



Smoothie King

\$917,000 | 6.00% CAP

1709 W. University Dr., Edinburg, TX 78539

- ✓ **10-Year Absolute Net Lease** with 10% Rental Increases Every 5 Years in both the Primary Term and Option Periods.
- ✓ **Prime University Dr Corridor (31,590+ VPD)** | 171,000+ Residents Within 5 Miles | \$96K+ Avg HH Income
- ✓ **Adjacent to The University of Texas Rio Grande Valley (35,800+ Students)** | One of Texas' Largest Universities Driving Daily Traffic & Demand
- ✓ **Surrounded by National Retailers** | Across from Walmart & Near Lowe's, Chick-fil-A, Whataburger, Planet Fitness & More
- ✓ **Located in the McAllen-Edinburg-Mission MSA** | 914,820+ Population | Major South Texas Economic Hub

Smoothie King is a reliable tenant in the **quick-service restaurant** space, operating over **1,200 U.S. locations** with system-wide sales exceeding **\$728 million in 2024**. The brand's health-focused menu of **nutrient-dense smoothies** and wellness products, paired with steady expansion and **low closure rates**, makes it an appealing, stable presence for retail centers.



INVESTMENT OVERVIEW

SMOOTHIE KING EDINBURG, TX

File Photo



CONTACT FOR DETAILS

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Bob Moorhead

Managing Partner
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bob@securenetlease.com

\$917,000

6.00% CAP

NOI

\$55,000

Building Area

±1,638 SF

Land Area

±16,485 SF

Year Built

2022

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Rent Commencement:** February 8, 2022
- ✓ **10-Year Absolute NNN Lease** with 10% Rental Increases Every 5 Years, and (4) 5-Year Options to Renew
- ✓ **Excellent Location & Demographics** - Subject property is located on University Dr (31,590+ VPD), a major east-west thoroughfare in Edinburg that serves as a central artery for the city. There are 171,870+ residents living w/in 5 miles with an average household income of \$96,600+.
- ✓ **Strategically Located Right Next to The University of Texas Rio Grande Valley** - With over 35,810 students and almost 3,000 staff members, it is the 9th largest university in Texas. UTRGV is known for its affordability, wide range of undergraduate and graduate programs, and their athletic teams, which compete in NCAA Division I.
- ✓ **Located in a Dynamic Commercial Zone, Across from Walmart Supercenter** - Subject property is also surrounded by many other nationally recognized tenants such as Planet Fitness, Whataburger, Lowe's, Chick-fil-A, 7 Brew Coffee, Schlotzsky's, Taco Bell, and much more.
- ✓ **Smoothie King is a Leading National Health-QSR Brand** with 1,246 U.S. locations, \$728M system-wide sales, ~\$661K average unit volume, and steady growth of 74 new stores in 2025. They offer nutrient-dense smoothies and wellness products with a mission to inspire healthy lifestyles.
- ✓ **Part of the Growing McAllen-Edinburg-Mission MSA** - The MSA exceeds 914,820 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

SMOOTHIE KING EDINBURG, TX

Smoothie King

REVENUE
\$728M+

LOCATIONS
1,246+



smoothieking.com

Smoothie King is a leading health-focused quick-service restaurant brand specializing in nutrient-dense smoothies, smoothie bowls, and retail wellness products like protein bars and enhancers.

Founded in 1973, it emphasizes "Clean Blends" with whole fruits, organic vegetables, **no artificial flavors**, and many options featuring 0g added sugar, catering to fitness enthusiasts with **purpose-driven** blends for energy, wellness, and weight management.

As a tenant and brand, **Smoothie King embodies** its mission to inspire people to live healthy, active lifestyles through customizable, functional offerings that fuel **on-the-go consumers**. With over **1,200 U.S. locations** driving **\$728 million** in 2024 system-wide sales and average unit volumes around **\$661,000**, it maintains strong franchisee performance and low closure rates, favoring **high-visibility** sites to maximize convenience and community appeal.

