



# 7-Eleven with Laredo Taco

**\$8,065,050 | 5.00% CAP**

SEC E Expy 83 & Tower Rd, Alamo, TX 78516

- ✓ **Brand New 15-Year Abs. NNN Lease** with 7.5% Rent Bumps Every 5 Years
- ✓ **112,000+ VPD at Intersection | 7,800+ Trucks / Day | Direct Access** from E Expy 83 Service Rd
- ✓ **Dense Retail Trade Area** | Nearby Walmart Supercenter, H-E-B, and multiple credit-rated retailers
- ✓ **Large Format 7-Eleven Travel Center** - Laredo Taco, 50 ft LED-Illuminated Pylon Sign, 8 MPDs, 3 High Speed Diesel Lanes, 38 parking spaces, and 7 semi-truck parking spaces
- ✓ **1.5 Miles East of Mercadome Flea Market** - Largest Flea Market in the Rio Grande Valley (1,000+ vendors)

7-Eleven, Inc. is the premier name and **largest chain in the convenience-retailing industry**. Based in Irving, Texas, 7-eleven operates, franchises and/or licenses **more than 77,000 stores in 19 countries**.



# INVESTMENT OVERVIEW

7-ELEVEN ALAMO, TX

File Photo



## CONTACT FOR DETAILS

**Teddy Leonard**

Vice President  
(512) 387-9770

tleonard@securenetlease.com

**Cole Williams**

Broker Associate  
(214) 689-8160

cwilliams@securenetlease.com

# \$8,065,050

## 5.00% CAP

NOI

\$403,251

Building Area

±4,650 SF

Land Area

±2.644 AC

Year Built

2022

Lease Type

Abs. NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** November 2022
- ✓ **Brand New 15-Year Absolute NNN Corporate Lease** with 7.5% Rental Increases Every 5 Years in both the Primary Term and (5) 5-Year Option Periods.
- ✓ **Large Format 7-Eleven Travel Center** - New store will include a Laredo Taco, 50 ft LED Illuminated Pylon sign with 224 SF of surface area, 8 MPDs, 3 High Speed Diesel Lanes, 38 parking spaces, and 7 semi-truck parking spaces.
- ✓ **Highway Hard Corner Site with Excellent Traffic Counts and Access.** Located at the southeast corner of E Expy 83 & Tower Rd (112,000+ VPD | 7,800+ Trucks / Day), subject property benefits from direct access from E Expy 83 service road and 2 points of access from Tower Rd.
- ✓ **Located within Dense Retail Trade Area.** New store is across the highway from Burger King and just east of major anchor tenants - Walmart Supercenter (1.25 miles), H-E-B (<1 mile) - and other national retailers including Whataburger, Walgreens, McDonald's, and more.
- ✓ **Less than 1.5 Miles East of Mercadome Flea Market.** The largest flea market in the Rio Grande Valley, Mercadome is a popular shopping and outdoor entertainment destination for RGV residents. The flea market is home to 1,000+ vendors, spans 1.6 million SF, and has live music and a dance hall. For more information, see website link: <http://www.mercadome.com/>
- ✓ **Close Proximity to Major Tourist and Religious Destination.** New store is nearby Basilica of Our Lady of San Juan del Valle, the 2nd most visited Catholic chapel in the country, attracting more than 1 million visitors per year.

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

7-ELEVEN ALAMO, TX

## 7-Eleven

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan.

REVENUE  
\$36.1 B

CREDIT RATING  
S&P: A

LOCATIONS  
77,000+

STOCK TICKER  
SVNDY



[7-eleven.com](http://7-eleven.com)

Founded in 1927, 7-Eleven **focuses** on providing a broad selection of fresh, **high quality products** at everyday fair prices, serving over seven million customers per day in North America alone. According to their company website, **approximately 25%** of the U.S. population lives within one mile of a 7-Eleven Store.

Today, 7 Eleven is the world's largest convenience store chain with more than 77,000 stores in 19 countries, of which **approximately 14,000** are in the U.S. and Canada. These stores see approximately **64 million customers per day**. The name 7-Eleven originated in 1946 when the stores were **open from 7 a.m. to 11 p.m.** Today, offering busy shoppers 24-hour convenience seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, **high-quality products** and services at everyday fair prices, speedy transactions and a clean, 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 guests. 7-Eleven offers customers industry-leading private brand products under the 7-Select™ brand including healthy options, decadent treats and everyday favorites at an outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards® loyalty program with more than **40 million members**, place an order in the 7NOW® delivery app in over **1,300 cities**, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.



## IN THE NEWS

7-ELEVEN ALAMO, TX

### 7-Eleven, Speedway, Stripes Announce Plan to Fill 60,000 Roles on National Hiring Day

APRIL 28, 2022 (7-ELEVEN CORPORATE)

From 10 a.m. to 4 p.m., interested candidates are invited to apply to all open positions in-person at one of the more than 13,000 locations or online by visiting [careers.7-Eleven.com](https://careers.7-Eleven.com) and [Speedway.com/careers](https://Speedway.com/careers). Same-day interviews and on-the-spot job offers are available for in-person applicants.

