



7 Brew

\$1,250,000 | 6.00% CAP

1300 N Main St, Andrews, TX 79714

- ✓ 15 Year Absolute NNN Ground Lease to 2nd Largest 7 Brew Franchisee
- ✓ Extremely Low Rent Ground Lease | Estimated Rent-To-Sales Ratio to be ~3%
- ✓ Strong Healthcare, Education & Government Demand Drivers | Permian Regional Medical Center (350+ Employees) | Andrews ISD (4,200+ Students)
- ✓ Only 7 Brew in Andrews | No National Coffee Competition | Strong First-to-Market Positioning
- ✓ Andrews, TX – Strategic Permian Basin Location | 35 Miles from Midland & Odessa | Regional Energy & Employment Hub



7 Brew is the **nation's fastest-growing drive-thru** coffee brand, now operating **777+ locations** across **34 states**. Backed by Blackstone Growth, the company has achieved over 4,000% expansion since 2019 with average annual sales of nearly **\$2 million per stand**.



MRC Global

176
TEXAS

115
TEXAS

 **BROADWAY ST**
(10,557 VPD)

**ANDREWS
HIGH SCHOOL**
(1,193 STUDENTS)

**DEVONIAN
ELEMENTARY SCHOOL**
(649 STUDENTS)

**GREENMARK AT
ANDREWS APARTMENTS**
(144 UNITS)

TACO VILLA


Redneck Paradise
Bar & Grill


LOWE'S

bealls


DOLLAR TREE

BUDDY'S
HOME FURNISHINGS


Valero


COMPLEX COMMUNITY
LIVING & LEARNING

DICKEY'S
BARBECUE PIT

385

 **US HIGHWAY 385**
(14,479 VPD)

HTeaO
TEXAS BORN & BREWED

Aaron's
Easy. Beautiful. Affordable.

McALISTER'S
DELI

Western Grill
STEAK HOUSE

 **NW AVENUE K**
(3,589 VPD)


SEVEN BREW
DRIVE THRU COFFEE


Little Caesars


WINGSTOP

**WEST TEXAS OPPORTUNITIES,
INC.- ANDREWS HEAD START**

INVESTMENT OVERVIEW

7 BREW ANDREWS, TX



File Photo

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\$1,250,000

6.00% CAP

NOI

\$75,000

Building Area

±510 SF

Land Area

±0.32 AC

Year Built

2025

Lease Type

Absolute NNN
Ground Lease

Occupancy

100%

- ✓ **Brand New 15-Year Absolute NNN Ground Lease** with 10% Rent Increases Every 5 Years, In Primary Term & Options, Plus (3), 5-Year Options to Renew
- ✓ **Extremely Low Rent Ground Lease** – Estimated Rent-To-Sales Ratio to be 3%. Reach out to the broker for more insight into their performance.
- ✓ **Prime Retail Corridor with Exceptional Visibility & Access** – Located along N Main St / US-385 (12,900+ VPD), Andrews’ primary commercial corridor, the property captures commuter, school, healthcare, and regional oilfield traffic while providing direct connectivity to SH-176, Midland, Odessa, and the broader Permian Basin.
- ✓ **Surrounded by Major Daily Needs Retail & Service Anchors** – Positioned near Walmart Supercenter and surrounded by national retailers including H-E-B, Chick-fil-A, Raising Cane’s, McDonald’s, Popeyes, Dunkin’, O’Reilly Auto Parts, and numerous medical and service providers, reinforcing N Main as Andrews’ dominant retail corridor.
- ✓ **Strong Daytime Population from Healthcare, Education & Government** – Located near Permian Regional Medical Center (350+ employees), Andrews ISD (4,200+ students; 465 employees), Andrews County offices, and a growing medical services corridor, generating consistent morning, midday, and afternoon traffic.
- ✓ **Andrews, TX: Strategic Permian Basin Location** – Located approximately 35 miles northwest of Midland and Odessa, Andrews serves as a key West Texas community within the Permian Basin, providing convenient access to one of the nation's largest energy-producing regions while remaining connected to major employment centers across West Texas.
- ✓ **Rapidly Growing National Coffee Brand** – 7 Brew is one of the fastest-growing drive-thru coffee concepts in the United States, operating 777+ locations across 34 states with industry-leading sales growth and an efficient dual-lane drive-thru model designed for high-volume commuter corridors.

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

7 BREW ANDREWS, TX

7 Brew Coffee

Lessee: 7Crew Enterprises, LLC**Guarantor:** 7Crew Enterprises, LLC

7 Brew Coffee is a high-growth, drive-thru-only beverage retailer and one of the fastest-expanding concepts in the specialty coffee sector. Since its founding in 2017, the brand has scaled rapidly to hundreds of locations operating and in development nationwide, supported by institutional capital and an aggressive expansion strategy. 7 Brew now has over **640+ locations nationwide** and is on track to have 1,000 locations in the next year.

