



# Starbucks

S&P Rated BBB+

**\$2,310,000 | 4.85% CAP**

121 S LHS Drive, Lumberton, TX 77657

- ✓ New Construction Starbucks Property
- ✓ 10 Year Net Lease with No Early Termination
- ✓ 10% Rental Increases in Primary Term and Options
- ✓ Minimal LL Responsibilities with New Roof Warranty
- ✓ Highway Location Adjacent to Lumberton Middle School

Starbucks is the premier roaster and retailer of specialty coffee in the world. As of today, Starbucks is the largest coffeehouse company in the world with 32,660 stores across the globe in 2020.



# INVESTMENT OVERVIEW

STARBUCKS LUMBERTON, TX

FILE PHOTO



## CONTACT FOR DETAILS

**Edward Benton**

Executive Vice President  
(713) 263-3981

ebenton@securenetlease.com

# \$2,310,000

## 4.85% CAP

NOI

\$112,000

Building Area

±2,105 SF

Land Area

±0.811 AC

Year Built

2022

Lease Type

\*Corporate Net Lease

Occupancy

100%

- ✓ **New construction Starbucks property with drive thru:** featuring a new 10 year net lease with no early termination clause and 10% rental increases every five years.
- ✓ **Long Term Net Lease with Starbucks Corporation:** S&P Rated BBB+ | Ranked #125 on the Fortune 500 list | Over 26,000 locations globally
- ✓ **Minimal landlord responsibilities:** corporate net lease with new roof warranty. Landlord responsible for roof structure and parking lot.
- ✓ **High income demographics with average household incomes** over \$93,000, \$93,000 and \$94,000 within a one, three and five mile radius (respectively) of the subject property.
- ✓ **Excellent Location along South LHS Drive (Highway 287) with over 24,000 vehicles per day in front of the subject property** - located adjacent to Lumberton Middle School.
- ✓ **Subject Property is located in the Great State of Texas** which is the World's 9th largest economy with a state domestic product totaling \$1.9 trillion.
- ✓ **Texas ranks #1 in the United States in: job creation, population growth, corporate expansions/locations and exports**

\*LL responsible for roof, structure and parking lot. New 20 Year Roof Warranty.

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

STARBUCKS LUMBERTON, TX

## Starbucks

Starbucks Corporation is an American multinational chain of coffeehouses and roastery reserves headquartered in Seattle, Washington.

REVENUE  
\$23.5 B

CREDIT RATING  
BBB+

LOCATIONS  
32,000+

STOCK TICKER  
SBUX



[Starbucks.com](https://www.starbucks.com)

As the **world's largest coffeehouse chain**, Starbucks is seen to be the main representation of the United States' second wave of coffee culture. As of early 2020, the company **operates over 30,000 locations worldwide** in more than 70 countries.

Starbucks locations serve hot and cold drinks, whole-bean coffee, microground **instant coffee known as VIA**, espresso, caffe latte, full- and loose-leaf teas including Teavana tea products, Evolution Fresh juices, Frappuccino beverages, La Boulange pastries, and snacks including items such as chips and crackers; some offerings are seasonal or specific to the locality of the store. Many stores **sell pre-packaged** food items, pastries, hot and cold sandwiches, and drinkware including mugs and tumblers. There are also several select **"Starbucks Evenings"** locations which offer beer, wine, and appetizers. Starbucks-brand coffee, ice cream, and bottled cold coffee drinks are also sold at **grocery stores** in the United States and other countries. In 2010, the company began its Starbucks Reserve program for single-origin coffees and high-end coffee shops. It planned to **open 1,000 Reserve coffee** shops by the end of 2017. Starbucks operates six roasteries with tasting rooms and **43 coffee bars as part** of the program. The latest roastery location opened on Chicago's Magnificent Mile in November 2019, and is the world's largest Starbucks.



## IN THE NEWS

STARBUCKS LUMBERTON, TX

## Starbucks Stock To Grow As Recovery Continues?

JULY 07, 2021 (FORBES)

**Due to the coronavirus crisis, SBUX saw its revenue fall by 11% in 2020. The company started recovery in the Q4 2020 (ended September 2020) and Q1 2021 (ended December 2020).**

The momentum continued in Q2 2021 (ended March 2021) as the company recorded revenue **of \$6.7 billion, up 11% y-o-y** while earnings improved to **\$0.58 per share compared to \$0.28** per share in the same period of the previous year. The revenue growth was driven by the International market as comparable store sales grew **by 35% y-o-y**. We expect this momentum to **continue in 2021** as the pace of vaccination increases.

At the current price of around \$115 per share, we believe Starbucks (NASDAQ: SBUX) has nearly 8% growth potential in the near term as per Trefis' Starbucks' valuation of \$124.

We expect Starbucks' revenues to rise by **21% to \$28.5 billion** for FY 2021 (ends September 2021). Further, its net income is likely to increase to \$3.7 billion, increasing its EPS figure to **\$3.17 in 2021**, which coupled with the P/E multiple of 39.1x will lead to Starbucks' valuation of \$124, which is 10% higher than the current market price.