Career opportunities include both entry-level and management positions inside the store as well as support roles and numerous IT positions and maintenance technicians to help fuel 7-Eleven's industry leading and innovative technological initiatives.

7-Eleven, Inc., Speedway and Stripes, along with participating independent franchise owners and operators, are hosting a National Hiring Event on Tuesday, May 3 across more than 13,000 stores in the U.S. The convenience retailers are collectively hiring passionate, customer-focused employees for 60,000 jobs.

"For more than 90 years, 7-Eleven has been innovating to meet customer needs, and 2022 is presenting our family of brands with more exciting growth opportunities than ever across the country," said Doug Rosencrans, 7-Eleven Executive Vice President and Chief Operating Officer. "We pride ourselves in providing associates with career advancement, flexible work schedules and competitive pay, and we welcome you to come learn and grow with 7-Eleven, Speedway and Stripes.

Store associate positions also will typically help continue to meet the surge in summer traffic, both in stores and through mobile orders, made through the 7NOW® delivery app. 7NOW Delivery offers more than 3,000 favorite 7-Eleven beverages, snacks, and more to be ordered online and delivered directly to customers.

EXPLORE ARTICLE



### 7-Eleven Launches 7NOW Gold Pass™, featuring Waived Delivery Fee and More

JANUARY 19, 2022 (7-ELEVEN CORPORATE)

7-Eleven Delivery through the 7NOW® app just got a reward-worthy upgrade that rounds out the brand's best-in-class delivery offerings.

Need snacks to stay fueled while watching the big game or think it's a bit too chilly for a coffee run? For just \$5.95 a month and no added delivery fee, customers can get all the drinks and snacks they need, typically in about 30 minutes. The 7NOW Gold Pass service pays for itself in about 3 delivery orders per month, but in true 7-Eleven fashion, the perks don't end there.

With the new 7NOW Gold Pass™ subscription delivery service, customers can get their delivery fee waived on a choice of more than 3,000 of their favorite 7-Eleven products

Subscribers with a basket subtotaling at least \$10 will receive additional benefits including the option to select a free product, such as a free small Slurpee® drink. Better yet, members of 7Rewards®—the loyalty program in the 7-Eleven app where customers can earn and redeem points on most purchases—will unlock double the rewards when they order delivery using the 7NOW Gold Pass service. Need we say more? Experience 7-Eleven convenience like never before at no cost for the first 14 days.

"Our 7NOW Gold Pass subscription delivery service brings convenience to a whole new level, giving our customers the ability to order what they want, when they want it – and now as often as they want without an added delivery fee," said Raghu Mahadevan, 7-Eleven SVP and Chief Digital Officer. 7-Eleven launched delivery in 2018 via 7NOW, and the introduction of new offerings – like the 7NOW Gold Pass subscription delivery service – is part of a company-wide commitment to bring value and delight to every customer experience both in and out of the store.

EXPLORE ARTICLE



# LEASE OVERVIEW

7-ELEVEN ALAMO, TX

Initial Lease Term	15-Years, Plus (5) 5-Year Renewal Options
Rent Commencement	November 2022 (Est.)
Lease Expiration	November 2037 (Est.)
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years
Annual Rent YRS 1-5	\$403,251.00
Annual Rent YRS 6-10	\$433,494.84
Annual Rent YRS 11-15	\$466,006.92
Option 1	\$500,957.40
Option 2	\$538,529.28
Option 3	\$578,919.00
Option 4	\$622,337.88
Option 5	\$669,013.20

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.



IDEA ALAMO  
(753 STUDENTS)

**MERCADOME**  
The 300 Flea Market  
Valley's Market Place  
LARGEST FLEA MARKET IN RGV

SANTOS LIVAS  
ELEMENTARY SCHOOL  
(562 STUDENTS)

**E EXPRESSWAY 83**  
±96,836 VPD  
6,972 TRUCKS / DAY

**7-ELEVEN** **SUBJECT PROPERTY**  
SEC E. EXPY 83 & TOWER RD.

ACURA  
Denny's  
PAPA JOHN'S  
POPEYES  
WING STOP  
SHOE DEPT. ENCORE  
CATO  
planet fitness

goodwill  
State Farm  
Walmart Supercenter  
Jack in the box  
H-E-B

McDonald's  
DOLLAR GENERAL  
Little Caesars  
Church's  
LAQUINTA  
Walgreens  
Pizza Hut

metro by T-Mobile  
Burger King  
CM  
discount TITLE LOAN

PREMIER HIGH SCHOOL - SAN JUAN  
(134 STUDENTS)

