

SECURE
NET LEASE

File Photo



Valvoline

\$1,730,000 | 5.50% CAP

SWQ Trenton Rd and McColl Rd, Edinburg, TX 78539

- ✓ **Brand New 15-Year Absolute NNN Ground Lease With 10% Rental Increases Every 5 Years, Plus (4) 5-Year Options to Renew**
- ✓ **Located in the Most Affluent Zip Code in the McAllen-Edinburg MSA | \$195,000+ Avg HH Income Within 1 Mile Radius**
- ✓ **Strategically Positioned in the Heart of the Edinburg Medical Corridor | Four Major Hospital Districts All Located within 1 Mile**
- ✓ **Large 0.9 Acre Parcel in a Dense Retail Corridor Directly Across a High Performing Walmart Supercenter**
- ✓ **Experienced, High Performing Operator With 48+ Units | \$2.1M AUV Which Far Outperforms Corporate**



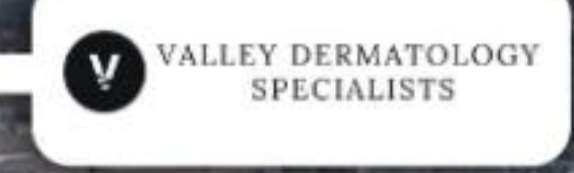
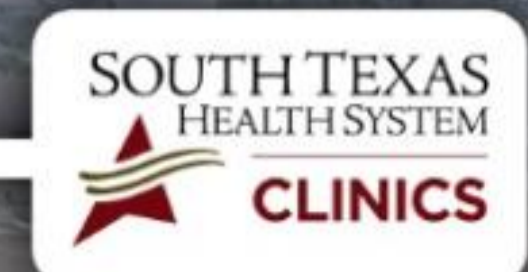
Valvoline is a publicly traded automotive maintenance and service brand, offering oil changes, tire rotations, battery replacement and much more, with **over 2,000 locations nationwide**. Offering an oil-change in about **15 minutes**, Valvoline is committed to quick, expert administered service, and each vehicle serviced includes a free **18-point maintenance check**.



SOUTH TEXAS HEALTH SYSTEM EDINBURG (107 BEDS)

ALFONSO RAMIREZ ELEMENTARY SCHOOL (719 STUDENTS)

DHR HEALTH INSTITUTE
• 520+ BEDS, 6,000+ EMPLOYEES, 600,000+ PATIENTS ANNUALLY
• RECOGNIZED AS "TOP PERFORMING SITE" BY MAJOR NATIONAL CANCER RESEARCH NETWORK



CORNERSTONE MEDICAL DISTRICT
• CORNERSTONE REGIONAL HOSPITAL
• CHILDREN'S CLINIC CORNERSTONE
• CORNERSTONE PERIODONTICS & IMPLANT DENTISTRY



SOUTH MCCOLL ROAD ROAD 2061 (19,912 VPD)



WEST TRENTON RD (28,574 VPD)

INVESTMENT OVERVIEW

VALVOLINE EDINBURG, TX



File Photo

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\$1,730,000

5.50% CAP

NOI

\$95,000

Building Area

±1,670 SF

Land Area

±0.79 AC

Year Built

2026

Lease Type

GROUND LEASE

Occupancy

100%

- ✓ **Brand New 15-Year Absolute NNN Ground Lease with 10% Rental Increases Every 5 Years**, plus (4) 5-year options to renew.
- ✓ **Located in the Most Affluent Zip Code in the McAllen-Edinburg MSA**, with average household income of \$195,000 within a 1-mile radius. Dense and established trade area with more than 246,000 residents within a 5-mile radius.
- ✓ **Strategically Positioned in the Heart of the Edinburg Medical Corridor** The property is located at the southwest quadrant of Trenton Road and McColl Road, one of the area's main commercial intersections. With over 44,000 VPD, with four major hospital districts within 1 mile.
- ✓ **Dominant Retail Corridor with National Anchors** The property is positioned within a dense retail corridor anchored by H-E-B, Walmart, Target, Sam's Club, and numerous national quick-service and automotive operators. The surrounding corridor functions as a primary retail destination for the broader Edinburg and McAllen markets.
- ✓ **Established and High Performing Valvoline Franchisee (Velocity Auto Care)** 48+ Valvoline locations nationwide and continues to expand its footprint across the U.S. They have an Average Unit Volume (AUV) of \$2.1M in sales, which far outperforms corporate Valvoline's AUV.
- ✓ **Part of the Growing McAllen-Edinburg-Mission MSA** The MSA exceeds 870,000 residents and serves as a major economic hub for South Texas. The region benefits from cross-border commerce, healthcare, higher education, and steady population growth.

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

VALVOLINE EDINBURG, TX

Valvoline

Lessee: Velocity Auto Care, LLC

Guarantor: Velocity Auto Care, LLC

REVENUE

\$1.24 B

STOCK TICKER

NYSE: VVV

CREDIT RATING

S&P: BB

LOCATIONS

2,000+



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

Valvoline Inc. (NYSE: VVV) is a publicly traded retail automotive services company headquartered in Lexington, KY. The company operates and franchises 1,852 retail locations in North America through its Valvoline Instant Oil Change and Great Canadian Oil Change retail brands.

2023 has been a year of tremendous growth for the company, with the addition of **137 new store** locations that contributed to a **17%** year over year growth in net revenues to **\$1.4 billion**. The company has plans to add an additional **140-170 stores** to their network in 2024, which they project will help increase net revenues by **6-9%**.

