



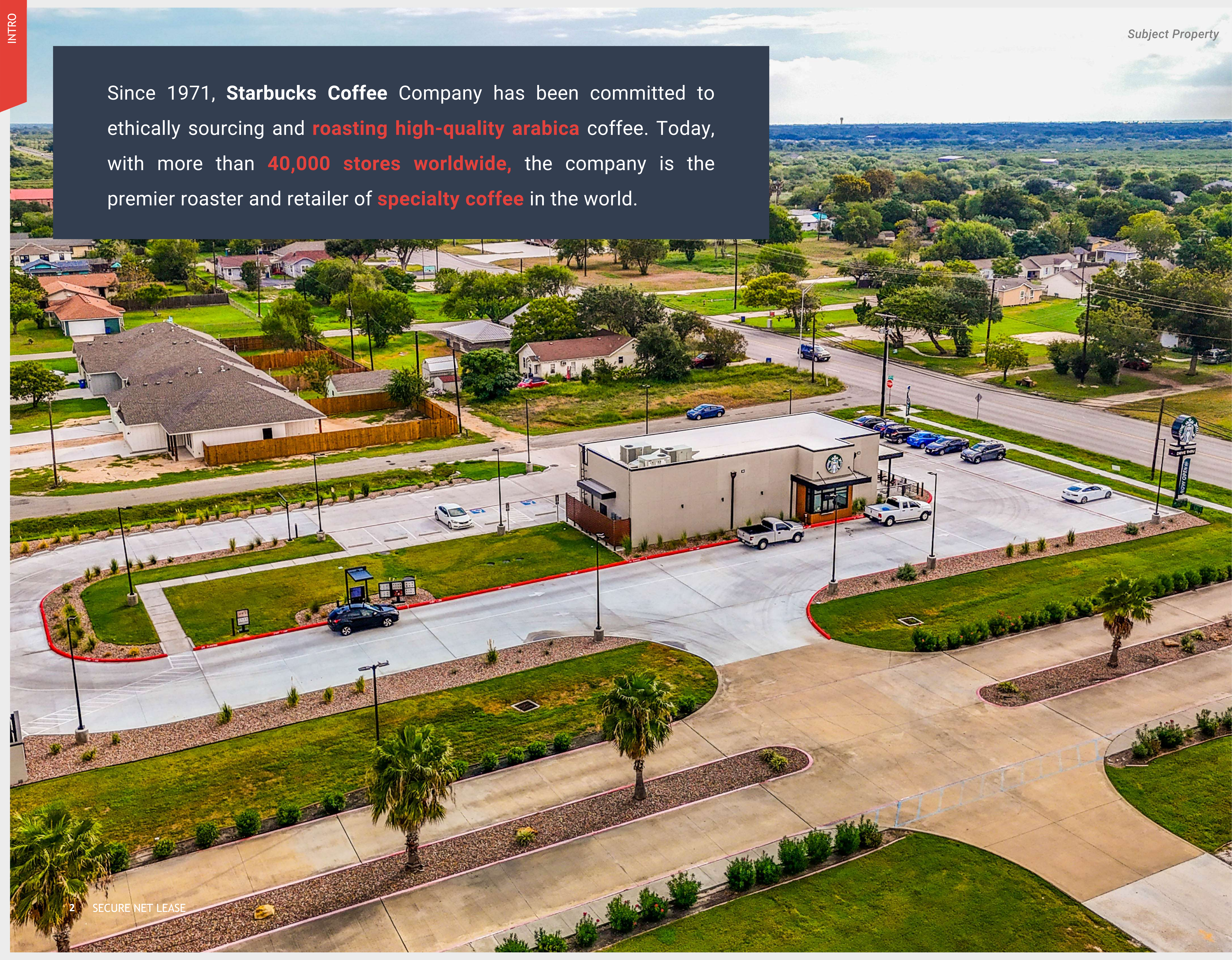
Starbucks

\$2,472,000 | 6.35% CAP

2975 South Main Street, Ingleside, Texas 78362 (Corpus Christi)

- ✓ **Brand New 10-Year Starbucks Lease** | 10% Rent Increases Every 5 Years | (4) 5-Year Options
- ✓ **Primary Retail Corridor** With Surrounding National Tenants Including Walmart, Walgreens, McDonald's, Taco Bell, Harbor Freight, And Others
- ✓ **Adjacent to H-E-B Anchored Center** | High-Traffic Grocery & Fuel Destination
- ✓ **Port of Corpus Christi Economic Engine** | Largest U.S. Crude Export Gateway | \$113B+ Output
- ✓ **Ingleside, TX – Coastal Bend Industrial Hub** | 20 Minutes to Corpus Christi | Port & Tourism Driven

Since 1971, Starbucks Coffee Company has been committed to ethically sourcing and **roasting high-quality arabica** coffee. Today, with more than **40,000 stores worldwide**, the company is the premier roaster and retailer of **specialty coffee** in the world.



