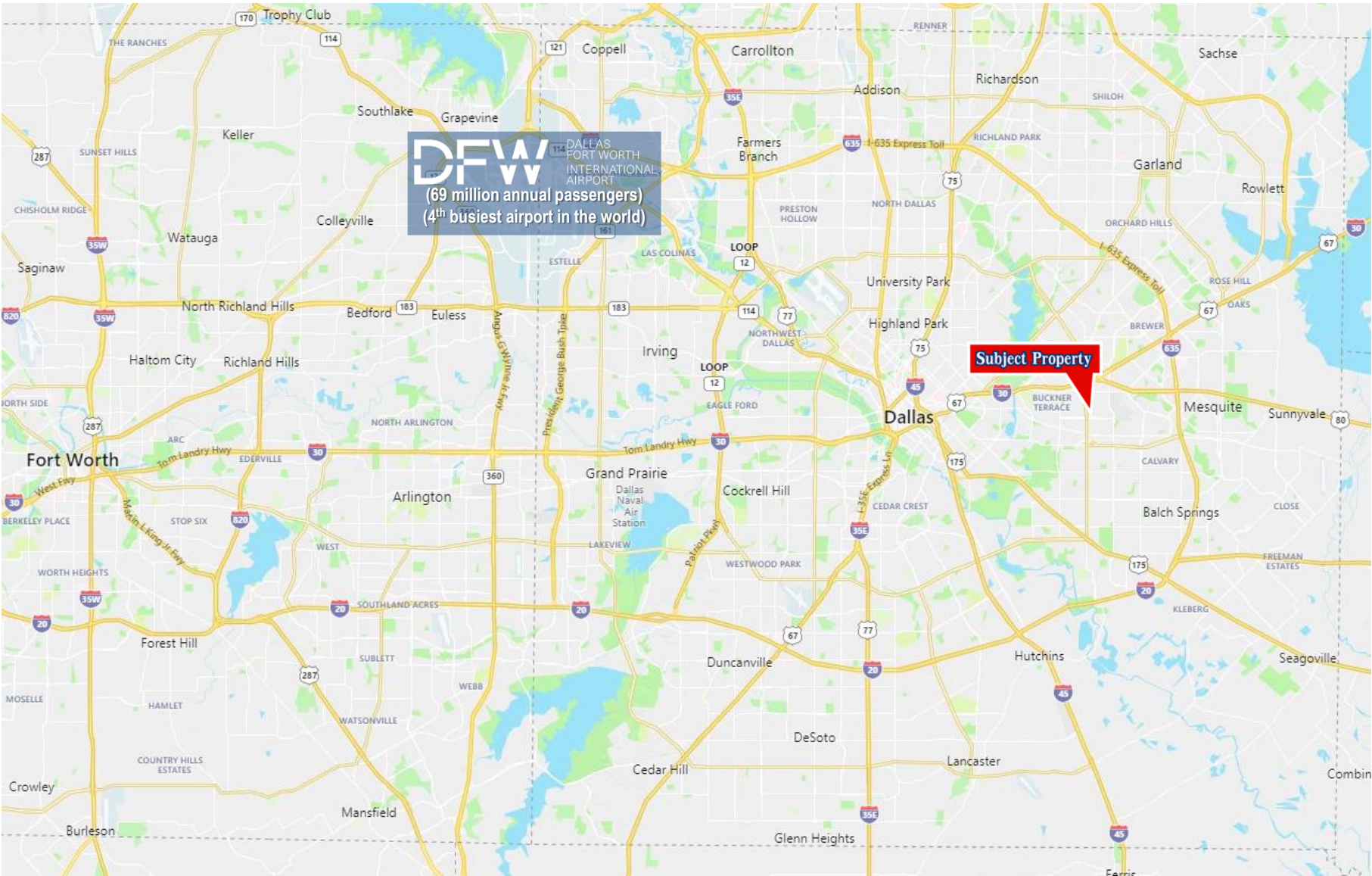
High demand in the residential sector has increased the volume of home sales in the Dallas area, especially in the cities located more or less north of downtown Dallas. Executive and luxury homes built on golf course and lake front lots, elegant gated estates, horse properties with acreage, as well as fine homes in both recently developed and well-established suburban neighborhoods are all available in the north Dallas suburbs area. North Dallas cities and towns are routinely ranked among the best suburbs in the DFW Metroplex, and top Dallas suburbs for families and the public schools that serve them typically dominate objectively compiled best DFW school districts, DFW's best K-12 schools and best DFW public high schools lists.