File Photo



IN THE NEWS

SMOOTHIE KING EDINBURG, TX

Smoothie King Reports Strong 2025 with 74 New Store Openings and Forecasts 90+ Locations in 2026

JANUARY 5, 2026 (SMOOTHIE KING)

Smoothie King, the world's leading smoothie brand with a vision to make the world a better place by nourishing healthy habits, closed out a strong 2025, accelerating its store development, expanding its menu and positioning the brand for sustained growth in the years ahead.

In the fourth quarter of 2025, Smoothie King opened **19 new locations** and secured **23 new franchise commitments, reflecting** increased demand from entrepreneurs and reinforcing the **brand's strength** across both established and emerging markets.

In 2025, Smoothie King opened 74 new stores and signed 101 franchise commitments, with development spanning 47 unique DMAs nationwide.

The brand entered into two new states, **Utah and Minnesota**, and continued to diversify its footprint through non-traditional development, including a newly signed location at Joint Base Andrews.

Looking ahead, Smoothie King is forecasting **90+ new store** openings in 2026, supported by a strong development **pipeline, expanding market opportunities**, and disciplined **system-wide investments** designed to support franchisee success.

To further enable **ongoing growth**, Smoothie King is kicking off 2026 with a targeted franchisee incentive program spanning select markets (**AR, AZ, CO, IL, MA, MI, MN, NM, OK, PA, UT, VA, WI**). Through this program, the brand is offering financial incentives to **growth-minded franchisees**, designed to accelerate brand awareness and density in these markets.

EXPLORE ARTICLE



Smoothie King Gets Minority Growth Investment From San Francisco's Main Post Partners

LANCE MURRAY, JULY 10, 2025 (DALLAS INNOVATES)

Dallas-based Smoothie King said the partnership marks "a powerful new chapter" for the brand, positioning it for accelerated growth, innovation, and market leadership.

The news comes as Smoothie King is rolling out an **expanded Power Eats** Menu of "protein-packed, flavorful meals" to complement its iconic smoothies.

Dallas-based Smoothie King has received a strategic, minority growth investment from Main Post Partners, a **San Francisco-based consumer-focused** private **equity firm** specializing in **founder-run, high-growth** challenger brands.

Smoothie King said the partnership marks "a powerful new chapter" for the brand, positioning it for **accelerated growth, innovation**, and market leadership.

"We've been extremely impressed by Main Post's track record of growing franchise brands the right way—by building a strong culture, focusing on the guest, and always thinking long term."

The amount of the investment was not disclosed.

"At Smoothie King, our vision is to make the **world a better place** by nourishing healthy habits, and that starts with having partners who share our vision and embrace our values," **Wan Kim, CEO** and majority shareholder of Smoothie King, said in a statement. "We've been **extremely impressed** by Main Post's track record of growing franchise brands the right way—by building a strong culture, focusing on the guest, and **always thinking long term.**"

EXPLORE ARTICLE



LEASE OVERVIEW

SMOOTHIE KING EDINBURG, TX

Initial Lease Term	10-Years, Plus (4), 5-Year Renewal Options
Projected Rent Commencement	February 8, 2022
Projected Rent Expiration	February 29, 2032
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, In Primary Term & Option Periods
Annual Rent Years 1-5	\$55,000.00
Annual Rent Years 6-10	\$60,500.00
Option 1	\$66,550.00
Option 2	\$73,205.00
Option 3	\$80,525.50
Option 4	\$88,578.05

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.



EDINBURG PLACE APARTMENTS (215 UNITS)
ROCK RIDGE APARTMENTS (73 UNITS)

REGION ONE EDUCATION SERVICE CENTER

SUBJECT PROPERTY
1709 W. UNIVERSITY DR.