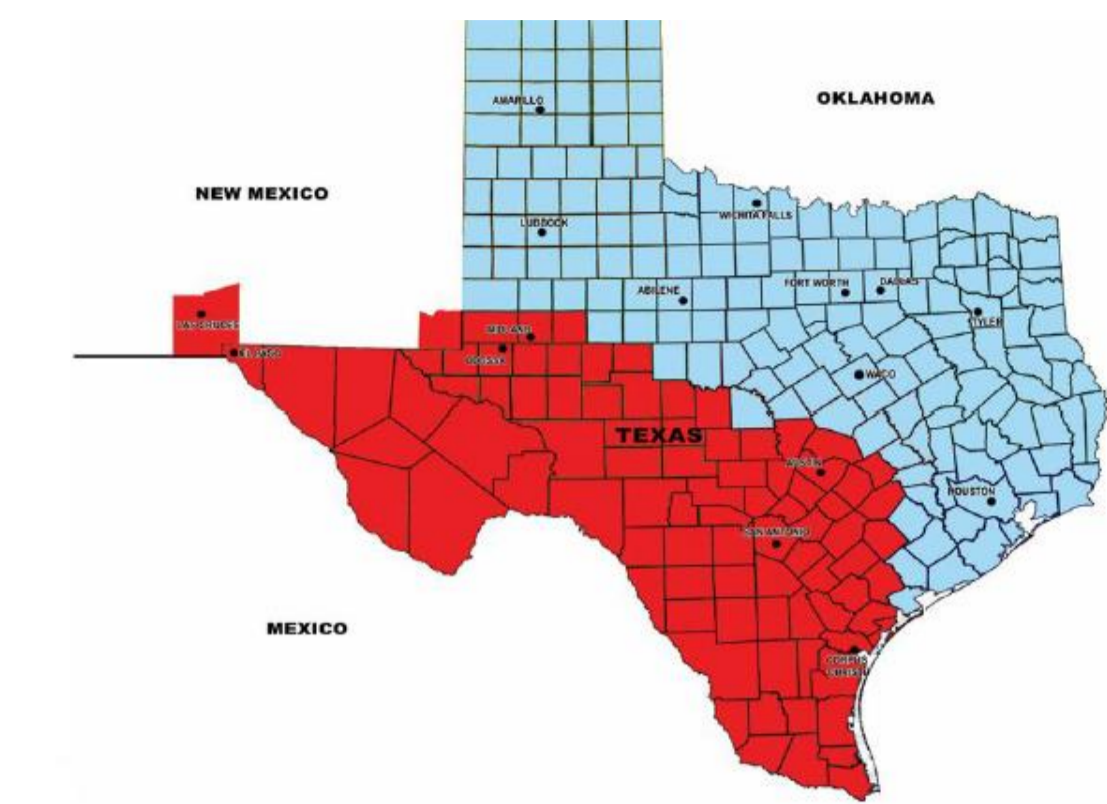
Valvoline Inc. is a leading provider of automotive services and marketer and supplier of premium branded **lubricants worldwide**, with sales in more than **140 countries**. Established in 1866, the Company's heritage spans more than **150 years**, during which time it has developed powerful brand recognition across multiple product and service channels. Valvoline operates and franchises more than **110 quick-lube** locations and is the **No. 2 chain** by number of stores in the United States under the Valvoline Instant Oil ChangeSM brand and the **No. 3** chain by number of stores in Canada under the Valvoline Great Canadian Oil Change brand. For **150 years** Valvoline has been on the leading edge of lubricants technology. From creating **X-18 engine oil** in **1939**, to high performance racing oil in 1965 to MaxLife high kilometer oil in **2000**, Valvoline has innovated to provide owners with quality products that **maximize engine care**. It also markets Valvoline lubricants and automotive chemicals, including Valvoline EV Performance Fluids; **Valvoline Hybrid Vehicle** Full Synthetic motor oil; Valvoline High Mileage with MaxLife technology motor oil for engines over **75,000 miles**; Valvoline Advanced Full Synthetic motor oil; Valvoline Premium Blue™ **heavy-duty motor oil**; Valvoline Multi-Vehicle Automatic Transmission Fluid; and Zerex1™ antifreeze.



TENANT OVERVIEW

VALVOLINE EDINBURG, TX

VELOCITY AUTO CARE, LLC



Velocity Auto Care, a Texas-based Valvoline franchisee and a Franchise Equity Partners portfolio company, currently owns and operates 48 Valvoline Instant Oil Change locations in Austin, El Paso, San Antonio, South and West Texas. Selected by Valvoline Inc. to refranchise 38 former corporate Valvoline stores in late 2024, the franchise has a successful history of operating high performing Valvoline locations. With institutional backing and an experienced leadership team, the franchise is focused on long-term growth, operational efficiency, and continued expansion within the Valvoline system. The company continues to pursue additional development opportunities and strategic acquisitions to further expand its footprint across Texas.

\$2.1M AUV

Exceeds the Valvoline system average of \$1.7M

**48
OPEN UNITS**

**Average Location
Level EBITDA
26%**

**1,000+
EMPLOYEES**

TERRITORIES

Austin, El Paso, San Antonio, South and West Texas

FRANCHISE EQUITY PARTNERS



Franchise Equity Partners (FEP) is a New York-based private investment firm providing capital to U.S. franchise businesses. Since 2021, FEP has specialized in long-term, passive, minority investments to support the growth, succession and estate planning for owner-operators across the nation. With the backing of HPS Investment Partners (valued at \$179 Billion), FEP has made many successful investments in companies like Valvoline, IMO Car Washes, and Penske.

