



# Dollar General

**\$1,570,000 | 6.00% CAP**

342 E. St. Augustine Dr., Dallas , TX 75217

- ✓ Rent Commencement: April 2019
- ✓ 8+ Years Remaining on Corporate Absolute NNN Lease
- ✓ 8 miles Southeast of Dallas, TX, Located Right off of US 175 (72,200+ VPD)
- ✓ 6 Schools within 1-Mile (4,000+ Students), 194,491 Residents & 56,148 Households w/in 5-Miles
- ✓ Dollar General is a Fortune 500 Company and One of the Largest Discount Retailers in the U.S.



Dollar General, a **Fortune 500 company** and one of the nation's **largest discount retailers**, operates more than **20,400 stores** across **47 states**. Recognized for its resilience and consistent growth, the company generated over **\$40.17 billion** in annual revenue by the close of 2024. Dollar General Corp. offers a wide range of merchandise, including everyday consumables, seasonal products, household goods, and apparel.





# INVESTMENT OVERVIEW

DOLLAR GENERAL DALLAS, TX



## CONTACT FOR DETAILS

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Managing Partner  
(214) 522-7210

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\$1,570,000

6.00% CAP

NOI

\$94,199

Building Area

±7,500 SF

Land Area

±0.71 AC

Year Built

2019

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Rent Commencement: April 2019**
- ✓ **8+ Years Remaining on Corporate Absolute NNN Lease** with (3) 5-Year Options to Renew. 10% Rental Increases in each Option Period
- ✓ **This Site is 8 miles Southeast of Dallas, TX, located off of US 175 (72,200+ VPD) on St. Augustine Dr (6,700+ VPD).** US 175 is a vital east-west connector in Dallas, linking multiple major highways (I-45, I-20, and I-63), handling substantial daily traffic volumes, and offering significant accessibility advantages that support commercial real estate value and development potential.
- ✓ **Excellent Demographics & Demand Drivers** - There are 194,491 residents and 56,148 households living within a 5-mile radius of the property with an average household income of \$79,106. There are also six schools within 1 mile of the property that have nearly 4,000 total students enrolled.
- ✓ **The Dallas-Fort Worth (DFW) Metroplex is the Largest Metropolitan Area in Texas** and the fourth-largest in the United States, home to over 8.3 million people. DFW is the 3rd fastest-growing metro in the U.S. in 2024 due to its thriving job market and attractive living conditions.
- ✓ **Investment Grade Tenant** - Dollar General's corporate guarantee and ongoing expansion into rural areas underscore its commitment to smaller markets, making it a dependable tenant in underserved regions.
- ✓ **Dollar General, a Fortune 500 Company and One of the Largest Discount Retailers in the U.S.,** operates over 20,400 stores across 47 states. Known for resilience and steady growth, the company reported over \$40.17B in annual revenue at the end of 2024.

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

DOLLAR GENERAL DALLAS, TX

## Dollar General

**Lessee:** Dolgen Corp. of Texas, Inc.

**Guarantor:** Dollar General Corporation

### REVENUE

\$40.17 B

### CREDIT RATING

BBB

### STOCK TICKER

DG

### LOCATIONS

20,401+

**DOLLAR GENERAL**

[dollargeneral.com](http://dollargeneral.com)

**Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store.**

**Founded in 1939**, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, **career opportunities** for its employees, and literacy and education support for its hometown communities. As of **February 2025**, the Company's **20,401** Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our **high-quality private brands** alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

### STRATEGY

Dollar General sells similar products as wholesale retailers **Wal-Mart (WMT) and Target (TGT)**, but typically at **lower prices**. Because of this, during harsh **economic conditions**, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer. Dollar General's (DG) business strategy revolves around driving profitable top line **growth** while enhancing its **low-cost operator** position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at **competitive prices**.



