

THE RESERVE MANSFIELD - LOT 3

2421 East Broad Street, Mansfield, TX 76063



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Marcus & Millichap
LEVY RETAIL GROUP

OFFERING MEMORANDUM

THE RESERVE MANSFIELD - LOT 3

2421 East Broad Street,
Mansfield, TX 76063

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.



Executive Summary

INVESTMENT OVERVIEW

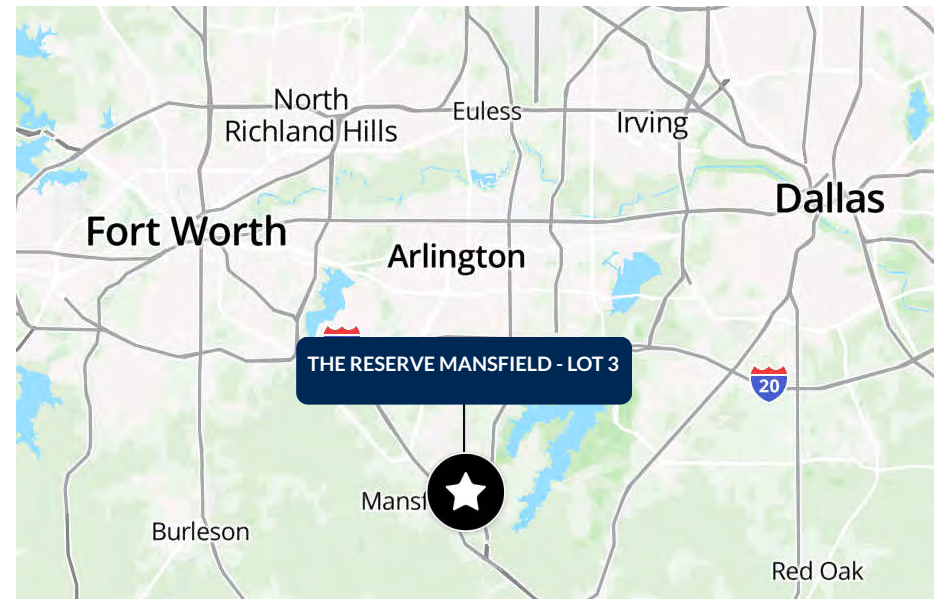
List Price:	\$5,201,000
Building Size:	7,008
Lot Size:	0.97 Acres
Price/SF:	\$742.15
Cap Rate:	6.10%
NOI:	\$317,288
Year Built:	2025
County:	Tarrant
Ownership Type:	Fee Simple

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Households	1,177	23,480	47,848
Total Population	3,703	71,935	150,855
Avg Household Income	\$173,797	\$123,770	\$122,402

PROPERTY OVERVIEW

Marcus & Millichap is pleased to present a premier investment opportunity featuring a newly constructed, fully leased three-tenant retail asset located at 2421 East Broad Street in Mansfield, Texas. The 7,008-square-foot, Class A, multi-tenant property is 100% leased on triple-net terms.

The Reserve Mansfield - Lot 3 is well positioned to serve an extremely affluent and expanding area in a suburban market with close proximity to Dallas, Fort Worth, and Arlington.



Investment Overview



100% LEASED, NEW 2025 CONSTRUCTION | ALL LEASES ON NEW 10-YEAR TERMS

The Reserve Mansfield - Lot 3 is a new retail development delivered in 2025 with high-quality construction and modern tenant buildouts.



TRIPLE-NET LEASE STRUCTURE WITH ESCALATIONS

All tenants operate under NNN leases, minimizing landlord obligations. Each lease includes scheduled rent increases, supporting consistent year-over-year income growth.



STRATEGIC LOCATION IN DFW GROWTH CORRIDOR

Located along East Broad Street near the signalized intersection with Matlock Road, the asset benefits from strong visibility, high daily traffic counts, and direct proximity to Methodist Mansfield Medical Center. The surrounding area continues to experience significant residential and commercial development, such as the adjacent Brentwood at the Reserve multi-family complex.