Franchise Equity Partner acquired a majority stake in 7Crew in September 2025. In addition to their existing 7Brew stores, FEP and 7Crew will develop another 200-plus stores. FEP brings not only capital, but also deep operational expertise, long-term vision and commitment to accelerate development across Texas, Florida, Oklahoma and New Mexico - expanding their footprint while strengthening their ability to deliver the people-first drive-thru experience that defines 7Brew.

**\$3.9B
IN REVENUES**

**BACKED BY
\$179 BILLION COMPANY**

**783+
STORE FRONTS**

**33
STATES**

IN THE NEWS

VALVOLINE EDINBURG, TX

Valvoline Instant Oil Change is #1 automotive services retailer in Franchise 500

JANUARY 27, 2026 (LANE REPORT)

Valvoline Inc. has again been named the No.1 automotive services retailer in Entrepreneur magazine's Franchise 500 marking the fourth consecutive year the brand has led its category.

Business Wire

"Consistently earning the **top ranking** in our industry speaks to the strength of our franchise model and the people behind it," said **Lori Flees**, president and CEO of Valvoline Inc. "Our franchisees have always played a **critical role** in our success, and this **recognition reflects the trust**, collaboration and growth we have built together across our system."

Valvoline Inc. continues to demonstrate strong performance among all franchise brands, earning an overall ranking of No. 32 – reflecting continued momentum across growth, performance, and brand strength.

Approximately half of **Valvoline Inc.'s** preventive automotive maintenance service centers are operated by franchisees, with continued expansion planned across the **U.S. and Canada**. The company remains focused on delivering quick, easy, trusted service while providing franchisees a **wide range** of support including **operational excellence, marketing**, market development and training.

"This **recognition reinforces** the value of our franchise system and the opportunity ahead," said Adam Worsham, chief franchising officer at **Valvoline Inc.** "We are committed to supporting franchisees as we grow together and bring Valvoline **Instant Oil Change** to even more communities."

EXPLORE ARTICLE



Valvoline Instant Oil Change Featured on Yelp's 2025 'Most Loved Brands'

CHRISTIAN HINTON, JANUARY 19, 2026 (TIRE REVIEW)

Valvoline Instant Oil Change ranked No. 16 – and the top automotive retail company – on Yelp's 2025 "Most Loved Brands" list. Valvoline has more than 2,300 locations in North America.

Yelp's "Most Loved Brands" highlights **consumer-preferred** brands based on indicators such as **4- and 5-star ratings**, repeat page views and search interest. Yelp said it analyzed behaviors including **repeat page visits**, photo uploads to search and **review volume**. The platform noted the brands on its list perform well on fundamentals: service, friendly teams, clean and **welcoming spaces**, and consistent quality across locations.

"We focus on delivering quick but never **rushed, friendly, reliable** service to every guest, **every single day**," said Laura Carpenter, chief customer officer at Valvoline.

"Being recognized as one of Yelp's Most Loved Brands reflects the dedication of our team members who are always happy to help, as well as the trust our customers place in us."

The company said the recognition reinforces its focus on a convenient, **stay-in-your-car experience** centered on transparency and speed.

Continental Tires Americas' headquarters in **Fort Mill, South Carolina**, has earned **LEED Gold** certification from the **U.S. Green** Building Council. The **LEED Gold** certification recognizes sustainable building design and operations focused on energy performance and **employee well-being**.

EXPLORE ARTICLE



LEASE OVERVIEW

VALVOLINE EDINBURG, TX

Initial Lease Term	15-Year, Plus (4), 5-Year Options to Renew
Projected Rent Commencement	June 2026
Projected Rent Expiration	June 2041
Lease Type	Abs NNN Ground Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent Years 1-5	\$95,000.00
Annual Rent Years 6-10	\$104,500.00
Annual Rent Years 11-15	\$114,950.00
Option 1	\$126,445.00
Option 2	\$139,089.50
Option 3	\$152,998.45
Option 4	\$168,298.30

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.



TRUFIT
ATHLETIC CLUBS
WELLS FARGO

FedEx

DRISCOLL CHILDREN'S HOSPITAL RIO GRANDE VALLEY (119 BEDS)

SOUTH TEXAS HEALTH SYSTEM ER MCCOLL

DHR HEALTH
• 520+ BEDS, 6,000+ EMPLOYEES, 600,000+ PATIENTS ANNUALLY
• RECOGNIZED AS "TOP PERFORMING SITE" BY MAJOR NATIONAL CANCER RESEARCH NETWORK

AVANTI WEST APARTMENTS 72 UNITS

CORNERSTONE MEDICAL DISTRICT
• CORNERSTONE REGIONAL HOSPITAL
• CHILDREN'S CLINIC CORNERSTONE
• CORNERSTONE PERIODONTICS & IMPLANT DENTISTRY

SOUTH MCCOLL ROAD ROAD 2061 (19,912 VPD)

