SECURE
NET LEASE

CLICK FOR DRONE VIDEO



Subject Property

PNC Bank w/ Drive Thru ATM

$3,200,000 | 5.00% CAP

20225 US-59, Humble, TX, 77338 (Houston MSA)

- **Brand New 15-Year, Absolute NNN Ground Lease:** Opened July 2026 | 10% Rent Bumps Every 5 Years During Primary Term & Options
- **Prime Location Along I-69 / US-59 (124,000 VPD):** Directly in front of Deerbrook Mall consisting of 130+ Retail Stores & 5M Annual Visitors
- **Humble Trade Area is Rapidly Growing:** 26M+ SF Industrial Pipeline | 75,000 Jobs Projected | 22,000+ New Homes Driving Demand
- **PNC Bank Announces National Expansion:** Projected 300+ New Locations by 2030 with a Strategic Focus on High-Growth Markets Like Houston
- **Houston is Ranked as the #2 Most Active Retail Development Market in the U.S**



Subject Property

PNC Bank (NYSE: PNC), one of the **largest U.S. banks** with **~2,236 branches across 28 states,** boasts a strong investment-grade “A” credit rating from S&P. As a premier retail tenant, it occupies **high-visibility,** modern branches in prime commercial locations, driving foot traffic with its stable, **customer-focused brand.**

OVERVIEW

INVESTMENT OVERVIEW

PNC BANK HUMBLE, TX (HOUSTON)



$3,200,000

5.00% CAP

NOI

$160,000

Building Area

±3,156 SF

Land Area

±0.62 AC

Year Built / Renovated

1993 / 2026

Lease Type

Ground Lease

Occupancy

100%

- **Store Opening:** July 2026
- **Brand New 15-Year Corporate Absolute NNN Ground Lease** with 10% Rental Increases Every 5 Years and (3) 5-Year Options to Renew
- **Dominant Retail Corridor Along I-69 / US-59 (124,000+ VPD),** one of Houston's most heavily trafficked retail corridors and immediate frontage in front of Deerbrook Mall with 130+ shops and 5M annual visitors.
- **High-Growth Area in Northeast Houston** with over 26M+ SF of active industrial development bringing in a projected 75,000 annual jobs and driving long-term residential growth with 22,000+ newly built homes in the surrounding area.
- **Top-Tier Market Rankings & Growth Metrics -** Houston ranks among the top U.S. metros for job growth and population growth, with estimated $3B in annual retail sales volume and one of the most active development pipelines in the country.
- **$2 Billion National Expansion by PNC Bank -** PNC Bank has committed to opening 300+ new branches nationwide by 2030, while targeting high-growth markets like Houston, reinforcing long-term confidence in the region's population and economic expansion.
- **Investment Grade Corporate Guarantee by PNC Bank -** One of the largest U.S. financial institutions with ~$560B+ in assets and an investment-grade “A” credit rating from S&P proving strong security of income and long-term tenant reliability.

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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

PNC BANK HUMBLE, TX (HOUSTON)

PNC Bank

Signator/Guarantor: PNC Bank, NA

PNC Bank is a leading national financial institution and one of the largest diversified financial services companies in the United States, offering a comprehensive suite of products that includes consumer and small business banking, commercial and institutional banking, residential mortgage lending, asset management and wealth management services.

STOCK TICKER
PNC

CREDIT RATING
A

LOCATIONS
2,236

pnc.com

The bank serves millions of customers across a **multi-state footprint** through an **extensive branch and ATM network**, complemented by robust online and mobile banking platforms designed to enhance convenience and customer engagement. PNC's **long operating** history, disciplined risk management and diversified revenue base support its strong **investment-grade** credit profile and reputation as a stable, **blue-chip** banking franchise.

As a retail tenant, PNC Bank typically occupies **high-visibility** branch locations in established commercial corridors, suburban shopping nodes and dense **urban neighborhoods, reinforcing** its brand presence and accessibility to both consumer and business clients. Branches are generally modern, **service-oriented facilities** that support a full range of in-person transactions, advisory services and digital banking integration, reflecting the company's emphasis on **combining technology** with personalized relationship banking. PNC's continued investment in its physical network, alongside its **digital platforms,** underscores its commitment to maintaining a convenient, customer-centric footprint in **key growth markets** nationwide.



Subject Property

IN THE NEWS

PNC BANK HUMBLE, TX (HOUSTON)

PNC Completes Acquisition of FirstBank

JANUARY 5, 2026 (PNC MEDIA ROOM)

The PNC Financial Services Group, Inc. (NYSE: PNC) today announced that it has completed its acquisition of FirstBank Holding Company, including its banking subsidiary, FirstBank, following receipt of all required regulatory approvals and satisfaction of customary closing conditions.

The transaction further advances PNC's strategic growth strategy and expands the bank's presence across high-growth communities in Colorado and Arizona.

"Today's legal close is more than a milestone, it's the beginning of a partnership built on shared values and a vision for growth," said William S. Demchak, chairman and chief executive officer of PNC. "By combining FirstBank's strong local relationships with PNC's national capabilities, we're poised to deliver even greater opportunities for our customers and communities."

