

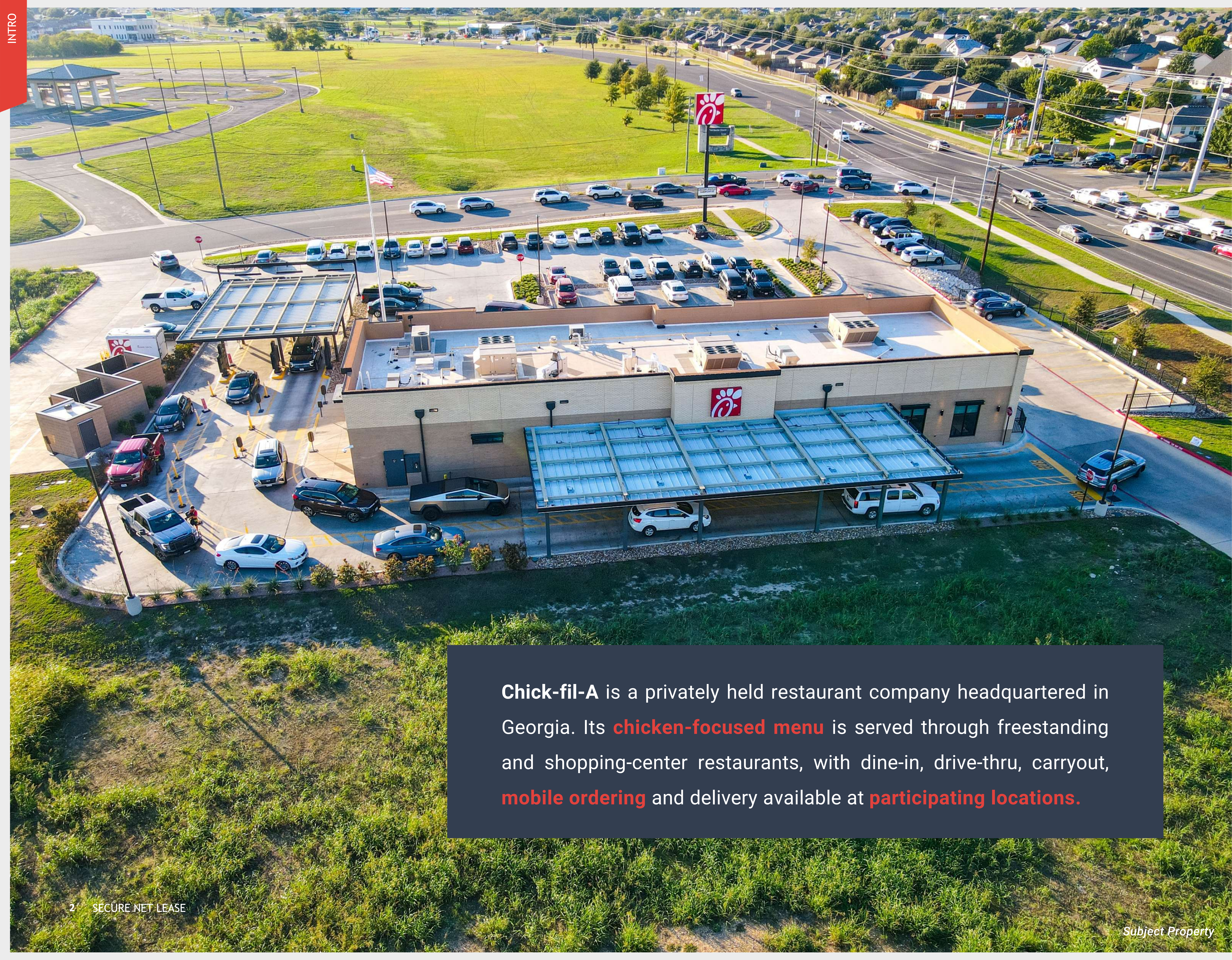


Chick-fil-A

\$3,900,000 | 3.85% CAP

7545 W Adams Ave, Temple, TX 76502

- ✓ **New 20-Year Absolute NNN Ground Lease** with 10% Rental Increases Every 5 Years in Primary Term and Option Periods
- ✓ **Immediate Residential Pipeline** - A 14.5-acre, 290-unit Multi-Family Development Sits Directly Behind the Site
- ✓ **Texell Credit Union Headquarters** - Adjacent to Texell Credit Union, which has a Massive 12.1-acre **Office Campus Site** Anchors the Daytime White-Collar Workforce Population.
- ✓ **Dominant Errand Corridor** - The Area Functions as a Core Retail Hub Anchored by a Nearby Walmart Supercenter and Enjoys Proximity to a Host of National Retailers
- ✓ **Strong Traffic Counts** - The West Adams Avenue Corridor Commands an Estimated ~30,000 Vehicles Per Day



Chick-fil-A is a privately held restaurant company headquartered in Georgia. Its **chicken-focused menu** is served through freestanding and shopping-center restaurants, with dine-in, drive-thru, carryout, **mobile ordering** and delivery available at **participating locations**.