Dallas is home to the 3rd-largest concentration of Fortune 500 campiness in the country and is the largest economic center of the DFW Metroplex. Dallas was rated as an “beta plus” world city by the Globalization and World Cities Study Group & Network. It is also the only city in the South Central and Southwest regions of the United States to achieve that status. Dallas is also ranked 6th in the US and 14th in world rankings of GDP by the Organization for Economic Co-operation and Development.

Dallas is the best-ranked city on the Regulatory Climate Index thanks to its efficient local regulations. Entrepreneurs and small businesses can expect a welcoming business environment across all five areas of local regulation. Dallas scores above average across each meaningful measure of an interaction that a business has with a local government agency through procedure, time, and cost. These rankings reflect the city's continuing efforts to develop programs and initiatives to strengthen the business environment, provide access to capital, and encourage economic growth at the local level.

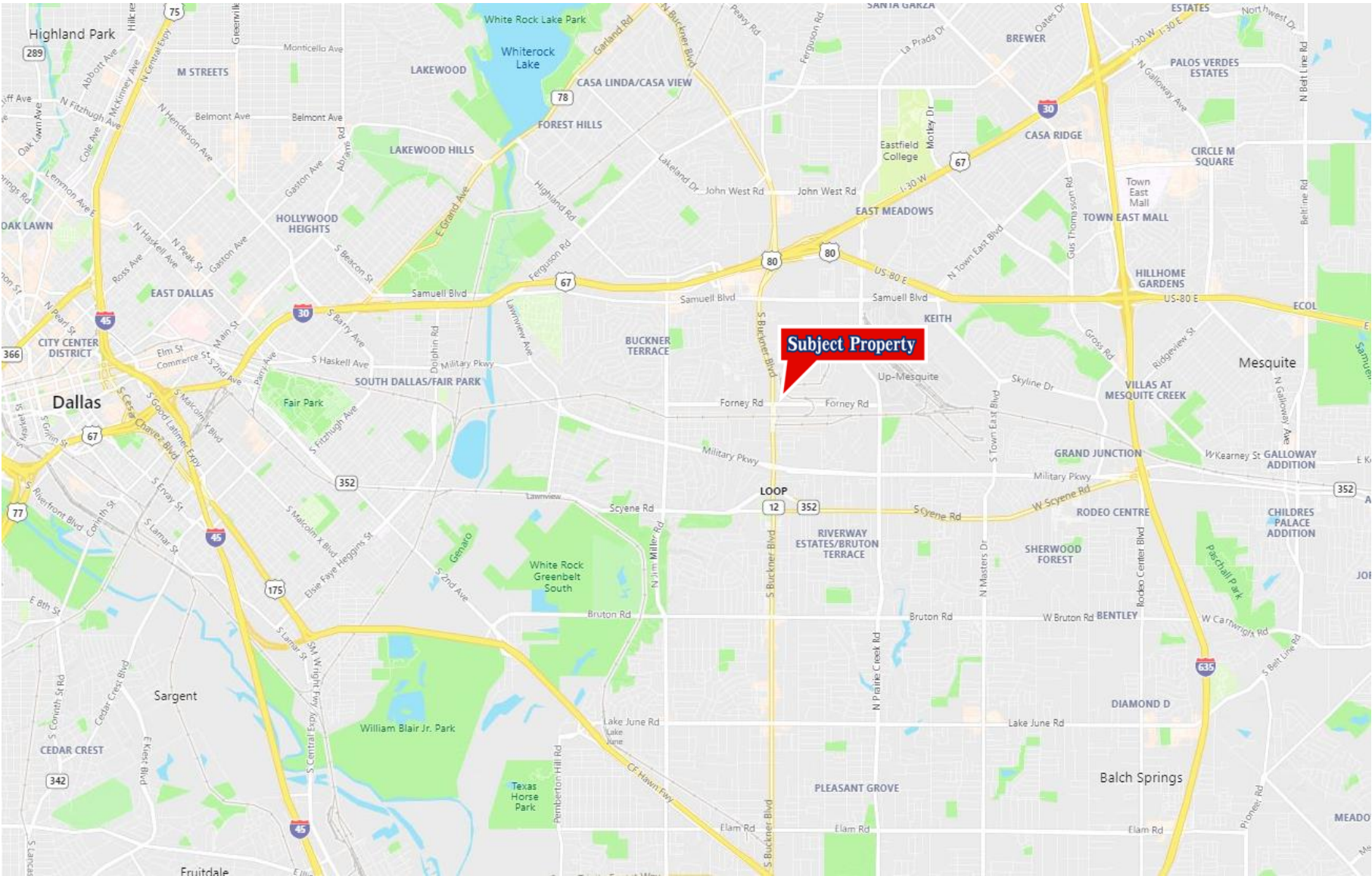


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4710 S BUCKNER BLVD, DALLAS, TX





4710 S BUCKNER BLVD, DALLAS, TX

4710 S Buckner Blvd					
		1 mi radius	3 mi radius	5 mi radius	
Dallas, TX 75227					
POPULATION	2019 Estimated Population	13,180	136,183	340,642	
	2024 Projected Population	13,914	144,470	363,370	
	2010 Census Population	11,952	125,708	317,495	
	2000 Census Population	10,464	119,284	308,845	
	Projected Annual Growth 2019 to 2024	1.1%	1.2%	1.3%	
	Historical Annual Growth 2000 to 2019	1.4%	0.7%	0.5%	
HOUSEHOLDS	2019 Estimated Households	4,062	44,951	117,285	
	2024 Projected Households	4,300	47,802	125,338	