ZEFERINO FARIAS  
ELEMENTARY SCHOOL  
(599 STUDENTS)

metro by T-Mobile  
FARMERS INSURANCE  
boost mobile

WHATABURGER  
OAK SQUARE APARTMENT HOMES  
(100 UNITS)  
SUBWAY

ALANIZ PARK

RIO GRANDE REGIONAL  
MEDICAL LABORATORIES EAST

ALAMO MIDDLE SCHOOL  
(707 STUDENTS)

FAMILY DOLLAR  
AutoZone

STARS

DQ

O'Reilly AUTO PARTS

BUSINESS 83

KAUTSCH True Value

TOWER ROAD  
±15,648 VPD  
923 TRUCKS / DAY

E BUSINESS 83  
±15,785 VPD

MOVE IT STORAGE

S ALAMO ROAD  
±22,586 VPD

JAMES BOWIE  
ELEMENTARY SCHOOL

CAPT D SALINAS  
ELEMENTARY SCHOOL  
(461 STUDENTS)

JOHN MCKEEVER  
ELEMENTARY SCHOOL  
(755 STUDENTS)

PSJA MEMORIAL EARLY  
COLLEGE HIGH SCHOOL  
(1,822 STUDENTS)

FARM ROAD 907

Walgreens



AMANDA GARZA-PEÑA ELEMENTARY SCHOOL (570 STUDENTS) RAUL H. YZAGUIRRE MIDDLE SCHOOL (849 STUDENTS)



Valley's Market Place  
LARGEST FLEA MARKET IN RGV

AUDIE MURPHY MIDDLE SCHOOL (822 STUDENTS)



DOEDYNS ELEMENTARY SCHOOL (572 STUDENTS)



DOLLAR GENERAL

VALLEY CHRISTIAN HERITAGE SCHOOL (83 STUDENTS)

GUS GUERRA ELEMENTARY SCHOOL (596 STUDENTS)

495 TEXAS

KANSAS ROAD ±15,946 VPD

DOLLAR GENERAL

IDEA ALAMO (753 STUDENTS)



SANTOS LIVAS ELEMENTARY SCHOOL (562 STUDENTS)



Walgreens



E EXPRESSWAY 83 ±96,836 VPD 6,972 TRUCKS / DAY



DOLLAR GENERAL



**SUBJECT PROPERTY**  
SEC E. EXPY 83 & TOWER RD.



BASILICA OF OUR LADY OF SAN JUAN DEL VALLE - NATIONAL SHRINE



1+ MILLION VISITORS ANNUALLY  
2ND MOST VISITED CATHEDRAL IN THE US



VIDA N. CLOVER ELEMENTARY SCHOOL (463 STUDENTS)



PREMIER HIGH SCHOOL - SAN JUAN (134 STUDENTS)

ZEFERINO FARIAS ELEMENTARY SCHOOL (599 STUDENTS)



PSJA COLLEGIATE HIGH SCHOOL PROGRAM EDITH & ETHEL CARMAN ELEMENTARY SCHOOL (620 STUDENTS)

STEPHEN F. AUSTIN MIDDLE SCHOOL (1,076 STUDENTS) ALFRED SORENSEN ELEMENTARY SCHOOL (594 STUDENTS)

ALAMO MIDDLE SCHOOL (707 STUDENTS)

ALAMO MIDDLE SCHOOL (707 STUDENTS)



SHOE DEPT. ENCORE



CATO



JAMES BOWIE ELEMENTARY SCHOOL

CAPT D SALINAS ELEMENTARY SCHOOL (461 STUDENTS)

E BUSINESS 83 ±15,785 VPD



VANGUARD MOZART ELEMENTARY SCHOOL (1,081 STUDENTS)

S ALAMO ROAD ±22,586 VPD

DOLLAR GENERAL

TOWER ROAD ±15,648 VPD 923 TRUCKS / DAY



MARCIA R. GARZA ELEMENTARY SCHOOL (573 STUDENTS)

# SITE OVERVIEW

7-ELEVEN ALAMO, TX

	Year Built		2022
	Building Area		±4,650 SF
	Land Area		±2.644 AC
	Pumps		8
	Fueling Positions		16
	High Speed Diesel Lanes		3