File Photo



## IN THE NEWS

DOLLAR GENERAL DALLAS, TX

## Dollar General to remodel 4,250 stores, open 575 stores in 2025

MARIANNE WILSON, DECEMBER 05, 2024 (CHAIN STORE AGE)

**Dollar General's third-quarter results took a hit as multiple hurricanes impacted its business, but it still managed to top sales estimates.**

"We are pleased with our **team's execution** in the **third quarter**, particularly in light of multiple hurricanes that impacted our business," said Todd Vasos, CEO of Dollar General.

"While we continue to operate in an environment where our core customer is financially constrained, we delivered same-store sales near the top end of our expectations for the quarter."

Looking ahead, the discounter is planning a major increase in planned real estate projects for fiscal 2025 (ends Jan. 30, 2026), which includes opening approximately **575 new stores** in the U.S. and up to 15 new stores in Mexico. It also plans to fully remodel **approximately 2,000 stores** as well as remodel **approximately 2,250 stores** through Project Elevate and relocate approximately 45 stores. In all, the company will execute about **4,885 real-estate projects**.

"In particular, we are enthusiastic about Project Elevate, which introduces an **incremental remodel initiative** within our mature store base," said Kelly Dilts, CFO of Dollar General. "This initiative is aimed at our mature stores that are not yet old enough to be part of the full remodel pipeline. We believe we will enhance the customer experience with a lighter-touch remodel, including customer-facing physical asset updates and planogram optimizations and expansions across the store."

Net income totaled **\$196.5 million**, or \$0.89 a share, for the quarter ended Nov. 1, down from \$276.2 million, or \$1.26 a share, in the year-ago period. Analysts were expecting earnings per share of \$0.94. Net sales rose 5% to \$10.2 billion, topping estimates of \$10.1 billion. Same-store sales **rose 1.3%**.

EXPLORE ARTICLE



## Dollar General Surpasses Milestone of 5,000 Stores Nationwide Offering Fresh Produce

JANUARY 26, 2024 (DOLLAR GENERAL)

**Dollar General has surpassed its latest milestone, now offering fresh produce options in more than 5,000 stores across the country.**

First announced in the Company's **Q4 2022 earnings** last March, DG has continued to make strides toward reaching this milestone and now, **more than 5,000 DG stores** also carry the top 20 items typically sold in traditional grocery stores which cover **approximately 80 percent** of the produce categories most grocery stores traditionally provide.

With more individual points of produce distribution than any other U.S. mass retailer or grocer, the Company provides access to fresh fruits and vegetables in thousands of communities

"We are constantly looking for ways to better serve our customers and one of our top priorities is to ensure the communities we call home have access to fresh, affordable, and convenient food options," said Emily Taylor, executive vice president and chief merchandising officer at Dollar General. "We have exceeded our goal of having **5,000 total stores** with fresh produce by **January 2024**."

DG's operational partnership with Feeding America, the nation's largest hunger-relief organization, provides in-kind food donations from stores and distribution centers across the country with a goal to contribute **up to 20 million meals** each year. To date, Dollar General has donated more than **23 million meals** and over **\$3 million** to Feeding America.

EXPLORE ARTICLE





LEASE OVERVIEW

DOLLAR GENERAL   DALLAS, TX

|                      |                                     |
|----------------------|-------------------------------------|
| Initial Lease Term   | 15-Years                            |
| Rent Commencement    | April 2019                          |
| Lease Expiration     | April 2034                          |
| Lease Type           | Absolute NNN                        |
| Rent Increases       | 10% Every 5-Years in Option Periods |
| Annual Rent YRS 1-15 | \$94,199                            |
| Option 1             | \$103,619                           |
| Option 2             | \$113,981                           |
| Option 3             | \$125,379                           |

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.



