SECURE
NET LEASE

File Photo

100% Bonus Depreciation



7-Eleven with Laredo Taco

$8,611,000 | 4.85% CAP

2625 Westgate Drive, Weslaco, TX 78596

- **15-Year Absolute NNN Lease** | 10% Rental Increases Every 5 Years | Passive Investment with Inflation Protection
- **Strategic North Weslaco Growth Corridor** | Sugarcane Dr & Westgate Dr | Expanding Residential & Commercial Development
- **Proximity to Major Retail Demand Drivers** | H-E-B, Home Depot, Ross, Starbucks, Chipotle, Planet Fitness & More
- **Industrial & Infrastructure Growth** | Near 146+ Acre Mid-Valley International Industrial Park | 122 Buildable Acres | Ongoing Infrastructure Improvements
- **Growing McAllen–Edinburg–Mission MSA** | 921,000+ Residents | Nearly 42,000 New Residents Since 2022 | Strong Long-Term Retail Demand

File Photo

7-Eleven, Inc. Is the premier name and **largest chain** in the convenience- retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises, and/or licenses more than **86,000 stores in 19 countries.**



INVESTMENT OVERVIEW

7-ELEVEN WESLACO, TX



File Photo

CONTACT FOR DETAILS

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Managing Partner
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joe@securenetlease.com

Bob Moorhead
Managing Partner
(214) 522-7210
bob@securenetlease.com

$8,611,000

4.85% CAP

NOI
$417,624

Building Area
±4,800 SF

Land Area
1.75 AC

Year Built / Renovated
2026

Lease Type
Absolute NNN

Occupancy
100%

- **Rent Commencement:** December 3, 2026 (Estimated)
- **15-Year Absolute NNN Lease** with 10% rental increases every 5-years, making it an excellent passive investment hedge against inflation.
- **Strategic Growth-Corridor Positioning –** Located at the northwest corner of Sugarcane Drive and Westgate Drive, the Property is positioned along an emerging north Weslaco growth corridor connecting expanding residential areas, commercial development, and the Mid-Valley International Industrial Park.
- **Proximity to Major Retail Demand Drivers –** The site is within the broader Westgate Drive retail corridor, anchored by H-E-B and supported by Home Depot, Ross Dress for Less, Dollar Tree, Chipotle, Starbucks, Buffalo Wild Wings, Planet Fitness, and other national retailers and restaurants.
- **Industrial and Infrastructure Momentum –** Sugarcane Drive provides connectivity to the 146+ acre Mid-Valley International Industrial Park, a master-planned industrial and retail development with 122 buildable acres; the corridor is also benefiting from City roadway and drainage improvements.
- **Expanding Rio Grande Valley MSA –** Weslaco benefits from its position within the McAllen-Edinburg-Mission MSA, which reached an estimated population of 921,549 in 2025—an increase of nearly 42,000 residents since 2022—supporting long-term demand for convenience-oriented retail.
- **World's Largest Convenience Store Chain –** 7-Eleven is the global leader in convenience retail, with over 86,000 locations worldwide, including 13,000+ in the U.S. The company is backed by an "A-" credit rating from S&P, ensuring financial stability and a strong tenant profile for investors.