INVESTMENT OVERVIEW

CHICK-FIL-A TEMPLE, TX



Subject Property

CONTACT FOR DETAILS

Sam House

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shouse@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

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Joe Caputo

Managing Partner
(424) 220-6432

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\$3,900,000

3.85% CAP

NOI

\$150,000

Building Area

±5,812 SF

Land Area

±1.70 AC

Year Built

2024

Lease Type

Abs. NNN Ground

Occupancy

100%

- ✓ **New 20-Year Absolute NNN Ground Lease** with **10% Rental Increases Every 5 Years** in Primary Term and Option Periods with (8) 5-Year Options to Renew
- ✓ **Texell Credit Union Headquarters** - Positioned Just Down the Road Near the Hilliard Road Intersection, Texell Credit Union's Massive **12.1-acre Office Campus Site** Anchors the Daytime White-Collar Workforce Population.
- ✓ **Immediate Residential Pipeline** - A 14.5-acre, 290-unit Multi-Family Development Sits Directly Behind the Site at the Intersection of West Adams Ave and Sanders Farm Road. This Project Provides a Built-In, Walkable Customer Base for Neighboring Service and Dining Tenants
- ✓ **Dominant Errand Corridor** - The Area Functions as a Core Retail Hub Anchored by a Nearby Walmart Supercenter and Proximity to a Host of National Retailers, Such as Duncan Donuts, Jersey Mike's, Firehouse Subs, Chipotle, Pizza Hut, T-Mobile, Mathnasium, Whataburger and many more
- ✓ **High-Growth / Recession Resistant Submarket** - Temple's Baylor Scott & White is the Largest Employer in Central Texas With Over 12,000 Employees. Temple is also Home to McLane Company, Performance Food Group, and Wilsonart International, Making it a Logistical Sweet Spot for Reaching 80% of the Texas Population in Under Three Hours
- ✓ **Medical and Corporate Support** - The Site Offers Convenient, Direct Connectivity to the Regional **Baylor Scott & White Health Medical District** and the Strategic I-35 Employment Corridor, Anchoring Strong Daytime Medical and Office Consumer Demographics
- ✓ **Strong Traffic Counts** - The West Adams Avenue Corridor Commands an Estimated **~30,000 Vehicles Per Day**, Driving Continuous Exposure to the Site

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

CHICK-FIL-A TEMPLE, TX

Chick-fil-A

REVENUE
\$23.9B

LOCATIONS
3,287



chick-fil-a.com

Chick-fil-A, Inc. is a privately held, family-owned quick-service restaurant company headquartered in College Park, Georgia. Founder S. Truett Cathy entered the restaurant business in 1946 with the opening of the Dwarf Grill in Hapeville, Georgia, and opened the first Chick-fil-A restaurant in Atlanta's Greenbriar Shopping Center in 1967.

The company's menu centers on chicken sandwiches, nuggets and other chicken-based offerings, complemented by breakfast items, salads, sides and beverages. Chick-fil-A restaurants are closed on Sundays. Chick-fil-A's restaurant network includes freestanding drive-thru locations, shopping-center restaurants **and licensed locations** in venues such as airports and university campuses. Most traditional restaurants operate through the company's Owner-Operator model, under which **selected individuals manage day-to-day restaurant** operations. Customers access the brand through dine-in, carryout, drive-thru, delivery and mobile ordering. The Chick-fil-A app integrates ordering, payment and the Chick-fil-A One loyalty program across **participating locations**.

Chick-fil-A generated approximately **\$23.9 billion** in **2025 U.S. systemwide sales across 3,287 domestic restaurants**, adding **178** net new U.S. locations during the year. Freestanding drive-thru restaurants reported median annual sales of **approximately \$9.1 million**. Systemwide sales represent restaurant sales across the network rather than revenue earned solely by Chick-fil-A, Inc., and the reported restaurant sales figures reflect system-level performance rather than the results of any individual location.



Subject Property

IN THE NEWS

CHICK-FIL-A TEMPLE, TX

Chick-fil-A grew U.S. sales to nearly \$24B last year

AMY WENK, APRIL 9, 2026 (AJC)

Chick-fil-A managed to grow its U.S. sales last year during a challenging time for the restaurant industry, though its pace of growth slowed.

The College Park-based chicken chain increased its system-wide sales 5.2% to nearly **\$24 billion in 2025**, according to a newly-released franchise disclosure document.

That U.S. sales growth was down slightly from 5.4% in 2024 and below historical norms. For much of the past decade, even through the COVID-19 pandemic, Chick-fil-A saw **double-digit growth**, according to data from market research firm Technomic. Chick-fil-A declined to comment.

Chick-fil-A reported \$23.9 billion in 2025 U.S. systemwide sales, a 5.2% increase, and ended the year with 3,287 domestic restaurants.