With legal close now complete, PNC will begin the process of **integrating FirstBank** into its **national platform.** Customer conversion is expected to occur this summer. Until then, FirstBank customers will **continue to be served** through their current branches, websites, mobile apps and relationship teams. PNC will provide comprehensive information to **FirstBank customers prior** to the conversion.

"Joining PNC marks an exciting new chapter for FirstBank, our employees and the communities we serve. We are proud of our **legacy and grateful** for the trust our customers have placed in us," said Kevin Classen, chief executive officer of FirstBank. "With PNC, we gain the scale and **resources to expand** what we offer, while staying committed to local service and community impact. Our teams are working together to ensure a **seamless transition** and to deliver the **same award-winning experience** our customers have come to expect."

EXPLORE ARTICLE

PNC Bank Increases New Branch Openings to More Than 300 by 2030

NOVEMBER 07, 2025 (PR NEWSWIRE)

NC today announced it will be opening more than 300 new branches by 2030, adding 100 new branches to the expansion plans announced last November and increasing its total branch investment to approximately $2 billion.

The additional branches, in markets including Nashville, Chicago, Sarasota and Winston-Salem, extend PNC's expansion efforts to **nearly 20 markets** across the United States. PNC also re-affirmed its plan to complete the renovation of **100% of its branch network** by 2029. In total, by 2030 PNC also plans to hire more than **2,000 new employees** in support of the bank's retail expansion efforts.

"At PNC, we know the importance of building deep local connections. Our branches serve as vital community hubs where trusted relationships are built and financial aspirations made real," said Alex Overstrom, head of Retail Banking at PNC.

"The build-out of these **300 new branches** allows us to deliver our unique blend of hospitality and financial advice to more clients in more neighborhoods across the country. It's about making PNC the **most convenient bank** in each of these markets, ensuring we can meet people where they are and help them thrive."

As part of this investment, PNC plans to add approximately **35 new branches** to its presence in Nashville, building upon the strong momentum it has seen since entering the market in 2018. PNC also plans to **build 40 additional new branches** in six other cities across the Southeast, including Fort Myers, Lakeland, Sarasota, Asheville, Winston-Salem and Wilmington, N.C. By expanding its presence in these **fast-growing** Southeast regions, PNC aims to be a **leading bank** in these markets, conveniently meeting the needs of consumers and businesses of all sizes.

EXPLORE ARTICLE

LEASE OVERVIEW

PNC BANK HUMBLE, TX (HOUSTON)

Initial Lease Term	15-Years, Plus Three 5-Year Options to Renew
Rent Commencement	April 29, 2026
Lease Expiration	April 30, 2041
Lease Type	Absolute NNN Ground Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	$160,000.00
Annual Rent YRS 6-10	$176,000.00
Annual Rent YRS 11-15	$193,600.00
Option 1 YRS 16-20	$212,960.00
Option 2 YRS 21-25	$234,256.00
Option 3 YRS 26-30	$257,681.60



Subject Property

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.


NTB
TIRE & SERVICE CENTERS
HOBBY LOBBY
HUMBLE ELEMENTARY SCHOOL
(645 STUDENTS)
BEST BUY
Marshalls
CRUNCH
PETSMART
Office DEPOT
OfficeMax
ULTA BEAUTY
Kirkland's
WORLD MARKET
RED LOBSTER
OLD NAVY
carter's
menchie's
DEERBROOK MALL
• 5M ANNUAL VISITORS
• 1.2M+ SF IN RETAIL SPACE
macy's
SHOE DEPT. ENCORE
amc THEATRES
JCPenney
Journeys
CHAMPS SPORTS
Dillard's
VANS
HOLLISTER
BOWLING & ARCADE ROUND1
KAY JEWELERS
Lids
sunglass hut
EXPRESS
TORRID
AMERICAN EAGLE
VICTORIA'S SECRET
zumiez
BARNES & NOBLE
PNC
SUBJECT PROPERTY
20225 U.S.-59
THE HOME DEPOT
INTERSTATE TEXAS 69
59
LA-Z-BOY
verizon
DISCOUNT TIRE
Rainbow
SALLY.
HALF PRICE BOOKS
ROSS DRESS FOR LESS
Total Wine & MORE
BOOT BARN
sleep number
LONGHORN STEAKHOUSE
ASHLEY
POPEYES
Portillo's
HOT DOGS · BEEF · BURGERS · SALADS
Wendy's
TACO BELL
JARED
CHIPOTLE MEXICAN GRILL
EASTEX FREEWAY
±124,000 VPD
IN-N-OUT BURGER
FARM 1960 ROAD
FARM TO MARKET ROAD 1960
±46,364 VPD
HUMBLEWOOD SHOPPING CENTER
• 4.5M ANNUAL VISITORS
Michaels
DSW DESIGNER SHOE WAREHOUSE
IHOP
petco
Chick-fil-A
five BELOW
SKECHERS
SMOOTHIE KING
BURGER KING
DEERBROOK CROSSING
• 2.4M ANNUAL VISITORS
• 220,000 SF RETAIL SPACE
• 27 RETAIL TENANTS
planet fitness
Gordon FOOD SERVICE
SUBWAY
HARBOR FREIGHT
Pizza Hut
cricket
Firestone COMPLETE AUTO CARE
WINGSTOP
O'Reilly AUTO PARTS