Having gained more than **73%** since the March bottom, Starbucks' stock (NASDAQ: SBUX) is close to its near term potential. Our conclusion is based on a detailed comparison of SBUX's performance against the S&P 500 now as well as during the 2008 downturn in our interactive dashboard analysis.

In FY 2020, Starbucks reported an earnings beat with EPS of \$0.79 and total revenues at **\$23.5 billion**, down **11% y-o-y**. Further, the company reported **\$1.6 billion in cash** inflows from operating activities for the year.

EXPLORE ARTICLE



## Starbucks Is Testing A Cashierless Cafe In NYC & This Could Be The Future Of Coffee

SAMEEN CHAUDHRY, DECEMBER 20, 2021 (NARCITY)

**The coffee chain is testing out a new store concept in New York City called Starbucks Pickup with Amazon Go.**

A press release by the **coffee brand** explained how the store uses a combination of features like the Starbucks app to order ahead and **Amazon Go's** walk-out technology, which allows you to pick up a coffee without speaking to a cashier or standing in line.

The store opened on **November 18** and the reviews are already coming in from those who've tried it. It's located on 59th Street, between Park and Lexington Avenue.

It may not be too long before you walk into your local Starbucks and grab a coffee without speaking to a single person.

For those who want to go to a coffee shop to get some work done or chat with a friend, the store also has a **fully updated lounge** that features individual workspaces and more extensive work tables. You also don't need to worry about finding **power outlets** and USB ports because this store has you covered in that department.

The store will also feature items from the **Amazon Go market**, including fresh salads and sandwiches in addition to the Starbucks menu.

Ordering drinks is pretty **straightforward** as the process isn't that different from using the Starbucks app for **in-store pickup**.

EXPLORE ARTICLE



# LEASE OVERVIEW

STARBUCKS LUMBERTON, TX

Initial Lease Term	10-Years, Plus (4), 5-Year Options to Extend
Rent Commencement	Approx. 4/1/22
Lease Expiration	Approx. 3/31/32
Lease Type	Corporate Net Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$112,000.00
Annual Rent YRS 6-10	\$123,200.00
Option 1	\$135,520.00
Option 2	\$149,072.00
Option 3	\$163,979.20
Option 4	\$180,377.12

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.



S LHS DRIVE  
±2400 VPD

N MAIN STREET  
±33,997 VPD

DOLLAR GENERAL

Exxon

287

DQ

Walgreens

SONIC

LAQUINTA  
INNS & SUITES

DOLLAR TREE

H-E-B

Walmart  
Supercenter

O'Reilly  
AUTO PARTS

CVS pharmacy  
POPEYES  
SMOOTHIE KING

RIVER BIRCH DRIVE  
±1,000 VPD

LUMBERTON MIDDLE SCHOOL  
(624 STUDENTS)

LUMBERTON INTERMEDIATE  
SCHOOL  
(880 STUDENTS)

goodwill

Advance  
Auto Parts

 **SUBJECT PROPERTY**  
121 S LHS DR.

Allstate

UNITED STATES  
POSTAL SERVICE

Brookshire Brothers

WAFLE  
HOUSE

Pizza  
Hut

LUMBERTON EARLY  
CHILDHOOD  
(452 STUDENTS)