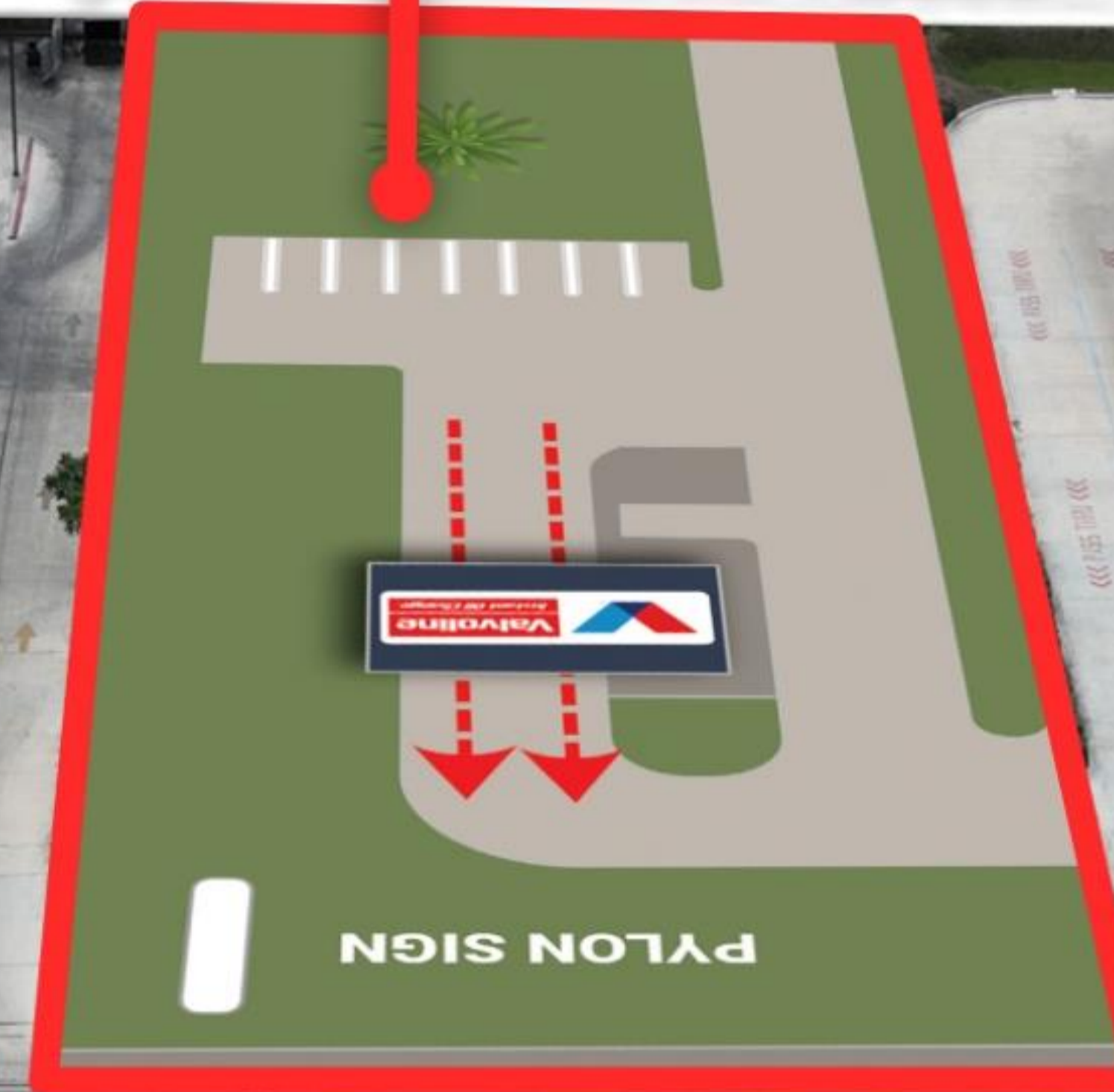
Valvoline
Instant Oil Change

DUNKIN'
FIREHOUSE SUBS

Kurrai
SUSHI & CHINESE BUFFET

SEVEN BREW
DRIVE THRU COFFEE

Freddy's
FROZEN CUSTARD & STEAKBURGERS



WEST TRENTON RD (28,574 VPD)