INVESTMENT OVERVIEW

STARBUCKS CORPUS CHRISTI, TX

Subject Property

\$2,472,000

6.35% CAP

NOI

\$157,000

Building Area

±2,230 SF

Land Area

±1 AC

Year Built

2025

Lease Type

NN

Occupancy

100%

- ✓ **Brand New 10 Year Lease with (4) 5-Yr Options to Renew;** 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing the NOI and hedging against inflation.
- ✓ **Signalized Hard-Corner on Ingleside's Primary Retail Corridor** - Located on Main St / TX-361, the city's primary commercial thoroughfare, near the signalized intersection of FM 1069 & TX-361 (30,900+ VPD). The corridor carries commuter, industrial, and coastal tourism traffic connecting Corpus Christi, Portland, Aransas Pass, and Port Aransas, supporting strong daily drive-thru demand.
- ✓ **Adjacent to H-E-B Anchored Retail Center** - Positioned next to a high-performing H-E-B-anchored center with H-E-B Fuel, creating a dominant grocery and daily-needs retail destination that drives consistent consumer traffic and repeat visits to surrounding retailers.
- ✓ **Dense Retail & National Tenant Corridor** - Situated within Ingleside's primary retail node surrounded by national tenants including Taco Bell, Subway, Whataburger, Dollar Tree, Dairy Queen, Valero, Pizza Hut, and more, reinforcing the site as one of the city's most active consumer corridors.
- ✓ **Regional Economic Strength from the Port of Corpus Christi** - Located within the orbit of the Port of Corpus Christi, the largest U.S. crude oil export gateway, supporting \$113B+ in annual economic output and ~864,000 jobs statewide, providing long-term stability for retail demand across the Coastal Bend region.
- ✓ **Ingleside, TX: Industrial Coastal Bend Hub Near Corpus Christi** - Ingleside (~9,900 residents) sits 20 minutes from Corpus Christi and functions as an industrial and residential community within the Corpus Christi MSA, benefiting from port activity, energy infrastructure, tourism to Mustang Island & Port Aransas, and strong regional commuter flows.
- ✓ **Starbucks: The World's Leading Coffeehouse Chain With Over 17,000 U.S. Locations** - Starbucks is Rated BBB+ by S&P, reports \$36.69 billion in revenue, and operates over 40,000 worldwide locations.

*Roof and Structure Landlord Responsibility (15-Yr. Roof Warranty)

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SECURE
NET LEASE

TENANT OVERVIEW

STARBUCKS CORPUS CHRISTI, TX

Starbucks

Lessee: Starbucks Corporation

REVENUE
\$36.69 B

CREDIT RATING
BBB+

LOCATIONS
40,000+



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

Founded in 1971 and headquartered in Seattle, Washington, Starbucks Corporation (NASDAQ: SBUX) is the world's premier specialty coffee retailer, recognized globally for its premium product offerings, brand loyalty, and consistent customer experience.

Starbucks operates **40,000 stores** across **86 countries**, including over **17,000 locations** in the United States, solidifying its position as one of the most expansive and trusted retail brands worldwide. Starbucks reported **\$36 billion**, supported by continued growth across company-operated and licensed locations. The brand's innovation in mobile ordering, digital loyalty, and in-app payments has driven customer engagement and **operational efficiency**. Starbucks Rewards now accounts for a significant portion of U.S. revenue, reinforcing the strength of its digital ecosystem. The company continues to emphasize expansion through drive-thru locations and **smaller footprint** formats tailored to evolving consumer habits.

As it expands its **global presence**, Starbucks remains focused on long-term performance through operational innovation, real estate discipline, and consistent brand execution. The company maintains an **investment-grade credit rating** and is considered one of the most stable tenants in the net lease market, backed by decades of **proven success**, market leadership, and consumer demand across economic cycles.



File Photo



File Photo



File Photo

IN THE NEWS

STARBUCKS CORPUS CHRISTI, TX

Roast with the most: Valued at \$60.7 billion, Starbucks ranked world's most valuable restaurant brand for 2024

FEBRUARY 08, 2024 (BRAND FINANCE)

- Starbucks is the world's most valuable restaurant brand for the eighth year with its brand value up 14%
- Asian brands value boost Luckin Coffee (+96%) and Jollibee (+51%)
- Hot pot in top spot: Haidilao brand emerges as sector's strongest with AAA+ brand strength rating

Starbucks is the **world's most valuable** restaurant brand for the eighth consecutive year following a **14% brand value** increase to **USD60.7 billion**, according to the new report from Brand Finance, the world's leading brand valuation consultancy.