TARGET
COSTCO WHOLESALE
KOHL'S
MAIN EVENT
WEST FORK HIGH SCHOOL (828 STUDENTS)
HCA HOUSTON HEALTHCARE KINGWOOD (451 BEDS)
LOWE'S
BEST BUY
Marshalls
CROCS
Office DEPOT
OfficeMax
ULTA BEAUTY
PETSMART
Kirkland's
WORLD MARKET
RED LOBSTER
OLD NAVY
carter's
menchie's
NTB
HOBBY LOBBY
HOBBY LOBBY
PNC
DEERBROOK MALL
INTERSTATE TEXAS 69
59
EASTEX FREEWAY (124,000 VPD)
E DENTON
CITY OF HOUSTON TEXAS, USA
DOWNTOWN HOUSTON (~17 MILES AWAY)


sam's club
Walmart
Supercenter
Kroger
JONES MIDDLE SCHOOL
(1,206 STUDENTS)
HUMBLE
ELEMENTARY SCHOOL
(645 STUDENTS)
DEERBROOK MALL
• 130+ SHOPS
• 5M ANNUAL VISITORS
macy's
SHOE DEPT. ENCORE
amc THEATRES
JCPenney
Journeys
CHAMPS SPORTS
Dillard's
VANS
HOLLISTER
BOWLING & ARCADE ROUND1
KAY JEWELERS
Lids
sunglass hut
EXPRESS
TORRID
AMERICAN EAGLE
VICTORIA'S SECRET
BARNES & NOBLE
zumiez
PNC
E DENTON
CITY OF HOUSTON
TEXAS, USA
DOWNTOWN
HOUSTON
(~17 MILES AWAY)
DEERBROOK MALL
INTERSTATE
TEXAS
69
59
EASTEX FREEWAY
(124,000 VPD)


ROOMS TO GO
FLOOR & DECOR
LIVING SPACES
DOWNTOWN HOUSTON (~17 MILES AWAY)
MEMORIAL HERMANN NORTHEAST HOSPITAL (257 BEDS)
GEORGE BUSH INTERCONTINENTAL AIRPORT
ASHLEY
POPEYES
planet fitness
Gordon FOOD SERVICE
HARBOR FREIGHT
Firestone COMPLETE AUTO CARE
SUBWAY
cricket
Pizza Hut
sleep number
LONGHORN STEAKHOUSE
CHIPOTLE MEXICAN GRILL
CHASE
Wendy's
TACO BELL
JARED
LA-Z-BOY
verizon
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DEERBROOK MALL
•130+ PLUS SHOPS
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DSW
petco
IHOP
five BELOW
Chick-fil-A
SKECHERS
COSMO PROF
SMOOTHIE KING
BURGER KING
macy's
SHOE DEPT. ENCORE
amc THEATRES
JCPenney
Journeys
CHAMPS SPORTS
Dillard's
VANS
HOLLISTER
ROUND1
KAY JEWELERS
sunglass hut
EXPRESS
Lids
AMERICAN EAGLE
TORRID
VICTORIA'S SECRET
BARNES & NOBLE
zumiez


BEST BUY
Marshalls
CRUNCH
Office DEPOT
OfficeMax
ULTA BEAUTY
PETSMART
WORLD MARKET
Kirkland's
RED LOBSTER
carter's
OLD NAVY
Party City
menchie's
THE HOME DEPOT
Advance Auto Parts
jack in the box
LAKELAND ELEMENTARY SCHOOL (863 STUDENTS)
GEORGE TURNER STADIUM (10,200 SEATING CAPACITY)
ASHLEY
POPEYES
AMERICAS BEST VALUE INN & SUITES
SALTGRASS STEAK HOUSE
THIRD COAST BANK
DISCOUNT TIRE
Dimassi's Mediterranean Buffet
BRAKE AND TIRE
BRAKE & TIRE CHECK
CAR-TOYS
HOOTERS
PNC
INTERSTATE TEXAS 69
59
EASTEX FREEWAY (124,000 VPD)
LA-Z-BOY
verizon
E DENTON
CITY OF HOUSTON TEXAS, USA
DOWNTOWN HOUSTON (~17 MILES AWAY)