File Photo



**DOLLAR TREE**  
EL RANCHO

**foodland**  
markets

**Exxon**

PLEASANT GROVE  
ELEMENTARY SCHOOL  
(460 STUDENTS)

**Fiesta**  
FAMILY DOLLAR  
H&R BLOCK

JOHN W. RUNYON  
ELEMENTARY SCHOOL  
(436 STUDENTS)

CITITRENDS  
SUBWAY  
dd's DISCOUNTS  
Little Caesars  
WING-STOP

**Shell**

**CHURCH'S**  
CHICKEN

**DISCOUNT TIRE**  
GameStop  
Wendy's  
Jack in the box  
PANDA EXPRESS  
CHINESE KITCHEN

**6**

**Walmart**  
Supercenter  
SUBWAY  
WHATABURGER  
Cane's

**amazon**  
WAREHOUSE

12  
TEXAS

PLEASANT GROVE STADIUM

**VALERO**

**SHERWIN WILLIAMS**

PRAIRIE CREEK  
APARTMENTS

**POPEYES**  
LOUISIANA KITCHEN

**Walgreens**  
BURGER KING

**DOLLAR TREE**  
AutoZone  
TACO BELL  
McDonald's

YOUNG WOMEN'S  
STEAM ACADEMY AT  
BALCH SPRINGS  
MIDDLE SCHOOL  
(769 STUDENTS)

BUCKNER BOULEVARD  
±19,237 VPD

B.H. MACON  
ELEMENTARY SCHOOL  
(501 STUDENTS)

**FAMILY DOLLAR**

S STREET AUGUSTINE DRIVE  
±6,700 VPD

WILLIAM  
M ANDERSON  
ELEMENTARY  
(530 STUDENTS)

GILBERT CUELLAR  
SR. ELEMENTARY SCHOOL  
(691 STUDENTS)

O'Reilly AUTO PARTS  
GOLDEN CHICK  
POPEYES  
LOUISIANA KITCHEN  
Pizza Hut

**TACO BELL**  
BURGER KING

LYNDON B JOHNSON FREEWAY  
±72,927 VPD

**Home Depot**  
Kroger  
AutoZone  
McDonald's

**Exxon**

**THE SALVATION ARMY**

**USPS.COM**

**daltile**

**FAMILY DOLLAR**  
McDonald's

**AutoZone**

**GANAS**

C F HAWN FREEWAY  
±72,200 VPD

ALVAREZ PALLET LLC

**metro**  
by T-Mobile

**DQ**

H. GRADY SPRUCE  
HIGH SCHOOL  
(1,460 STUDENTS)

**DOLLAR GENERAL**  
**SUBJECT PROPERTY**  
342 E. ST. AUGUSTINE DR.

**FORTLINE**  
WATERWORKS

**FAMILY DOLLAR**

**SUGAR'S TO SNAKES**  
A MARY KAY COSMETIC BUSINESS

**CUBESMART**  
self storage

AMBASSADOR  
APARTMENTS &  
TOWNHOMES  
(136 UNITS)

**6**

**U-HAUL**

**M Spradling**  
Comments

**GOLDEN CHICK**

**XTREME**  
TRAILER SALES

**ALON**

RICHARD LAGOW  
ELEMENTARY SCHOOL  
(435 STUDENTS)

PEACHTREE SENIOR  
LIVING APARTMENTS  
(144 UNITS)

175

**Chevron**

**A-1RYLIE**  
AUTO PARTS

A+ ACADEMY  
ELEMENTARY  
(897 STUDENTS)

NANCY MOSELEY  
ELEMENTARY SCHOOL  
(663 STUDENTS)

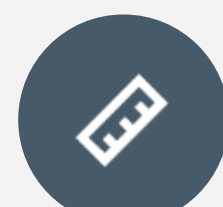
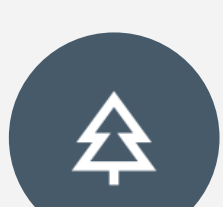
20

**TEXAS**  
Mobile & Modular  
Specialties, Inc.  
Dallas, Texas



# SITE OVERVIEW

DOLLAR GENERAL DALLAS, TX

|                                                                                   |               |  |           |
|-----------------------------------------------------------------------------------|---------------|--|-----------|
|  | Year Built    |  | 2019      |
|  | Building Area |  | ±7,500 SF |
|  | Land Area     |  | ±0.71 AC  |