Still, Chick-fil-A outperforms most of the industry. In terms of sales, Chick-fil-A is the **third largest fast-food chain** in the U.S., according to QSR Magazine. Chick-fil-A is behind only McDonald’s and Starbucks, but with far fewer locations and restaurants that are closed on Sunday.

EXPLORE ARTICLE

Chick-fil-A Dials Up Expansion as Sales Near \$24 Billion

DANNY KLEIN, APRIL 7, 2026 (QSRMAGAZINE)

Total revenues also crossed the \$10 billion mark at the 80-year-old chain.

Chick-fil-A is in the process of shifting its licensed strategy and eyeing international acceleration. But stateside, growth is ramping up as well. According to its Monday-released FDD, the company expanded by a **net of 179 franchised** and company-operated stores in 2025 to reach **2,863 total outlets**. That was a material lift from 2024’s 132 net openings and the prior year’s 141.

On the licensed side, where Chick-fil-A is working to transition **“as many as possible”** to its local ownership franchise model, the brand closed 2025 with 435, down one, year-over-year. Chick-fil-A added 13 and 17 in 2024 and 2023, respectively. That bucket includes locations on college campuses, hospitals, and theme parks. Airport restaurants are not part of Chick-fil-A’s effort to transition over.

Chick-fil-A’s 2025 systemwide sales reached \$23.918 billion as the brand continued expanding its U.S. restaurant base.

The chain’s 2025 franchise growth included **278 openings, zero terminations, eight units that ceased operations** (for undisclosed reasons), and **99 reacquired by the company**. Chick-fil-A had 60 corporate restaurants at the start of the year and reacquired 108 from franchisees, closed 24, and sold 76 to franchisees. The licensed part of Chick-fil-A’s business opened 18 units and terminated 19.

The overall split year-end 2025 was 2,795 franchise stores (growth of 171), 68 corporate (lift of eight), and the 424 licensed.

EXPLORE ARTICLE

LEASE OVERVIEW

CHICK-FIL-A TEMPLE, TX

Initial Lease Term	20 Years, Plus (8) 5-Year Options to Renew
Rent Commencement	May 2024
Lease Expiration	May 2044
Lease Type	Absolute NNN Ground Lease
Rent Increases	10% Every 5 Years in Primary Term and Options
Annual Rent Years 1-5	\$150,000
Annual Rent Years 6-10	\$165,000
Annual Rent Years 11-15	\$181,500
Annual Rent Years 16-20	\$199,650
Option 1	\$219,615
Option 2	\$241,576.50
Option 3	\$265,734.15
Option 4	\$292,307.57
Option 5	\$321,538.33
Option 6	\$353,692.16
Option 7	\$389,061.38
Option 8	\$427,967.52

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.



Subject Property

LAKE BELTON
HIGH SCHOOL
(2,300 STUDENTS)
HIGH POINT
ELEMENTARY SCHOOL
(563 STUDENTS)

JAMES L. BURRELL
ELEMENTARY SCHOOL
(466 STUDENTS)

DRAUGHON-MILLER CENTRAL
TEXAS REGIONAL AIRPORT

NORTH BELTON
MIDDLE SCHOOL
(979 STUDENTS)

CROSSROADS
RECREATIONAL COMPLEX

TARVER ELEMENTARY
SCHOOL
(494 STUDENTS)

HOLY TRINITY
CATHOLIC
HIGH SCHOOL
(111 STUDENTS)

TEXAS BIOSCIENCE
INSTITUTE

CYPRESS CREEK
AT SOUTH CEDAR
(180 UNITS)

LAKE BELTON
MIDDLE SCHOOL
(803 STUDENTS)

LAKWOOD
SELF STORAGE

Chick-fil-A
SUBJECT PROPERTY
7545 W. ADAMS AVE.

CHARTER OAK
ELEMENTARY
(602 STUDENTS)

WEST ADAMS AVENUE
±31,322 VPD

AIRPORT ROAD
±23,934 VPD

NW HK DODGEN LOOP
±32,140 VPD

317
TEXAS

36
TEXAS

LOOP
363

MAZDA
VOLVO

VW

Michael's
PETSMART
MATTRESS FIRM
SALLY.
SPEC'S

TARGET
BEST BUY

THE HOME DEPOT
CVS pharmacy
Firestone
TACO CABANA

BJ's RESTAURANT
BREWHOUSE
Starbucks
CHIPOTLE

McDonald's
IHOP

MONARCH HIGHWAY
±63,474 VPD

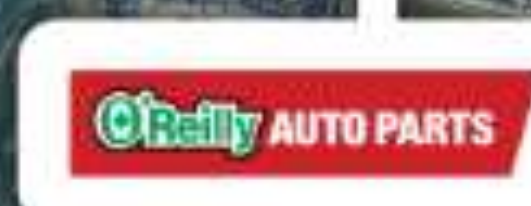
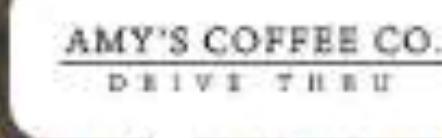
INTERSTATE
35