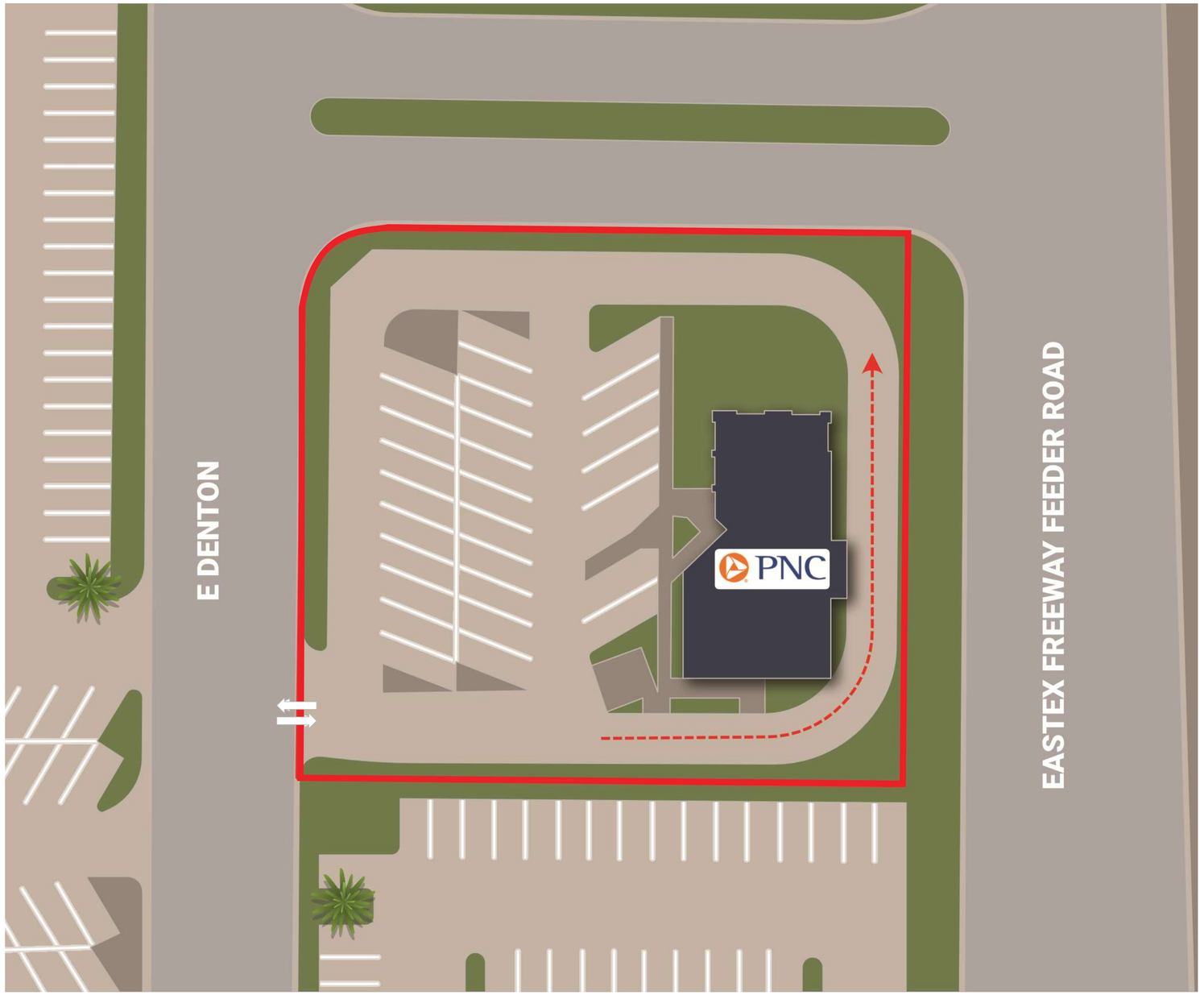
SITE OVERVIEW

PNC BANK HUMBLE, TX (HOUSTON)

Year Built / Renovated	1993 / 2026
Building Area	±3,156 SF
Land Area	±0.62 AC
Drive-Thru ATM	1

NEIGHBORING RETAILERS

- Macy’s
- DICK'S Sporting Goods
- AMC
- JCPenney
- Dillard's
- Walmart Supercenter
- The Home Depot
- Best Buy
- Kroger
- Sam's Club