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-ELEVEN WESLACO, TX

7-Eleven

REVENUE
$81.3B

CREDIT RATING
S&P: A-

Stock Ticker
SVNDY

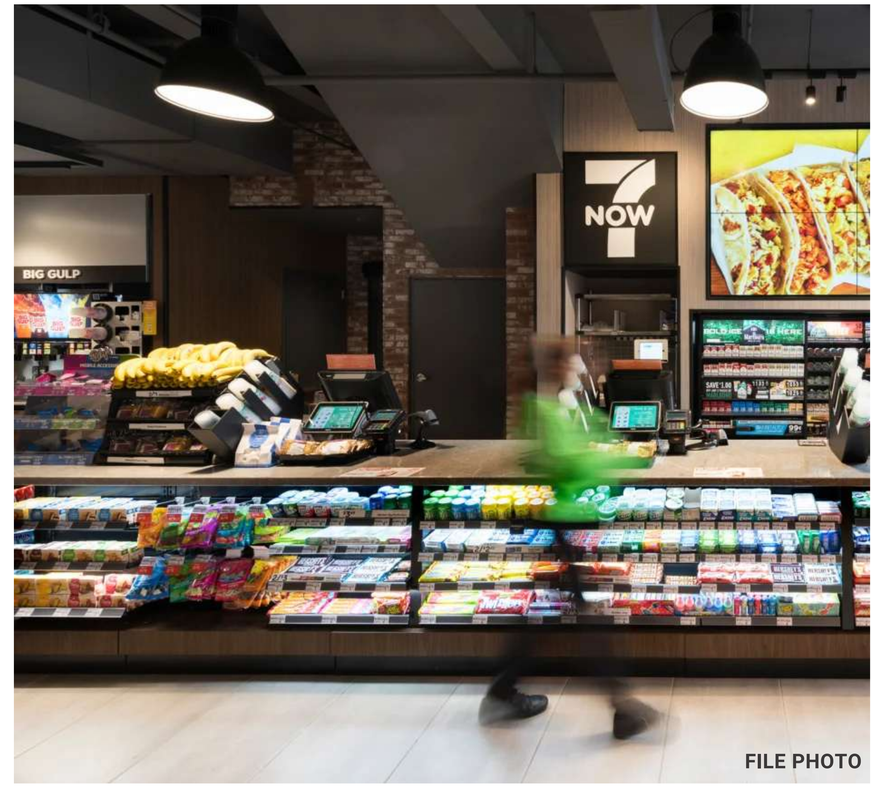
LOCATIONS
86,000+

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan.

Founded in 1927, 7-Eleven **focuses on** providing a broad selection of fresh, **high-quality products** at everyday fair prices, serving over **seven million customers** per day in North America alone. According to their company website, approximately 25% of the U.S. population lives within one mile of a 7-Eleven Store. Today, 7 Eleven is the **world's largest convenience store** chain with more than 86,000 stores in 19 countries, of which approximately 13,000 are in the U.S. and Canada. These stores see approximately **64 million** customers per day.

The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers **24-hour convenience** seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven **focuses on** meeting the needs of convenience-oriented guests by providing a broad selection of fresh, **high-quality products** and **services** at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about **2,500 different products** and **services** is tailored to meet the needs and preferences of local guests.7-Eleven offers customers industry-leading private brand products under the 7-Select™ brand including healthy options, decadent treats and everyday favorites at an outstanding value. Customers can earn and redeem points on various items in **stores nationwide** through its 7Rewards® loyalty program with more than 40 million members, place an order in the 7NOW® delivery app in **over 1,300 cities,** or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.

7-eleven.com



FILE PHOTO



FILE PHOTO



FILE PHOTO

IN THE NEWS

7-ELEVEN WESLACO, TX

7-Eleven bets on store modernization and franchising to defend market leadership

DIANE ADAM, APRIL 27, 2026 (CSP DAILY NEWS)

7-Eleven must outpace rising competition and shifting consumer demands to retain its industry lead in convenience retail, parent company Seven & i Holdings Co. Ltd., Tokyo, said during an investor presentation Thursday.

The company said consumer behavior is shifting and is being driven by **demand for value, fresh food** and digital convenience. Competitive intensity is accelerating, the company said.

“What we need to do is clear, we are operating in an environment of rapid structural change,” Seven & i President and **CEO Stephen Hayes Dacus** said. Dacus **said** that for the company to remain at the forefront of change, “we will accelerate our transformation, doubling down on our strengths and sharpening what differentiates us—in doing so we will be our customer’s first choice for convenience.”

7-Eleven plans to convert 2,600 corporate stores to franchise models between 2025 and 2030, with roughly 390 conversions targeted for 2026.

During the presentation, interim 7 -Eleven co-CEO **Stan Reynolds**, president, echoed these sentiments. Reynolds said that 7-Eleven has led this industry for decades but sustaining that leadership requires “constant” reinvention.

“We have entered a decisive inflection point in the business,” he said. “Our portfolio is being simplified, our strategic focus being sharpened and accountability across the organization is clearer than it has ever been.”

Reynolds said the actions 7-Eleven is taking are deliberate and forward looking.

These actions are “designed to strengthen the business and position 7-Eleven for sustainable growth and improve returns," Reynolds said.

EXPLORE ARTICLE

7-Eleven to remodel over 7,000 c-stores in North America through 2030

APRIL 23, 2026 (CSTORE DIVE)

The remodels will use 7-Eleven’s “new standard” store design, the large format, food-focused design that the retailer revealed in late 2024.

This adds to the **1,300 NTIs** under this format 7-Eleven was already planning to open by 2030 — a blueprint that remains in place, according to the presentation.

Seven & i continues to emphasize that 7-Eleven is on pace to hit its **target growth** even as the convenience retailer is once again set to close more stores than it opens across North America through this fiscal year.

When 7-Eleven launched the new standard format nearly two years ago, initial plans were to open over 600 of these locations through 2027. Those plans have now significantly expanded.