"The global restaurant industry is working to appeal to customers who generally have lower disposable income and may be grappling with higher living costs, and fast-food favorites are feeling the heat. Brand Finance research found that rising menu prices are negatively impacting customer sentiment, resulting in a notable decline in brand strength among major players across the sector. However, those brands that have managed to uphold affordable pricing strategies have not only preserved but also grown their brand strength year-on-year, with notable examples including Jollibee, Dunkin', and Haidilao."

This brand value increase aligns with the coffee chain's reinvention plan, initiated in **September 2022**, which emphasizes expansion, **stronger employee support**, and new, experiential store concepts.

EXPLORE ARTICLE



Starbucks' Traffic Trends Improve: Is the Recovery Taking Shape?

MRITHUNJOY KAUSHIK, MARCH 6, 2026 (YAHOO! FINANCE)

Starbucks Corporation SBUX reported a notable improvement in customer traffic during first-quarter fiscal 2026, signaling a potential turning point after several quarters of soft store visits.

Global comparable-store sales **increased 4%** year over year, supported primarily by **higher transactions** rather than pricing. In the United States — Starbucks' largest market — comparable sales also **rose 4%**, driven by a **3% increase** in transactions and a **modest 1%** rise in average ticket.

Importantly, the quarter marked the first U.S. transaction growth in eight quarters, highlighting improving customer engagement following a prolonged traffic slowdown.

The company credited the improvement to operational initiatives tied to its **"Back to Starbucks"** strategy, which focuses on enhancing the in-store experience, improving service speed and **strengthening execution** at the store level. A central component of this strategy is the Green Apron Service model, designed to **increase staffing efficiency** and **deliver faster** service. Early stores adopting the Green Apron Service model are showing encouraging customer feedback and operational improvements.

Digital engagement also remained a critical driver of visits. Starbucks Rewards membership reached a record **35.5 million active members** in the United States, reinforcing the loyalty ecosystem that accounts for a significant portion of transactions. Management noted that transactions from both rewards and non-rewards customers increased year over year, marking the **first such improvement** in several years.

EXPLORE ARTICLE



LEASE OVERVIEW

STARBUCKS CORPUS CHRISTI, TX

Subject Property

Initial Lease Term	10-Years, Plus (4), 5-Year Options to Renew
Rent Commencement	8/4/2025
Lease Expiration	8/3/2035
Lease Type	NN
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$157,000
Annual Rent YRS 6-10	\$172,200
Option 1	\$189,420
Option 2	\$208,362
Option 3	\$229,198
Option 4	\$252,118



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CUBESMART
self storage

USPS.COM

apache INDUSTRIAL

INGLESIDE TEXAS

THE PARC AT INGLESIDE APARTMENTS
(192 UNITS)

GILBERT J MIRCOVICH ELEMENTARY SCHOOL
(444 STUDENTS)

DOLLAR GENERAL
SONIC

SNAP FITNESS 24-7
metro by F-Mobile

DOLLAR TREE

SUBWAY

(30,900 VPD)

FARMERS INSURANCE

TACO BELL

361 TEXAS



MAIN STREET
(14,563 VPD)



Domino's Pizza

H-E-B

PORT CORPUS CHRISTI

PORT OF CORPUS CHRISTI
• LARGEST U.S. CRUDE OIL EXPORT GATEWAY
• \$113B+ IN ANNUAL ECONOMIC OUTPUT
• ~864,000 JOBS STATEWIDE



CORPUS CHRISTI
20 MINUTES AWAY

PORT CORPUS CHRISTI
PORT OF CORPUS CHRISTI
• LARGEST U.S. CRUDE OIL EXPORT GATEWAY
• \$113B+ IN ANNUAL ECONOMIC OUTPUT
• ~864,000 JOBS STATEWIDE

DOLLAR TREE

stripes

FARMERS INSURANCE

Kiewit

BLASCHKE SHELDON ELEMENTARY

LEON TAYLOR JUNIOR HIGH SCHOOL (443 STUDENTS)

INGLESIDE HIGH SCHOOL (595 STUDENTS)