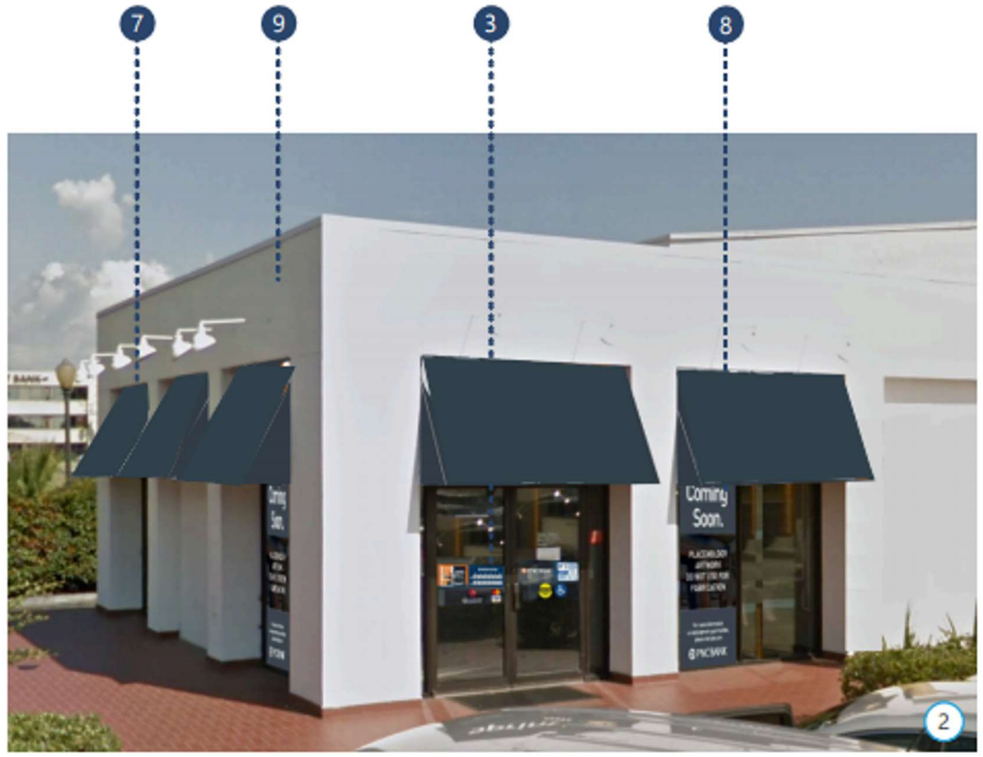


Subject Property

EXTERIOR ELEVATIONS

PNC BANK HUMBLE, TX (HOUSTON)







1. 24" ILLUMINATED PNC LETTERSET W/ BACKER PANEL
2. CUSTOM AWNING WITH POWERLINK PATTERN
3. DOUBLE DOOR VINYL HOURS SYSTEM
4. ATM SUPPORT VINYL
5. NIGHT DEPOSITORY W/ SURROUND
6. DRIVE-UP ATM W/ SURROUND
7. NEW AWNING OVER ATM AND NIGHT DEPOSITORY
8. TEMPORARY "COMING SOON" VINYL
9. POWER WASHED/PATCHED/PAINTED EXTERIOR WALLS



PNC BANK

IN THE NEWS

PNC BANK HUMBLE, TX (HOUSTON)

Houston Population Reaches 2.4 Million with 0.94% Annual Growth

MARCH 12, 2026 (WORLD POPULATION REVIEW)

Houston has a 2026 population of 2,435,715.

It is also the county seat of Harris County. Houston is currently growing at a rate of 0.94% annually and its population has increased by 5.95% since the most recent census. This steady expansion reinforces the city's status as a premier economic hub supporting robust demand for commercial real estate investments

EXPLORE ARTICLE

Houston's Economy Forecasted for 30,900 New Jobs in 2026

JANUARY 22, 2026 (WOODLANDS STORIES MAGAZINE)

The Houston metropolitan area is expected to continue outperforming the national average in real GDP growth, projected to grow between 1.8% and 2.6%

The Greater Houston Partnership projects the creation of 30,900 new jobs in 2026, bringing the region to a record 3.52 million workers.

EXPLORE ARTICLE

Houston's 2026 Economic Boost from World Cup and Airport Projects

FEBRUARY 14, 2026 (ABC13 NEWS)

Houston's 2026 economic forecast is linked to global events and billion-dollar projects.

A $2.6 billion renovation of Terminal B at George Bush Intercontinental Airport is expected to be completed in 2026. Houston will host seven 2026 FIFA World Cup matches at NRG Stadium with an estimated $1.5 billion economic impact, enhancing the metro area's vitality.

EXPLORE ARTICLE

Houston Leads Nation for Master-Planned Communities

JANUARY 8, 2026 (REALTY NEWS REPORT)

Houston kept its position as the nation’s top-selling metro for master-planned communities with 10 developments earning a spot on the Top 50 MPCs of 2025, according to RCLCO real estate consulting.

Two Katy area communities on Houston’s west side ranked in the top 10: Sunterra at No. 5 with 1,024 sales and Tamarron at No. 9 with 974 sales.

EXPLORE ARTICLE

Major Houston Road Projects Set to Conclude in 2026

JANUARY 4, 2026 (HOUSTON CHRONICLE)

Several major Houston-area road projects are expected to start or conclude in 2026.

TxDOT's $400 million I-10 White Oak Bayou elevation project near downtown Houston will improve drainage and reduce flooding. Additional work on Grand Parkway and U.S. 290 supports enhanced connectivity, driving economic activity in the trade area.

EXPLORE ARTICLE

George R. Brown Convention Center Expansion Approved

FEBRUARY 18, 2026 (GREATER HOUSTON PARTNERSHIP)

Houston City Council approved $2.3 billion in bonds to move the project into its next phase.

Set to reshape downtown and generate more than $20 billion in economic impact over the next 30 years, the expansion positions Houston for sustained growth. This infrastructure investment elevates commercial real estate potential citywide.

EXPLORE ARTICLE

Houston's $16.7 Billion Capital Plan Advances Key Infrastructure

JANUARY 4, 2026 (STIVER ENGINEERING)

The City of Houston’s $16.7 billion Capital Plan touches virtually every district.

Projects include street improvements, paving, drainage work, and traffic rehabilitation, with the Main Street Promenade nearing completion by mid-2026. These enhancements foster a more connected and resilient urban environment.