## NEIGHBORING RETAILERS

- Walmart Supercenter
- The Home Depot
- Kroger
- Fiesta Mart
- AutoZone Auto Parts
- Dollar General
- Advance Auto Parts
- Family Dollar
- Discount Tire
- Dollar Tree
- O'Reilly Auto Parts

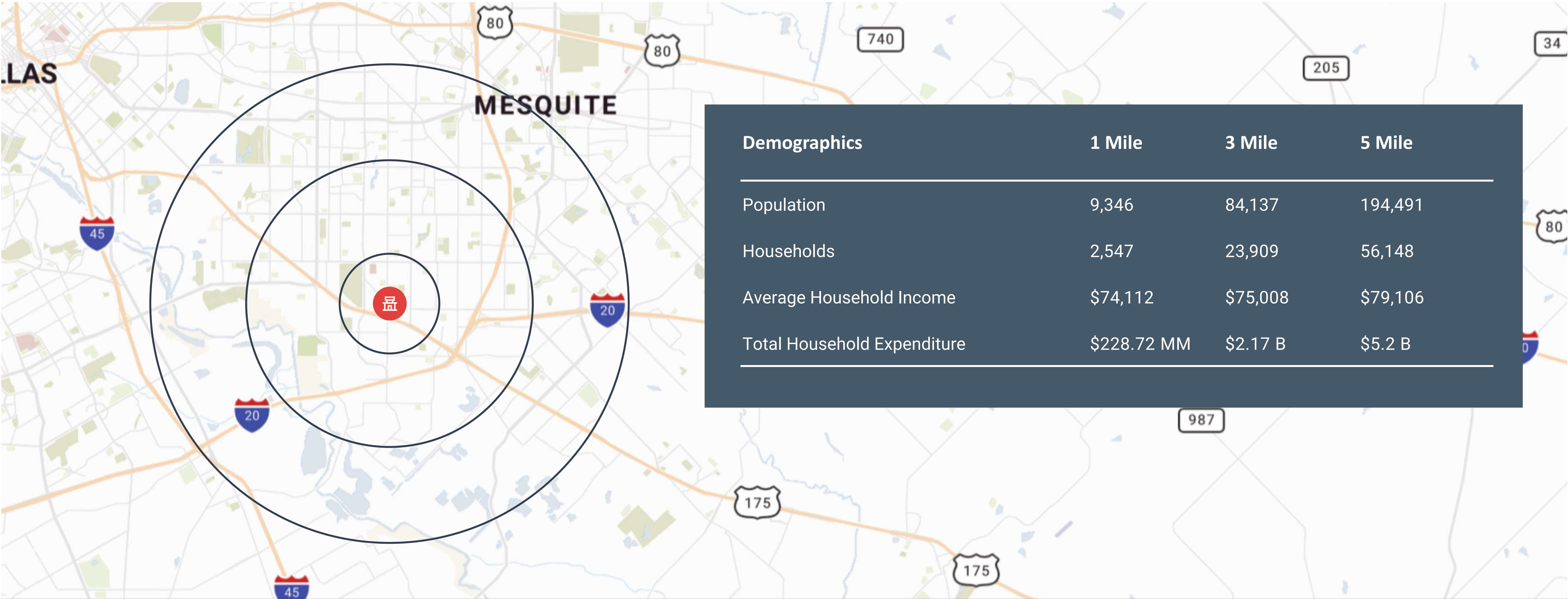


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# LOCATION OVERVIEW

DOLLAR GENERAL DALLAS, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

UT Southwestern Medical Center (25,641)
2.

Dallas Independent School District (22,857)
3.

Southwest Airline Co (19,190)
4.

City of Dallas (13,798)
5.

Parkland Health & Hosp System (13,103)
6.

AT&T Inc. (10,690)
7.

Dallas County Community College (8,230)
8.

Texas Instruments Inc. (7,704)
9.

Methodist Dallas Med Ctr (6,689)
10.

Dallas County (6,500)



# LOCATION OVERVIEW

DOLLAR GENERAL DALLAS, TX



The DFW Metroplex is the  
4th Largest in the U.S.