	2010 Census Households	3,598	40,182	106,025	
	2000 Census Households	3,333	39,650	106,030	
	Projected Annual Growth 2019 to 2024	1.2%	1.3%	1.4%	
	Historical Annual Growth 2000 to 2019	1.2%	0.7%	0.6%	
AGE	2019 Est. Population Under 10 Years	17.1%	16.7%	16.1%	
	2019 Est. Population 10 to 19 Years	17.1%	16.1%	15.4%	
	2019 Est. Population 20 to 29 Years	15.6%	14.6%	14.5%	
	2019 Est. Population 30 to 44 Years	19.7%	19.9%	20.2%	
	2019 Est. Population 45 to 59 Years	18.1%	18.1%	18.3%	
	2019 Est. Population 60 to 74 Years	9.2%	10.8%	11.2%	
	2019 Est. Population 75 Years or Over	3.2%	3.9%	4.3%	
	2019 Est. Median Age	29.8	31.2	32.1	
MARITAL STATUS & GENDER	2019 Est. Male Population	48.5%	48.7%	48.8%	
	2019 Est. Female Population	51.5%	51.3%	51.2%	
	2019 Est. Never Married	42.4%	37.3%	38.2%	
	2019 Est. Now Married	37.0%	40.7%	38.6%	
	2019 Est. Separated or Divorced	16.9%	17.3%	18.1%	
	2019 Est. Widowed	3.7%	4.8%	5.1%	
INCOME	2019 Est. HH Income \$200,000 or More	1.4%	1.7%	3.4%	
	2019 Est. HH Income \$150,000 to \$199,999	2.5%	2.9%	3.6%	
	2019 Est. HH Income \$100,000 to \$149,999	8.2%	8.8%	9.0%	
	2019 Est. HH Income \$75,000 to \$99,999	12.3%	13.1%	13.1%	
	2019 Est. HH Income \$50,000 to \$74,999	18.1%	18.9%	19.0%	
	2019 Est. HH Income \$35,000 to \$49,999	18.4%	16.3%	16.0%	
	2019 Est. HH Income \$25,000 to \$34,999	11.1%	12.0%	11.6%	
	2019 Est. HH Income \$15,000 to \$24,999	11.2%	12.5%	11.5%	
	2019 Est. HH Income Under \$15,000	16.7%	13.8%	12.8%	
	2019 Est. Average Household Income	\$52,628	\$57,473	\$64,382	
	2019 Est. Median Household Income	\$44,879	\$47,994	\$53,460	
	2019 Est. Per Capita Income	\$16,468	\$19,007	\$22,194	
		2019 Est. Total Businesses	365	2,750	8,989
		2019 Est. Total Employees	5,028	33,001	86,284

