



7-Eleven

\$8,400,000 | 5.00% CAP

11229 Timberland Blvd, Fort Worth, TX 76244

- ✓ **Brand New 15-Year Corporate Absolute NNN Lease** with 10% Rental Increases Every 5 Years in both the Primary Term and Option Periods
- ✓ **Large Format 7-Eleven** - 4,919 SF building sits on a 1.47 Acre Parcel with 47 Parking Spaces and 6 Gasoline MPDs.
- ✓ **Interstate Location Off I-35**, This Location Is Strategically Located Off I-35 With Traffic Counts Exceeding 100,000 Cars Per Day
- ✓ **High Growth Area of N. Fort Worth:** Located Only 12 Miles North of Downtown Fort Worth, over 73,000 residents within a 3 Mile Radius
- ✓ **Strong Income Demographics** - 3 Mile Median Household Income Exceeds \$130,000

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 85,000 stores in 20 countries**.



INVESTMENT OVERVIEW

7-ELEVEN FORT WORTH, TX

Subject Property



CONTACT FOR DETAILS

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\$8,400,000

5.00% CAP

NOI

\$420,000

Building Area

±4,919 SF

Land Area

±1.47 AC

Year Built

2024

Lease Type

Abs. NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** July 2024
- ✓ **Brand New 15-Year Corporate Absolute NNN Lease** with 10% Rental Increases Every 5 Years in both the Primary Term and Option Periods
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- ✓ **Interstate Location Off I-35**, This Location Is Strategically Located Off I-35 With Traffic Counts Exceeding 100,000 Cars Per Day.
- ✓ **High Growth Area of N. Fort Worth:** Located Only 12 Miles North of Downtown Fort Worth, over 73,000 residents within a 3 Mile Radius.
- ✓ **Strong Income Demographics** - 3 mile median household income exceeds \$130,000.
- ✓ **Subject Property is Located 2 Miles from Perot Field Fort Worth Alliance Airport.** This public airport is, in size, the second-largest airport facility in North Texas. There are 300+ flights per day and it is one of the top 20 cargo airports in the U.S.
- ✓ **7-Eleven (S&P rated A)** operates in 20 countries and employs over 135,000 people and is the largest chain store operator in the world with 85,000+ stores, 15,000 of which are in North America.

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 FORT WORTH, TX

7-Eleven

Lessee: 7-Eleven, Inc., a Texas corporation

REVENUE
\$36.1 B

CREDIT RATING
A

STOCK TICKER
SVNDY

LOCATIONS
85,000+



[7-eleven.com](https://www.7-eleven.com)

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.

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 **85,000 stores in 20 countries**, of which approximately **15,000** 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.



Subject Property



Subject Property

IN THE NEWS

7-ELEVEN FORT WORTH, TX

7-Eleven Strikes Nearly \$1B Deal With Sunoco for 204 Stores

ANGELA HANSON, JANUARY 11, 2024 (CONVENIENCE STORE NEWS)

7-Eleven Inc. will become the sole owner and operator of Stripes convenience stores and Laredo Taco Co. restaurants in the United States after acquiring 204 locations from Sunoco LP for \$950 million.

The stores are located across west Texas, New Mexico and Oklahoma, and will join the **more than 13,000** 7-Eleven, Speedway and Stripes locations that 7-Eleven operates, franchises and/or licenses across the **United States and Canada**.

7-Eleven **grew its U.S. store footprint** by **12%** when it acquired approximately **1,030 Sunoco c-stores** for more than **\$3 billion** in **early 2018**. Under the terms of the deal, Sunoco entered into a **15-year take-or-pay fuel** supply agreement with a 7-Eleven subsidiary, under which Sunoco agreed to supply approximately **2.2 billion gallons** of fuel annually.

The acquisition is part of a food-centric initiative to increase revenue and accelerate growth.

At the time, **DePinto said** the acquisition supported the **company's growth strategy** in key geographic areas, and that it could learn a great deal about how to cater to the Mexican-American customer base in south Texas.

7-Eleven's parent company Seven & i Holdings Co. Ltd. noted that the new Sunoco deal is part of its **broad strategic focus** that centers on foodservice. Additionally, the acquisition will connect the 7-Eleven and Speedway network alongside the **interstate highway**, contribute to **increase regional market share** and **accelerate growth** in the North America market.

EXPLORE ARTICLE



7-Eleven Ranks Among Top 25 Hottest Retailers

AUGUST 21, 2023 (CONVENIENCE STORE NEWS)

7-Eleven Inc. is already a dominant force in the convenience store industry, but it's not done growing. The National Retail Federation (NRF) listed the chain on its 2023 Hot 25 Retailers list, which ranks the fastest-growing U.S. retailers.