The company's streamlined business model has driven strong unit-level sales performances. In 2024 average mature franchised unit stores sales was \$2.041M, while **median sales were \$2.061M**.

7 Brew has claimed in recent their recent FDD to have about 2,500 future stands under development agreements - accomplishing 283 additional stores in the year 2025.

With strong brand momentum, a scalable prototype, and continued nationwide expansion, 7 Brew represents a dynamic, growth-oriented tenant within the quick-service retail sector.



778

LOCATIONS



38

STATES



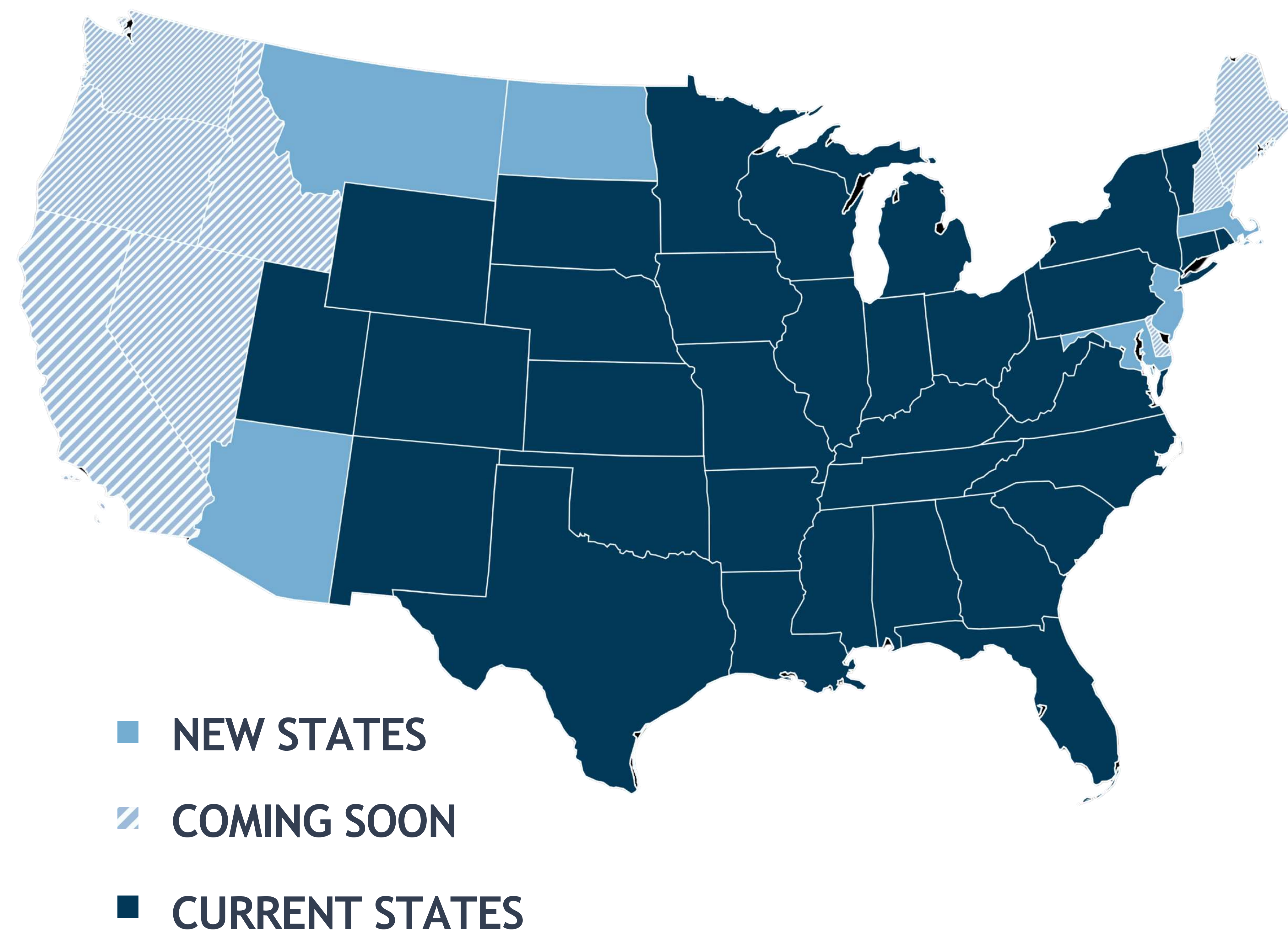
\$502M

2024 REVENUE



EST. \$2.5M

AUV SALES



TENANT OVERVIEW

7 BREW ANDREWS, TX

7 CREW ENTERPRISES



7Crew Enterprises is franchise group built for the purpose of developing 7Brew coffee stands throughout Texas, Oklahoma, New Mexico and Florida. With over 80 current locations and counting, they have consistently found success through cultivating kindness through service, speed, quality, energy, and atmosphere. The 2nd largest 7Brew operator's strategic low-rent approach has allowed them to create a healthy rent-to-sales operating ratio - allowing them to sustain consistent growth and long-term success.