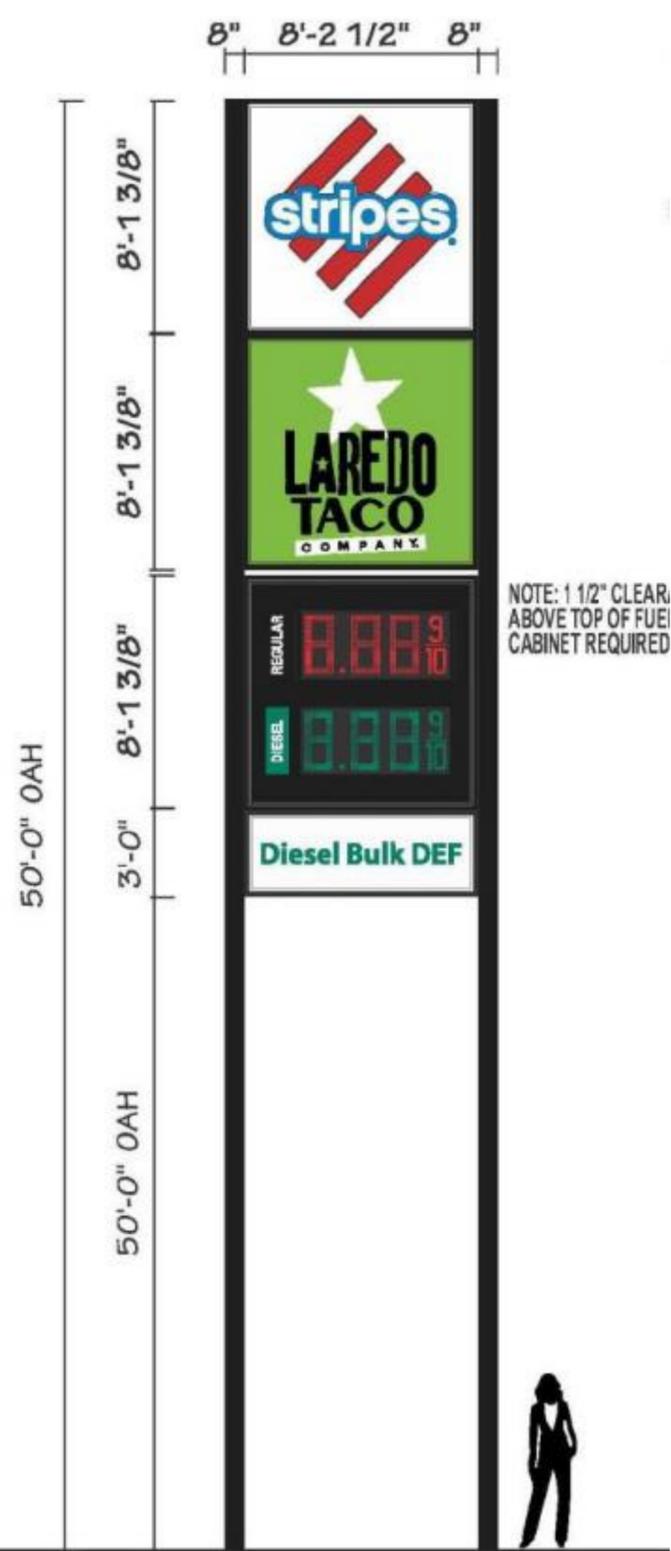
## NEIGHBORING RETAILERS

- Walmart Supercenter
- Planet Fitness
- H-E-B
- AutoZone Auto Parts
- O'Reilly Auto Parts
- Goodwill
- Dollar General
- CATO
- Jack in the Box
- Family Dollar



# ELEVATIONS

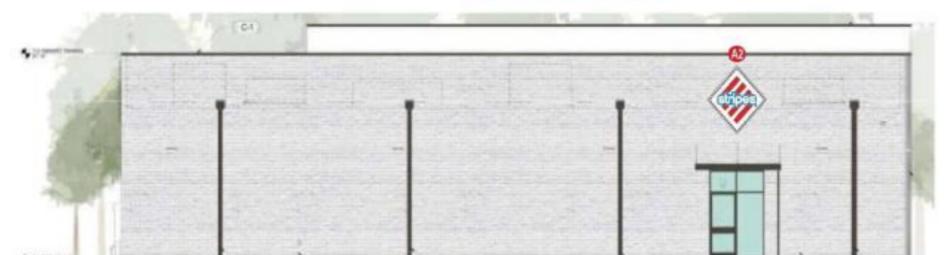
7-ELEVEN ALAMO, TX



FRONT ENTRANCE

CODE: 10% OF WALL FACADE  
4 WALL SIGNS ALLOWED PER PREMISE NO MORE THAN 1 SIGN FACING EACH DIRECTION

PROPOSED: 186 SF  
ALLOWED: 204.6 SF



REAR

PROPOSED: 25 SF  
ALLOWED: 204.6 SF

CODE: 10% OF WALL FACADE  
4 WALL SIGNS ALLOWED PER PREMISE NO MORE THAN 1 SIGN FACING EACH DIRECTION



LEFT SIDE

PROPOSED: 53.1 SF  
ALLOWED: 204.6 SF

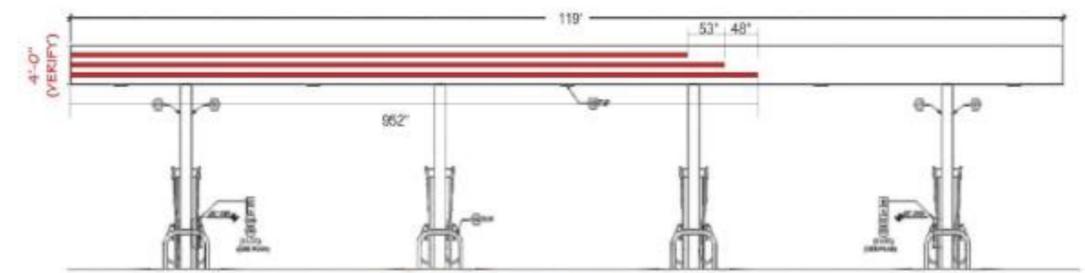
CODE: 10% OF WALL FACADE  
4 WALL SIGNS ALLOWED PER PREMISE NO MORE THAN 1 SIGN FACING EACH DIRECTION