THE UNIVERSITY OF TEXAS RIO GRANDE VALLEY (33,881 STUDENTS)

SOUTH TEXAS ISD WORLD SCHOLARS (403 STUDENTS)

ROBERT E. LEE ELEMENTARY SCHOOL (436 STUDENTS)

DE LA VINA ELEMENTARY SCHOOL (629 STUDENTS)

SOUTH MIDDLE SCHOOL (1,235 STUDENTS)

JEFFERSON ELEMENTARY SCHOOL (477 STUDENTS)

RICHARD R FLORES STADIUM

FAMILY DOLLAR

Advance Auto Parts
POPEYES

Aaron's
WING-STOP
Denny's
PANDA EXPRESS
SUNBELT
CHILI'S

SMOOTHIE KING

SUBJECT PROPERTY
1709 W. UNIVERSITY DR.

PAPA JOHN'S
metro

stripes

TRU-FIT ATHLETIC CLUBS
DOLLAR TREE

W UNIVERSITY DRIVE
±31,590 VPD

107 TEXAS

Ford

LOWE'S

CHASE

SMOOTHIE KING

SUNOCO

SUBWAY

Cane's

Firestone
COMPLETE AUTO CARE

GOLDS GYM

DOLLAR TREE
Pollo Loco
IHOP
Starbucks

SONIC

McDonald's

WHATABURGER

USPS.COM

Pizza Hut
Domino's

Chick-fil-A
DQ

FirstCash

Walmart
Supercenter

LSNB

Bank of South Texas

EZPAWN

planet fitness
BURGER KING
BUFFALO WILD WINGS
GOLDEN CHICK
Jack in the box
TACO BELL
Schlotzsky's
IT'S A MOUTHFUL
DUNKIN'
jason's deli

SOUTH TEXAS ISD WORLD SCHOLARS (403 STUDENTS)

ROBERT E. LEE ELEMENTARY SCHOOL (436 STUDENTS)

DE LA VINA ELEMENTARY SCHOOL (629 STUDENTS)

BUSINESS 281

enterprise

7 ELEVEN

JEFFERSON ELEMENTARY SCHOOL (477 STUDENTS)