**2ND LARGEST
7 BREW
OPERATOR**

**80+
OPEN UNITS**

**RIGHTS TO
250+
LOCATIONS**

TERRITORIES
TEXAS, OKLAHOMA,
FLORIDA + NEW MEXICO

**4,000+
EMPLOYEES**

FEP

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

7 BREW ANDREWS, TX

7 Brew on pace to reach 1,000 units this year in challenge to Dutch Bros

JULIE LITTMAN, JUNE 12, 2026 (RESTAURANT DIVE)

7 Brew has opened its 777th drive-thru stand in San Antonio, Texas, the coffee company said in a Thursday press release.

The chain has opened roughly 177 units so far this year after ending 2025 with over 600 locations, per its franchise disclosure document. The chain has opened 562 coffeehouses since the start of 2022, when it had 40 units.

7 Brew will continue its meteoric rise with 437 franchised outlets projected to open this year. At that rate, the drive-thru coffee brand will surpass 1,000 units by the end of 2026.

7 Brew has opened its 777th drive-thru stand in San Antonio, Texas, and is on pace to surpass 1,000 units by year-end 2026, putting it on par with Dutch Bros.

This unit growth will put 7 Brew on par with Dutch Bros, which is also quickly growing across the U.S. Dutch Bros ended the first quarter of 2026 with 1,177 units, and expects to open at least 185 units this year.

7 Brew is also posting high average unit volumes at over \$2.6 million for 2025 compared to Dutch Bros' systemwide AUV of nearly \$2.2 million for Q1. The coffee has attracted interest from private equity and large, multi-unit franchisees. Last year, Flynn Group committed to a 160-unit deal and Franchise Equity Partners bought a majority stake in 7 Crew, 7 Brew's second largest franchisee.

EXPLORE ARTICLE

7 Brew's Rapid Rise: Fastest-growing coffee chain in the U.S.

SHIRA PETRACK, DECEMBER 31, 2025 (THE ANCHOR)

7 Brew's expansion has fueled a surge in overall traffic to the chain, while average visits per location have also grown significantly. The chain is growing significantly faster than its peers and successfully carving out its own space in the drive-thru sector.

7 Brew Coffee may be the fastest-growing coffee chain in the US right now. The chain surged from just 14 locations at the start of 2022 to around 500 locations by October 2025. And average visits per location also increased significantly – indicating that despite the breakneck expansion, the drive-thru brand still has significant runway left to grow.

Placer.ai data confirms 7 Brew Coffee may be the fastest-growing coffee chain in the U.S., surging from 14 locations in 2022 to 500+ by late 2025 while per-location visit counts also increased.

The chain's hypergrowth has been fueled by significant capital, including an equity investment from Blackstone in 2024 and a massive franchise agreement with the Flynn Group to develop an additional 160 stores. With a modular building model that allows for rapid deployment, 7 Brew is positioned to aggressively challenge major drive-thru competitors like Dutch Bros and Scooter's Coffee.

7 Brew's success can also be linked to a broader rise in drive-thru-centric coffee concepts. The chart below illustrates the shifting category dynamics in recent years as leading drive-thru coffee chains – with Dutch Bros in the lead – commanding a growing share of overall coffee visits since 2019.

EXPLORE ARTICLE

LEASE OVERVIEW

7 BREW ANDREWS, TX

Initial Lease Term	15-Years, Plus (3), 5-Year Options to Renew
Rent Commencement	December 2025
Lease Expiration	December 2040
Lease Type	Absolute NNN Ground Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$75,000.00
Annual Rent YRS 6-10	\$82,500.00
Annual Rent YRS 11-15	\$90,750.00
Option 1	\$99,825.00
Option 2	\$109,807.50
Option 3	\$120,788.25
Option 4	\$132,867.07

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

File Photo



BUTLER PARK APARTMENTS
(48 UNITS)

US HIGHWAY 385
± 14,479 VPD



GREENMARK AT
ANDREWS APARTMENTS
(144 UNITS)

PERMIAN REGIONAL
MEDICAL CENTER
(50 BEDS)



CLEARFORK
ELEMENTARY SCHOOL
(721 STUDENTS)



DEVONIAN
ELEMENTARY SCHOOL
(649 STUDENTS)



SUBJECT PROPERTY
1300 N. MAIN ST.