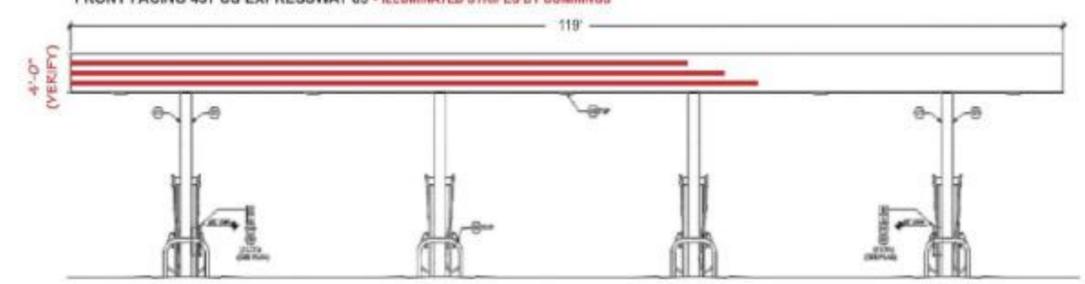
RIGHT SIDE

PROPOSED: 53.1 SF  
ALLOWED: 204.6 SF

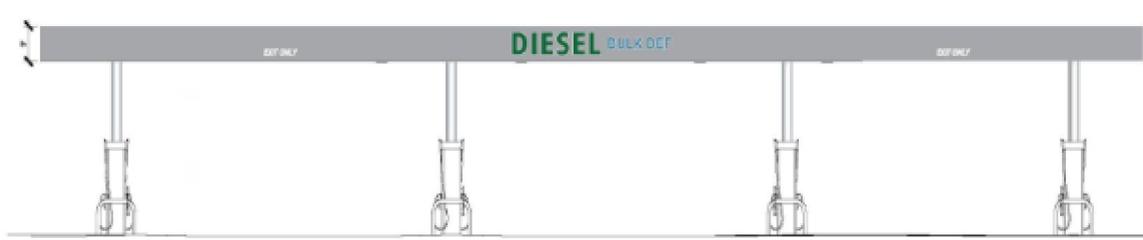
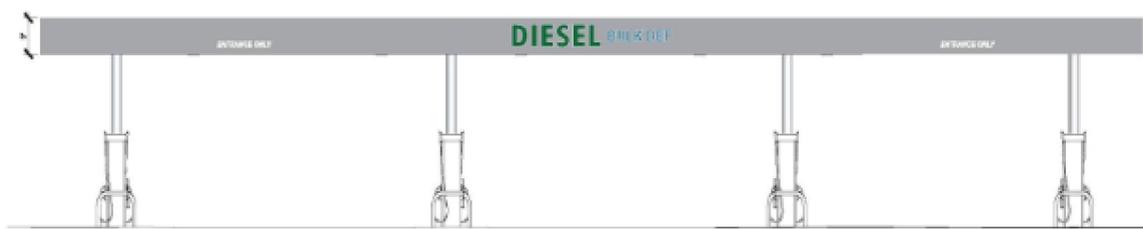
CODE: 10% OF WALL FACADE  
4 WALL SIGNS ALLOWED PER PREMISE NO MORE THAN 1 SIGN FACING EACH DIRECTION