The annual list highlights the most impactful and **fastest-growing retail** companies in the United States. Data, insights and consulting company Kantar compiles the **rankings**, which are determined by **year-over-year** percentage **increases** in domestic sales.

The retailer jumps 18 spots higher than last year's ranking, according to the National Retail Federation.

This year's ranking marked a significant jump for 7-Eleven, which held the **No. 23** slot on last year's list with **31.6 percent growth** in domestic sales.

Overall growth was lower for this year's list. On the 2022 Hot 25 Retailers list, nearly all ranked companies saw **sales growth** above 25 percent. Only 7-Eleven and five other companies on the 2023 list saw growth above **25 percent**.

Trends evident on this year's list include **food sales and growth** through mergers and acquisitions (M&A). Strong M&A activity in the grocery channel may herald similar activity to come in other retail channels, according to David Marcotte, senior vice president at Kantar.

"It's clear that companies that are making **moves are igniting** some of their growth," Marcotte said. He noted that he anticipates more M&A in 2023.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN FORT WORTH, TX

Initial Lease Term	15-Years, Plus (4), 5-Year Renewal Options
Rent Commencement	July 2024 (Estimated)
Lease Expiration	May 2039 (Estimated)
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, In Primary Term & Option Periods
Annual Rent YRS 1-5	\$420,000.00
Annual Rent YRS 6-10	\$462,000.00
Annual Rent YRS 11-15	\$508,200.00
Option 1	\$559,020.00
Option 2	\$614,922.00
Option 3	\$676,414.20
Option 4	\$744,055.68



Rendering



Rendering

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.

TIMBERLAND BOULEVARD
±6,539 VPD

7-ELEVEN
SUBJECT PROPERTY
NEC I-35 & TIMBERLAND BLVD.

35W

CAPROCK
ELEMENTARY SCHOOL
(635 STUDENTS)

TIMBER CREEK
HIGH SCHOOL
(3,193 STUDENTS)

Kroger
Pizza Hut
AutoZone
SAJAD
McDonald's

WOODLAND SPRINGS
ELEMENTARY
(572 STUDENTS)

INDEPENDENCE
ELEMENTARY SCHOOL
(511 STUDENTS)

METROPORT WAY

MANSIONS AT
TIMBERLAND
APARTMENTS
(384 UNITS)

U-HAUL

SOLEA
KELLER
(186 UNITS)

enterprise
CALIBER
COLLISION

CHRYSLER
Jeep
RAM

KIA

Starbucks
BURGER KING

Holiday Inn

Public Storage

QT
QuikTrip

TRINITY MEADOWS
INTERMEDIATE SCHOOL
(895 STUDENTS)

TRINITY SPRINGS
MIDDLE SCHOOL
(964 STUDENTS)

WESTHOUSE
APARTMENT FLATS
(318 UNITS)

ELAN
KELLER RANCH
(300 UNITS)

U-HAUL

WHATADUGER

U-HAUL
FARMERS
INSURANCE

Exxon

TACO BELL

Wendy's

ALDI

jamba
SUPERCUTS
McDonald's

CHIPOTLE
Jersey Mike's
SUBS

TEXAS HEALTH
HARRIS METHODIST
HOSPITAL ALLIANCE
(151 BEDS)

TIMBERVIEW
MIDDLE SCHOOL
(1,115 STUDENTS)

Walgreens
garden of Eatin'
AUTO PARTS

Waffle House
GOLDEN CHICKEN

SONIC

CVS pharmacy
DUNKIN'

Walmart
Supercenter

O A PETERSON
ELEMENTARY
(678 STUDENTS)

Public Storage

MONARCH HIGHWAY
±44,222 VPD

JCPenney
PET SMART
Ashley
HOMESTORE
VICTORIA'S SECRET
MEN'S WEARHOUSE
MATTRESSFIRM
Hallmark
claire's
Cheddar's
Starbucks
Jersey Mike's
McDonald's
SMOOTHIE KING
CHIPOTLE
MOD

Kroger
DICK'S
SPORTING GOODS
Orangetheory
FITNESS
Bath & Body Works
planet fitness
DSW
DESIGNER SHOE WAREHOUSE
BOOT BARN
Bj's
McAlister's
DELICIOUS

BEST BUY
five BELOW
CINEMARK
PLATO'S
CLOSET
carter's
belk
HAVERTYS
FURNITURE - PET 1985
FIVE GUYS
BURGERS and FRIES

CITY PARC
AT KELLER
APARTMENTS
(312 UNITS)

DOLLAR TREE

Pizza Hut

Firestone
COMPLETE AUTO CARE
DUNKIN'

JUNCTION CROSSING
APARTMENT HOMES
(277 UNITS)