Up until now, 7-Eleven had only outlined plans to build new locations under the new standard format. But given the success of those sites, the retailer is upping the ante, as it will start converting older locations to the **modern design.** In the presentation, Seven & i said that as it looks to elevate the customer experience at 7-Eleven, it must “fundamentally improve existing stores first.”

Setting out to remodel over half of its **13,000 c-stores** across North America underscores leadership’s confidence in the new standard c-store design. According to the presentation, these locations yield about **30%** more traffic after one year and are expected to yield **44% more sales** than 7-Eleven’s traditional stores after four years.

EXPLORE ARTICLE

LEASE OVERVIEW

7-ELEVEN WESLACO, TX

Initial Lease Term	15-Years, Plus (5), 5-Year Renewal Options
Rent Commencement	12/3/2026 (Estimated)
Lease Expiration	12/31/2041 (Estimated)
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, In Primary Term & Option Periods
Annual Rent YRS 1-5	$417,624.00
Annual Rent YRS 6-10	$459,386.40
Annual Rent YRS 11-15	$505,325.04
Option 1	$555,857.54
Option 2	$611,443.30
Option 3	$672,587.63
Option 4	$739,846.39

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.



BONUS DEPRECIATION

7-ELEVEN WESLACO, TX

100% Bonus Depreciation for Qualifying Convenience Stores

What It Is

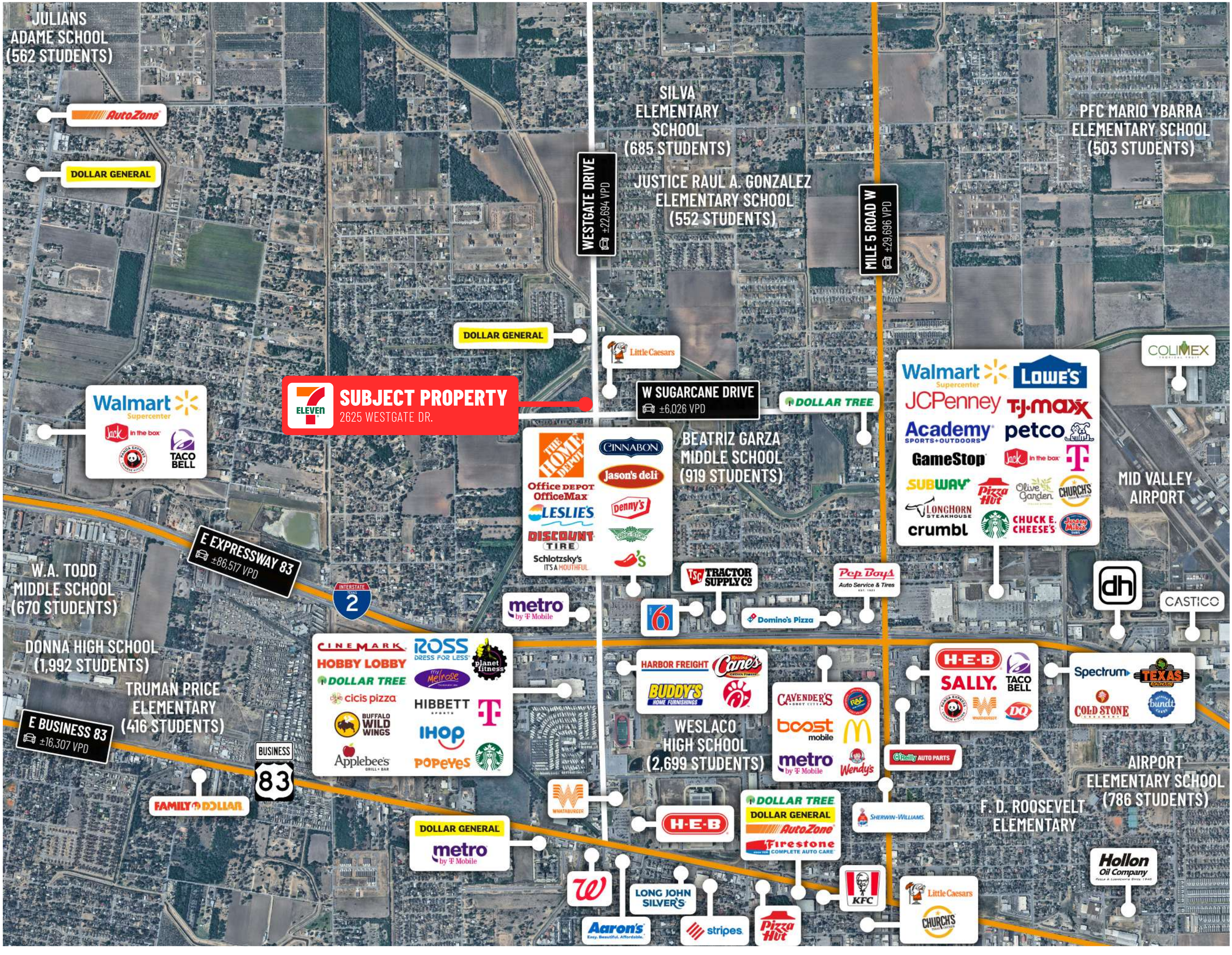
Full expensing of eligible property in the year it's placed in service—no depreciation over time. Permanently reinstated at 100% for qualifying assets under the One Big Beautiful Bill Act (OBBBA).