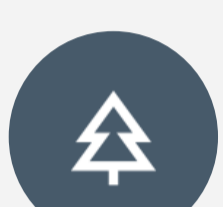
MURPHY USA

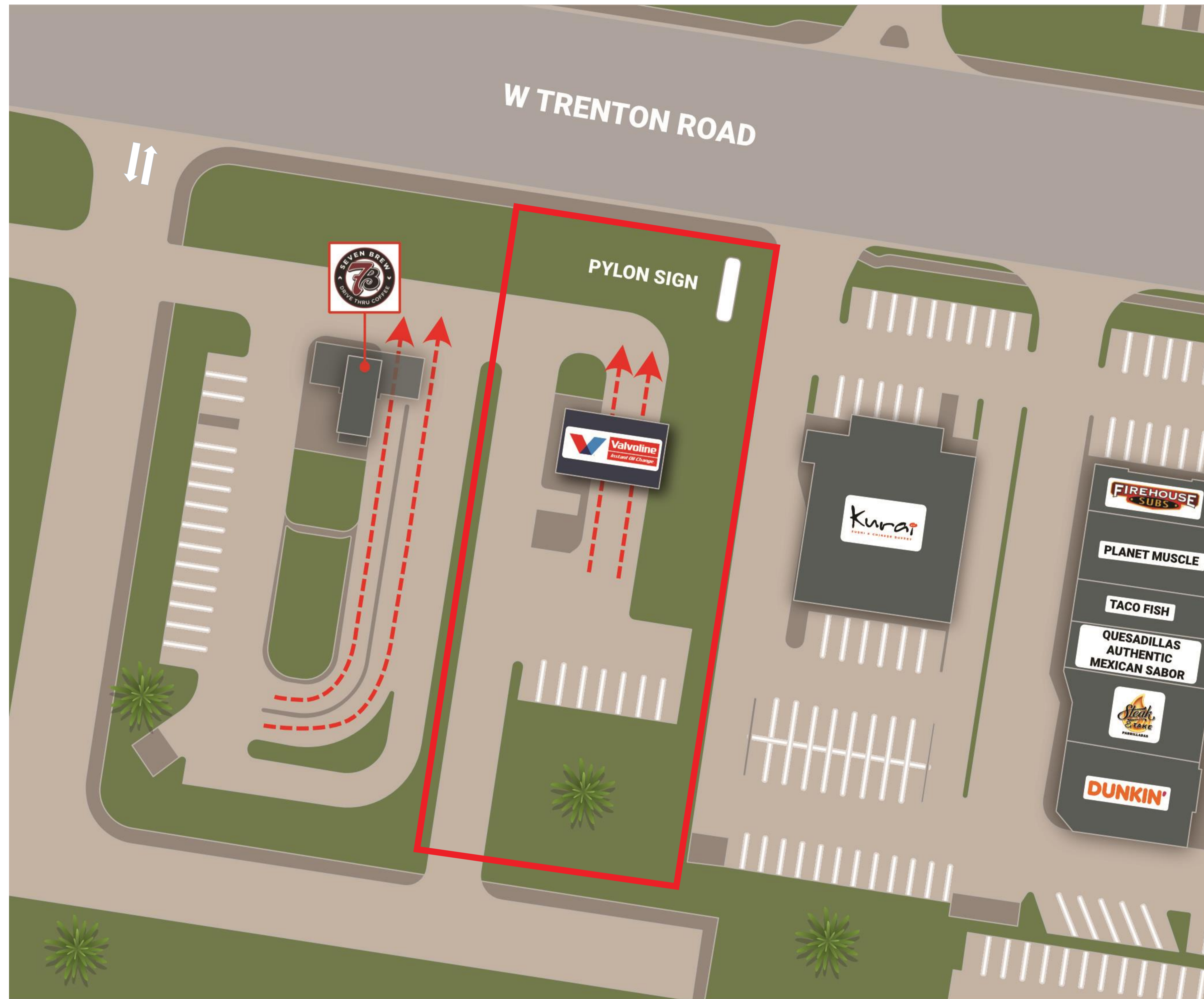
Walmart
Supercenter

*Site plan is of future development and is subject to change

SITE OVERVIEW

VALVOLINE EDINBURG, TX

	Year Built		2026
	Building Area		±1,670 SF
	Land Area		±0.79 AC



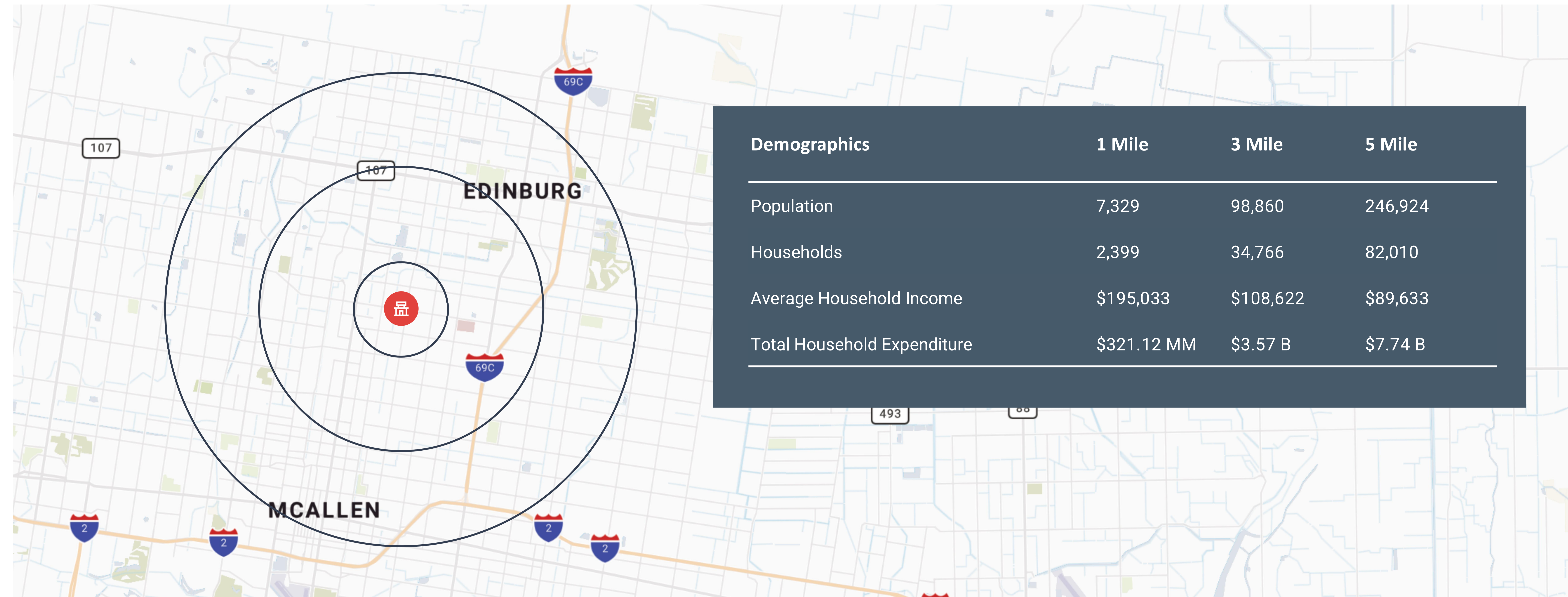
NEIGHBORING RETAILERS

- Walmart Supercenter
- Best Buy
- Kohl's
- PetSmart
- Hobby Lobby
- Marshalls
- Target
- The Home Depot
- H-E-B
- Sam's Club