Chuy's

OUTBACK
STEAKHOUSE

INTERNATIONAL
LEADERSHIP OF TEXAS
KELLER K-8
(943 STUDENTS)

CVS pharmacy

SONIC

jamba
salata
BUFFALO WILD WINGS

HOBBY LOBBY
Foot Locker

LONGHORN
STEAKHOUSE
DICKEY'S
BARBECUE PIT

SAGESTONE
VILLAGE
(305 UNITS)

SUBWAY
McALISTER'S
DELICIOUS

HERITAGE HOA
PLAYGROUND

SAGEWATER
VILLAGE
(302 UNITS)

BETTE PEROT
ELEMENTARY
SCHOOL
(567 STUDENTS)

Walmart
Neighborhood Market

PET SUPPLIES PLUS
Minus the hassle.

EAGLE RIDGE
ELEMENTARY SCHOOL
(587 STUDENTS)

FAB
TRAINING

FREEDOM
ELEMENTARY SCHOOL
(622 STUDENTS)

Public Storage

ANYTIME
FITNESS

Kroger
WAREHOUSE

ASPIRE
PRESIDIO WEST
(300 UNITS)

AutoZone

Public Storage

Red Robin

Valvoline

HYATT
PLACE

CENTRAL
HIGH SCHOOL
(2,598 STUDENTS)

the Y



INTERSTATE 35
(±100,000 VPD)



ALLIANCE TEXAS

- MAJOR ECONOMIC DRIVER IN NORTH TEXAS
- 27,000 ACRE DEVELOPMENT THAT HAS GENERATED \$120 BILLION IN ECONOMIC IMPACT
- 575 COMPANIES GENERATING OVER 66,000 DIRECT JOBS
- #1 BUSINESS PARK IN NORTH TEXAS
- 58 MILLION SQUARE FEET DEVELOPED
- 2 MILLION PEOPLE WITHIN 20 MILES
- LESS THAN 1 MILE FROM SUBJECT PROPERTY



TIMBERLAND BOULEVARD

METROPORT WAY





DOWNTOWN FORT WORTH 12 MILES



SYNERGY CROSSING INDUSTRIAL PARK

- IRONWOOD REALTY PARTNERS PURCHASED LAND FROM STATE OF TEXAS IN 2016
- +-3M SF MASTER-PLANNED PARK
- CLASS A INDUSTRIAL PARK WITH HIGHWAY FRONTAGE AND ACCESS ALONG I-35W
- 5TH AND FINAL BUILDING CURRENTLY UNDER DEVELOPMENT

brakes plus

LIFE TIME
WHATASUCKER

Public Storage

TEXAS HEALTH HARRIS METHODIST HOSPITAL ALLIANCE (151 BEDS)

Holiday Inn
AN IHG HOTEL

BURGER KING

CHRYSLER Jeep RAM

KIA

CALIBER COLLISION

INTERSTATE 35 (±100,000 VPD)