Investor Benefits

- **Tax Benefit:** Investors can deduct 100% of qualified property costs in the year placed into service. There is no expiration or phase-out.
- **Strategic Flexibility:** With bonus depreciation no longer time-sensitive, acquisition decisions can focus on fundamentals and timing that align with investor goals.
- **Convenience stores stand out for their bonus depreciation advantages: 7-Eleven** is the most viable net lease option currently eligible for bonus depreciation, as other corporate c-store brands typically sign ground leases that don't qualify.



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JULIANS ADAME SCHOOL (562 STUDENTS)
AutoZone
DOLLAR GENERAL
DOLLAR GENERAL
Walmart Supercenter
Jack in the box
TACO BELL
SUBJECT PROPERTY
2625 WESTGATE DR.
WESTGATE DRIVE ±22,694 VPD
SILVA ELEMENTARY SCHOOL (685 STUDENTS)
JUSTICE RAUL A. GONZALEZ ELEMENTARY SCHOOL (552 STUDENTS)
MILE 5 ROAD W ±29,696 VPD
PFC MARIO YBARRA ELEMENTARY SCHOOL (503 STUDENTS)
Little Caesars
W SUGARCANE DRIVE ±6,026 VPD
DOLLAR TREE
COLIMEX
Walmart Supercenter
LOWE'S
JCPenney
T.J.maxx
Academy SPORTS+OUTDOORS
petco
GameStop
Jack in the box
SUBWAY
Pizza Hut
Olive Garden
CHURCH'S
LONGHORN STEAKHOUSE
CHUCK E. CHEESE'S
crumbl
MID VALLEY AIRPORT
THE HOME DEPOT
CINNABON
Jason's deli
Office DEPOT OfficeMax
Denny's
LESLIE'S
DISCOUNT TIRE
Schlotzsky's IT'S A MOUTHFUL
BEATRIZ GARZA MIDDLE SCHOOL (919 STUDENTS)
E EXPRESSWAY 83 ±86,517 VPD
INTERSTATE TEXAS 2
W.A. TODD MIDDLE SCHOOL (670 STUDENTS)
DONNA HIGH SCHOOL (1,992 STUDENTS)
TRUMAN PRICE ELEMENTARY (416 STUDENTS)
E BUSINESS 83 ±16,307 VPD
BUSINESS 83
FAMILY DOLLAR
metro by T-Mobile
TSC TRACTOR SUPPLY CO
Pep Boys Auto Service & Tires
Domino's Pizza
dh
CASTICO
CINEMARK
ROSS DRESS FOR LESS
HOBBY LOBBY
planet fitness
DOLLAR TREE
my Melrose
cicis pizza
HIBBETT
BUFFALO WILD WINGS
IHOP
Applebee's GRILL + BAR
POPEYES
HARBOR FREIGHT
Raising Cane's
BUDDY'S HOME FURNISHINGS
WESLACO HIGH SCHOOL (2,699 STUDENTS)
CAVENDER'S
boost mobile
metro by T-Mobile
Wendy's
H-E-B
SALLY.
TACO BELL
DQ
Spectrum
TEXAS ROADHOUSE
COLD STONE CREAMERY
bundt
O'Reilly AUTO PARTS
AIRPORT ELEMENTARY SCHOOL (786 STUDENTS)
F. D. ROOSEVELT ELEMENTARY
WHATABURGER
H-E-B
DOLLAR TREE
DOLLAR GENERAL
AutoZone
Firestone COMPLETE AUTO CARE
SHERWIN-WILLIAMS
DOLLAR GENERAL
metro by T-Mobile
LONG JOHN SILVER'S
KFC
Little Caesars
CHURCH'S
Aaron's Easy. Beautiful. Affordable.
stripes
Pizza Hut
Hollon Oil Company