4710 S Buckner Blvd		1 mi radius	3 mi radius	5 mi radius
Dallas, TX 75227				
LABOR FORCE	2019 Est. Labor Population Age 16 Years or Over	9,580	100,133	253,699
	2019 Est. Civilian Employed	58.6%	61.7%	61.9%
	2019 Est. Civilian Unemployed	1.6%	2.2%	2.2%
	2019 Est. in Armed Forces	0.2%	-	-
	2019 Est. not in Labor Force	39.6%	36.1%	35.9%
	2019 Labor Force Males	48.0%	47.9%	48.1%
	2019 Labor Force Females	52.0%	52.1%	51.9%
OCCUPATION	2019 Occupation: Population Age 16 Years or Over	5,619	61,740	157,079
	2019 Mgmt, Business, & Financial Operations	8.6%	8.7%	10.7%
	2019 Professional, Related	10.6%	11.3%	13.4%
	2019 Service	22.2%	21.9%	20.1%
	2019 Sales, Office	25.7%	23.7%	23.4%
	2019 Farming, Fishing, Forestry	-	-	0.2%
	2019 Construction, Extraction, Maintenance	19.4%	19.6%	18.2%
	2019 Production, Transport, Material Moving	13.5%	14.7%	14.0%
	2019 White Collar Workers	44.8%	43.7%	47.5%
TRANSPORTATION TO WORK	2019 Blue Collar Workers	55.2%	56.3%	52.5%
	2019 Drive to Work Alone	76.4%	79.9%	79.9%
	2019 Drive to Work in Carpool	13.1%	12.5%	11.5%
	2019 Travel to Work by Public Transportation	3.3%	2.9%	2.6%
	2019 Drive to Work on Motorcycle	-	-	-
	2019 Walk or Bicycle to Work	2.9%	1.6%	1.5%
	2019 Other Means	0.3%	0.8%	1.1%
	2019 Work at Home	3.9%	2.3%	3.2%
TRAVEL TIME	2019 Travel to Work in 14 Minutes or Less	13.6%	14.2%	14.2%
	2019 Travel to Work in 15 to 29 Minutes	26.0%	26.8%	28.7%
	2019 Travel to Work in 30 to 59 Minutes	36.7%	38.6%	38.2%
	2019 Travel to Work in 60 Minutes or More	8.2%	10.9%	10.6%
	2019 Average Travel Time to Work	27.3	29.3	28.9
CONSUMER EXPENDITURE	2019 Est. Total Household Expenditure	\$183.28 M	\$2.14 B	\$5.99 B
	2019 Est. Apparel	\$6.46 M	\$75.23 M	\$211.29 M
	2019 Est. Contributions, Gifts	\$9.53 M	\$113.46 M	\$327.72 M
	2019 Est. Education, Reading	\$5.39 M	\$63.27 M	\$184.03 M
	2019 Est. Entertainment	\$9.99 M	\$117.72 M	\$332.31 M
	2019 Est. Food, Beverages, Tobacco	\$28.96 M	\$336.51 M	\$933.82 M
	2019 Est. Furnishings, Equipment	\$6.21 M	\$73.12 M	\$206.24 M
	2019 Est. Health Care, Insurance	\$16.76 M	\$197.47 M	\$549.04 M
	2019 Est. Household Operations, Shelter, Utilities	\$60.68 M	\$705.35 M	\$1.97 B
	2019 Est. Miscellaneous Expenses	\$3.39 M	\$39.86 M	\$112.1 M
	2019 Est. Personal Care	\$2.45 M	\$28.64 M	\$80.14 M
	2019 Est. Transportation	\$33.46 M	\$391.67 M	\$1.09 B



**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

**B**efore 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 known to the agent.

### **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:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) 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
- (4) may not disclose any confidential information or any information that a party 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 of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)