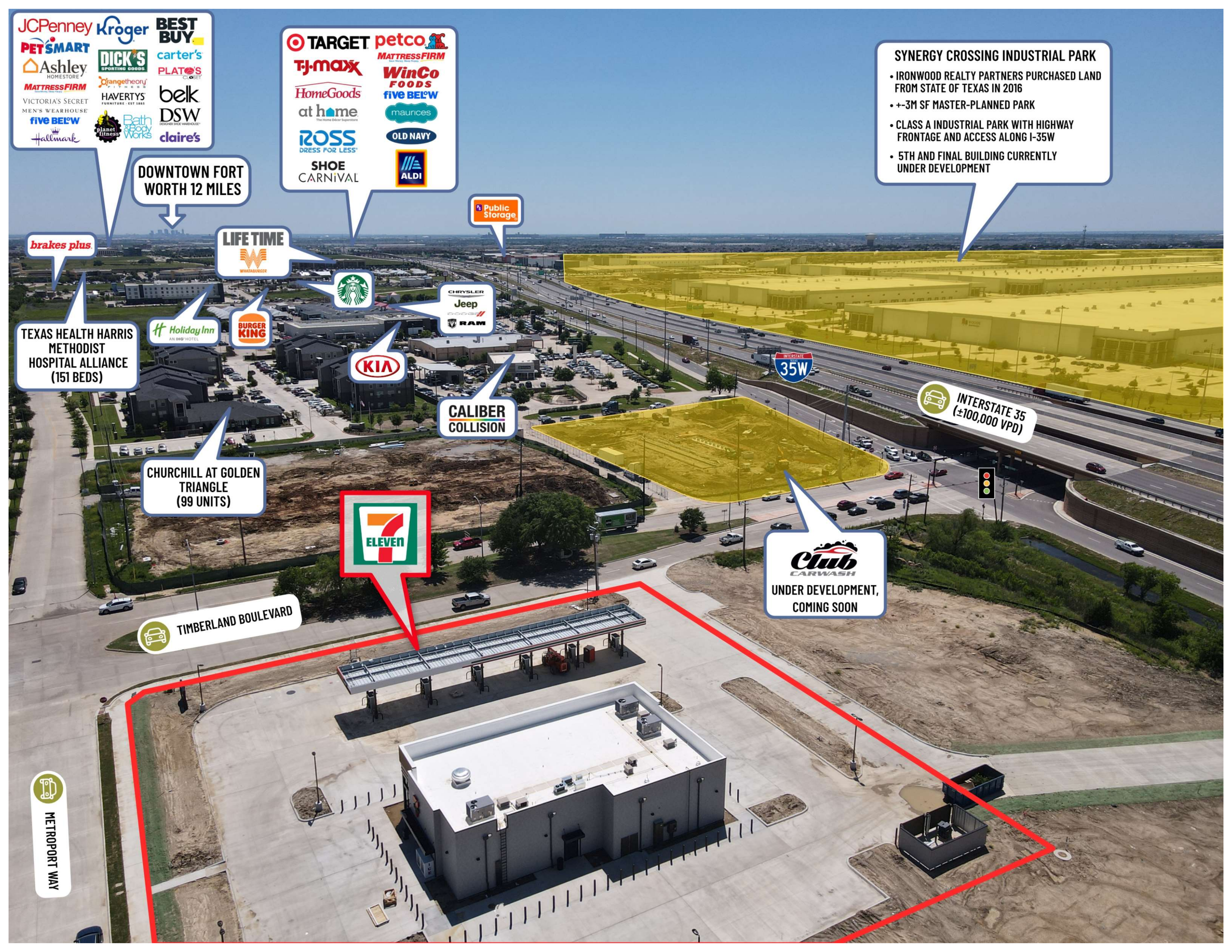
CHURCHILL AT GOLDEN TRIANGLE (99 UNITS)