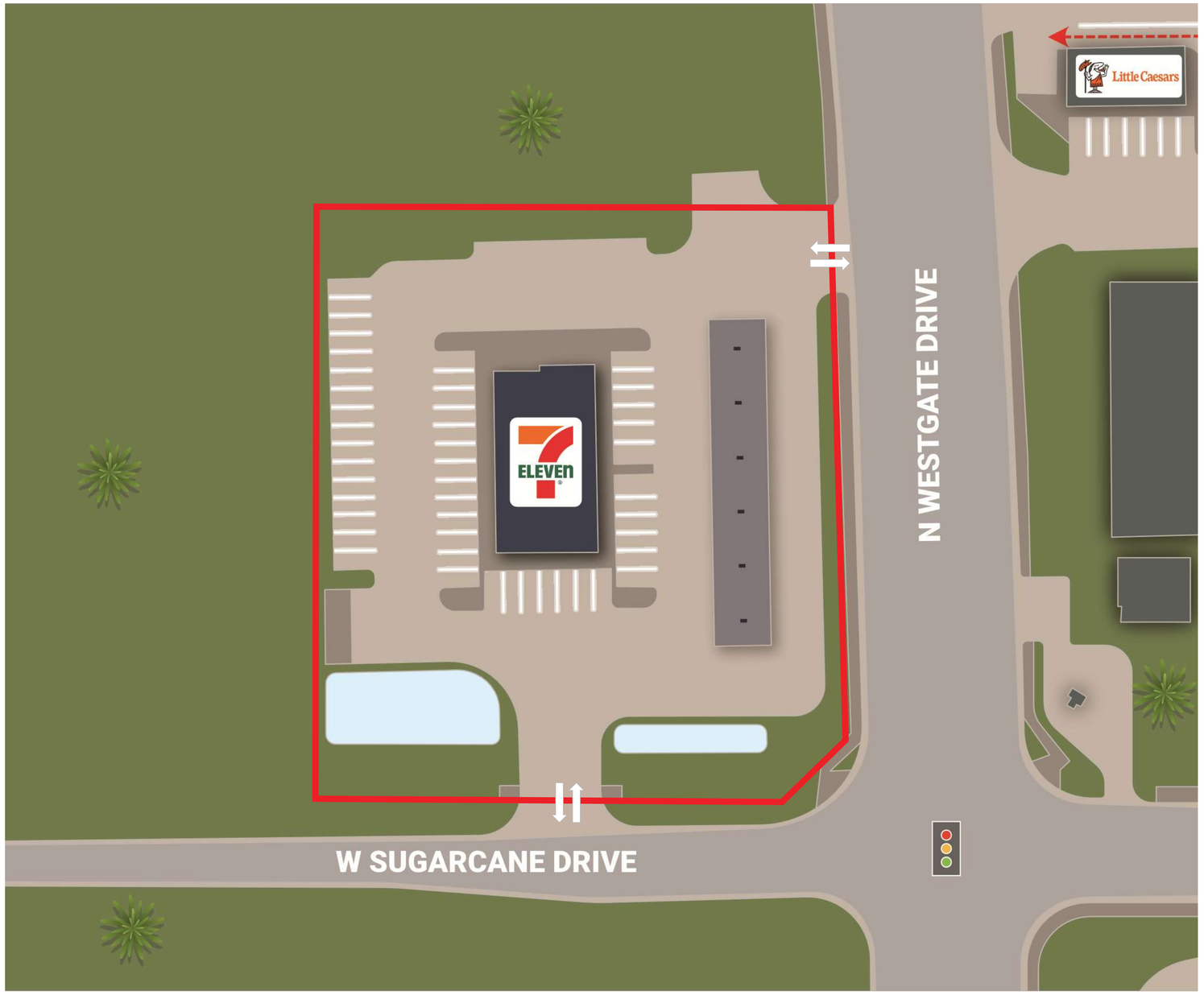
SITE OVERVIEW

7-ELEVEN WESLACO, TX

Year Built	2026
Building Area	±4,800 SF
Land Area	±1.75 AC

NEIGHBORING RETAILERS

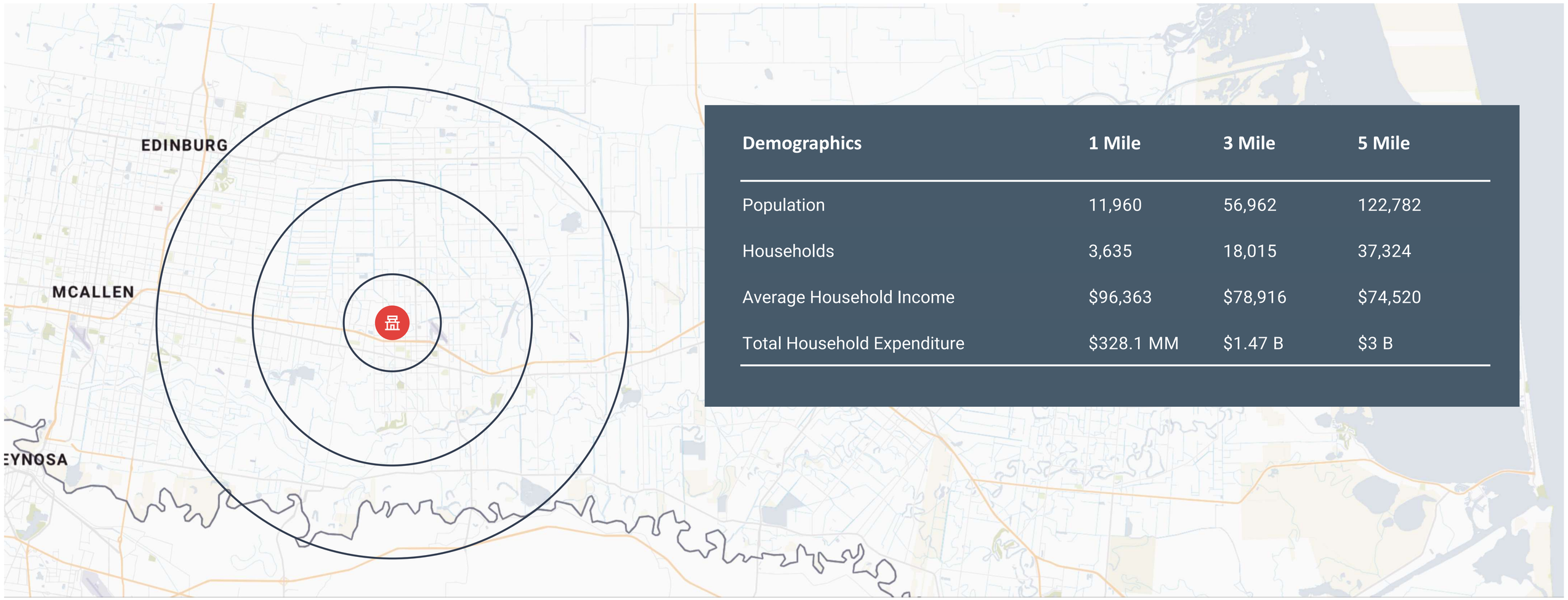
- Walmart Supercenter
- JCPenney
- Lowe’s Home Improvement
- The Home Depot
- Academy Sports + Outdoors
- T.J. Maxx
- H-E-B
- Ross Dress for Less
- Cinemark
- Planet Fitness





LOCATION OVERVIEW

7-ELEVEN WESLACO, TX



Demographics	1 Mile	3 Mile	5 Mile
Population	11,960	56,962	122,782
Households	3,635	18,015	37,324
Average Household Income	$96,363	$78,916	$74,520
Total Household Expenditure	$328.1 MM	$1.47 B	$3 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Doctors Hospital at Renaissance *(6,264)*
2. Pharr-San Juan-Alamo ISD *(5,680)*
3. University of Texas Rio Grande Valley *(5,200)*
4. Edinburg Consolidated ISD *(5,030)*
5. South Texas Health System *(3,850)*
6. U.S. Customs and Border Protection *(3,700)*
7. Hidalgo County *(3,454)*
8. McAllen ISD *(3,182)*
9. City of McAllen *(2,566)*
10. Donna ISD *(2,425)*
11. Weslaco ISD *(2,358)*
12. Knapp Medical Center *(900)*
13. H-E-B - Weslaco *(450)*
14. Walmart - Weslaco *(260)*
15. Payne Auto Group *(251)*

LOCATION OVERVIEW

7-ELEVEN WESLACO, TX



Annual Taxable Sales (Two Consecutive Years)

$1 Billion+

Population Growth Since 2020

10.0%

Weslaco, Texas is located in Hidalgo County along Interstate 2 in the Mid-Valley region of the Rio Grande Valley, within the McAllen-Edinburg-Mission MSA.

Known as the ""City on the Grow,"" Weslaco grew from 40,192 residents in 2020 to an estimated 44,203 in 2025, a 10.0% increase.

Weslaco's population grew 10.0% from 2020 to 2025 to 44,203 residents, and the city has surpassed $1 billion in taxable sales for two consecutive years.