ANDREWS
HIGH SCHOOL
(1,193 STUDENTS)



WETLAND PARK

ANDREWS
WATER PLANT



ANDREWS
MIDDLE SCHOOL
(970 STUDENTS)



LAKEVIEW PARK



ANDREWS COUNTY
VETERANS MEMORIAL



ANDREWS
COUNTY
HEALTH DEPT



ANDREWS CITY
AQUATICS PARK

ANDREWS COUNTY
GOLF COURSE

ANDREWS COUNTY
AIRPORT (E11)



115 TEXAS

176 TEXAS



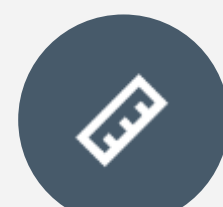
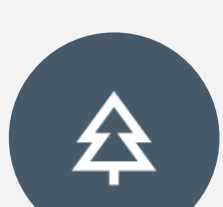
UNDERWOOD
ELEMENTARY SCHOOL
(638 STUDENTS)

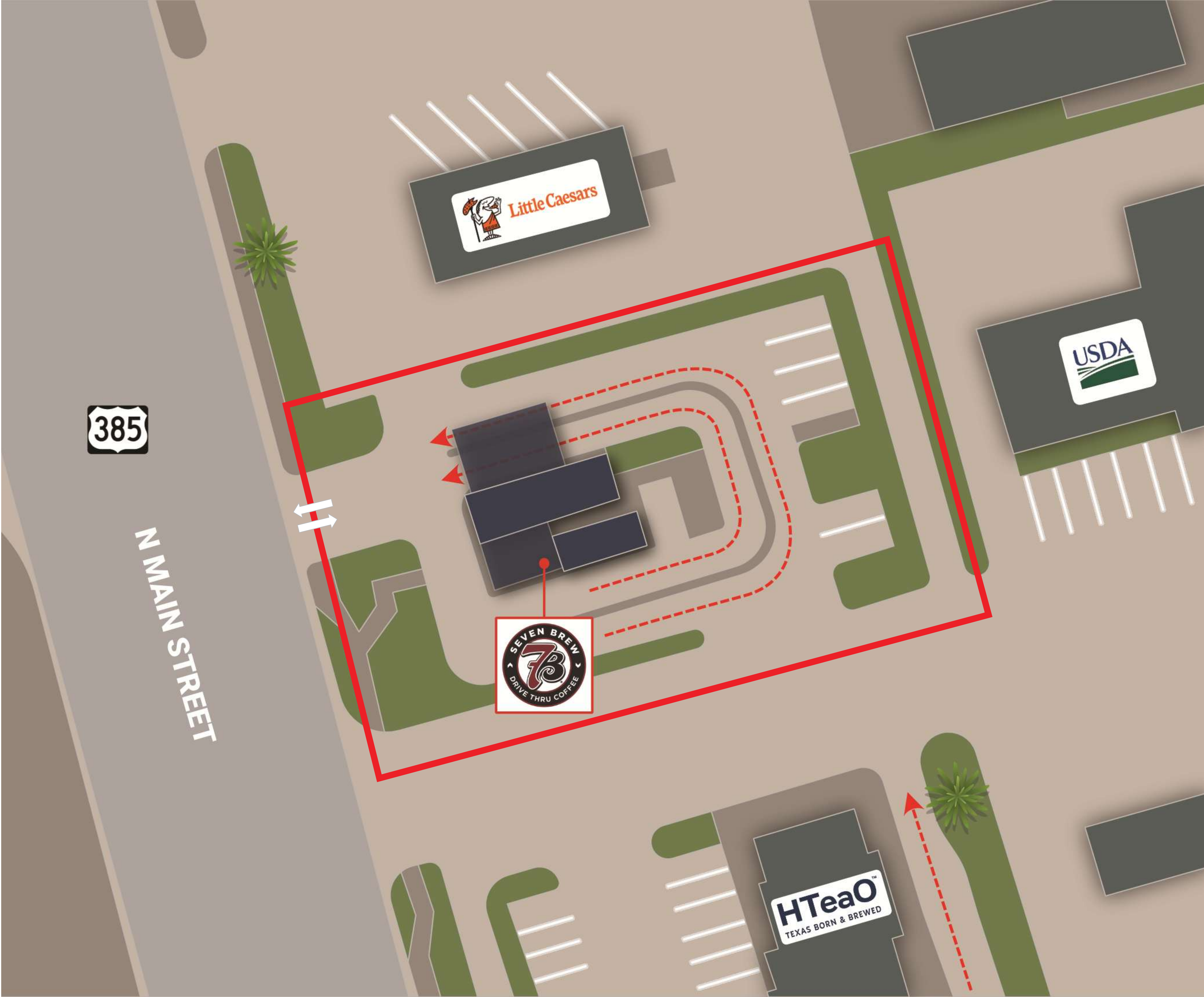


E BROADWAY STREET
± 10,557 VPD

SITE OVERVIEW

7 BREW ANDREWS, TX

	Year Built		2025
	Building Area		±510 SF
	Land Area		±0.32 AC



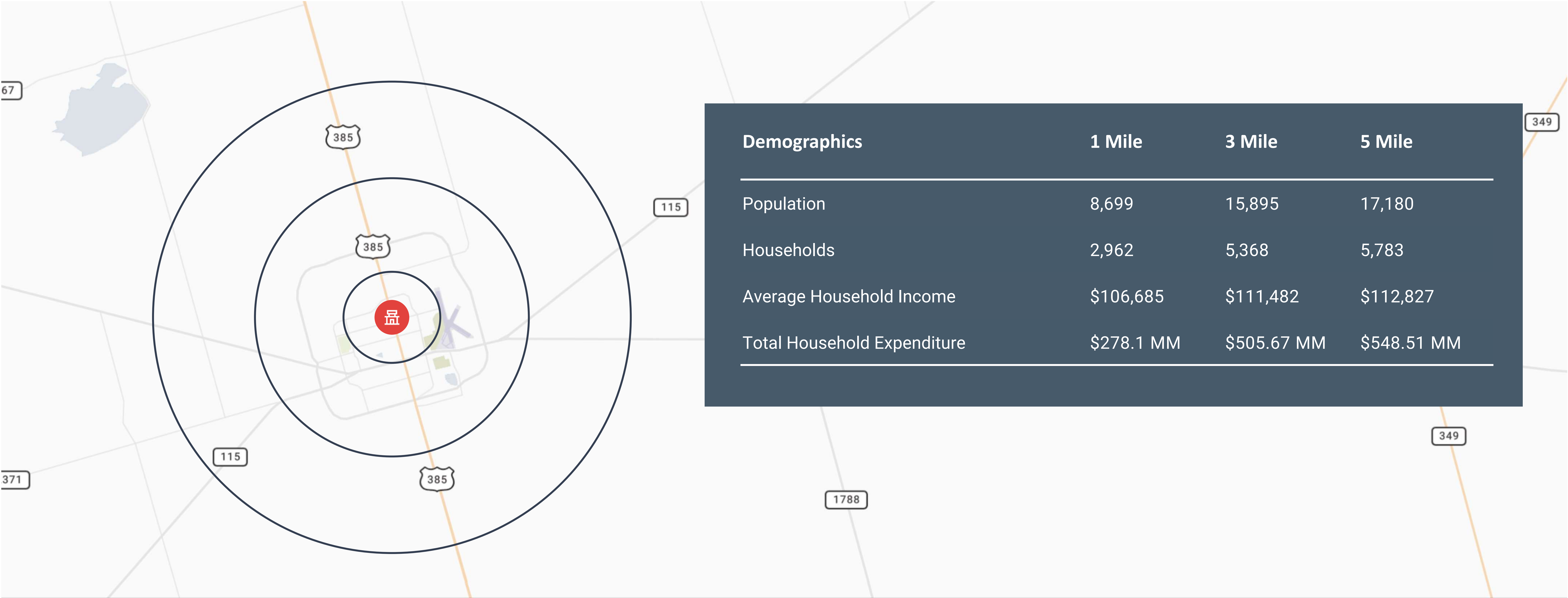
NEIGHBORING RETAILERS

- Bealls
- Lowe’s Market
- Hibbett Sports
- Aaron’s Rent To Own
- Dollar General
- Family Dollar
- AutoZone Auto Parts
- O’Reilly Auto Parts
- NAPA Auto Parts
- Pizza Hut