DICKEY'S  
BARBECUE PIT

LUMBERTON  
CITY PARK

FM 421  
±5,708 VPD

69

Waxed

SPUR  
421

Lumberton Boat Storage

DOLLAR GENERAL

96

Grantz  
AUTO PARTS

KABCO  
Mobile Homes

LUMBERTON  
OFFROAD

VILLAGE CREEK

# SITE OVERVIEW

STARBUCKS LUMBERTON, TX

	Year Built		2022
	Building Area		±2,105 SF
	Land Area		±0.811 AC



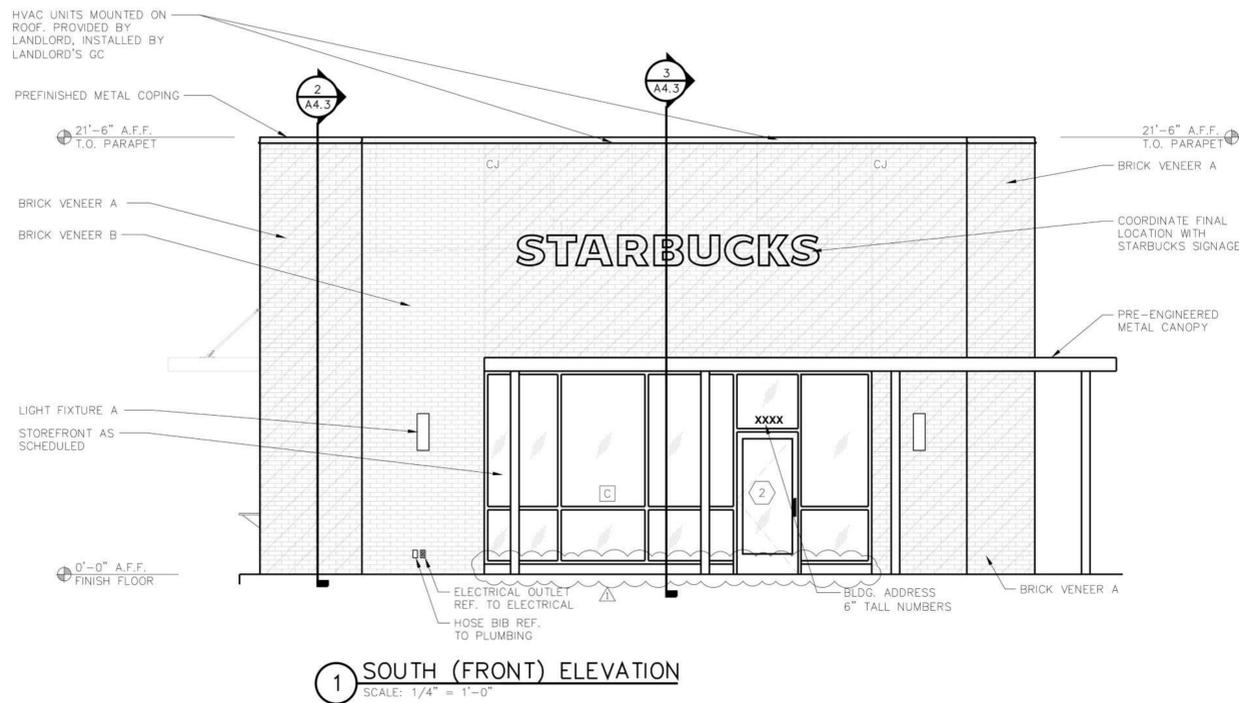
## NEIGHBORING RETAILERS

- Walmart Supercenter
- Dollar Tree
- Dollar General
- Advance Auto Parts
- Walgreens
- CVS
- O'Reilly Auto Parts
- Goodwill
- H-E-B
- Dairy Queen



# ELEVATIONS

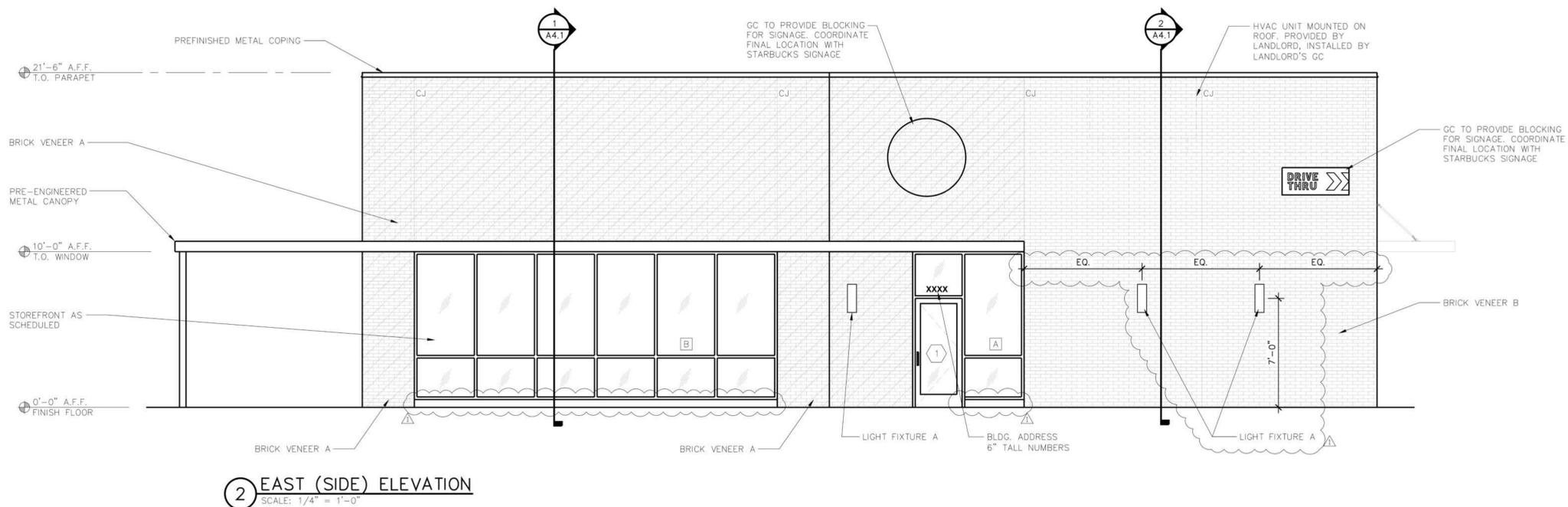
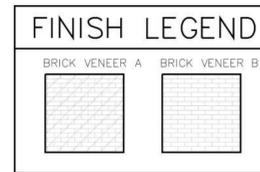
## STARBUCKS LUMBERTON, TX