4th

Dallas is the 9th Largest  
City in the U.S.

9th

**The Dallas-Fort Worth (DFW) Metroplex is the largest metropolitan area in Texas and the fourth-largest in the United States, home to over 8.3 million people as of 2024.**

Spanning 11 counties in North Texas, the region includes major cities like Dallas, Fort Worth, Arlington, Plano, and Irving, each contributing its own cultural and economic identity.

**Dallas itself is the 3rd largest city in Texas and the ninth-largest in the United States. A key economic and cultural center, Dallas anchors the northern part of the state with strengths in finance, tech, and transportation.**

The Metroplex is a dynamic economic powerhouse with a diverse and resilient economy, driven by sectors such as finance, technology, healthcare, logistics, aerospace, and defense. Corporate headquarters for Fortune 500 companies like AT&T, American Airlines, Southwest Airlines, and ExxonMobil call the area home, while the region’s central location and strong infrastructure make it a national hub for distribution and commerce. In addition to its economic strength, the DFW Metroplex offers a rich array of cultural and recreational attractions. Dallas is known for its vibrant arts district, high-end shopping, and professional sports teams including the Cowboys, Mavericks, and Stars. Fort Worth, often referred to as "Where the West Begins," blends cowboy heritage with modern amenities, featuring the historic Stockyards and world-class museums like the Kimbell Art Museum. Outdoor enthusiasts enjoy sprawling park systems, lakes, and trails throughout the region, while families are drawn to destinations like the Dallas Zoo, Fort Worth Zoo, and Six Flags Over Texas. With a relatively low cost of living, a booming job market, and a diverse, growing population, the Metroplex continues to be a top destination for both businesses and new residents.



IN THE NEWS

DOLLAR GENERAL DALLAS, TX

U-Haul’s Top Growth Metros Of 2024: DFW Metroplex Led The Way

JANUARY 4, 2025 (THE DALLAS EXPRESS)

The DFW Metroplex has been named the top U-Haul Growth Metro of 2024, a testament to the area’s rapid expansion.

According to Sean Fullerton, U-Haul Company’s South Central Dallas president, the Dallas metro area is **experiencing remarkable growth** due to its thriving job market and attractive living conditions. Tax incentives, **wage increases**, and an affordable cost of living have made Dallas an appealing destination for newcomers, resulting in a surge of **one-way U-Haul** transactions in the region, according to BusinessWire.

Suburbs like McKinney, Plano, and Addison have also seen notable growth, further solidifying Dallas’s dominance as a key growth hub. This marks a significant achievement for Dallas, as it continues outperforming other metro areas regarding net gains from U-Haul customers.

The U-Haul Growth Index, which tracked more than **2.5 million** one-way transactions across the U.S. and Canada, provided a comprehensive overview of the areas experiencing the **highest growth rates**.

Charlotte, Phoenix, Lakeland, and Austin rounded out the **top five metros**, each seeing substantial gains in the number of people relocating into these areas.

**U-Haul’s 2024 rankings** included metros for the first time, highlighting the importance of regional movements within the broader context of national migration trends. The data showed that cities across Florida, Texas, and North Carolina are seeing considerable **population increases**, with **multiple regions** in these states landing in the top rankings.

As U-Haul continues to track Americans’ migration patterns, these rankings provide valuable insights into the regions experiencing the most **significant population growth**. Texas and Florida remain key players in people’s movement, while cities like Charlotte, Phoenix, and Nashville continue to rise in prominence as new growth destinations.

EXPLORE ARTICLE

Dallas-Fort Worth was the 3rd fastest growing U.S. metro in 2024

AMBER HECKLER, MARCH 20, 2025 (CULTURE MAP DALLAS)

Newly released data from the U.S. Census Bureau has some stunning statistics for Dallas-Fort Worth including the fact that it was one of the top 5 fast-growing metro areas in the U.S. There's more: Dallas County became the eighth most populous county in the U.S. in 2024, while nearby Collin and Tarrant Counties have the top 10 highest year-over-year growth rates from 2023.