FRONT FACING 437 US EXPRESSWAY 83 - ILLUMINATED STRIPES BY CUMMINGS

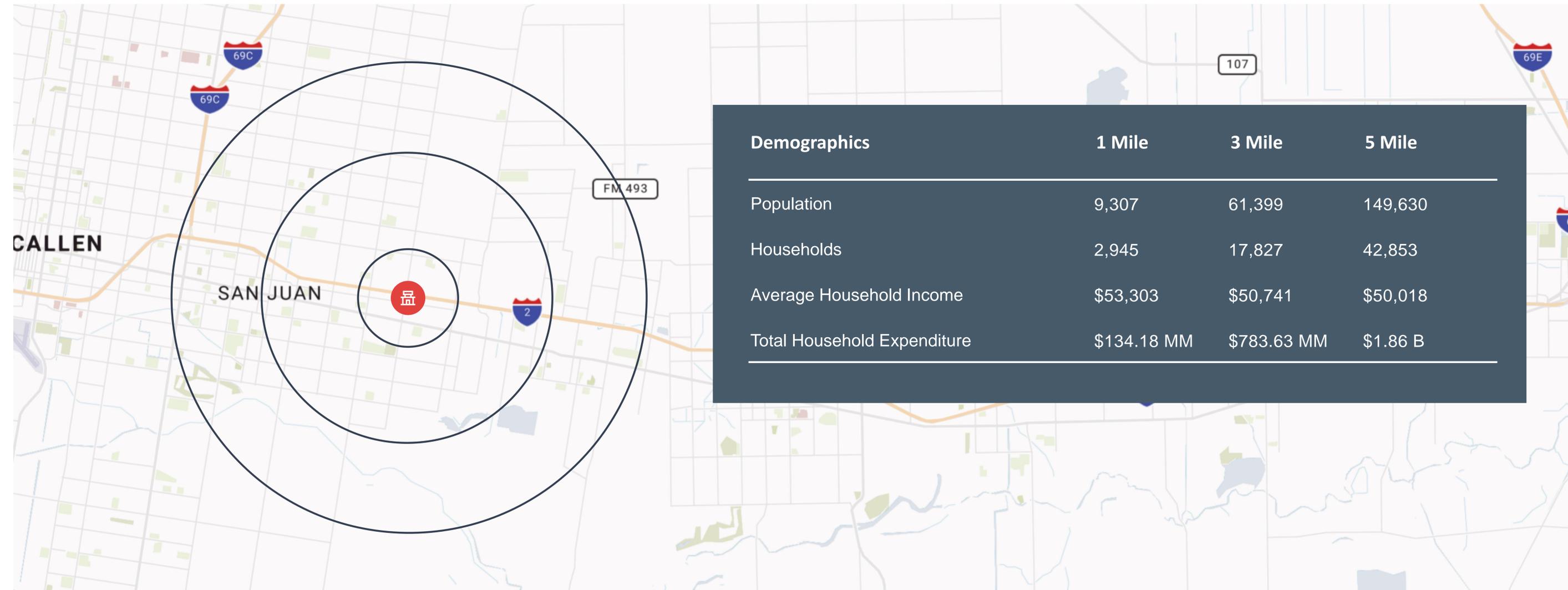


REAR (FACING STORE) - VINYL STRIPES BY OTHERS



# LOCATION OVERVIEW

7-ELEVEN ALAMO, TX



Demographics	1 Mile	3 Mile	5 Mile
Population	9,307	61,399	149,630
Households	2,945	17,827	42,853
Average Household Income	\$53,303	\$50,741	\$50,018
Total Household Expenditure	\$134.18 MM	\$783.63 MM	\$1.86 B

## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. H-E-B (5,586)
2. Doctor's Hospital at Renaissance (5,282)
3. Wal-Mart (5,100)
4. Edinburg Consolidated Independent School District (4,823)
5. Pharr-San Juan-Alamo Independent School District (4,748)
6. La Joya Independent School District (4,231)
7. University of Texas-Rio Grande Valley (4,129)
8. Hidalgo County (3,993)
9. McAllen Independent School District (3,323)
10. Edinburg Regional Medical Center (2,750)

# LOCATION OVERVIEW

7-ELEVEN ALAMO, TX

## Rio Grande Valley

Texas

1,402,512

Population

\$56,959

Median Household Income



The University of Texas  
Rio Grande Valley

\$13.7B healthcare & bioscience economic impact

\$13.7 B

RGV's location is strategic & offers exceptional accessibility via ground, air & water.

ACCESSIBILITY

**The Rio Grande Valley is a warm and welcoming place where two cultures and two languages meet and remain linked by a shared history.**

On every list of the fastest growing regions in the nation, the Valley benefits from hard-working entrepreneurs, close ties and easy access to Mexico, and a quality of life that is second-to-none.

**The Rio Grande Valley plays a significant role towards the state's recognition for being a global leader in economic development.**

From the white sand beaches of South Padre Island to the gently rolling hills of Falcon State Park, the Rio Grande Valley is a great place to live, work and play.

The area stretches from the Rio Grande River along the U.S. – Mexico border to the northern ranch country in the northern sections of Cameron, Hidalgo, Starr and Willacy counties, making it the largest border region in the U.S. The Valley's close ties to Mexico is reflected in the architecture, language and culture with a mixture of old-world charm and innovation. The subtropical climate with moderate winters is conducive to active lifestyles. Smart retirees select South Texas as their choice to winter and, once they experience all that the area has to offer, many decide to call the Valley home year-round. The area is ripe with wholesome family activities, great schools and safe neighborhoods. A young and trainable workforce makes this an ideal location for new start-ups and businesses looking to relocate or expand. The area is already known for its manufacturing and warehousing so it makes sense to consider establishing or relocating research and development departments here. The Rio Grande Valley has everything you would expect to find in a large city, with multiple award-winning hospitals, major chain stores and restaurants, outstanding entertainment venues, world-class birding, hunting and fishing, professional sports and more.