LOCATION OVERVIEW

VALVOLINE EDINBURG, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Edinburg Consolidated I.S.D (3600)
2. McAllen Independent School District (3595)
3. Edinburg Regional Medical Center (3000)
4. University of Texas Pan American (2850)
5. McAllen Medical Center (2800)
6. Hidalgo County (2211)
7. Mission Consolidated I.S.D (2140)
8. City of McAllen (1801)
9. Walmart (1000)
10. Columbia Rio Grande Regional Hospital (975)
11. South Texas College (811)

LOCATION OVERVIEW

VALVOLINE EDINBURG, TX

Edinburg

Texas

 107,495+
Population

 \$57,789
Median Household Income



The Edinburg economy showed a 5.2% year-over-year growth in jobs

**#15 IN
THE NATION**

Edinburg ranked as one of the Top 20 Fastest-Growing Large Cities in America

TOP 20

Edinburg is a large suburban community on the north side of McAllen, roughly twenty miles from the Mexican border.

Near the center of town, The University of Texas Rio Grande Valley serves thousands of students and employs hundreds of locals as faculty and staff members.

The city is mainly composed of residential neighborhoods, with thriving commercial corridors along University Drive and Closner Boulevard.

Perhaps the city's most dominant landmark, H-E-B Park serves as the home turf for the United Soccer League's Rio Grande Valley FC Toros, the local Houston Dynamos affiliate. With a growing population of 102,483 and average household income of \$65,081, Edinburg is primed for sustained growth as \$235 million of

commercial and residential development were permitted in 2021. The momentum of the growing economic industries, along with healthy supply levels and lower prices have lead to a robust real estate market. Residential sales data from July 2022 illustrates Edinburg home prices are up 29.4% compared to 2021, with a median price of \$255,000. McAllen-Edinburg-Mission is a vital economic player in South Texas. Easy access to Foreign Trade Zones, ports, and international markets, this intersection of Texas and Mexico has created a stronghold for growing business which will continue to expand. Population growth and diverse economic activity drives this market with economic drivers being the food and beverage production industry, retail, healthcare, and transportation. Notable McAllen-Edinburg-Mission MSA employers include: Frito-Lay, HEB, Mission Paving, Texas Citrus Exchange, T-Mobile, Mission Shippers, and Duro Bag Manufacturing. The area's access to key economic markets attracts top manufacturers, health service providers, and other talented operators. Edinburg's higher education systems enrollment of over 60,000 students also deepens the talent pool.

IN THE NEWS

VALVOLINE EDINBURG, TX

Cavender's Boot City to Open New Edinburg Store in 2026

FEBRUARY 3, 2026 (TEXAS BORDER BUSINESS)

Edinburg, Texas – The Edinburg Economic Development Corporation (EEDC) announced that Cavender's Boot City will open a new store in Edinburg, bringing new jobs and a multi-million dollar investment to the community.

Cavender's and Whitco PGP Properties acquired the former CVS site at 2820 W. University Drive to develop the store, representing an estimated \$5 million in facility and infrastructure investment and approximately 15 full-time jobs. Positioned on the high-traffic University Drive corridor near UTRGV, the project is expected to strengthen surrounding retail performance and expand the local sales tax base as the market continues to add population and commercial demand.

EXPLORE ARTICLE



City of Edinburg Ranks Among Nation's Fastest-Growing Cities in 2024 Census Estimates

MAY 29, 2025 (EDINBURG EDC)

The City of Edinburg is once again making headlines as one of the fastest-growing cities in America, according to the latest 2024 population estimates released by the U.S. Census Bureau.

Edinburg reported population growth from 105,956 in 2023 to 108,733 in 2024, a 2.62% increase that ranked the city 25th nationally among cities above 100,000 residents and 10th in Texas. The release also highlights ongoing public and private investment activity that supports sustained household growth, workforce expansion, and continued demand for retail and service-oriented real estate across the Edinburg trade area.

EXPLORE ARTICLE



Edinburg EDC and Los Lagos Development to Break Ground on \$22.6 Million Plaza Guerlain Project

OCTOBER 10, 2025 (EDINBURG EDC)

Edinburg, TX – The Edinburg Economic Development Corporation (EEDC) and Los Lagos Development will celebrate the groundbreaking of Plaza Guerlain, a mixed-use development featuring retail, dining, multifamily housing, and electric vehicle (EV) infrastructure near UTRGV's Vackar Stadium.

Plaza Guerlain is positioned as a new entertainment-oriented district near a major university anchor, adding commercial space, residential density, and visitor activity to the east side of Edinburg.