LOCATION OVERVIEW

7 BREW ANDREWS, TX

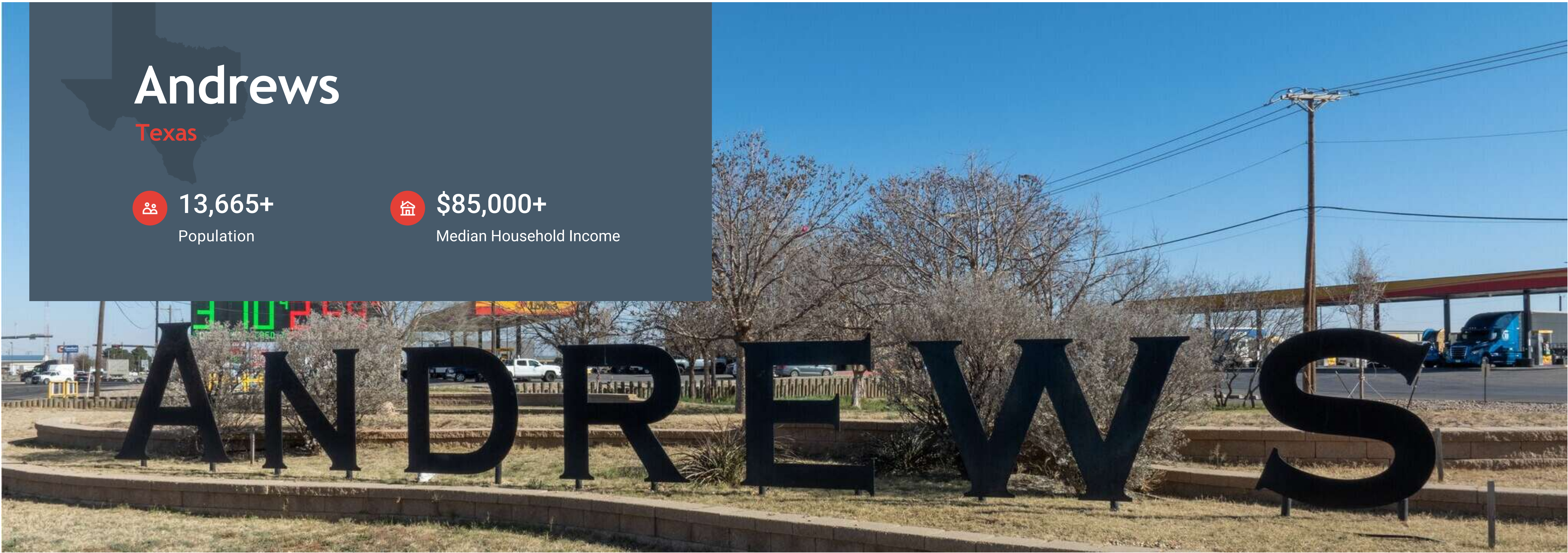


ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- 1. Andrews ISD (465)
- 2. Permian Regional Medical Center (350)
- 3. Kirby West Company (250)
- 4. Andrews County (153)
- 5. Waste Control Specialists (150)
- 6. Dennis Porter Inc. (118)

LOCATION OVERVIEW

7 BREW ANDREWS, TX



Andrews
Texas



13,665+
Population



\$85,000+
Median Household Income

One of the most
productive oil basins in
the world

PERMIAN BASIN
ENERGY HUB

~34 Mi. from Midland &
~28 Mi. from Odessa

QUICK ACCESS TO
MIDLAND & ODESSA

Andrews, Texas, is a high-income small city and the county seat of Andrews County in the Permian Basin of West Texas, offering a powerful combination of energy-driven wages, family-oriented neighborhoods, and a strategic location between Midland and Odessa.

Andrews, Texas, is a prosperous Permian Basin county seat with roughly 13,600 residents, high household incomes, and a strategic location between Midland and Odessa that channels oilfield, commuter, and traveler demand through the city's core corridors.

With an estimated city population of roughly 13,600 residents and median household income approaching \$85,000, Andrews significantly outperforms typical

rural communities on income while maintaining a modest cost of living and short commute times of around 13 minutes. Located along US-385 and Texas Highways 176 and 115, Andrews sits about 34 miles north of Odessa and 28 miles northwest of Midland, providing easy access to I-20, Midland International Air & Space Port, and major regional employers across the Permian Basin. The local economy is anchored by oil and gas extraction, which employs more than 1,600 workers at average annual pay above \$108,000, and supported by strong construction, transportation, education, healthcare, and government sectors.

Andrews ISD serves more than 4,200 students across six campuses, while Permian Regional Medical Center functions as a key healthcare hub for the county, together forming a stable public-sector employment base alongside county and city government. Residents benefit from affordable housing, with median home values around \$175,000–\$180,000 and median rents near \$1,100–\$1,200 per month, making Andrews an attractive home base for energy professionals and families seeking strong incomes, short commutes, and small-town quality of life.

IN THE NEWS

7 BREW ANDREWS, TX

Permian Basin supports 940,000 U.S. jobs, drives billions in economic impact

WORLD OIL STAFF, JUNE 9, 2026 (WORLD OIL)

New reports show the Permian Basin now supports more than 940,000 U.S. jobs and generates billions in local, state and national economic impact each year.

The study from the Permian Strategic Partnership highlights that the basin accounts for over 44% of active U.S. drilling rigs and is projected to generate about \$366 billion in gross product impact by 2050, underscoring the long-term strength behind communities like Andrews.

EXPLORE ARTICLE



Permian Strategic Partnership details \$2.3 billion in regional investment

PERMIAN STRATEGIC PARTNERSHIP, JUNE 9, 2026 (PR NEWswire / BOE REPORT)

The Permian Strategic Partnership announced that energy companies have driven more than \$2.3 billion in recent regional investment across infrastructure, education, healthcare, and workforce projects.