CITY OF CORPUS CHRISTI TEXAS
CORPUS CHRISTI 20 MINUTES AWAY

stripes

True Northern Insurance Agency

ups

Pizza Hut

BLACKBEARDS

EZPAWN

Valero

DQ

H-E-B

361 TEXAS

(30,900 VPD)

VALUEBANK TEXAS

Domino's Pizza

Valero

WHATABURGER NEW DEVELOPMENT

MAIN STREET (14,563 VPD)

SEASIDE LANDING APARTMENTS (120 UNITS)

FARM ROAD 1069

Starbucks





CORPUS CHRISTI
20 MINUTES AWAY



361
TEXAS



PORTSIDE
VILLAS



PORT OF CORPUS CHRISTI
• LARGEST U.S. CRUDE OIL EXPORT GATEWAY
• \$113B+ IN ANNUAL ECONOMIC OUTPUT
• ~864,000 JOBS STATEWIDE

(30,900 VPD)



BAY CITY FLATS
APARTMENTS
(74 UNITS)

SEASIDE LANDING
APARTMENTS
(120 UNITS)



MAIN STREET
(14,563 VPD)

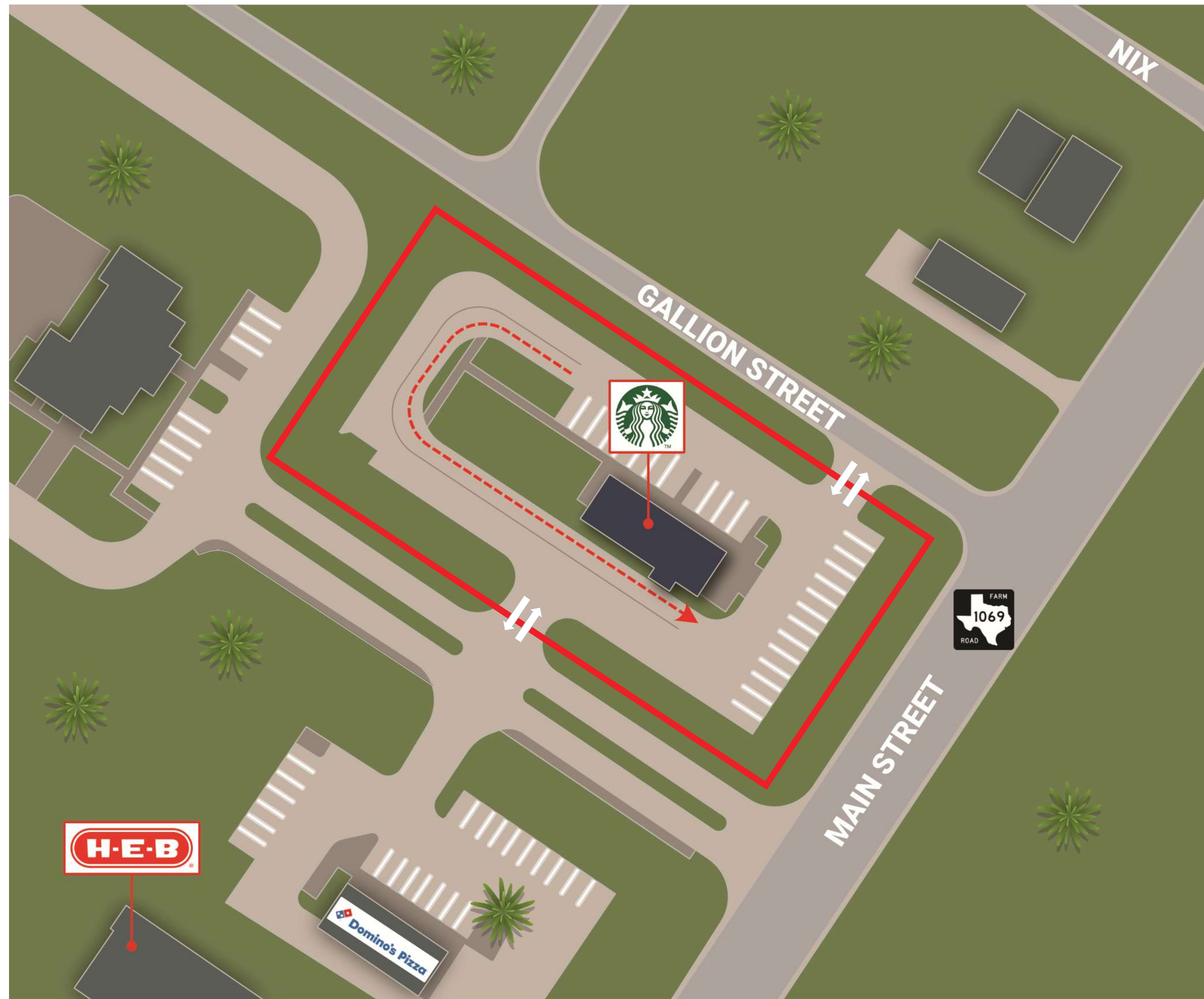
SITE OVERVIEW

STARBUCKS CORPUS CHRISTI, TX

 Year Built | 2025

 Building Area | ±2,230 SF

 Land Area | ±1 AC



NEIGHBORING RETAILERS

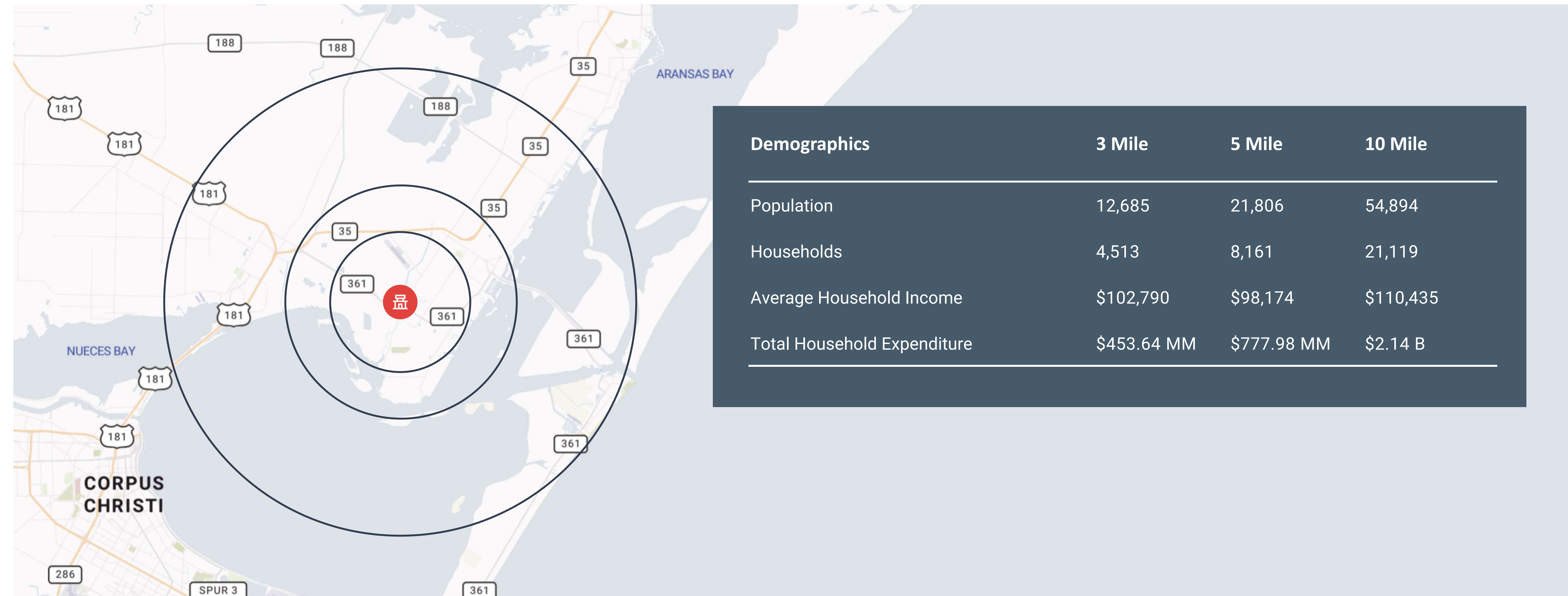
- H-E-B
- Dollar Tree
- Dollar General
- Metro By T-Mobile
- Taco Bell
- Subway
- Whataburger
- Domino's
- Pizza Hut
- Dairy Queen



Subject Property

LOCATION OVERVIEW

STARBUCKS CORPUS CHRISTI, TX



Demographics	3 Mile	5 Mile	10 Mile
Population	12,685	21,806	54,894
Households	4,513	8,161	21,119
Average Household Income	\$102,790	\$98,174	\$110,435
Total Household Expenditure	\$453.64 MM	\$777.98 MM	\$2.14 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Naval Air Station Corpus Christi (~6,200 civilian jobs)
2. CHRISTUS Spohn Health System (5,400+ employees)
3. Corpus Christi Independent School District (~5,100 jobs)
4. H-E-B is the dominant grocer in the region, holding a 60% market share in Corpus Christi, significantly higher than competitors like Walmart (25.6%)
5. Driscoll Children's Hospital (2,609)
6. Texas A&M University-Corpus Christi (2,363)
7. AEP Texas (2,133)

LOCATION OVERVIEW

STARBUCKS CORPUS CHRISTI, TX

Corpus Christi

Texas

 317,317+
Population

 \$67,400+
Median Household Income



Largest exporter of crude oil in the United States

THE PORT OF
CORPUS CHRISTI

Corpus Christi is the 8th
Largest City in Texas

8TH

Corpus Christi is a vibrant coastal city on the Gulf of Mexico and the commercial hub of the Coastal Bend, anchored by the Port of Corpus Christi and a diverse energy-driven economy.