The city is home to Knapp Medical Center, South Texas College's Mid-Valley campus, the Texas A&M AgriLife Research and Extension Center and Mid Valley Airport.

Weslaco has surpassed $1 billion in taxable sales for two consecutive years, and taxable sales have doubled since 2020. Recent investment includes a 167,000 SF Sam's Club with about 200 jobs, a $4.6 million renovation of the H-E-B on Westgate Drive and Glazer's Beer & Beverage's 255,000 SF distribution center at the Mid Valley International Industrial Park. About 500 homes are under development, and city leaders report that much of the new growth is on the northwest side near Westgate Drive.

Weslaco is also adding public infrastructure to support its growth. City leaders approved a new $5 million fire station near Westgate and Sugarcane drives, expected to open by summer 2027, along with a new fire and police substation on Mile 9 and Westgate Drive. A Home2 Suites by Hilton is planned for completion in May 2027, and Southern Roots Market is opening in a historic downtown building.

LOCATION OVERVIEW

7-ELEVEN WESLACO, TX



McAllen-Edinburg-Mission, TX MSA

Texas

921,549
Population

$54,338
Median Household Income

Residents Added Since 2010

146,000+

Nonfarm Jobs (September 2026)

308,800

The McAllen–Edinburg–Mission, TX MSA covers all of Hidalgo County, including McAllen, Edinburg, Mission, Pharr and Weslaco.

The metro grew from 774,769 residents in 2010 to an estimated 921,549 in 2025, adding more than 146,000 people. The MSA had 308,800 nonfarm jobs in September 2026, up 4,200 from the prior year.

The McAllen–Edinburg–Mission MSA is home to more than 921,000 residents and added 4,200 jobs in the year through September 2026.

The metro is the retail trade center of South Texas and northern Mexico, with Mexican shoppers estimated to account for 30% to 40% of area retail sales.

Three international border crossings connect the region to Reynosa, and McAllen is the third-busiest Texas crossing for commercial trucks and pedestrians. Healthcare and education anchor employment, led by Doctors Hospital at Renaissance, the University of Texas Rio Grande Valley and its School of Medicine, and South Texas Health System. The USDA is building a $750 million sterile fly production facility at Moore Air Base near Edinburg.

Investment continues across the metro. The USDA facility is expected to begin production in 2027, and the McAllen Foreign Trade Zone acquired close to 1,500 acres in north McAllen near Moore Air Base for industrial and mixed-use development. Retail tourism draws shoppers from as far as Monterrey, Mexico, about 150 miles southwest, and about 57,000 Winter Texan households spent an estimated $761 million locally in 2022–23.

IN THE NEWS

7-ELEVEN WESLACO, TX

Texas Boomtown Rising Fast With These Major Retail Projects

DINA ARÉVALO, FEB 15, 2026 (MYSA)

Weslaco, known as the "city on the grow," is certainly embodying that slogan as it rapidly evolves into a center for development in the Rio Grande Valley.

A $46.5 million Sam's Club warehouse is under construction on the east side of Weslaco, featuring a 168,000-square-foot facility and fuel station on nearly 22 acres at FM 1015 and Barbee Drive. The store is expected to generate about 200 jobs. H-E-B is also investing $4.6 million to renovate its largest Weslaco store on Westgate Drive.

EXPLORE ARTICLE

State of the City: Weslaco Tops $1B in Taxable Sales for Second Year

MATT WILSON, APR 23, 2026 (RGV BUSINESS JOURNAL)

Weslaco Mayor Adrian Gonzalez said the city surpassed $1 billion in taxable sales for the second year in a row at the state of the city address on Wednesday.

Gonzalez said taxable sales values have doubled since 2020. Commercial and industrial values have risen to $1.19 billion, while residential values have grown to over $2 billion. He said 500 homes are under development in Weslaco, a number he expects to at least double over the next two years.

EXPLORE ARTICLE

Rapid Development Drives $5M Fire Station Project in Northwest Weslaco

SANTIAGO CAICEDO, AUG 26, 2026 (KRGV)

Weslaco city leaders are planning a new fire station to keep up with growing construction on the north side of the city.

More building permits are being approved as the area expands, and city leaders want safety infrastructure to match. "A lot of growth is going to the northwest area," Mayor Adrian Gonzalez said. City commissioners approved design drawings for a new station near the corner of Westgate and Sugarcane drives. The project is estimated to cost more than $5 million and is expected to be completed by summer 2027.

EXPLORE ARTICLE

$3.15M Hilton-Branded Hotel Is Opening in a Texas Boom Town

DINA ARÉVALO, FEB 13, 2026 (MYSA)

A new hotel will soon be under construction in one of the most bustling cities in South Texas.