Hampton
Travelodge

izone
Imaging

SMOOTHIE
KING

Crocker Barrel
Olive Garden
Jack in the box



HIGH POINT
ELEMENTARY SCHOOL
(563 STUDENTS)

LAKE BELTON
HIGH SCHOOL
(2,300 STUDENTS)

TARVER
ELEMENTARY SCHOOL
(494 STUDENTS)

JAMES L. BURRELL
ELEMENTARY SCHOOL
(466 STUDENTS)

NORTH BELTON
MIDDLE SCHOOL
(979 STUDENTS)

DRAUGHON-MILLER
CENTRAL TEXAS
REGIONAL AIRPORT



SANDERS FARM ROAD

WEST ADAMS AVENUE
(31,322 VPD)



TEXAS
BIOSCIENCE INSTITUTE

DOWNTOWN
TEMPLE

HOLY TRINITY
CATHOLIC HIGH SCHOOL
(111 STUDENTS)

DOLLAR TREE
Dutch Bros
POPEYES
Arbys

O'Reilly AUTO PARTS
SONIC
BUSH'S CHICKEN

BAYLOR SCOTT & WHITE
MEDICAL CENTER - TEMPLE
(636 BEDS)

Marshalls
HomeGoods
HOBBY LOBBY
ROSS
DRESS FOR LESS

texell
CREDIT UNION

SHERWIN-WILLIAMS
CLUB PILATES
LAYNE'S
TACO BELL
BACA BARBERS

Walmart
Supercenter
McDonald's
HAT CREEK
Starbucks
WHATABURGER

TARGET
The HOME DEPOT
Michael's
PET SMART
CVS pharmacy
SPEC'S
BEST BUY

Walmart
Supercenter
sam's club
Dillard's
KOHLS
H-E-B
LOWE'S

ITALIAN ICE

Freddy's
STEAKBURGERS
Pizza Hut

QuikTrip

MOD PIZZA

THREE CITIES
INNOVATIONS

FARMERS
INSURANCE

Dominos Pizza
tropical CAFE

SHIPLEY
DONUTS

Huntington

9R
Jersey Mike's
SUBS

J. Kelley's & Co.

State Farm

KIELLA
HOMEBUILDERS

DUNKIN'

TODAY'S
CAR WASH

Baylor Scott & White
HEALTH

Verbena
FAMILY DENTISTRY

Baylor Scott & White
HEALTH

WEST ADAMS AVENUE
(31,322 VPD)

2305
ROAD

Chick-fil-A

FIREHOUSE
SUBS

SANDERS FARM ROAD



H-E-B
Walmart
DISTRIBUTION CENTER

texell
CREDIT UNION

TEXAS
BIOSCIENCE INSTITUTE

HOLY TRINITY
CATHOLIC HIGH SCHOOL
(111 STUDENTS)

DOLLAR TREE
DUTCH BROS
POPEYES

Arby's
AutoZone

Walmart
Supercenter
McDonald's
Starbucks
HAT CREEK
WHATABURGER

J. Kelley's & Co.

FARMERS
INSURANCE

THREE CITIES

ITALIAN ICE

Domino's Pizza
tropical CAFE

Sherwin-Williams
CLUB PILATES
SUBWAY

TACO BELL

QuikTrip

SHIPLEY
DO-NUTS

CHIPOTLE
MOD PIZZA

Verbenia
FAMILY DENTISTRY

KIELLA
HOMEBUILDERS

State Farm

Freddy's
STEAKBURGS
Pizza Hut

Huntington

9R
Jersey Mike's
SUBS

DUNKIN'