7 ELEVEN

Club CARWASH
UNDER DEVELOPMENT, COMING SOON





TIMBERLAND BOULEVARD

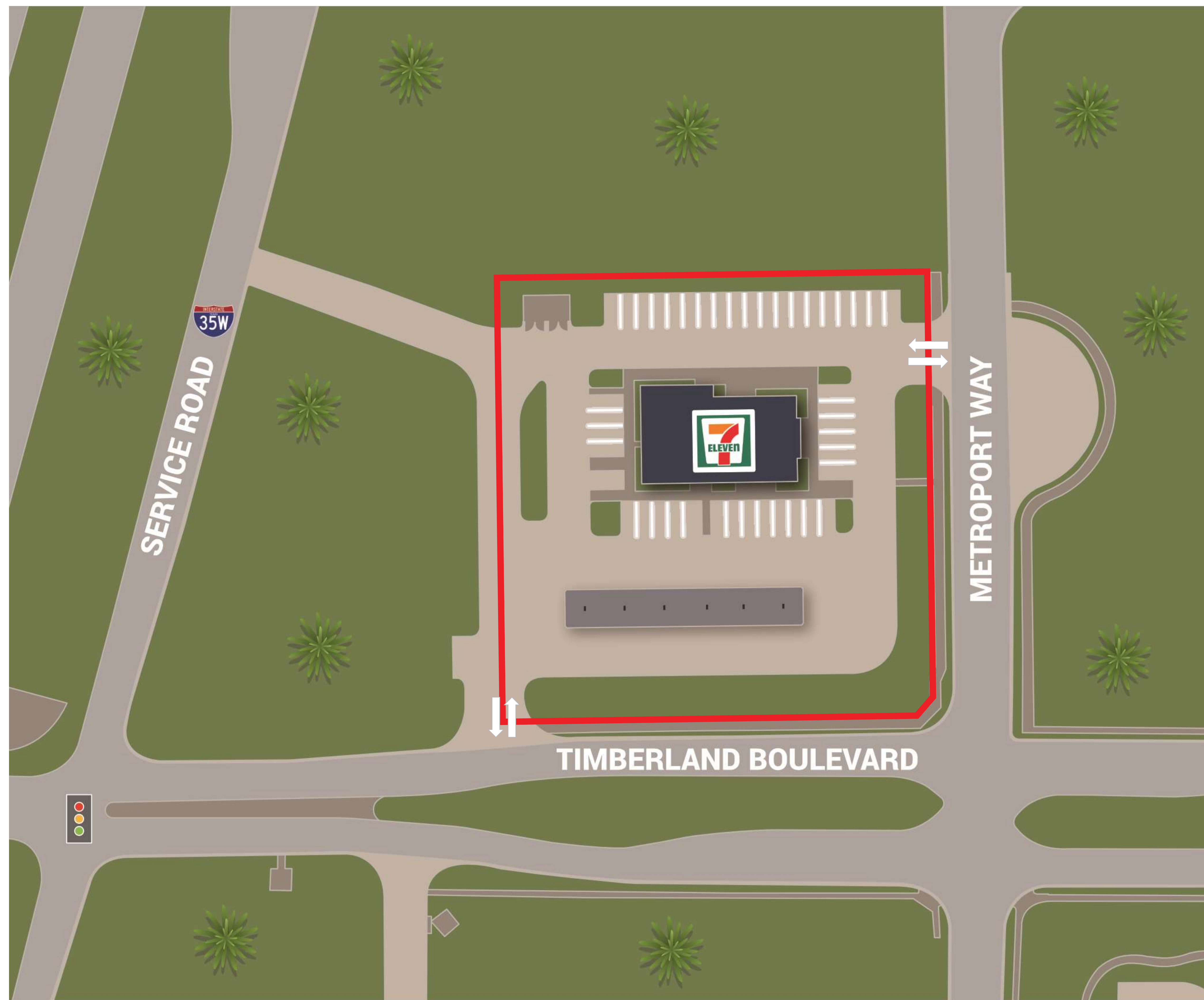
METROPORT WAY



SITE OVERVIEW

7-ELEVEN FORT WORTH, TX

	Year Built		2024
	Building Area		±4,919 SF
	Land Area		±1.47 AC
	Pumps		6
	Fueling Positions		12



NEIGHBORING RETAILERS

- Walmart Supercenter
- DICK'S Sporting Goods
- Kroger
- JCPenney
- PetSmart
- Hobby Lobby
- Best Buy
- Havertys Furniture
- Ashley Store
- Planet Fitness



Rendering

RENDERING PHOTOS

7-ELEVEN FORT WORTH, TX



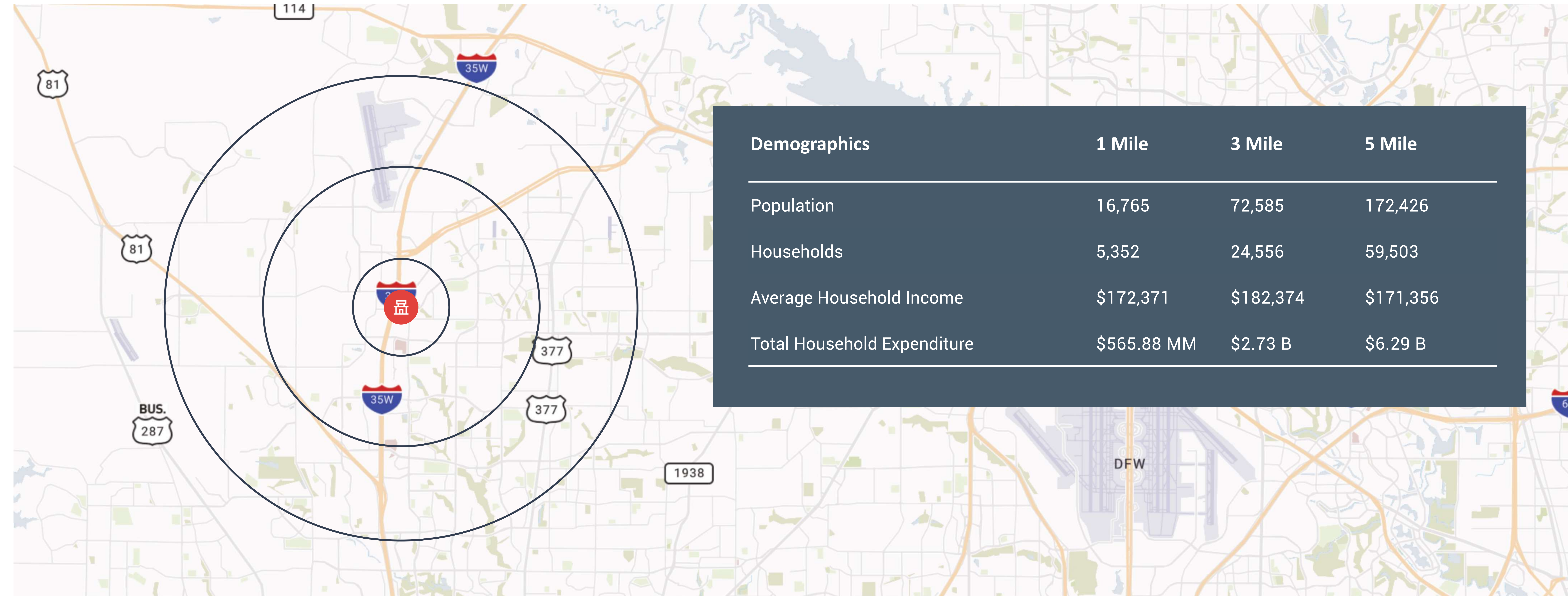
CONSTRUCTION PROGRESS AS OF APRIL 22, 2024