EXPLORE ARTICLE

More than 1,800 multifamily housing units under construction, proposed for Lake Houston area

HANNAH BROL, MARCH 11, (COMMUNITY IMPACT)

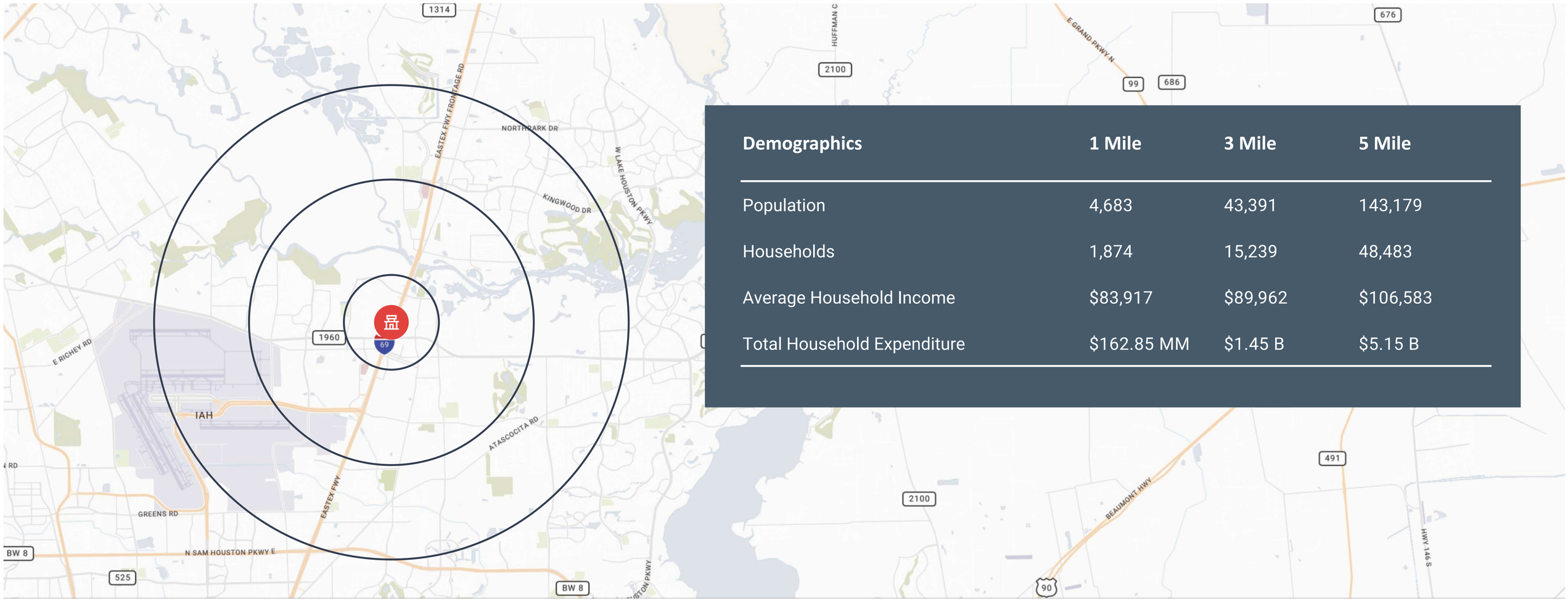
Approximately 1,840 multifamily housing units are either under construction or proposed for the Lake Houston area, according to a Feb. 28 submarket report from MRI ApartmentData, a division of MRI Software.

Three other multifamily housing complexes with a total of 703 units have opened in the area since last February.

EXPLORE ARTICLE

LOCATION OVERVIEW

PNC BANK HUMBLE, TX (HOUSTON)



Demographics	1 Mile	3 Mile	5 Mile
Population	4,683	43,391	143,179
Households	1,874	15,239	48,483
Average Household Income	$83,917	$89,962	$106,583
Total Household Expenditure	$162.85 MM	$1.45 B	$5.15 B

HOUSTON ECONOMIC DRIVERS (EMPLOYEES)

1. Memorial Hermann Health System *(35,360)*
2. Walmart *(29,797)*
3. H-E-B *(29,657)*
4. Houston Methodist *(26,098)*
5. University of Texas MD Anderson Cancer Center *(21,576)*
6. HCA Houston Healthcare *(15,000)*
7. Kroger *(14,868)*
8. ExxonMobil *(13,000)*
9. United Airlines *(11,900)*
10. Schlumberger Limited *(11,700)*

LOCATION OVERVIEW

PNC BANK HUMBLE, TX (HOUSTON)



Harris County Population Ranking in the U.S.

#3

Houston MSA Economy

6th Largest in U.S. by GDP

Humble, Texas, located roughly 18 miles northeast of downtown Houston, offers a high-growth suburban setting supported by expanding residential development and strong commuter access to the Houston MSA. Convenient access to Houston's regional job base in energy, healthcare, aerospace, and professional services allows residents to enjoy a suburban lifestyle while remaining closely tied to the economic engine of the largest city in Texas along the I-69 corridor.

Houston, TX

Houston is Texas' largest metro and one of the nation's most dynamic economic regions, with the Houston–The Woodlands–Sugar Land MSA serving more than 7.8 million residents across multiple counties. The region's diversified economy is anchored by energy, healthcare, aerospace, advanced manufacturing, international trade, and professional services, giving it a broad foundation that supports long-term growth and resilience. Houston's metro GDP ranks among the top six largest in the United States, reflecting consistent population and employment growth alongside substantial public and private investment that sustain economic demand.