DIRECTLY ACROSS FROM NEW THE CANALS AT MANSFIELD MIXED-USE DEVELOPMENT

The Canals at Mansfield is currently in development with phased openings planned for 2027. Located on East Broad Street near the Methodist Mansfield Medical Center, the project will feature a half-mile canal loop, a six-acre lake, residential spaces, a hotel, retail, and entertainment areas, anchored by a new city hall.



ADJACENT TO THE RESERVE MANSFIELD - LOT 2 | MAY BE PURCHASED TOGETHER OR SEPARATELY

The adjacent pad site is 100 percent leased and is available for additional purchase. Inquire with agent for details.



Property Overview



PROPERTY DESCRIPTION

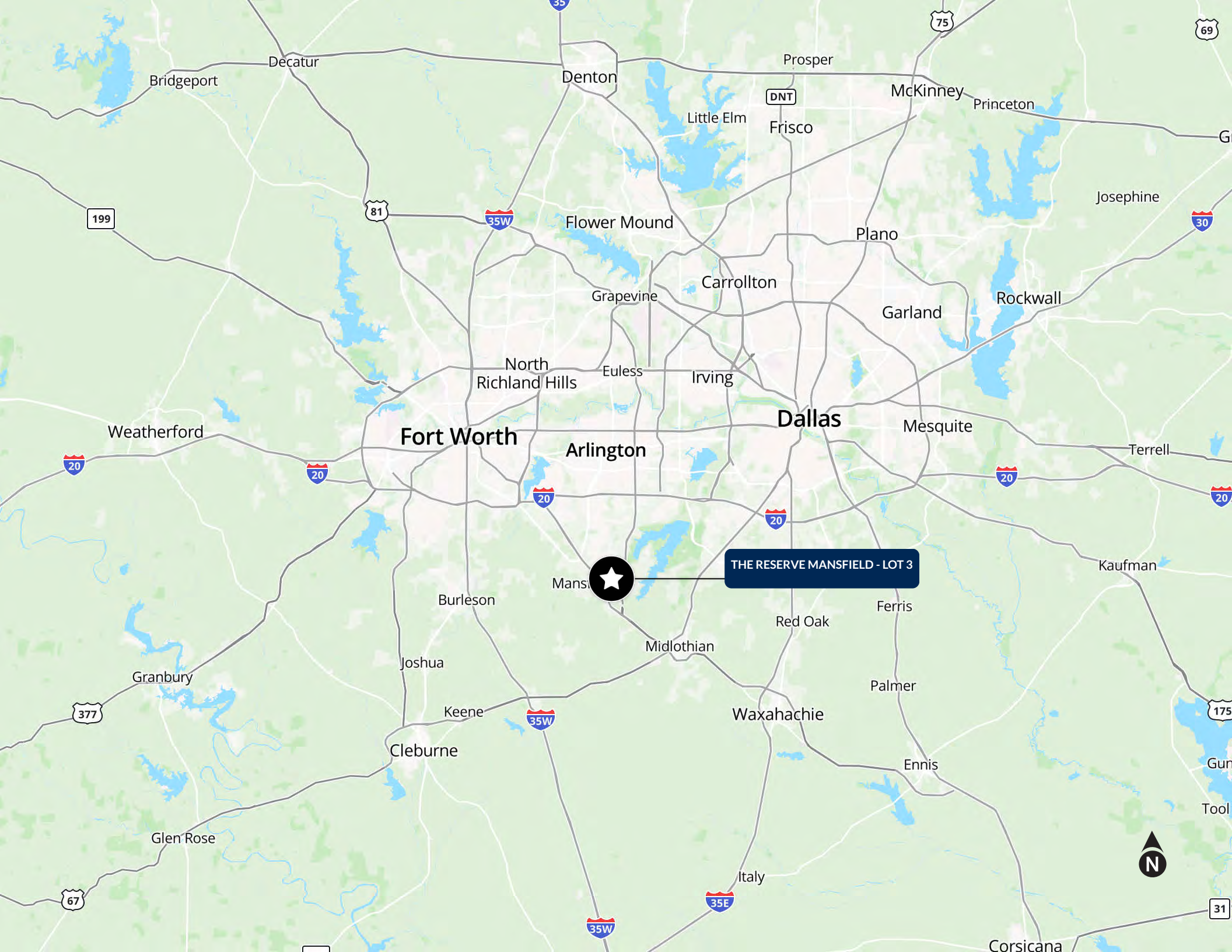
The Reserve Mansfield - Lot 3 is a newly constructed 7,008-square-foot, multi-tenant retail center situated on a ±0.97-acre parcel in the growing suburb of Mansfield, Texas. Completed in 2025, the property features three suites, leased by Chicken Salad Chick, Cupbop Korean BBQ, and a nail salon, each secured on new 10-year, triple-net leases with scheduled rental escalations. Designed with modern architecture and efficient layouts, the building offers excellent frontage along East Broad Street—a primary retail corridor with high vehicular traffic and visibility.