## IN THE NEWS

7-ELEVEN ALAMO, TX

### RGV town attracts over \$19 million in investment

JEANNETTE E. GARCIA, AUGUST 2, 2021 (SAN ANTONIO BUSINESS JOURNAL)

Three private sector food manufacturing companies – ColiMex, Inc., Clean Label Foods LLC and La Abuela Mexican Foods Inc. – are launching or expanding operations in Weslaco, a news release said.

“These are **exciting times** for the region of South Texas and Weslaco where we’ve seen **growth** on every scale,” Steven Valdez, the **executive director** for the Weslaco Economic Development Corporation, said adding that.

Weslaco's economic development corporation has recently received \$19 million in new investments across five entities, which is expected to generate 100 new jobs in the Rio Grande Valley community located roughly 20 minutes away from McAllen, Texas near the U.S.-Mexico border

The Mid Valley Airport is adding six new hangers worth nearly **\$2 million** to its current facilities and the Weslaco Economic Development Corporation itself has expanded its industrial park by 150 acres with nearly **\$9 million** in infrastructure improvements. ColiMex is adding a \$5 million facility towards **35,000 square-feet** and adding 35 new jobs. It already has a 25,000 square-foot cold storage facility located in the city and has reserved another **10 acres** in the Weslaco EDC's new industrial park. Clean Label Foods will open a **25,000 square-foot** building used to process pasta – the first phase of a three-part plan the company has in Weslaco. In all, the company is investing \$2 million for the building and necessary equipment, with an expected 20 jobs created in its first year within the city. La Abuela Mexican Foods Inc., a supplier of H-E-B tortillas, anticipates adding 40 new jobs with a **\$1.1 million** capital investment to add **10,000 square-feet** to its current Weslaco operations, which will increase its production capacity from two million tortillas per day to 5 million tortillas.

EXPLORE ARTICLE



### UPDATED: Development underway on Killam’s huge south Mission project

PATRICIA MARTINEZ, APRIL 12, 2021 (RIO GRANDE GUARDIAN)

Killam Development announced that construction will begin on their 3,400-acre master planned community, El Milagro, within the next two months.

Rolando Ortiz, **real estate manager** for Killam, made the announcement in a RGV **Partnership Zoom** meeting that **highlighted** the City of Mission and the Mission Economic Development Corporation.

As Killam grows its footprint in the Rio Grande Valley, Ortiz says the Laredo-based company foresees many more opportunities for investment in the future.

A year after receiving feedback from their public workshops and holding many charrettes, Ortiz expressed excitement at the prospect of finally breaking ground. He said Phase I of the El Milagro Master Plan will include building **400 single-family units**, developing over 30 acres of commercial space, and creating foot and bike paths in the area. Melden & Hunt, Inc. will oversee the **civil engineering and infrastructure** while local contractors will work on waterlines and streets.

In a pre-recorded video, Radcliffe “Cliffe” Killam II, partner at Killam Development, thanked the RGV Partnership, the City of Mission, Mayor Armando O’Caña and the Mission EDC board for their help throughout the process.

“I can say [the] City of Mission is the most **business-friendly community** that I have ever worked with, and it’s been really just delightful,” said Killam.