A new Home2 Suites by Hilton will be built in Weslaco, according to a Texas Department of Licensing and Regulation filing. The $3.15 million extended-stay hotel will span 63,202 square feet and is expected to be completed by May 2027. A 2024 Hilton franchise document lists a potential location near Interstate 2 and Westgate Drive.

EXPLORE ARTICLE

Weslaco Opens New Pathway to Healthcare Careers for 25 Residents

NAXI LOPEZ-PUENTE, NOV 2, 2026 (RGV BUSINESS JOURNAL)

Local leaders gathered in Weslaco to kickstart a new workforce training program that will fund 25 city residents to complete a short-term training program through Texas Southmost College inside of Knapp Medical Center.

Classes include nurse aide training, phlebotomy and electrocardiography and are expected to begin in January 2027. The Weslaco Economic Development Corp. is matching a Texas Workforce Commission high-demand job training grant totaling $117,000.

EXPLORE ARTICLE

Popular Brunch Spot Southern Roots Market Expands Into Historic Downtown Weslaco Building

MAY 22, 2026 (RGV BUSINESS JOURNAL)

Southern Roots Market plans to expand into downtown Weslaco later this year, bringing a specialty coffee bar, flower market, boutique and restaurant concept into one of the city's historic buildings.

The Economic Development Corporation of Weslaco announced that Southern Roots Market will open its fourth Rio Grande Valley location inside the former Guaranty State Bank building at Fifth Street and Texas Boulevard. The business currently operates locations in Mission, Pharr and McAllen and plans to hire about 20 employees, with potential to expand to 25.

EXPLORE ARTICLE

McAllen's Job Market Keeps Climbing While Brownsville Loses Ground

KRISTEN MOSBRUCKER-GARZA, OCT 19, 2026 (RGV BUSINESS JOURNAL)

The most recent jobs report for the Rio Grande Valley shows modest growth through September, according to data from the Texas Workforce Commission based on Bureau of Labor Statistics estimates.

The Rio Grande Valley grew faster than the national average for September, with about 0.82% growth in the Valley compared to 0.31% nationwide. The McAllen-Edinburg-Mission metro area added 4,200 jobs through September, up 1.38% to 308,800 nonfarm jobs.

EXPLORE ARTICLE

Federal Officials Break Ground on $750M Screwworm Facility in Edinburg

APR 20, 2026 (RGV BUSINESS JOURNAL)

Federal officials broke ground Friday on a $750 million sterile fly production facility in Edinburg, a project aimed at stopping the spread of the New World screwworm before it reaches Texas.

U.S. Secretary of Agriculture Brooke Rollins and the U.S. Army Corps of Engineers led the groundbreaking at Moore Air Base. The facility is expected to begin producing sterile flies by November 2027 with an initial output of 100 million flies per week, expanding to 300 million flies per week in a later phase.market.

EXPLORE ARTICLE

MCALLEN-EDINBURG-MISSION, TX MSA

7-ELEVEN WESLACO, TX

THE UNIVERSITY OF TEXAS RIO GRANDE VALLEY
- 31,864 Students
- Ranked #32 in Top Performers on Social Mobility

H-E-B CENTER AT 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.

LA JOYA ISD FOOTBALL STADIUM
- 13,341 Seating Capacity
- Home Teams of the La Joya Coyotes and Palmview Lobos

RICHARD R FLORES STADIUM
- 10,000 Seating Capacity
- Home Teams of the Edinburg High and North Edinburg High School

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

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

ALAMO CITY HALL & CIVIC CENTER
- Local Government and Civic Hub
- Supports Municipal Planning, Permitting, and Small Business Engagement

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

SUBJECT PROPERTY
2625 WESTGATE DR.

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

BOBBY LACKEY STADIUM
- 13,199 Seating Capacity
- Home Teams of the Weslaco Panthers and Weslaco East Wildcats

INTERSTATE 2 (EXPRESSWAY 83)
- Key Transportation Corridor Linking Alamo to McAllen, Weslaco, and Harlingen
- Facilitates Regional Commerce and Commuter Access

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

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

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

EDINBURG
MCALLEN
SAN JUAN
DONNA
WESLACO
PENITAS
NUEVO PROGRESO
RÍO BRAVO
FM 491
FM 492
107
69C
281
2D

SECURE
NET LEASE

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Dallas, TX 75231

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Office

123 Nevada Street
El Segundo, CA 90245

(424) 320-2321

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7-ELEVEN WESLACO, TX

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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.