LOCATION DESCRIPTION

The subject property is located in a high-traffic retail corridor along East Broad Street near the signalized intersection with Matlock Road in Mansfield, Texas, a growing city within the Dallas-Fort Worth metroplex. The center is easily accessible from major roads and highways, with a strong daily traffic count of over 30,000 vehicles, cumulatively. The property benefits from proximity to Methodist Mansfield Medical Center, a significant demand generator featuring a 294-bed acute care hospital which includes more than 1,300 skilled nurses and ancillary staff, supported by a team of 500 independently practicing physicians. The property is surrounded by rapidly expanding residential and retail developments, including the adjacent Brentwood at the Reserve complex (254+ townhomes upon completion), and the Canals at Mansfield located directly across Broad Street. Canals at Mansfield is a \$1 billion mixed-use development that will feature a new Mansfield City Hall, thousands of residential units, office, medical, retail, a half-mile canal loop and six-acre lake providing water features for recreation, entertainment, and dining.

Mansfield is one of the fastest-growing cities in the DFW area, with a strong, affluent population base. Additionally, Mansfield benefits from its proximity to Dallas, Fort Worth and Arlington, enhancing its position as a retail hub in a rapidly expanding suburban market.







Brentwood
AT THE RESERVE
± 254 UNITS


MANSFIELD HIGH SCHOOL
APPROXIMATELY 2,600 STUDENTS

**THE RESERVE
MANSFIELD - LOT 3**
2421 EAST BROAD STREET
MANSFIELD, TX

BROAD STREET SHOPPING CENTER












Methodist
MANSFIELD MEDICAL CENTER
254 BEDS | 1,300+ EMPLOYEES

MATLOCK RD 8,079 VPD ('22)



E BROAD ST 25,647 VPD ('24)



SHOP AT STILLWATER I





CANALS AT MANSFIELD
\$1 BILLION MIXED USE DEVELOPMENT
THOUSANDS OF RESIDENTIAL UNITS
NEW \$65M CITY HALL
½ MILE NAVIGABLE CANAL AND LAGOON
BREAKING GROUND Q3 2025

TARGET
CEDAR POINT
theLanding
SAKE
HIBACHI BUSHI & BAR
ROSS
BALLY PRICE
BOOKS
Garage
chili's

OUR PLACE
TODD'S SELF STORAGE
Kwik-Kar

DONUTS
Mansfield
Walmart

T.N.C.
Faith's
Mansfield Gardens
Chevron

MANSFIELD ANIMAL CARE & CONTROL
SKYLINE
THE MEADOWS
IBC SERVICE RECYCLING

Wood Defender
GAMMA
F.E.I. Conveyors
NREX
LOANWOR, INC.