The coalition of leading energy companies and university systems reports that targeted investments in roads, schools, and quality-of-life projects are strengthening 22 West Texas and southeast New Mexico counties, including Andrews.

EXPLORE ARTICLE



Permian Basin's need for workers set to grow with rising production

AOGR STAFF, MARCH 15, 2026 (AMERICAN OIL & GAS REPORTER)

A new Power of the Permian report shows the basin supported more than 850,000 U.S. jobs in 2023 and will need tens of thousands of additional workers through 2040 as activity expands.

Permian Basin operations generated \$18.2 billion in tax revenue last year, including \$5.3 billion for education, and the region delivers outsized shares of Texas and New Mexico GDP—signaling durable employment demand that benefits retail in communities like Andrews.

EXPLORE ARTICLE



Midland-Odessa-Andrews CSA population climbs to nearly 386,000 residents

CITYPOPULATION.DE / U.S. CENSUS ESTIMATES, 2026 UPDATE

Updated Census Bureau data show the Midland-Odessa-Andrews Combined Statistical Area reaching an estimated 385,854 residents in 2025, up sharply from 2020.

The CSA has grown about 10% since 2020 as strong oil and gas hiring, construction, and in-migration fuel demand for new housing, retail, and services throughout the region, including communities like Andrews along the US-385 and SH-176 corridors.

EXPLORE ARTICLE



Andrews profiled as a high-income Permian Basin community

TEXAS ALLY REALTY INSIGHTS, JANUARY 27, 2026 (TEXAS ALLY)

A 2026 market profile highlights Andrews County as a Permian Basin community where oil and gas extraction employs more than 1,600 workers at average annual pay topping \$108,000.

The report cites strong construction and transportation sectors, median home values around \$178,000, and household incomes well above state averages, positioning Andrews as an attractive base for energy professionals and new retail investment.

EXPLORE ARTICLE



Dallas Fed: Permian Basin employment growth outpaces state and nation

DALLAS FEDERAL RESERVE STAFF, 2025-2026 (PERMIAN BASIN ECONOMIC INDICATORS)

The Dallas Fed reports that total nonfarm employment in the Midland-Odessa Permian Basin grew at an annualized 2.9% in early 2025, outpacing both Texas and the U.S.

Gains were led by trade, transportation, and utilities, along with broad-based growth across most sectors, reinforcing a healthy regional labor market that supports stable demand for housing, services, and consumer spending in markets like Andrews.

EXPLORE ARTICLE



TxDOT advances I-20 Odessa-Midland corridor improvements

TXDOT / CITY OF ODESSA, MARCH 2026 (CITY OF ODESSA ANNOUNCEMENT)

TxDOT and the City of Odessa announced the start of construction on key I-20 corridor projects in the Midland-Odessa area in March 2026.

The program will add mainlanes, modernize interchanges, and improve freight capacity along roughly 40 miles of I-20, enhancing regional mobility for Permian Basin communities that rely on Midland and Odessa for higher-order services and air travel.

EXPLORE ARTICLE



2026-2027 Texas Economic Development Guide spotlights Permian Basin region

BUSINESS ADVOCACY COUNCIL OF TEXAS, APRIL 26, 2026

The 2026-2027 Texas Economic Development Guide showcases the Permian Basin as a cornerstone of Texas' record-setting business climate and corporate expansion activity.