TODAY'S
CAR WASH

FIREHOUSE
SUBS

Baylor Scott & White
HEALTH

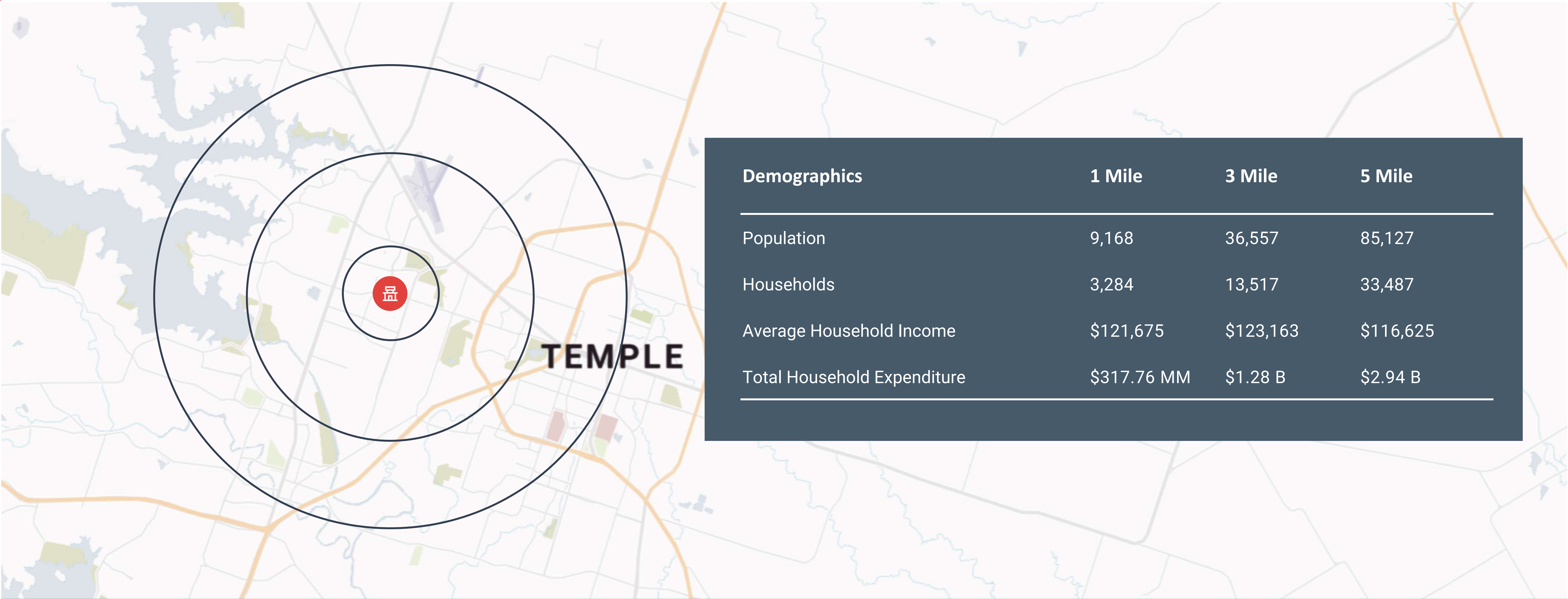
FARM
ROAD
2305

WEST ADAMS AVENUE
(31,322 VPD)

SANDERS FARM ROAD

LOCATION OVERVIEW

CHICK-FIL-A TEMPLE, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Baylor Scott & White Health (8,884)
2.

Central Texas Veterans Health Care System (3,500)
3.

McLane Company (1,700)
4.

H-E-B Retail Distribution Center (1,700)
5.

BNSF Railway (1,500)
6.

Wilsonart International (1,000)
7.

Walmart Distribution Center (925)
8.

TTEC (600)
9.

Novolex (575)
10.

Performance Food Group (550)
11.

Scott & White Health Plan (500)
12.

East Penn (390)
13.

Texas Hydraulics (350)
14.

Reynolds Consumer Products (350)
15.

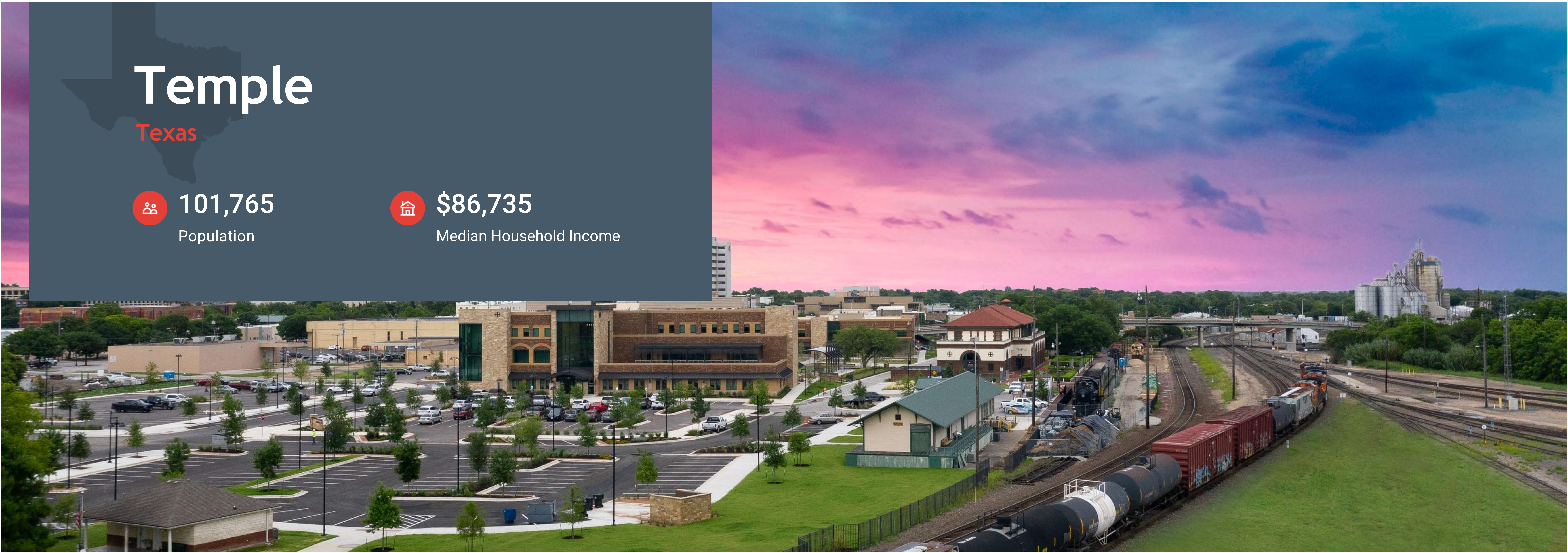
Rock House Inc. (20)
16.