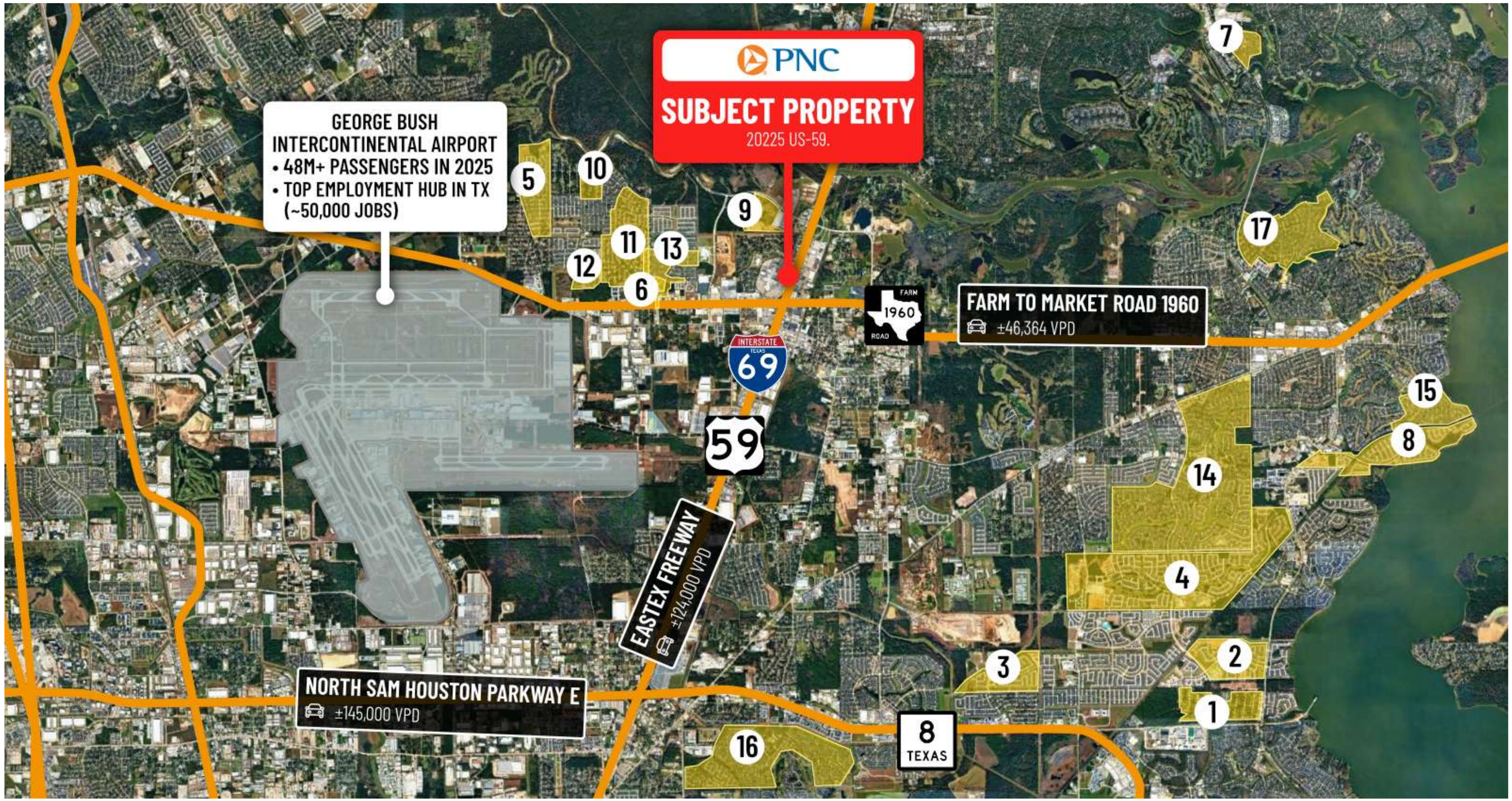
Major employers and industry drivers in the region span diverse sectors. Houston is home to numerous Fortune 500 companies, a global energy sector presence, and one of the world's largest medical complexes, the Texas Medical Center, which draws patients, researchers, and healthcare professionals from across the globe. The manufacturing base — with nearly one-third of Texas manufacturers located in the region — contributes significantly to output and employment, while major corporate, logistics, and professional service firms further expand job opportunities across the metro.

Interstate 69 (I-69)

The Houston I-69 corridor serves as a major north–south artery, carrying heavy commuter and freight traffic while connecting the metro to key business hubs across Texas and beyond. Its strategic linkages to I-10, Beltway 8, and the Port of Houston support regional mobility, commercial growth, and long-term logistics efficiency for the Houston MSA. The corridor also provides convenient access to residential and industrial developments in northeast Harris County, making it a vital spine for both living and commerce.