EXPLORE ARTICLE



After Nearly Two Decades, Hidalgo County RMA Advances Plan to Close 73 Miles of Long-Delayed Trade Loop

MATT WILSON, JANUARY 19, 2026 (RGV BUSINESS JOURNAL)

The Hidalgo County Regional Mobility Authority (HCRMA) is taking a critical step toward completing its countywide loop by advancing an estimated \$5 million engineering contract that would cover roughly 73 miles of roadway and close the final gaps in the system.

The action advances environmental and engineering work on remaining segments designed to improve regional freight movement and traffic flow by linking industrial corridors, international bridges, and major highways across Hidalgo County.

EXPLORE ARTICLE



DHR Health, University of Houston to Open Medical Research, Education Center in the Rio Grande Valley

NAXI LOPEZ-PUENTE, OCTOBER 23, 2025 (RGV BUSINESS JOURNAL)

DHR Health is teaming up with the University of Houston to create a new medical research and education center in the Rio Grande Valley, backed by \$15 million in state funding.

The planned center in Edinburg is intended to expand clinical training, health education, and research capacity in one of Texas' most medically underserved regions, reinforcing the Valley's role as a growing healthcare employment hub. Expanded institutional investment and higher-wage medical job formation support long-term household growth, daytime population, and durable demand for retail services within the Edinburg and Hidalgo County trade area.

EXPLORE ARTICLE



McAllen Reports Record Growth, Strategic Infrastructure Expansion at 2026 State of the City

ISBAC MARTÍNEZ, FEBRUARY 12, 2026 (PROTEXAS INDUSTRY)

Mayor Javier Villalobos delivered McAllen's 2026 State of the City at the McAllen Convention Center before more than 1,300 attendees, outlining what city leaders described as one of the strongest periods of economic expansion and urban transformation in McAllen's recent history.

The address cited a \$578 million municipal budget supporting more than 120 infrastructure projects, alongside sustained taxable sales and construction momentum that reinforce the metro's consumer base.

EXPLORE ARTICLE



Edinburg EDC Kicks Off 2025 with a Financial Program to Drive Regional Growth

VIVIANA CERVANTES, JANUARY 20, 2025 (PROTEXAS INDUSTRY)

Edinburg, Texas, has started 2025 with a new economic development strategy led by the city's Economic Development Corporation (EDC).

The initiative launched a Financial Management Consortium aimed at strengthening financial services capacity and workforce skills across the Rio Grande Valley, supporting business formation and access to capital. The article also notes continued economic development momentum tied to investment projects and industrial park activity, reinforcing Edinburg's expanding employment base and the sustained need for convenience and service retail in core commercial corridors.

EXPLORE ARTICLE



TSTC, Rio Grande Valley Industries Poised to Shape Future Workforce

JANUARY 12, 2025 (TSTC)

(HARLINGEN, Texas) – The babies of today are tomorrow's Rio Grande Valley workers.

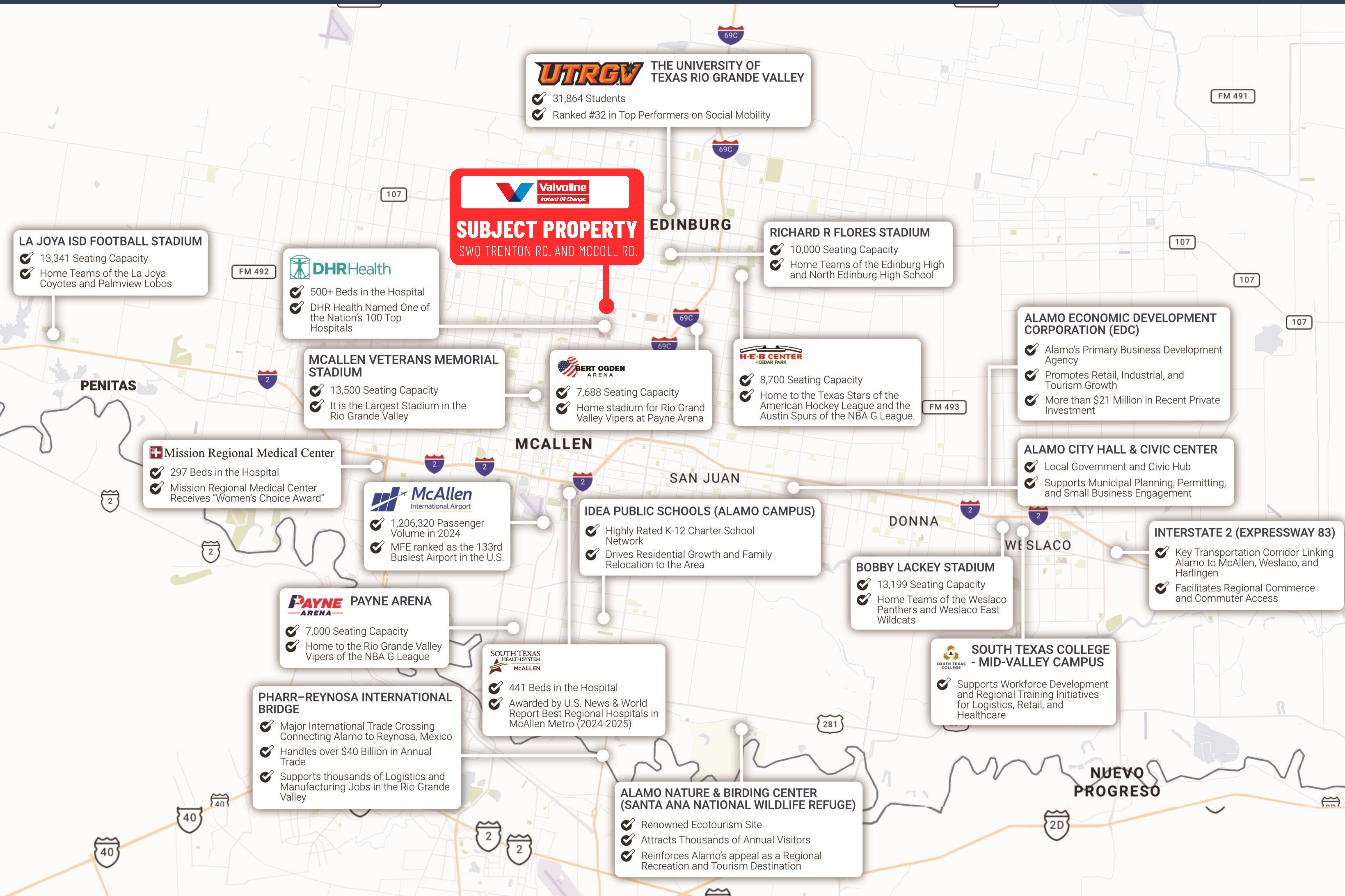
Citing Texas Demographic Center projections, the Rio Grande Valley is expected to exceed 1.4 million residents by 2040, with Hidalgo County projected to be the region's largest population center. The article frames growth through the lens of workforce development and industry expansion, emphasizing training pipelines that support sustained job creation. These long-term demographic tailwinds reinforce durable demand for retail services and vehicle-oriented convenience uses across the Edinburg-area trade market.