Majestic Healthcare, PLLC (20)
17.

PDI (350)

LOCATION OVERVIEW

CHICK-FIL-A TEMPLE, TX



Temple
Texas



101,765

Population



\$86,735

Median Household Income

Baylor Scott & White
Medical Center–Temple

640 BEDS

Shovel-Ready Land For
Business Development

2,000 ACRES

Temple is located in Bell County along Interstate 35 between Waco and Austin and is a principal city of the Killeen–Temple metropolitan statistical area.

Interstate 35 connects the city with regional employment centers and distribution markets throughout Central Texas.

Temple’s healthcare, logistics and manufacturing employment base supported 53,675 jobs in 2024, with 3,380 additional jobs projected by 2029.

Healthcare, logistics and manufacturing form the city’s primary employment base, with major employers including Baylor Scott & White Health, the Central Texas Veterans Health Care System, McLane Company, H-E-B, BNSF Railway and Wilsonart International.

Baylor Scott & White Medical Center–Temple and the veterans healthcare system provide a substantial concentration of medical employment, while the city’s distribution and manufacturing operations support additional workforce activity. Temple recorded 53,675 jobs in 2024, with employment projected to reach 57,055 by 2029. Population increased 26% between 2014 and 2024, alongside residential development and expansion of the city’s employment base.

IN THE NEWS

CHICK-FIL-A TEMPLE, TX

Baylor Scott & White Breaks Ground on Temple Hospital Expansion

SEPTEMBER 30, 2026 (KWTX)

Baylor Scott & White Medical Center in Temple held a groundbreaking ceremony to mark the start of construction on three new floors for the hospital's south tower.

The addition includes 28 universal care spaces and two helipads, along with new MRIs and an operating room. McLane Children's Medical Center is also adding a new entrance, a hybrid OR and a cardiovascular surgery suite. Campus projects total a little over \$200 million, with completion targeted for summer 2028 to meet growing regional demand for care.

EXPLORE ARTICLE

Rowan's \$4.2 Billion Temple Data Center Campus Advances as Water, Power Questions Persist

SEPTEMBER 13, 2026 (KILLEEN DAILY HERALD)

Rowan Digital Infrastructure officials say the company's expanding footprint in east Temple will represent at least \$4.2 billion in private investment, bringing construction jobs, permanent positions and millions in annual tax revenue to the region.

The six-building campus is expected to support 120 permanent jobs and up to 2,000 construction jobs, with projected tax revenue above \$45 million annually. Rowan is also funding about \$32 million of Temple's \$71.1 million South Temple water infrastructure program.

EXPLORE ARTICLE

Meta Temple Data Center Is Now Online

JULY 22, 2026 (META DATA CENTERS)

We are excited to announce the Meta Temple Data Center is now serving traffic.

The facility is optimized for AI workloads and represents an investment of more than \$1.2 billion in Temple. Since breaking ground, Meta has provided more than \$1.7 million in direct funding to Bell County-area schools and nonprofits. The company also announced a grant of more than \$400,000 to Temple and Belton Independent School Districts to launch mobile STEM and AI learning labs for students from Pre-K to 12th grade.

EXPLORE ARTICLE

East Penn Manufacturing Expands Temple, Texas, Manufacturing Operations

APRIL 19, 2026 (AREA DEVELOPMENT)

Battery manufacturer East Penn Manufacturing Co. plans to expand its operations in Temple, Texas.

The \$110 million project will add 175,000 square feet to the existing 393,000-square-foot facility in Temple's Industrial Park, creating 48 jobs. The expansion will increase finishing capacity for AGM batteries by at least three million units annually. The company currently employs roughly 350 people locally, and operations are scheduled to begin in fall 2028.

EXPLORE ARTICLE

Mexican Edible Oils Company Sesajal to Build Refinery, Bottling Plant in Temple, Texas

APRIL 2, 2026 (FOOD PROCESSING)

Sesajal Group, a Mexican manufacturer and private label provider of vegetable oils, oilseeds, powders, creams and spreads, plans to build a new warehousing and production facility in Temple, Texas.