The new population report estimated year-over-year population data from **2023 to 2024** across all **3,144 U.S. counties**, and 387 metro areas. Los Angeles County, California is the **No. 1 most populous county** nationwide with a population of nearly **9.76 million in 2024**.

According to the report, Dallas County's population surpassed 2.656 million residents in 2024, earning Dallas a spot among the top 10 most populous counties in the country. That's up from 2023 when Dallas County boasted 2.636 million residents.

The top 10 most populous counties in the U.S. are:

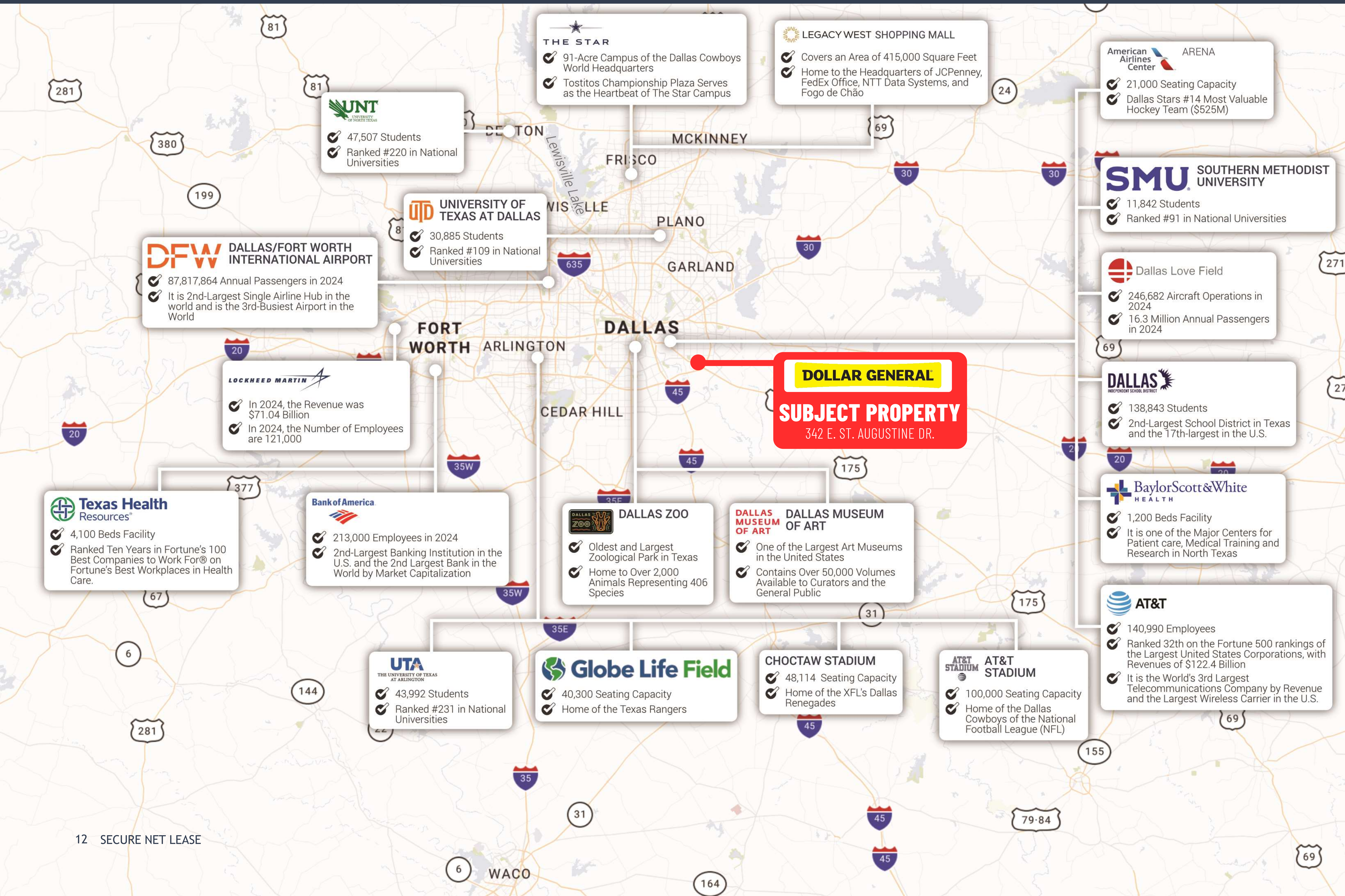
- No. 1 – Los Angeles County, California
- No. 2 – Cook County, Illinois
- No. 3 – Harris County, Texas
- No. 4 – Maricopa County, Arizona
- No. 5 – San Diego County, California
- No. 6 – Orange County, California
- No. 7 – Miami-Dade County, Florida
- No. 8 – Dallas County, Texas
- No. 9 – Kings County, New York
- No. 10 – Riverside County, California