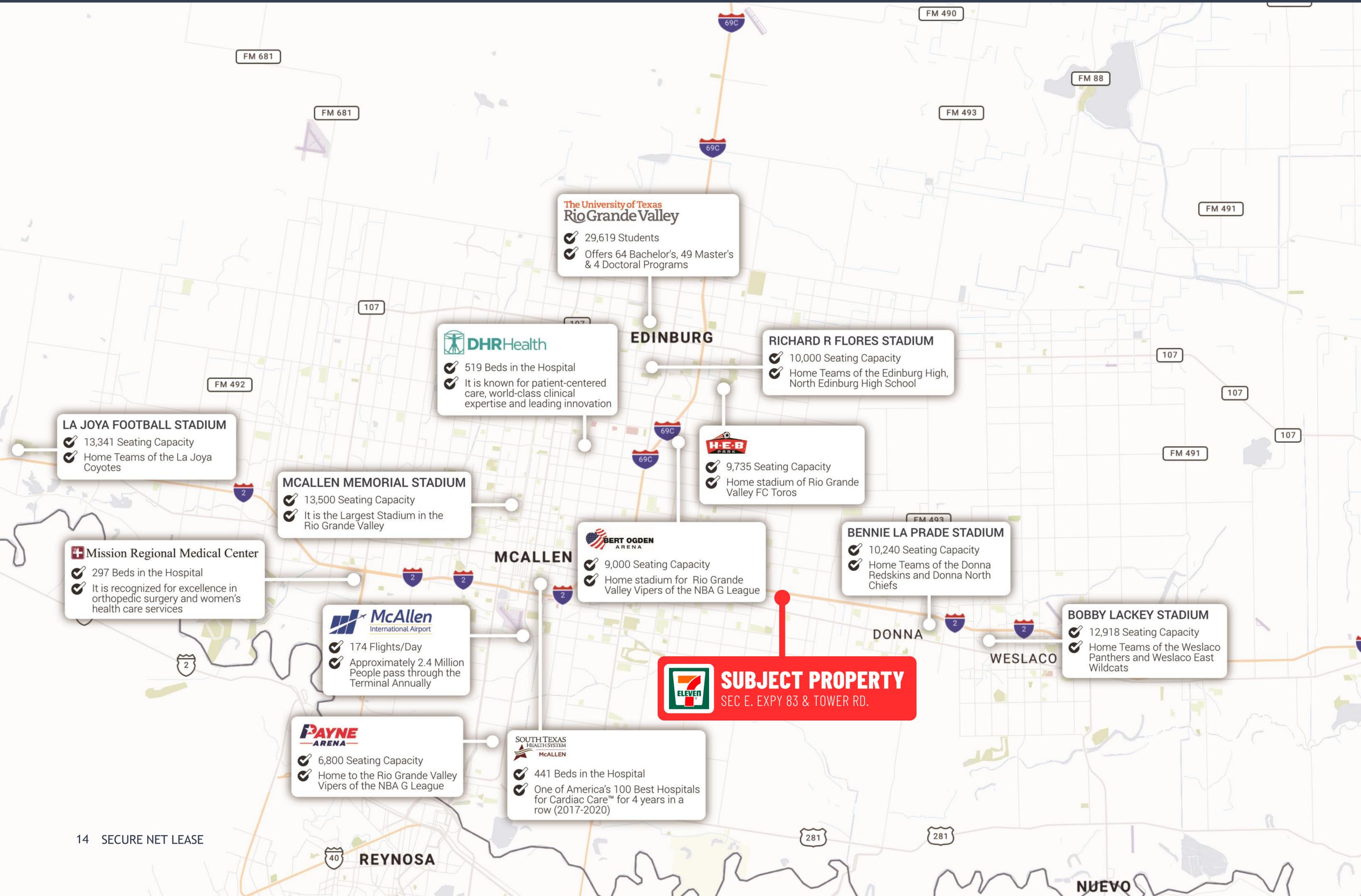
The **master-planned development** is part of Sharyland Plantation, previously owned by Hunt Valley Development. While the original purpose of the land was mainly agricultural, El Milagro will cater to the **growing needs** of the city as a mix of residential, retail and entertainment space where people can “live, work and play.”

EXPLORE ARTICLE



# MCALLEN-EDINBURG-MISSION MSA

7-ELEVEN ALAMO, TX



**The University of Texas Rio Grande Valley**

- ✓ 29,619 Students
- ✓ Offers 64 Bachelor's, 49 Master's & 4 Doctoral Programs

**DHRHealth**

- ✓ 519 Beds in the Hospital
- ✓ It is known for patient-centered care, world-class clinical expertise and leading innovation

**RICHARD R FLORES STADIUM**

- ✓ 10,000 Seating Capacity
- ✓ Home Teams of the Edinburg High, North Edinburg High School

**H-E-B**

- ✓ 9,735 Seating Capacity
- ✓ Home stadium of Rio Grande Valley FC Toros

**BERT OGDEN ARENA**

- ✓ 9,000 Seating Capacity
- ✓ Home stadium for Rio Grande Valley Vipers of the NBA G League

**BENNIE LA PRADE STADIUM**

- ✓ 10,240 Seating Capacity
- ✓ Home Teams of the Donna Redskins and Donna North Chiefs

**BOBBY LACKEY STADIUM**

- ✓ 12,918 Seating Capacity
- ✓ Home Teams of the Weslaco Panthers and Weslaco East Wildcats

**7-ELEVEN**  
**SUBJECT PROPERTY**  
SEC E. EXPY 83 & TOWER RD.

**LA JOYA FOOTBALL STADIUM**

- ✓ 13,341 Seating Capacity
- ✓ Home Teams of the La Joya Coyotes

**MCALLEN MEMORIAL STADIUM**

- ✓ 13,500 Seating Capacity
- ✓ It is the Largest Stadium in the Rio Grande Valley

**Mission Regional Medical Center**

- ✓ 297 Beds in the Hospital
- ✓ It is recognized for excellence in orthopedic surgery and women's health care services

**McAllen International Airport**

- ✓ 174 Flights/Day
- ✓ Approximately 2.4 Million People pass through the Terminal Annually

**PAYNE ARENA**

- ✓ 6,800 Seating Capacity
- ✓ Home to the Rio Grande Valley Vipers of the NBA G League

**SOUTH TEXAS HEALTH SYSTEM McALLEN**

- ✓ 441 Beds in the Hospital
- ✓ One of America's 100 Best Hospitals for Cardiac Care™ for 4 years in a row (2017-2020)

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) 320-2321

---

CALL FOR ADDITIONAL INFORMATION

### Teddy Leonard

Vice President  
(512) 387-9770

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

### Cole Williams

Broker Associate  
(214) 689-8160

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

# TEXAS DISCLAIMER

7-ELEVEN ALAMO, 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.