The \$30 million, 50,000-square-foot refinery, bottling and distribution facility will sit on 13 acres and employ 54 full-time workers. Groundbreaking is anticipated in mid-2026, with the facility expected to open in mid-2027. Sesajal operates in 32 countries and employs more than 2,000 workers globally.

EXPLORE ARTICLE

Temple's North Outer Loop Phase III Set to Open

SEPTEMBER 26, 2026 (KCEN)

Phase III of Temple's North Outer Loop project will open to traffic Monday, Sept. 28, creating a new east-to-west connection for residents, commercial traffic and travelers.

Construction began Feb. 12, 2024. The extension delivers a major arterial with two lanes in each direction, a landscaped median and pedestrian sidewalks. It gives commercial traffic from the North Industrial Park more direct access to Interstate 35, while crews complete minor construction adjustments.

EXPLORE ARTICLE

Temple, Belton Meetings to Focus on I-14 Expansion, I-35 Upgrades

DAVID STONE (BELTON JOURNAL)

The Texas Department of Transportation will be hosting public meetings on Tuesday, Jan. 13 in Temple and Wednesday, Jan. 14 in Belton to gather feedback on proposed Interstate 35 improvements from south of Loop 121 to Loop 363/US 190.

The proposal would widen I-35 to four general-purpose lanes and three express lanes in each direction as part of the I-14 extension, with completion possible by 2030. Bell County Judge David Blackburn noted that interstate proximity tops the checklist for companies seeking new locations.

EXPLORE ARTICLE

Temple's State of the City 2026: Data Center, Water and Budget

APRIL 8, 2026 (KXXV)

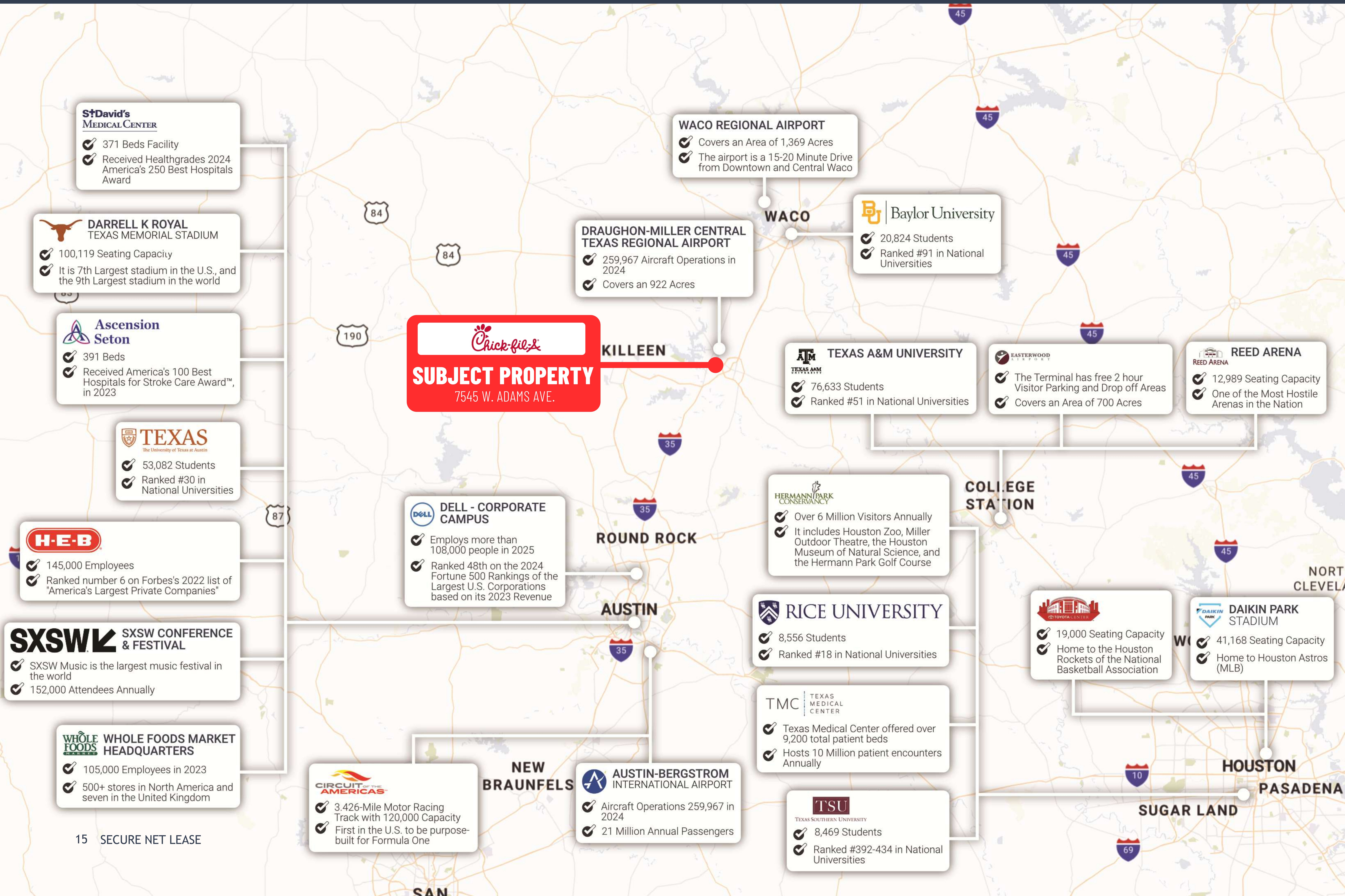
City leaders in Temple are addressing concerns about a new data center coming to Synergy Park, reassuring citizens about the facility's impact on the city's water supply at the state of the city address.