1 SOUTH (FRONT) ELEVATION  
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
BRICK VENEER A	CHARCOAL GRAY	ACME	MODULAR BRICK
BRICK VENEER B	GALENA	ACME	MODULAR BRICK
METAL GATES AT TRASH ENCLOSURE	TO MATCH BUILDING BRICK COLOR	SHERWIN WILLIAMS	-
PREFINISHED METAL COPING	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	-
BRICK VENEER AT TRASH ENCLOSURE	DARK BRONZE	BLACKSON BRICK CO.	MODULAR BRICK
PRE-ENGINEERED METAL CANOPY	DARK BRONZE	ARCHITECTURAL FABRICATION	COLOR TO BE REVIEWED AND APPROVED BY STARBUCKS DESIGNER.
STOREFRONT FRAMES	DARK BRONZE ANODIZED FRAME AND DOORS	KAWNEER	REFER TO WINDOW AND DOOR SCHEDULE, TRIFAB 451T.
HARDWARE	SATIN CLEAR FINISH	FACTORY FINISHED	REFER TO HARDWARE LEGEND
HOLLOW METAL DOOR AND FRAME	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	-
DOWNSPOUTS	TO MATCH BUILDING BRICK COLOR	AEP SPAN	FACTORY APPLIED DURATECH FINISH
MISCELLANEOUS METALS	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	-
LIGHT FIXTURE A	BLACK	KICHLER	LED (REFER TO ELECT.)
LIGHT FIXTURE B	DARK BRONZE	LUMARK	LED (REFER TO ELECT.)

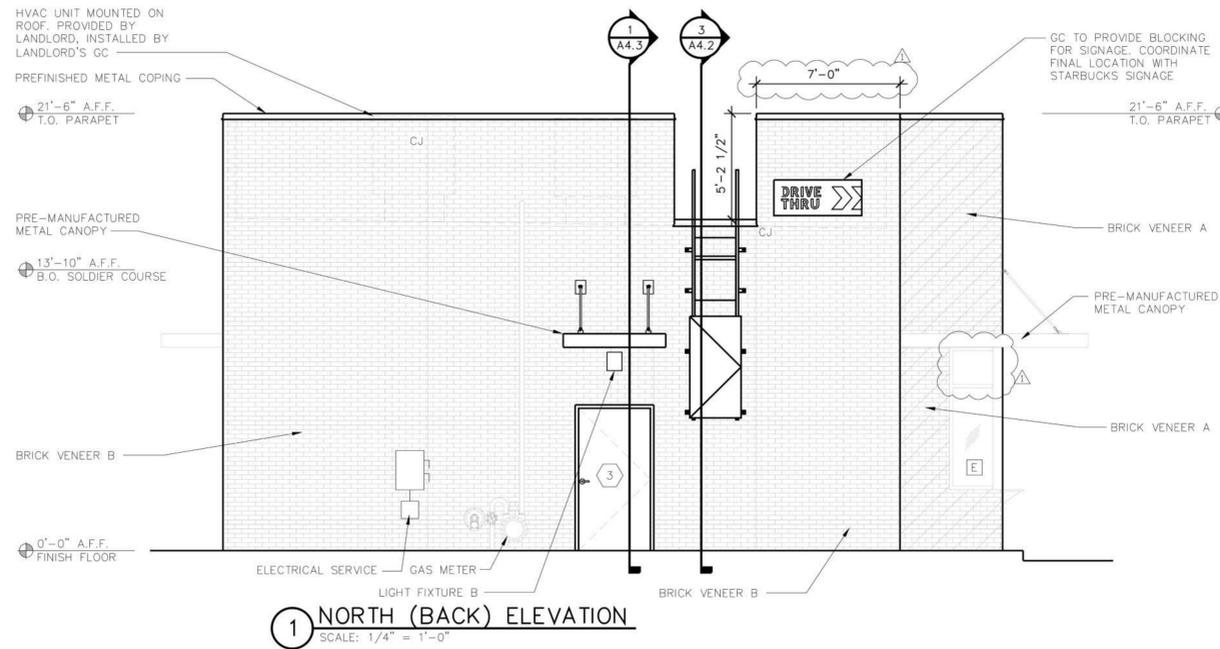
\*\* COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. G.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL IN ACCORDANCE WITH DIRECTIONS IN SPECIFICATIONS