Known for its waterfront lifestyle, strong industrial base, and regional attractions like North Beach and the Texas State Aquarium, the city blends working-port grit with a laid-back coastal feel.

As of 2026, the Corpus Christi Metropolitan Statistical Area (MSA) has an estimated population of 451,621.

The local economy is deeply tied to maritime industries, energy, and manufacturing. The Port of Corpus Christi is one of the largest crude oil export hubs in the United

States, handling over 100 million tons of commodities in just the first half of 2025, led by crude oil and LNG. Major employers include Valero, Flint Hills Resources, CITGO and other refiners and petrochemical producers, as well as logistics, shipbuilding and fabrication firms that support port activity. Manufacturing—driven by petroleum refining, chemicals and fabricated metals—accounts for just over 40% of South Texas regional economic output, creating thousands of high-wage industrial jobs.

Corpus Christi also benefits from tourism, military and education. Visitors are drawn to area beaches, fishing, and attractions such as the Texas State Aquarium and USS Lexington Museum on the Bay, while Texas A&M University—Corpus Christi and Del Mar College add a sizeable student and faculty presence. Together with robust healthcare and service sectors, these drivers generate steady demand for restaurants, retail and everyday services, making Corpus Christi an attractive market for QSR and service-oriented tenants.

IN THE NEWS

STARBUCKS CORPUS CHRISTI, TX

Corpus Christi Expansion Sets Up Port to Fulfill U.S. Energy Export Growth

THE MARITIME EXECUTIVE STAFF, JUNE 4, 2025 (THE MARITIME EXECUTIVE)

The Port of Corpus Christi is moving to cement its leadership in energy exports following completion of a \$625 million channel improvement project.

The expansion strengthens the port's capacity for crude oil and LNG exports while positioning Corpus Christi as one of the most important energy gateways in the United States.

EXPLORE ARTICLE



Port of Corpus Christi Sets Record Cargo Volumes in First Half of 2025

JULIANNA DUENNES RUSS, JULY 18, 2025 (SAN ANTONIO EXPRESS-NEWS)

The Port of Corpus Christi moved more than 102.4 million tons of cargo in the first half of 2025.

This set a new record driven by crude oil and liquefied natural gas exports. Continued expansion of LNG facilities and pipeline infrastructure is expected to drive additional growth through the end of the decade.

EXPLORE ARTICLE



Cheniere Energy Launches \$2.9 Billion Corpus Christi LNG Expansion

RACHEL NOSTRANT, JUNE 24, 2025 (HOUSTON CHRONICLE)

Cheniere Energy approved a \$2.9 billion expansion at its Corpus Christi LNG facility.

This expansion will increase production capacity and create significant construction and long-term employment opportunities as the company expands its leadership in global LNG exports.

EXPLORE ARTICLE



New Harbor Bridge to Boost Trade and Economic Growth in Corpus Christi

ALLYSON ACKERMAN, OCTOBER 7, 2025 (CHRON)

The new Harbor Bridge is the tallest structure in South Texas and the longest cable-stayed bridge in the United States.

The new bridge will allow larger cargo vessels to access the Port of Corpus Christi while improving transportation connectivity and supporting long-term economic growth across the region.

EXPLORE ARTICLE



\$40 Million Cinergy Entertainment Complex Approved in Corpus Christi

DINA ARÉVALO, JULY 24, 2025 (MYSANANTONIO)

A new \$40 million, 90,000-square-foot Cinergy Entertainment complex will bring theaters, restaurants, and entertainment attractions to Corpus Christi while generating jobs and catalyzing further commercial development on surrounding land.

Cinergy Entertainment, a "family entertainment" company based out of Dallas, will invest \$40 million to build a 90,000-square-foot "family entertainment center" on a 10-acre plot of land in Corpus Christi, according to documents obtained from the city of Corpus Christi. In exchange, city leaders have agreed to give the company a \$4.15 million property tax break spread out over 15 years.