EXPLORE ARTICLE



METRO AREA

VALVOLINE EDINBURG, TX



UTRGV THE UNIVERSITY OF TEXAS RIO GRANDE VALLEY

- ✓ 31,864 Students
- ✓ Ranked #32 in Top Performers on Social Mobility

Valvoline
Instant Oil Change

SUBJECT PROPERTY
SWQ TRENTON RD. AND MCCOLL RD.

LA JOYA ISD FOOTBALL STADIUM

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

DHRHealth

- ✓ 500+ Beds in the Hospital
- ✓ DHR Health Named One of the Nation's 100 Top Hospitals

RICHARD R FLORES STADIUM

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

MCALLEN VETERANS MEMORIAL STADIUM

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

BERT OGDEN ARENA

- ✓ 7,688 Seating Capacity
- ✓ Home stadium for Rio Grand Valley Vipers at Payne Arena

H-E-B CENTER CEDAR PARK

- ✓ 8,700 Seating Capacity
- ✓ Home to the Texas Stars of the American Hockey League and the Austin Spurs of the NBA G League.

ALAMO ECONOMIC DEVELOPMENT CORPORATION (EDC)

- ✓ Alamo's Primary Business Development Agency
- ✓ Promotes Retail, Industrial, and Tourism Growth
- ✓ More than \$21 Million in Recent Private Investment

Mission Regional Medical Center

- ✓ 297 Beds in the Hospital
- ✓ Mission Regional Medical Center Receives "Women's Choice Award"

McAllen International Airport

- ✓ 1,206,320 Passenger Volume in 2024
- ✓ MFE ranked as the 133rd Busiest Airport in the U.S.

IDEA PUBLIC SCHOOLS (ALAMO CAMPUS)

- ✓ Highly Rated K-12 Charter School Network
- ✓ Drives Residential Growth and Family Relocation to the Area

ALAMO CITY HALL & CIVIC CENTER

- ✓ Local Government and Civic Hub
- ✓ Supports Municipal Planning, Permitting, and Small Business Engagement

PAYNE ARENA

- ✓ 7,000 Seating Capacity
- ✓ Home to the Rio Grande Valley Vipers of the NBA G League

SOUTH TEXAS HEALTH SYSTEM McALLEN

- ✓ 441 Beds in the Hospital
- ✓ Awarded by U.S. News & World Report Best Regional Hospitals in McAllen Metro (2024-2025)

BOBBY LACKEY STADIUM

- ✓ 13,199 Seating Capacity
- ✓ Home Teams of the Weslaco Panthers and Weslaco East Wildcats

INTERSTATE 2 (EXPRESSWAY 83)

- ✓ Key Transportation Corridor Linking Alamo to McAllen, Weslaco, and Harlingen
- ✓ Facilitates Regional Commerce and Commuter Access

SOUTH TEXAS COLLEGE - MID-VALLEY CAMPUS

- ✓ Supports Workforce Development and Regional Training Initiatives for Logistics, Retail, and Healthcare

PHARR-REYNOSA INTERNATIONAL BRIDGE

- ✓ Major International Trade Crossing Connecting Alamo to Reynosa, Mexico
- ✓ Handles over \$40 Billion in Annual Trade
- ✓ Supports thousands of Logistics and Manufacturing Jobs in the Rio Grande Valley

ALAMO NATURE & BIRDING CENTER (SANTA ANA NATIONAL WILDLIFE REFUGE)

- ✓ Renowned Ecotourism Site
- ✓ Attracts Thousands of Annual Visitors
- ✓ Reinforces Alamo's appeal as a Regional Recreation and Tourism Destination

CALL FOR ADDITIONAL INFORMATION

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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

VALVOLINE EDINBURG, 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.