RESIDENTIAL DEVELOPMENT

PNC BANK HUMBLE, TX (HOUSTON)



1 - Summer Lakes Ranch: 1,650 Homes

2 - Lakewood Pine Estates: 800 Homes

3 - Balmoral: 2,397 Homes

4 - The Groves: Planned 2,200 Homes

5 - Foxwood Residential Neighborhood: 1,756 Homes

6 - Deerbrook Estates: 1,429 Homes

7 - Kingwood Estates: 11,192 Homes

8 - The Bridges at Lake Houston: 550 Planned Homes

9 - Townsend Landing: 348 Planned Homes

10 - Amberwood: 101 Homes

11 - Kenswick: 1,100 Homes

12 - Mill Creek: 100 Homes

13 - Humble Heights: 65 Homes

14 - Eagle Springs: ~3,000 Homes

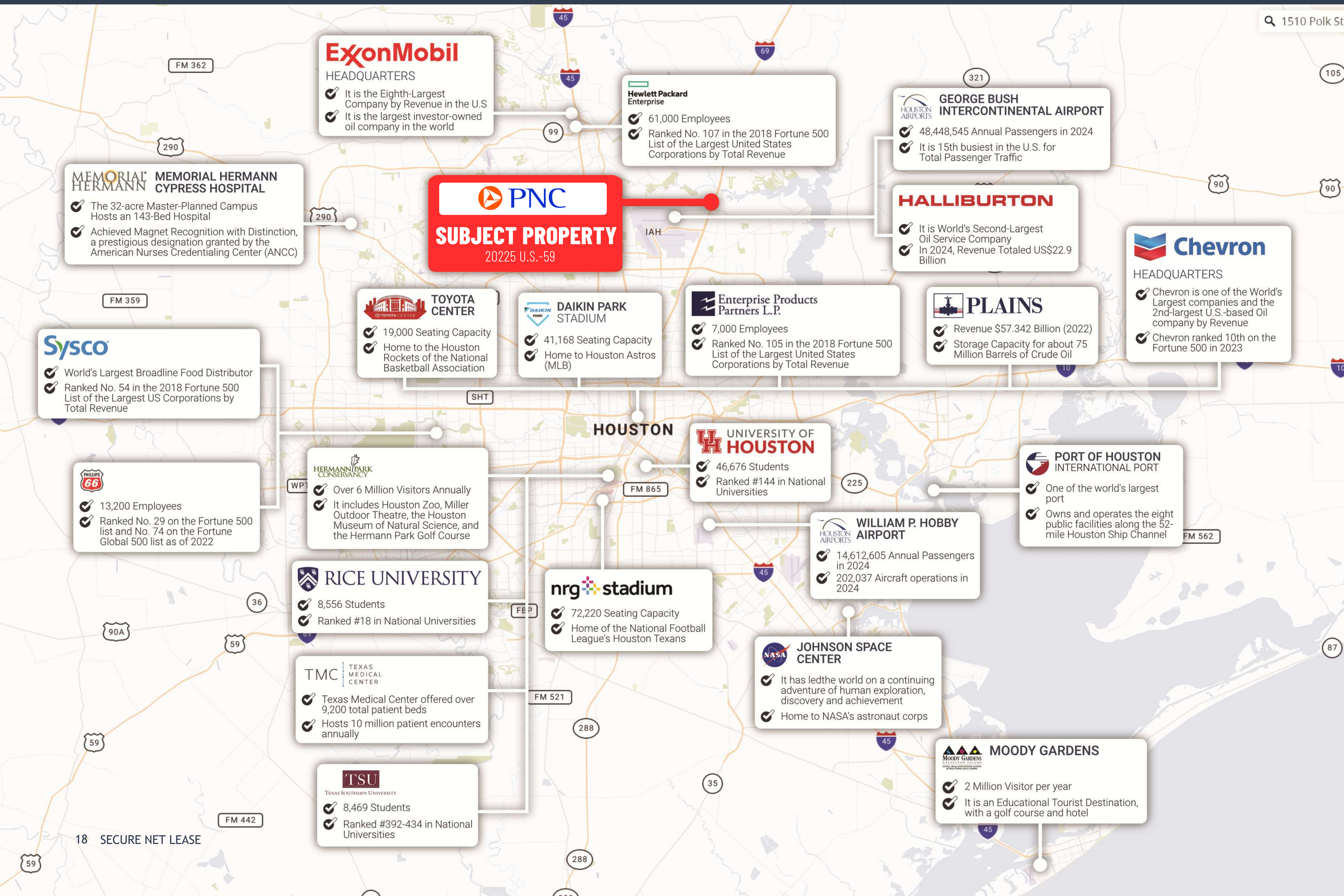
15 - Walden on Lake Houston: 1,000 Homes

16 - Fall Creek: 2,500 Homes

17 - Kings River Village: ~500 Homes

METRO AREA

PNC BANK HUMBLE, TX (HOUSTON)



SECURE
NET LEASE

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Dallas, TX 75231

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Los Angeles

Office

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El Segundo, CA 90245

(424) 320-2321

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Garrison Berkley
Broker Associate
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gberkley@securenetlease.com

TEXAS DISCLAIMER

PNC BANK HUMBLE, TX (HOUSTON)

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.