EXPLORE ARTICLE



Ingleside Sees Growth with New Homes and Businesses

LIDIA HERRERA, AUGUST 24, 2025 (KIITV)

Ingleside experiences a development surge with new homes, businesses, and construction projects emerging rapidly across town.

There's a lot of buzz in Ingleside right now as new homes, businesses, and construction projects continue to emerge across the city. Residential developments and new commercial activity are helping drive growth throughout the community.

EXPLORE ARTICLE



Historic Ingleside Refinery Site Poised for Major Economic Revival

MICHAEL GIBSON, DECEMBER 10, 2025 (KIITV)

This redevelopment project, led by Ken Berry's Port of Texas company, will include up to 20 million barrels of storage built in phases over the next five to seven years.

A long-abandoned refinery property in Ingleside is set to be redeveloped into a major economic asset, with projections showing tax revenues from the site could increase several times over as redevelopment progresses.

EXPLORE ARTICLE



Economic Impact Study Highlights Port of Corpus Christi's Role in Texas Trade

LONE STAR STANDARD STAFF, SEPTEMBER 30, 2025 (LONE STAR STANDARD)

The Port of Corpus Christi contributes \$113 billion to Texas' GDP and supports approximately 864,000 jobs statewide, reinforcing its role as one of the most important economic engines in the state.

"Texas ports are more than points on a map; they're economic engines for our state," Hancock said during his Good for Texas Tour: Ports Edition visit. He emphasized that the Port of Corpus Christi exemplifies how innovation and infrastructure can bolster the economy and maintain global competitiveness.

EXPLORE ARTICLE



DEMAND GENERATORS

STARBUCKS CORPUS CHRISTI, TX

Corpus Christi Economic Drivers

Key Drivers of Jobs & Logistics Growth

The Port of Corpus Christi is a national-scale energy gateway that creates high-wage, blue-collar customers—ideal for QSR and service-oriented retail.

Gulf Coast Energy Hub

- One of the largest crude oil export hubs on the U.S. Gulf Coast and by total waterborne tonnage, with record crude and LNG volumes in recent years.
- Deepened and widened ship channel supports fully loaded large tankers, reinforcing the Port of Corpus Christi as a long-term export platform.

Refining and LNG Anchors

- Major refining complex of roughly 850K+ barrels per day, anchored by Valero, Flint Hills Resources and CITGO.
- Massive growth in LNG exports, with multibillion-dollar projects and expansions led by companies such as Cheniere and ExxonMobil.

Jobs, Wages and Blue-Collar Base

- Energy manufacturing and refining require skilled operators, trades and engineers, supporting some of the highest industrial wages in South Texas.
- Manufacturing (including refining, chemicals and fabricated metals) generates just over 40% of South Texas regional output, underpinning a dense, high-earning blue-collar workforce.