2 EAST (SIDE) ELEVATION  
SCALE: 1/4" = 1'-0"

# ELEVATIONS

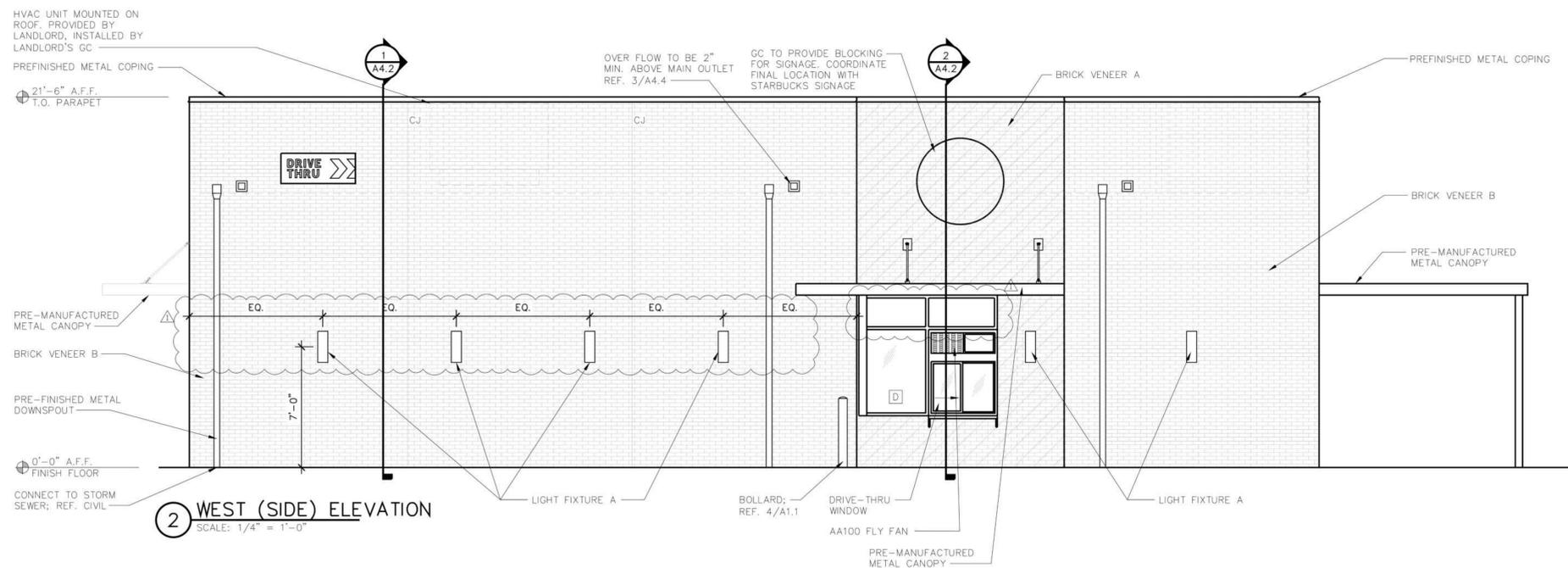
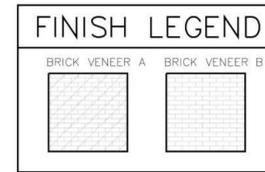
## STARBUCKS LUMBERTON, TX



**1 NORTH (BACK) ELEVATION**  
SCALE: 1/4" = 1'-0"

ITEM	COLOR	MANUFACTURER	REMARKS
BRICK VENEER A	CHARCOAL GRAY	ACME	MODULAR BRICK
BRICK VENEER B	GALENA	ACME	MODULAR BRICK
METAL GATES AT TRASH ENCLOSURE	TO MATCH BUILDING BRICK COLOR	SHERWIN WILLIAMS	-
PREFINISHED METAL COPING	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	-
BRICK VENEER AT TRASH ENCLOSURE	DARK RANGE	BLACKSON BRICK CO.	MODULAR BRICK
PRE-ENGINEERED METAL CANOPY	DARK BRONZE	ARCHITECTURAL FABRICATION	COLOR TO BE REVIEWED AND APPROVED BY STARBUCKS DESIGNER.
STOREFRONT FRAMES	DARK BRONZE ANODIZED FRAME AND DOORS	KAWNEER	REFER TO WINDOW AND DOOR SCHEDULE. TRIFAR 451T.
HARDWARE	SATIN CLEAR FINISH	FACTORY FINISHED	REFER TO HARDWARE LEGEND
HOLLOW METAL DOOR AND FRAME	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	-
DOWNSPOUTS	TO MATCH BUILDING BRICK COLOR	AEP SPAN	FACTORY APPLIED DURATECH FINISH
MISCELLANEOUS METALS	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	-
LIGHT FIXTURE A	BLACK	KICHLER	LED (REFER TO ELECT.)
LIGHT FIXTURE B	DARK BRONZE	LUMARK	LED (REFER TO ELECT.)