EXPLORE ARTICLE



# METRO AREA

DOLLAR GENERAL DALLAS, TX



**THE STAR**

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

**LEGACYWEST SHOPPING MALL**

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

**ARENA**

American Airlines Center

- ✓ 21,000 Seating Capacity
- ✓ Dallas Stars #14 Most Valuable Hockey Team (\$525M)

**UNT**

UNIVERSITY OF NORTH TEXAS

- ✓ 47,507 Students
- ✓ Ranked #220 in National Universities

**UTD**

UNIVERSITY OF TEXAS AT DALLAS

- ✓ 30,885 Students
- ✓ Ranked #109 in National Universities

**DFW**

DALLAS/FORT WORTH INTERNATIONAL AIRPORT

- ✓ 87,817,864 Annual Passengers in 2024
- ✓ It is 2nd-Largest Single Airline Hub in the world and is the 3rd-Busiest Airport in the World

**SMU**

SOUTHERN METHODIST UNIVERSITY

- ✓ 11,842 Students
- ✓ Ranked #91 in National Universities

**Dallas Love Field**

- ✓ 246,682 Aircraft Operations in 2024
- ✓ 16.3 Million Annual Passengers in 2024

**LOCKHEED MARTIN**

- ✓ In 2024, the Revenue was \$71.04 Billion
- ✓ In 2024, the Number of Employees are 121,000

**DOLLAR GENERAL**

**SUBJECT PROPERTY**

342 E. ST. AUGUSTINE DR.

**DALLAS**

INDEPENDENT SCHOOL DISTRICT

- ✓ 138,843 Students
- ✓ 2nd-Largest School District in Texas and the 17th-largest in the U.S.

**Texas Health Resources**

- ✓ 4,100 Beds Facility
- ✓ Ranked Ten Years in Fortune's 100 Best Companies to Work For® on Fortune's Best Workplaces in Health Care.

**Bank of America**

- ✓ 213,000 Employees in 2024
- ✓ 2nd-Largest Banking Institution in the U.S. and the 2nd Largest Bank in the World by Market Capitalization

**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

**Baylor Scott & White**

HEALTH

- ✓ 1,200 Beds Facility
- ✓ It is one of the Major Centers for Patient care, Medical Training and Research in North Texas

**UTA**

THE UNIVERSITY OF TEXAS AT ARLINGTON

- ✓ 43,992 Students
- ✓ Ranked #231 in National Universities

**Globe Life Field**

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

**CHOCTAW STADIUM**

- ✓ 48,114 Seating Capacity
- ✓ Home of the XFL's Dallas Renegades

**AT&T STADIUM**

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

**AT&T**

- ✓ 140,990 Employees
- ✓ Ranked 32th on the Fortune 500 rankings of the Largest United States Corporations, with Revenues of \$122.4 Billion
- ✓ It is the World's 3rd 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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## CALL FOR ADDITIONAL INFORMATION

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

#### Bob Moorhead

Managing Partner  
(214) 522-7210

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



# TEXAS DISCLAIMER

**DOLLAR GENERAL   DALLAS, 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.