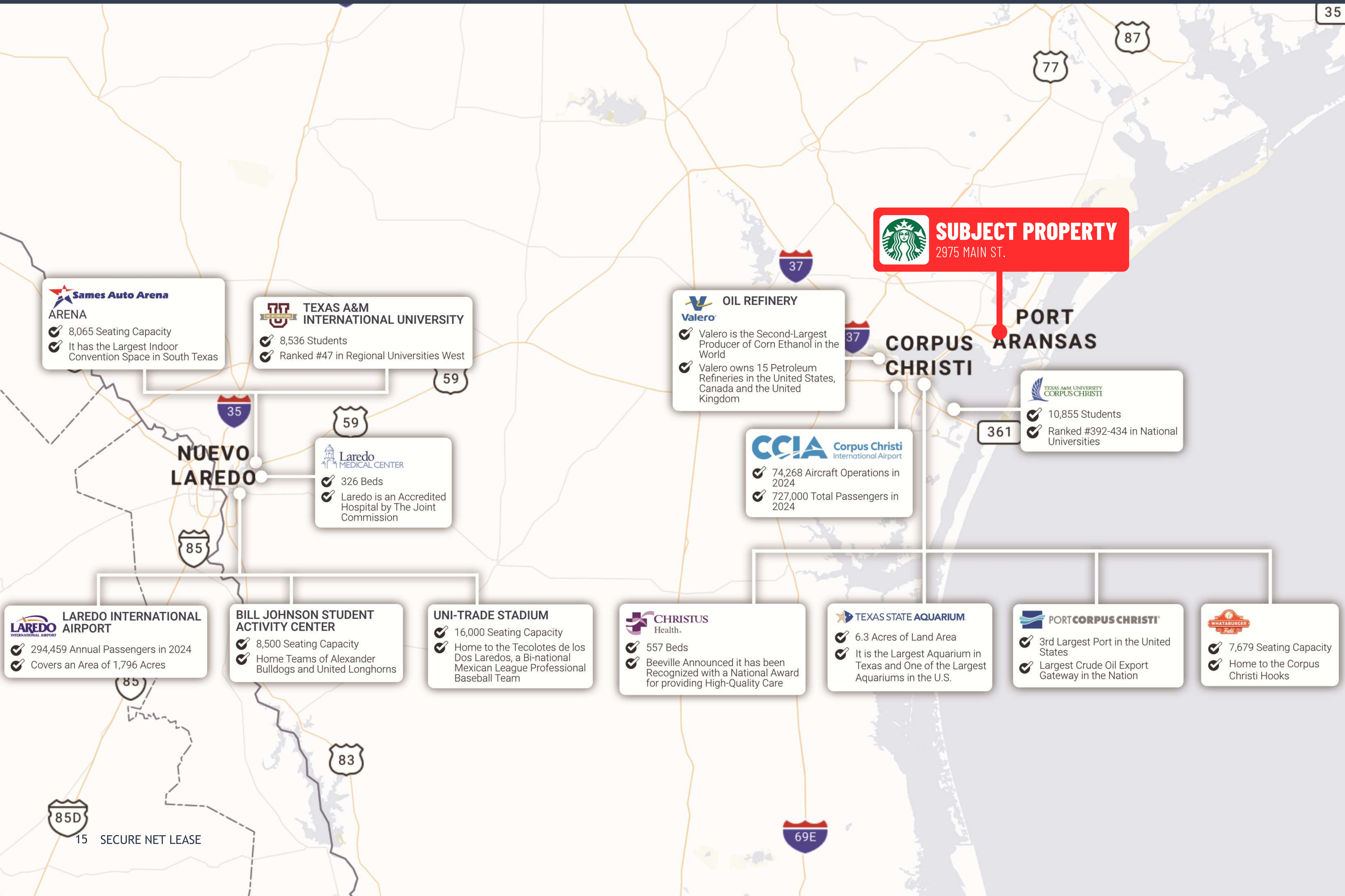
Why It Matters for Retail

- High-paying, shift-based industrial jobs drive all-day demand for quick, convenient food and services.
- Strong blue-collar consumer base is highly aligned with QSR, fast-casual and everyday-needs retail, supporting consistent traffic and sales performance.



CORPUS CHRISTI MSA

STARBUCKS CORPUS CHRISTI, TX



SUBJECT PROPERTY
2975 MAIN ST.

Sames Auto Arena
ARENA

- 8,065 Seating Capacity
- It has the Largest Indoor Convention Space in South Texas

TEXAS A&M INTERNATIONAL UNIVERSITY

- 8,536 Students
- Ranked #47 in Regional Universities West

Valero OIL REFINERY

- Valero is the Second-Largest Producer of Corn Ethanol in the World
- Valero owns 15 Petroleum Refineries in the United States, Canada and the United Kingdom

TEXAS A&M UNIVERSITY CORPUS CHRISTI

- 10,855 Students
- Ranked #392-434 in National Universities

Laredo MEDICAL CENTER

- 326 Beds
- Laredo is an Accredited Hospital by The Joint Commission

CCIA Corpus Christi International Airport

- 74,268 Aircraft Operations in 2024
- 727,000 Total Passengers in 2024

LAREDO INTERNATIONAL AIRPORT

- 294,459 Annual Passengers in 2024
- Covers an Area of 1,796 Acres

BILL JOHNSON STUDENT ACTIVITY CENTER

- 8,500 Seating Capacity
- Home Teams of Alexander Bulldogs and United Longhorns

UNI-TRADE STADIUM

- 16,000 Seating Capacity
- Home to the Tecolotes de los Dos Laredos, a Bi-national Mexican League Professional Baseball Team

CHRISTUS Health.

- 557 Beds
- Beeville Announced it has been Recognized with a National Award for providing High-Quality Care

TEXAS STATE AQUARIUM

- 6.3 Acres of Land Area
- It is the Largest Aquarium in Texas and One of the Largest Aquariums in the U.S.

PORT CORPUS CHRISTI

- 3rd Largest Port in the United States
- Largest Crude Oil Export Gateway in the Nation

WHATABURGER

- 7,679 Seating Capacity
- Home to the Corpus Christi Hooks

85D
15 SECURE NET LEASE

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Los Angeles

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TEXAS DISCLAIMER

STARBUCKS CORPUS CHRISTI, TX

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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.