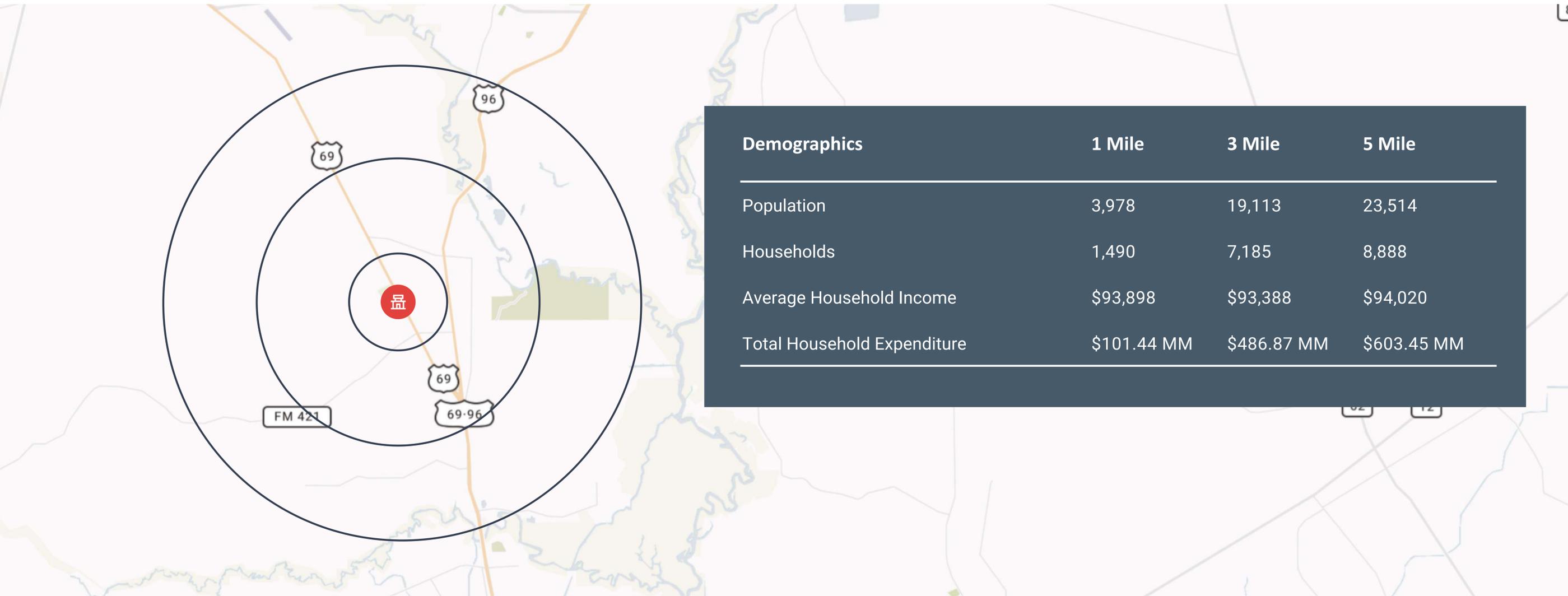
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**2 WEST (SIDE) ELEVATION**  
SCALE: 1/4" = 1'-0"

# LOCATION OVERVIEW

STARBUCKS LUMBERTON, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- Lamar University (2,546)
- Beaumont Independent School District (2,317)
- ExxonMobil Corporation (2,189)
- Christus St. Elizabeth Hospital (2,136)
- Memorial Hermann Baptist Hospital (1,653)
- City of Beaumont (1,293)
- Port Arthur Independent School District (1,275)
- Jefferson County (1,155)
- Motiva Enterprises, LLC (1,096)
- Christus St. Mary Hospital (900)
- Valero Refining Group (825)
- Walmart Super Center (816)
- Burrow Global Services (785)
- The Medical Center of Southeast Texas (785)
- City of Port Arthur (659)

# LOCATION OVERVIEW

STARBUCKS LUMBERTON, TX

## Lumberton

Texas

 12,692  
Population

 \$65,929  
Median Household Income

Beaumont is the 4th most affordable city in the state of Texas

4<sup>th</sup>

\$54 billion- current projects and long-term investments in the Beaumont - Port Arthur area

\$54 B

### Lumberton is a city in Hardin County, Texas.

Lumberton is the home of Village Creek State Park and is part of the Beaumont–Port Arthur metropolitan area.

**Located just over an hour east of Houston, Beaumont-Port Arthur is a key player in the global energy sector.**

Lumberton is a rapidly growing community and is the largest city in Hardin County. The Beaumont–Port Arthur metropolitan statistical area is defined by the United States Census Bureau as a three-county region in Southeast Texas.

The metropolitan area shares borders with the Houston–The Woodlands–Sugar Land metropolitan area to the west and the Lake Charles metropolitan area to the east. Located just over an hour east of Houston, Beaumont-Port Arthur is a key player in the global energy sector. Beaumont-Port Arthur is home to the world's largest oil refinery and some of the biggest industry names, including Exxon, Motiva Enterprises and Valero. Three Foreign Trade Zones, several major highways, a regional airport, rail service by multiple Class I carriers and proximity to the Port of Houston connect Beaumont-Port Arthur to global commerce quickly, reliably and affordably. **Beaumont** is a city in and the county seat of Jefferson County. The Port of Beaumont is the fourth largest port in the nation. It is a key transportation hub and major economic driver in the state of Texas, creating more 66,000 direct, indirect and related user jobs. With annual economic activity exceeding \$24.5 billion, the Port of Beaumont's economic impact can be felt on a national and global level. Beaumont is home to Lamar University, a four-year institution and a top-ranked public technical school, Lamar Institute of Technology. Downtown features the Crockett Street Entertainment Complex with entertainment options from dining, live music and five museums. **Port Arthur** is located 90 miles east of Houston and is home to the largest oil refinery in the United States.

## IN THE NEWS

STARBUCKS LUMBERTON, TX

### Perryman projects growth for area economy

MARCH 9, 2021 (BEAUMONT BUSINESS JOURNAL)

The most recent Perryman Economic Forecast for the U.S., Texas and the Beaumont-Port Arthur area calls for continued recovery from the COVID-19 pandemic and a return to growth through 2025, the Perryman Group reported March 8.