O'Reilly AUTO PARTS

DOLLAR TREE

H-E-B

goodwill

CRUNCH

CHURCH'S

W

AutoZone

Quick Quack CAR WASH

SCOOTERS

H-E-B

State Farm

Little Caesars

State Farm

Valero

BURGER KING

WHATABURGER

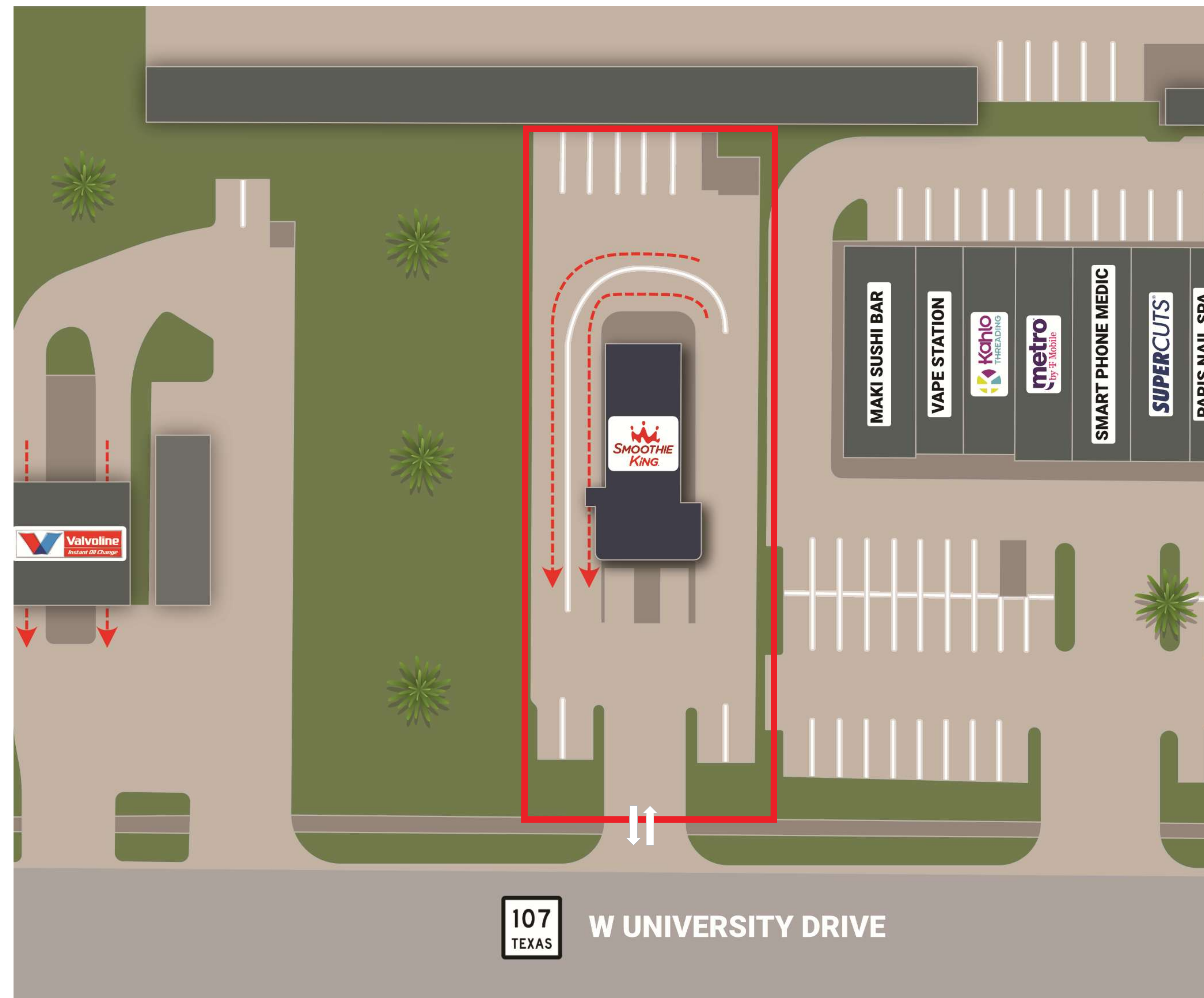
Pizza Hut

6

SITE OVERVIEW

SMOOTHIE KING EDINBURG, TX

	Year Built		2022
	Building Area		±1,638 SF
	Land Area		±16,485 SF



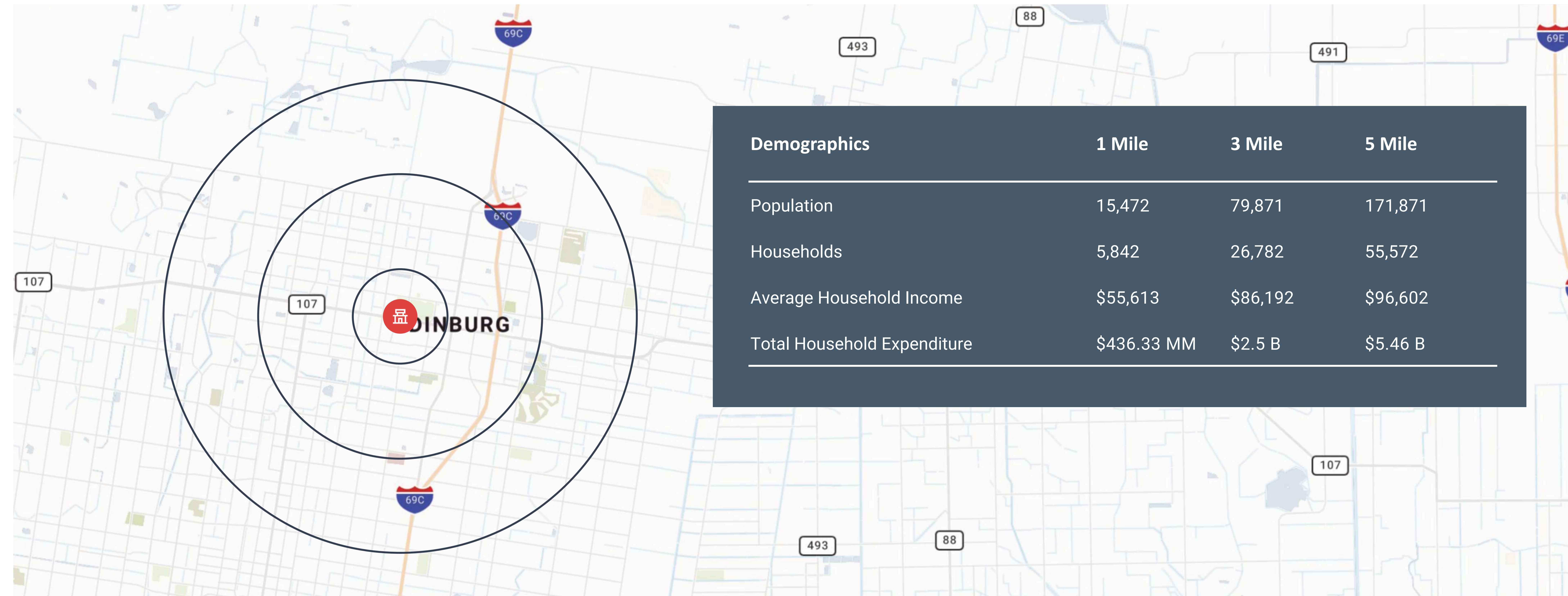
NEIGHBORING RETAILERS

- Walmart Supercenter
- Lowe's Home Improvement
- Planet Fitness
- Aaron's
- Advance Auto Parts
- Family Dollar
- H-E-B
- Dunkin' Donuts
- Taco Bell
- Whataburger



LOCATION OVERVIEW

SMOOTHIE KING EDINBURG, TX



Houston Economic Drivers (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

SMOOTHIE KING EDINBURG, TX

Edinburg

Texas

 108,733+
Population

 \$59,466
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 thriving suburban community on the north side of McAllen, just 20 miles from the Mexican border, blending vibrant growth, cultural energy, and strategic access to international trade hubs.

At its heart, The University of Texas Rio Grande Valley (UTRGV) serves as a powerhouse of innovation and vitality, boasting a record Spring 2026 enrollment of 32,429 students alongside nearly 5,000 dedicated faculty and staff members who enrich the local talent pool and economy.

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

Dominating the skyline, H-E-B Park stands as the city's premier landmark and anchors community pride as the home turf for the United Soccer League's Rio Grande Valley FC Toros, the Houston Dynamo affiliate, drawing fans and fostering excitement year-round. Edinburg's population has surged to 108,733 (2024 est.), nestled within the dynamic McAllen–Edinburg–Mission MSA's 914,820 residents who enjoy a median household income of \$59,466 amid accelerating economic momentum. Multimillion-dollar commercial and residential developments continue to transform the landscape, powered by powerhouse employers like Frito-Lay, H-E-B, T-Mobile, Mission Paving, Texas Citrus Exchange, Mission Shippers, and Duro Bag Manufacturing across thriving sectors such as food and beverage production, retail, healthcare, transportation, and logistics. Proximity to Foreign Trade Zones, efficient ports, and cross-border markets creates a stronghold for business expansion, while UTRGV's robust enrollment exceeding 37,000 students (Fall 2025 peak) deepens the skilled workforce, positioning Edinburg for sustained prosperity and opportunity.

IN THE NEWS

SMOOTHIE KING 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.