7-ELEVEN FORT WORTH, TX



LOCATION OVERVIEW

7-ELEVEN FORT WORTH, TX



Demographics	1 Mile	3 Mile	5 Mile
Population	16,765	72,585	172,426
Households	5,352	24,556	59,503
Average Household Income	\$172,371	\$182,374	\$171,356
Total Household Expenditure	\$565.88 MM	\$2.73 B	\$6.29 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. AMR Corp. /American Airlines (41,000)
2. Lockheed Martin Tactical Aircraft Systems (23,000)
3. Fort Worth Independent School District (11,000)
4. City of Fort Worth (8,000)
5. Network/John Peter Smith Hospital (7,000)
6. NAS Fort Worth Joint Reserve Base (5,000)
7. Alcon Laboratories Inc. (5,000)
8. Tarrant County College (5,000)
9. Bell Helicopter-Textron, Inc. (4,000)
10. Burlington Northern Santa Fe, LLC (2,000)

LOCATION OVERVIEW

7-ELEVEN FORT WORTH, TX

Fort Worth

Texas

 908,469
Population

 \$67,927
Median Household Income



Largest Metro in
the US

4th

Best Place to
Live in Texas

#2

FORT WORTH, TX

Fort Worth, Texas, is a vibrant city that seamlessly blends its rich Western heritage with modern urban living. Known as the "City of Cowboys and Culture," Fort Worth offers a unique Texan experience characterized by its historic Stockyards District, where cattle drives, rodeos, and Western authenticity come to life.

With a strong foundation in industries such as manufacturing, energy, healthcare, and aviation. Fort Worth has established itself as a key player in the Texas economy

The city's downtown area boasts a dynamic arts and culinary scene, with an array of galleries, museums, theaters, and restaurants that cater to a diverse range of tastes.

From the world-renowned Kimbell Art Museum to the Fort Worth Stock Show & Rodeo, the city provides a fascinating juxtaposition of tradition and innovation. Its warm Southern hospitality, combined with a growing economy and a strong sense of community, makes Fort Worth a captivating destination for residents and visitors alike.

ECONOMY

The economy of Fort Worth, Texas, is a dynamic and diverse engine of growth that reflects the city's resilience and adaptability. With a strong foundation in industries such as manufacturing, energy, healthcare, and aviation. Fort Worth has established itself as a key player in the Texas economy. The city's strategic location as a transportation hub, along with its pro-business environment, has attracted a wide range of companies, from Fortune 500 corporations to innovative startups. The presence of major defense contractors, like Lockheed Martin, has solidified Fort Worth's position as a significant aerospace and defense center. Additionally, the city's commitment to fostering innovation and entrepreneurship is evident in the growth of tech-focused initiatives and educational institutions. As Fort Worth continues to balance its traditional economic roots with forward-looking opportunities, it remains a hub of economic activity and potential.

IN THE NEWS

7-ELEVEN FORT WORTH, TX

Fort Worth Ranked as the Fastest-Growing City in America

SETH MOREHEAD, JUNE 2, 2023 (THE TEXAN)

Over the last year, Fort Worth saw a population increase of 19,170 people, bringing the total population to 956,709, according to a United States Census Bureau report. This equates to approximately 53 people per day.

Following Fort Worth in **population increase** are Phoenix, AZ; San Antonio; Seattle, WA; and Charlotte, NC. In total, six Texas cities were in the **top 15**: Fort Worth, San Antonio, Houston, Georgetown, Dallas, and Frisco.

While the population increase over the last year was the most of any city in the United States, Fort Worth is still only the **13th largest population** in the country, but is inching closer to San Jose, CA, Jacksonville, FL, and Austin, which all have around **970,000 inhabitants**.

According to U.S. Census Bureau forecasted projections, Fort Worth is due to have over a million residents by 2030 and will probably surpass Dallas in population by 2045. The Dallas-Fort Worth (DFW) metropolitan area will become the third-largest metropolitan area in the United States sometime in the 2030s. Fort Worth is a relatively young city compared to the DFW Metroplex as a whole, Texas, and the nation at large. Half of Fort Worth's population is under 35 and its median age is 33, compared with DFW and the state at 35 and the United States at 38.