According to Dr. Ray Perryman, President and CEO of **The Perryman Group**, "While we are still dealing with the COVID-19 pandemic and timing remains uncertain, there is a plausible path forward with **ongoing vaccination programs** and better therapeutics. We aren't out of the woods yet, but over the **next few years** we should see **major improvement.**"

For the Beaumont-Port Arthur area, The Perryman Group projects that about **17,658 jobs will be added by 2025, representing an annual rate of growth over the 2020-25 period of 2.14%.**

Output (real gross product) in the U.S. is forecast to grow at a **4.41% annual pace**, reaching a level of **\$22.9 trillion in 2025. About 17.4 million** net new jobs are forecast to be added, for a total 2025 employment of **160.4 million.**

The Texas economy is expected to expand at a faster pace than the national rate. "The COVID-19 pandemic did not spare Texas," Dr. Perryman said. "The state's largest export industry, oil and gas, was hit particularly hard as demand dropped in 2020, but has begun to recover. Many other industries are expanding, with manufacturing, technology and services businesses leading the way."

An estimated **1.6 million** net new jobs are projected for the Texas economy by 2025, representing a **2.39% annual rate of growth** over the period.

For the Beaumont-Port Arthur area, The Perryman Group projects that about 17,658 jobs will be added by 2025, representing an annual rate of growth over the **2020-25 period of 2.14%.**

EXPLORE ARTICLE



### Port Arthur and Mid-County seeing exponential economic growth

VICTORIA DELEON, FEBRUARY 26, 2020 (12 NEWS)

"This is a great great advantage I would say for the city of Port Arthur as we try to basically revitalized the entire city. "

Over the last year, Port Arthur has seen new restaurants and **stores coming** to the area. Tia Juanitas, for example, opened up in April 2019. A new I Love Mac and Cheese is expected to open up next door soon. **"Restaurants, retail, and support business ventures... will be able to thrive because of the industrial growth."**, said Mayor Bartie.

Mayor Thurman Bartie attributes the economic growth in Port Arthur to the petrochemical industry.

Now, the mayor says Port Arthur will focus on re-modeling the city to attract more businesses to the area. "If we fast forward I would say to 12 months from now....God willing, there should be a great metamorphosis to the aesthetic appearance to the City of Port Arthur", he added.

Nederland is also seeing growth with local businesses. Kay Decuir, the Executive Director for the **Nederland Economic Development Corporation**, says they see new businesses opening up every month.

"Just this month alone, we've had more than **12 brand new businesses** open up.", said Decuir.

The most recent grand opening was for a new coffee shop on Boston Avenue. The Golden Cup opened their doors on Monday.

Decuir says as **more businesses come to the area**, more jobs will start to become available. This will increase traffic, but Decuir says the revenue will allow the city to improve their roads.

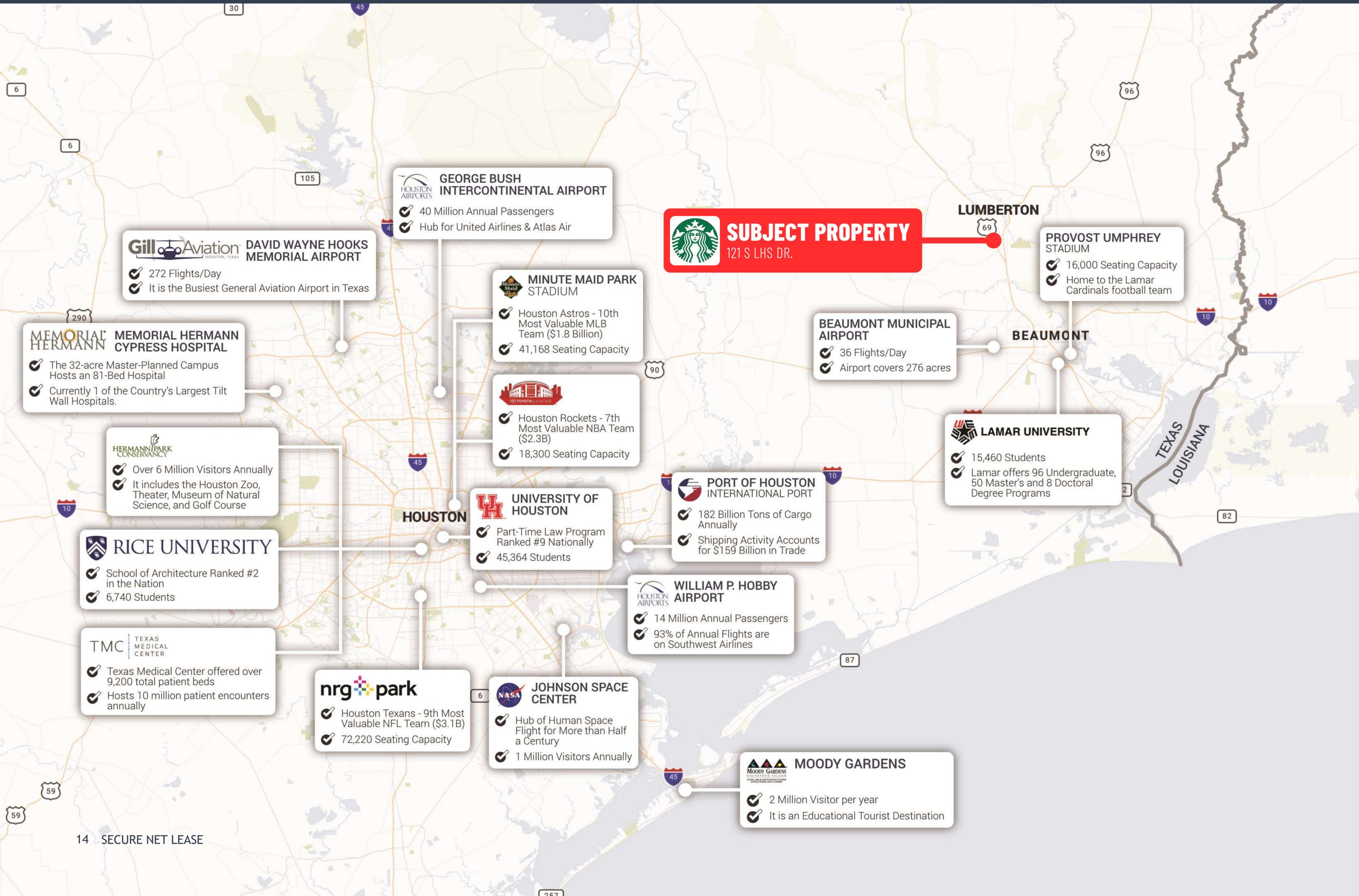
She says local mom and pop shops thrive in Nederland because of the support from the community.