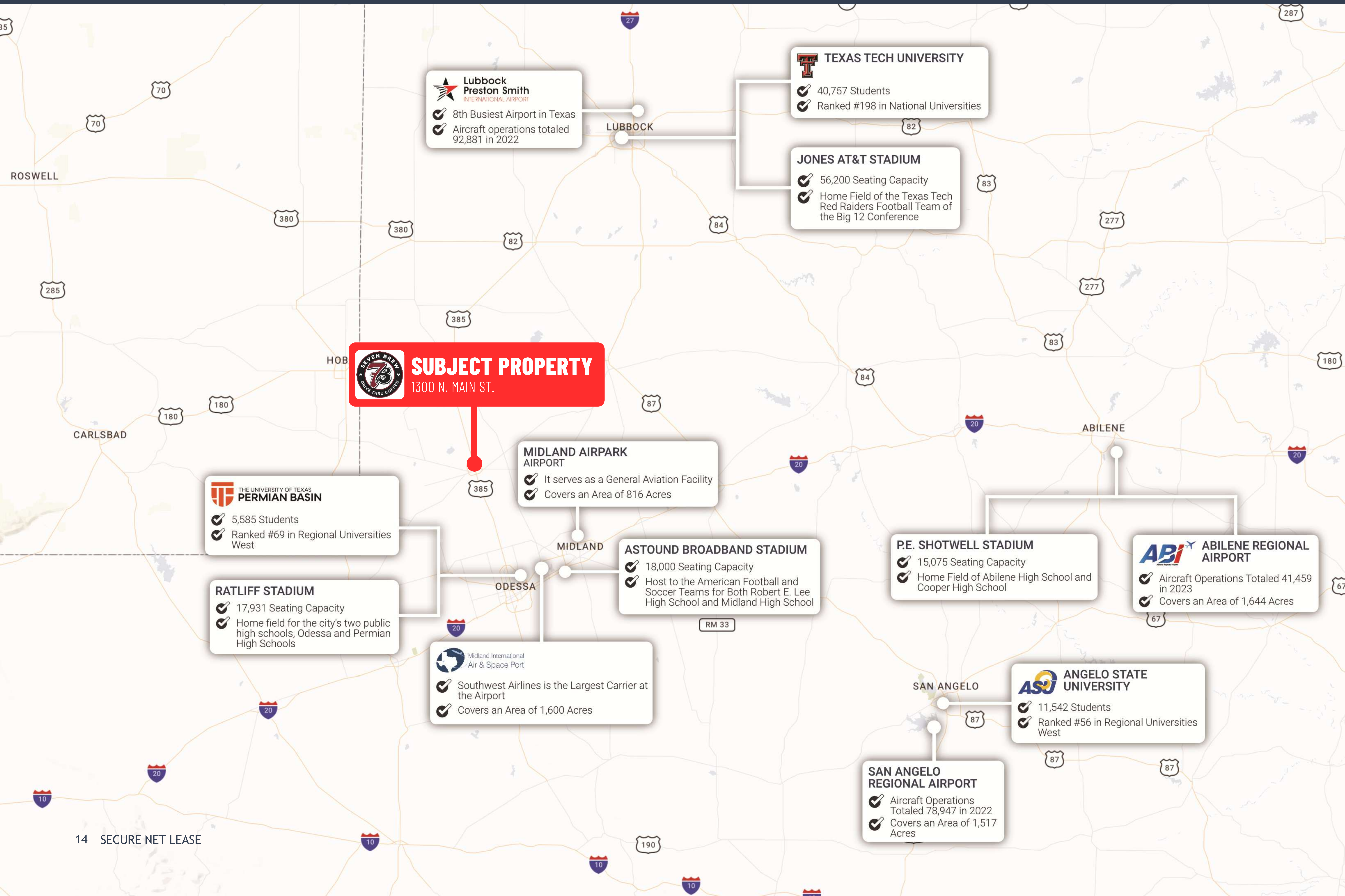
The guide features in-depth regional reports and interviews with state leaders, emphasizing how energy, logistics, and manufacturing growth across Midland, Odessa and Andrews is drawing new investment and supporting long-term population and income gains.

EXPLORE ARTICLE



METRO AREA

7 BREW ANDREWS, TX



Lubbock Preston Smith INTERNATIONAL AIRPORT

- ✓ 8th Busiest Airport in Texas
- ✓ Aircraft operations totaled 92,881 in 2022

TEXAS TECH UNIVERSITY

- ✓ 40,757 Students
- ✓ Ranked #198 in National Universities

JONES AT&T STADIUM

- ✓ 56,200 Seating Capacity
- ✓ Home Field of the Texas Tech Red Raiders Football Team of the Big 12 Conference

SUBJECT PROPERTY
1300 N. MAIN ST.

THE UNIVERSITY OF TEXAS PERMIAN BASIN

- ✓ 5,585 Students
- ✓ Ranked #69 in Regional Universities West

RATLIFF STADIUM

- ✓ 17,931 Seating Capacity
- ✓ Home field for the city's two public high schools, Odessa and Permian High Schools

MIDLAND AIRPARK AIRPORT

- ✓ It serves as a General Aviation Facility
- ✓ Covers an Area of 816 Acres

ASTOUND BROADBAND STADIUM

- ✓ 18,000 Seating Capacity
- ✓ Host to the American Football and Soccer Teams for Both Robert E. Lee High School and Midland High School

Midland International Air & Space Port

- ✓ Southwest Airlines is the Largest Carrier at the Airport
- ✓ Covers an Area of 1,600 Acres

P.E. SHOTWELL STADIUM

- ✓ 15,075 Seating Capacity
- ✓ Home Field of Abilene High School and Cooper High School

ABI ABILENE REGIONAL AIRPORT

- ✓ Aircraft Operations Totaled 41,459 in 2023
- ✓ Covers an Area of 1,644 Acres

ASU ANGELO STATE UNIVERSITY

- ✓ 11,542 Students
- ✓ Ranked #56 in Regional Universities West

SAN ANGELO REGIONAL AIRPORT

- ✓ Aircraft Operations Totaled 78,947 in 2022
- ✓ Covers an Area of 1,517 Acres

CALL FOR ADDITIONAL INFORMATION

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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

7 BREW ANDREWS, 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.