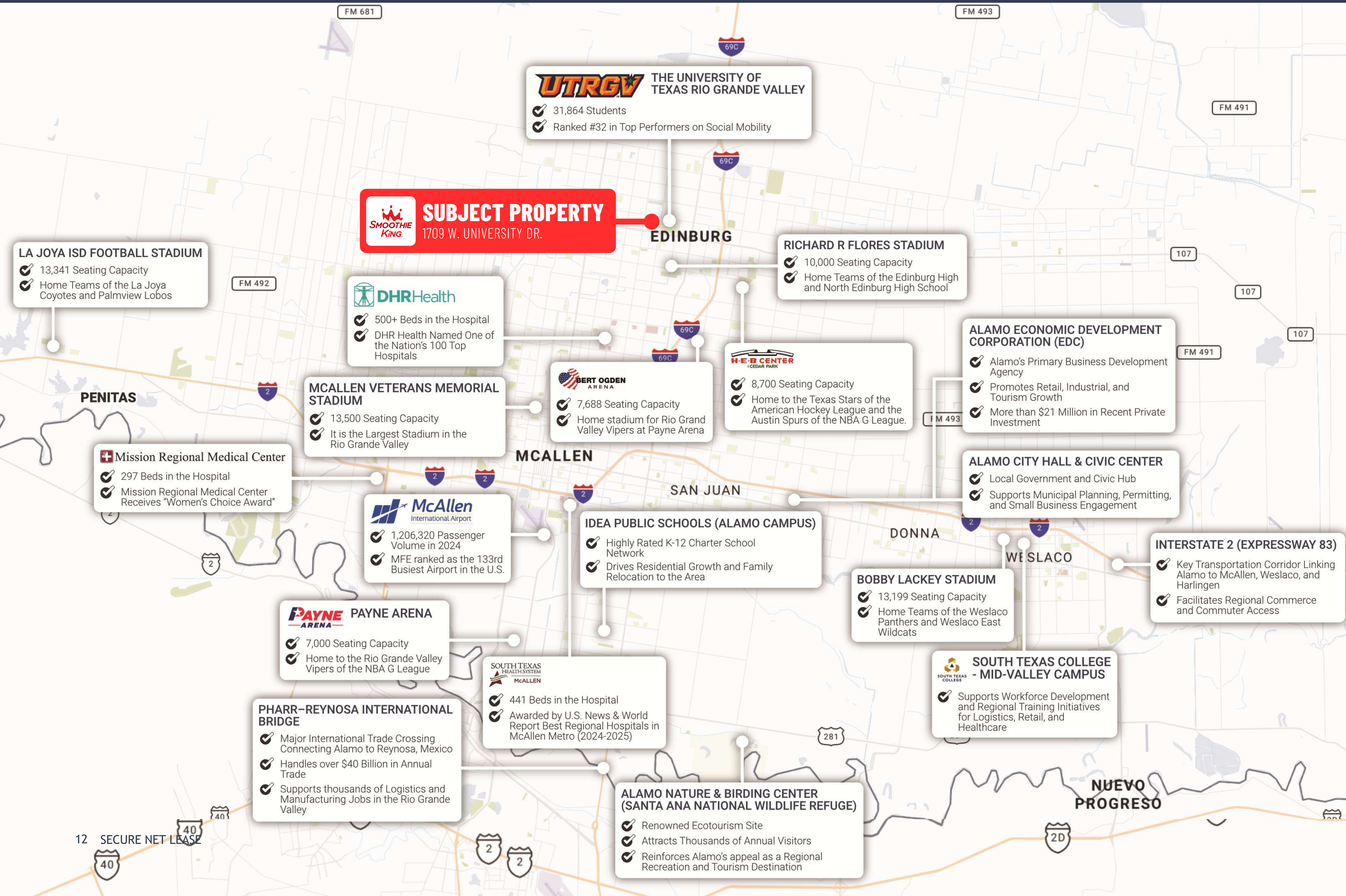
Citing Texas Demographic Center projections, the Rio Grande Valley is expected to exceed 1.4 million residents by 2040, with Hidalgo County projected to be the region's largest population center. The article frames growth through the lens of workforce development and industry expansion, emphasizing training 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

SMOOTHIE KING EDINBURG, TX



UTRGV THE UNIVERSITY OF TEXAS RIO GRANDE VALLEY

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

SMOOTHIE KING SUBJECT PROPERTY
1709 W. UNIVERSITY DR.
EDINBURG

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

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

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 CITY HALL & CIVIC CENTER

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

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

INTERSTATE 2 (EXPRESSWAY 83)

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

PAYNE PAYNE ARENA

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

BOBBY LACKEY STADIUM

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

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)

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

12 SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

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Office

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Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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TEXAS DISCLAIMER

SMOOTHIE KING 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.