EXPLORE ARTICLE



# BEAUMONT-PORT ARTHUR-ORANGE MSA

STARBUCKS LUMBERTON, TX



**SUBJECT PROPERTY**  
121 S LHS DR.

**GEORGE BUSH INTERCONTINENTAL AIRPORT**  
 ✓ 40 Million Annual Passengers  
 ✓ Hub for United Airlines & Atlas Air

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

**PROVOST UMPHREY STADIUM**  
 ✓ 16,000 Seating Capacity  
 ✓ Home to the Lamar Cardinals football team

**MEMORIAL HERMANN MEMORIAL HERMANN CYPRESS HOSPITAL**  
 ✓ The 32-acre Master-Planned Campus Hosts an 81-Bed Hospital  
 ✓ Currently 1 of the Country's Largest Tilt Wall Hospitals.

**MINUTE MAID PARK STADIUM**  
 ✓ Houston Astros - 10th Most Valuable MLB Team (\$1.8 Billion)  
 ✓ 41,168 Seating Capacity

**BEAUMONT MUNICIPAL AIRPORT**  
 ✓ 36 Flights/Day  
 ✓ Airport covers 276 acres

**HERMANN PARK CONSERVANCY**  
 ✓ Over 6 Million Visitors Annually  
 ✓ It includes the Houston Zoo, Theater, Museum of Natural Science, and Golf Course

**TOYOTA CENTER**  
 ✓ Houston Rockets - 7th Most Valuable NBA Team (\$2.3B)  
 ✓ 18,300 Seating Capacity

**LAMAR UNIVERSITY**  
 ✓ 15,460 Students  
 ✓ Lamar offers 96 Undergraduate, 50 Master's and 8 Doctoral Degree Programs

**RICE UNIVERSITY**  
 ✓ School of Architecture Ranked #2 in the Nation  
 ✓ 6,740 Students

**UNIVERSITY OF HOUSTON**  
 ✓ Part-Time Law Program Ranked #9 Nationally  
 ✓ 45,364 Students

**PORT OF HOUSTON INTERNATIONAL PORT**  
 ✓ 182 Billion Tons of Cargo Annually  
 ✓ Shipping Activity Accounts for \$159 Billion in Trade

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

**WILLIAM P. HOBBY AIRPORT**  
 ✓ 14 Million Annual Passengers  
 ✓ 93% of Annual Flights are on Southwest Airlines

**nrg park**  
 ✓ Houston Texans - 9th Most Valuable NFL Team (\$3.1B)  
 ✓ 72,220 Seating Capacity

**JOHNSON SPACE CENTER**  
 ✓ Hub of Human Space Flight for More than Half a Century  
 ✓ 1 Million Visitors Annually

**MOODY GARDENS**  
 ✓ 2 Million Visitor per year  
 ✓ It is an Educational Tourist Destination

CALL FOR ADDITIONAL INFORMATION

## Dallas

**Office**

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

## Los Angeles

**Office**

123 Nevada Street  
El Segundo, CA 90245  
(424) 224-6430

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CALL FOR ADDITIONAL INFORMATION

**Edward Benton**

Executive Vice President  
(713) 263-3981

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

# TEXAS DISCLAIMER

STARBUCKS LUMBERTON, 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.