Also of interest, several Texas cities are near the top of the list of fastest-growing cities list by **percentage increase**, with Georgetown, Kyle, Leander, Little Elm, Conroe, and New Braunfels all sitting in the **top 15**. Conroe and New Braunfels both crossed the **100,000 population** mark last year.

Thirty-one percent of Fort Worth residents have a bachelor's degree or higher, which falls in line with Arlington, is ahead of San Antonio, El Paso, and Corpus Christi, and is close to Houston and Dallas. The most educated cities in Texas are Austin and Plano, with both cities' residents having a degree rate of **over 55 percent**.

EXPLORE ARTICLE



Fort Worth chamber's new economic development plan called a 'game changer'

BOB FRANCIS AND SETH BODINE, APRIL 17, 2023 (FORT WORTH REPORT)

The organizational shift is among the changes being made at the Fort Worth chamber following the February departure of its previous president, Brandom Gengelbach.

Fort Worth officials and chamber heads are hopeful that dividing into **two separate organizations** will **enhance** the city's ability to **support** and attract business in the city.

Many community leaders fear Fort Worth has fallen behind in recruiting corporate headquarters and building its jobs base. Rosa Navejar, chairwoman of the Fort Worth chamber, calls the new plan a **"game changer."**

Following the lead of the state's other largest cities – Austin, Dallas, Houston, and San Antonio – the Fort Worth chamber is setting up a nonprofit, the Fort Worth Economic Development Partnership, to focus on economic development. The changes could dramatically impact how the chamber and the city – which work together on economic development deals – approach and carry out future business growth.

This **economic development** partnership is going to put us in a different light, she said.

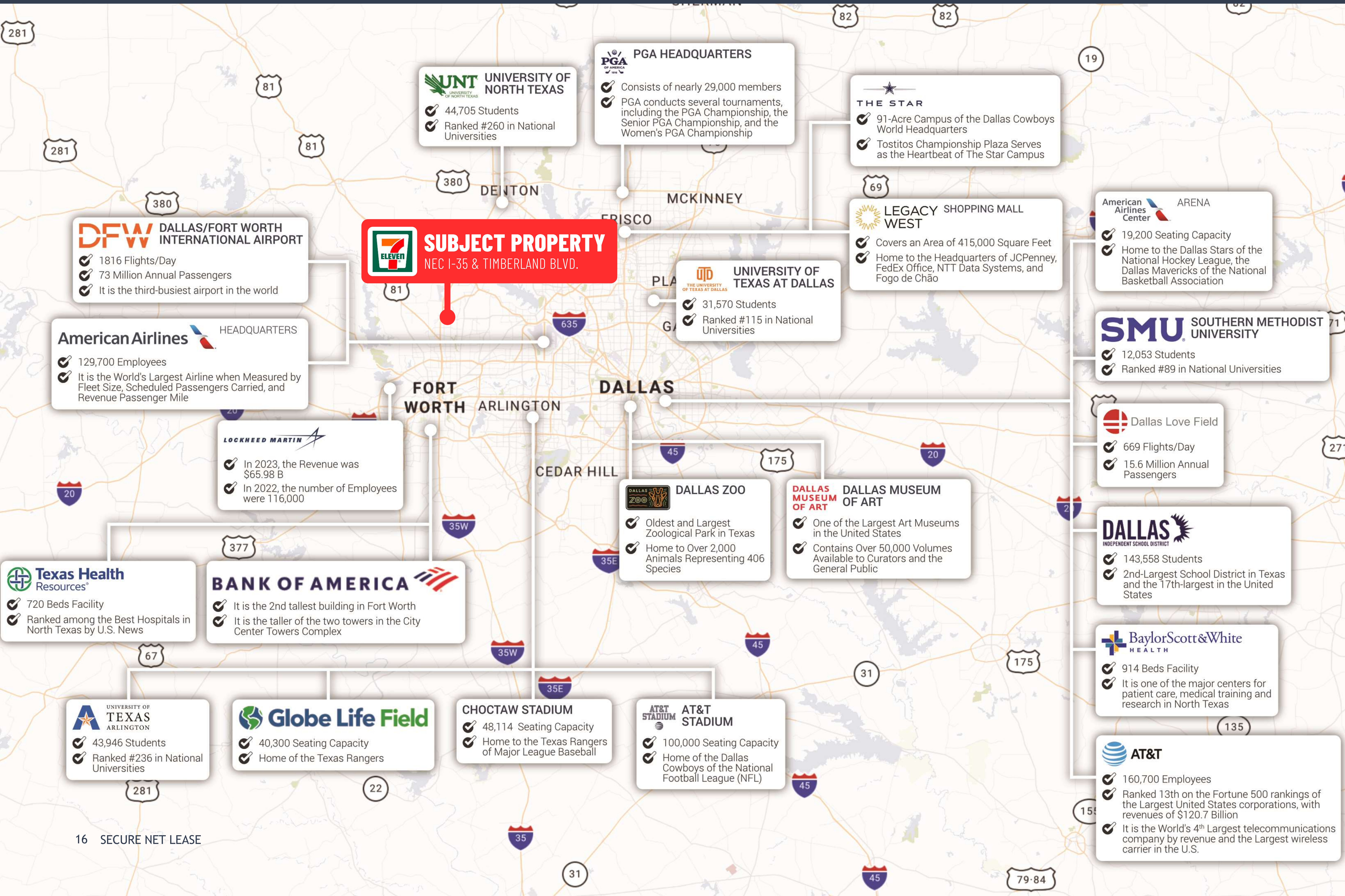
In the past, civic leaders such as Amon G. Carter, Charles Tandy, Bob Bolen and others helped lead Fort Worth's economic development, whether formally or informally, said former Mayor Kenneth Barr. Thirty years ago, the city was filled with **home-grown Fortune 500 companies** such as RadioShack and **Pier 1** and **attracted** aviation-related businesses such as Lockheed, Bell and American Airlines.