Census data indicates Temple is expected to add 30,000 residents over the next nine years. The city has added fire and police positions, and a new aquifer storage and recovery project will strengthen water supply for residents. Population growth is also helping offset revenue lost from new property tax relief.

EXPLORE ARTICLE

GREATER AUSTIN

CHICK-FIL-A TEMPLE, TX



StDavid's MEDICAL CENTER

- ✓ 371 Beds Facility
- ✓ Received Healthgrades 2024 America's 250 Best Hospitals Award

DARRELL K ROYAL TEXAS MEMORIAL STADIUM

- ✓ 100,119 Seating Capacity
- ✓ It is 7th Largest stadium in the U.S., and the 9th Largest stadium in the world

Ascension Seton

- ✓ 391 Beds
- ✓ Received America's 100 Best Hospitals for Stroke Care Award™, in 2023

TEXAS
The University of Texas at Austin

- ✓ 53,082 Students
- ✓ Ranked #30 in National Universities

H-E-B

- ✓ 145,000 Employees
- ✓ Ranked number 6 on Forbes's 2022 list of "America's Largest Private Companies"

SXSW SXSW CONFERENCE & FESTIVAL

- ✓ SXSW Music is the largest music festival in the world
- ✓ 152,000 Attendees Annually

WHOLE FOODS MARKET HEADQUARTERS

- ✓ 105,000 Employees in 2023
- ✓ 500+ stores in North America and seven in the United Kingdom

CIRCUIT OF THE AMERICAS

- ✓ 3.426-Mile Motor Racing Track with 120,000 Capacity
- ✓ First in the U.S. to be purpose-built for Formula One

AUSTIN-BERGSTROM INTERNATIONAL AIRPORT

- ✓ Aircraft Operations 259,967 in 2024
- ✓ 21 Million Annual Passengers

WACO REGIONAL AIRPORT

- ✓ Covers an Area of 1,369 Acres
- ✓ The airport is a 15-20 Minute Drive from Downtown and Central Waco

DRAUGHON-MILLER CENTRAL TEXAS REGIONAL AIRPORT

- ✓ 259,967 Aircraft Operations in 2024
- ✓ Covers an 922 Acres

Baylor University

- ✓ 20,824 Students
- ✓ Ranked #91 in National Universities

TEXAS A&M UNIVERSITY

- ✓ 76,633 Students
- ✓ Ranked #51 in National Universities

EASTERWOOD

- ✓ The Terminal has free 2 hour Visitor Parking and Drop off Areas
- ✓ Covers an Area of 700 Acres

REED ARENA

- ✓ 12,989 Seating Capacity
- ✓ One of the Most Hostile Arenas in the Nation

HERMANN PARK CONSERVANCY

- ✓ Over 6 Million Visitors Annually
- ✓ It includes Houston Zoo, Miller Outdoor Theatre, the Houston Museum of Natural Science, and the Hermann Park Golf Course

RICE UNIVERSITY

- ✓ 8,556 Students
- ✓ Ranked #18 in National Universities

TMC TEXAS MEDICAL CENTER

- ✓ Texas Medical Center offered over 9,200 total patient beds
- ✓ Hosts 10 Million patient encounters Annually

TSU TEXAS SOUTHERN UNIVERSITY

- ✓ 8,469 Students
- ✓ Ranked #392-434 in National Universities

TOYOTA CENTER

- ✓ 19,000 Seating Capacity
- ✓ Home to the Houston Rockets of the National Basketball Association

DAIKIN PARK STADIUM

- ✓ 41,168 Seating Capacity
- ✓ Home to Houston Astros (MLB)

CALL FOR ADDITIONAL INFORMATION

Dallas

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

CALL FOR ADDITIONAL INFORMATION

Sam House

Vice President
(214) 227-9869

shouse@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

Joe Caputo

Managing Partner
(424) 220-6432

joe@securenetlease.com

TEXAS DISCLAIMER

CHICK-FIL-A TEMPLE, 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.