EXPLORE ARTICLE



METRO AREA

7-ELEVEN FORT WORTH, TX



7-ELEVEN
SUBJECT PROPERTY
 NEC I-35 & TIMBERLAND BLVD.

DFW DALLAS/FORT WORTH INTERNATIONAL AIRPORT

- 1816 Flights/Day
- 73 Million Annual Passengers
- It is the third-busiest airport in the world

UNT UNIVERSITY OF NORTH TEXAS

- 44,705 Students
- Ranked #260 in National Universities

PGA PGA HEADQUARTERS

- Consists of nearly 29,000 members
- PGA conducts several tournaments, including the PGA Championship, the Senior PGA Championship, and the Women's PGA Championship

THE STAR

- 91-Acre Campus of the Dallas Cowboys World Headquarters
- Tostitos Championship Plaza Serves as the Heartbeat of The Star Campus

LEGACY SHOPPING MALL WEST

- Covers an Area of 415,000 Square Feet
- Home to the Headquarters of JCPenney, FedEx Office, NTT Data Systems, and Fogo de Chão

American Airlines Center ARENA

- 19,200 Seating Capacity
- Home to the Dallas Stars of the National Hockey League, the Dallas Mavericks of the National Basketball Association

UTD UNIVERSITY OF TEXAS AT DALLAS

- 31,570 Students
- Ranked #115 in National Universities

SMU SOUTHERN METHODIST UNIVERSITY

- 12,053 Students
- Ranked #89 in National Universities

American Airlines HEADQUARTERS

- 129,700 Employees
- It is the World's Largest Airline when Measured by Fleet Size, Scheduled Passengers Carried, and Revenue Passenger Mile

LOCKHEED MARTIN

- In 2023, the Revenue was \$65.98 B
- In 2022, the number of Employees were 116,000

Dallas Love Field

- 669 Flights/Day
- 15.6 Million Annual Passengers

DALLAS ZOO

- Oldest and Largest Zoological Park in Texas
- Home to Over 2,000 Animals Representing 406 Species

DALLAS MUSEUM OF ART

- One of the Largest Art Museums in the United States
- Contains Over 50,000 Volumes Available to Curators and the General Public

DALLAS INDEPENDENT SCHOOL DISTRICT

- 143,558 Students
- 2nd-Largest School District in Texas and the 17th-largest in the United States

Texas Health Resources

- 720 Beds Facility
- Ranked among the Best Hospitals in North Texas by U.S. News

BANK OF AMERICA

- It is the 2nd tallest building in Fort Worth
- It is the taller of the two towers in the City Center Towers Complex

BaylorScott&White HEALTH

- 914 Beds Facility
- It is one of the major centers for patient care, medical training and research in North Texas

UNIVERSITY OF TEXAS ARLINGTON

- 43,946 Students
- Ranked #236 in National Universities

Globe Life Field

- 40,300 Seating Capacity
- Home of the Texas Rangers

CHOCTAW STADIUM

- 48,114 Seating Capacity
- Home to the Texas Rangers of Major League Baseball

AT&T STADIUM

- 100,000 Seating Capacity
- Home of the Dallas Cowboys of the National Football League (NFL)

AT&T

- 160,700 Employees
- Ranked 13th on the Fortune 500 rankings of the Largest United States corporations, with revenues of \$120.7 Billion
- It is the World's 4th Largest telecommunications company by revenue and the Largest wireless carrier in the U.S.

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

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TEXAS DISCLAIMER

7-ELEVEN FORT WORTH, 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.