Sam's
CINEMARK
BEST BUY
Olive Garden
Marshall's
Lowe's
SALT GRASS
QT
Waffle House

IN-N-OUT BURGER
DISCOUNT TIRE
TACO BELL
McDonald's

CHASE
Walmart
Chick-fil-E
WALGREENS

BEXLEY ON MAIN
HELADO'S
JALISCO MEXICAN GRILL
DAIRY QUEEN

PUMP SOLUTIONS, INC.
United Cooperative Services
Pinnacle Bank
Southern Champion Tray

SUMMIT FIRE & SECURITY
AMERICOLD
engage
TEXAS COLLEGE

THE SHOPS AT BROAD
TORCHY'S TACOS
Chevron
MOD PIZZA
AT&T
PEI WEI
FIRST WATCH
verizon
at home
Portillo's
NAVY FEDERAL Credit Union
Freddy's STEAKBURGERS
TJ-maxx
COLD STONE
belk
FLIX
Play Park MYX
BUN UNITED
Fieldhouse
Academy
McALISTER'S
Banfield

THE COMMONS AT WALNUT CREEK
Tom Thumb
THRIFT STORE
Frost
CASA JACARANDA
ups
Lea Melon

amazon locker
QT
QuikTrip
Hobby Lobby
Kohl's
SEPHORA

MELCHOR CRAFTED CREATIONS
ADAS-PRO
LONE STAR
Pinnacle Bank
CARS C TOWING
M3 RANCH

MELCHOR CRAFTED CREATIONS
ADAS-PRO
LONE STAR
Pinnacle Bank
CARS C TOWING
M3 RANCH

H-E-B
Aspen Dental
Mountain Mike's
Maple Street Biscuit Co.

SHOP AT STILLWATER I
7-Eleven
AMERICAN NATIONAL BANK OF TEXAS

Southern Tire Mart
Mansfield Mission Center

THE RESERVE MANSFIELD - LOT 3
2421 EAST BROAD STREET
MANSFIELD, TX

BROAD STREET SHOPPING CENTER
Rosa's Cafe
tropical CAFE
HIDEOUT BURGERS
TEASPOON
WEIGHOR'S
THE PORCH
CHINA ISLAND

RAMTECH Building Systems

tri pointe HOMES

GRAND HOMES

Sol To The Moon
Lashed
SONIC
Chicken
Jack

MARKET STREET
Starbucks
Little Seoul
AMMAN GRILL

CHOPPER
Tiff's
McBETTER'S
the mill
Five Guys
vitality

CVS
NINE ROSE
DONUTS
Exxon
HAT CREEK
Akari
AMMAN GRILL

Auto Zone
TACO CASA
KROGER MARKETPLACE
MOOYAH
Starbucks
Kroger
CAROTRONICS
redbox
libertyX
MANSFIELD ORTHODONTICS

COVENTRY HOMES
THE JULIAN
Texas Health
The Emma



List Pricing Summary

INVESTMENT OVERVIEW		LIST PRICE
Price		\$5,201,000
Price per SF		\$742.15
Total Return (Year 1)		\$317,288
CAP Rate		6.10%
OPERATING DATA		YEAR 1
Gross Income		\$383,845
Operating Expenses		\$66,557
Net Operating Income		\$317,288

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Operating Statement

INCOME	Year 1	PER SF
Rental Income		
Scheduled Base Rental Income	\$313,372	\$44.72
Expense Reimbursement Income		
Real Estate Taxes	\$28,024	\$4.00
Insurance	\$7,006	\$1.00
Common Area Maintenance/Management	\$31,527	\$4.50
Administrative Fees	\$3,916	\$0.56
Total Reimbursement Income	\$70,473	\$10.06
Effective Gross Income	\$383,845	\$54.77
OPERATING EXPENSES	Year 1	PER SF
Real Estate Taxes	\$28,024	\$4.00
Insurance	\$7,006	\$1.00
Common Area Maintenance/Management	\$31,527	\$4.50
Total Expenses	\$66,557	\$9.50
Net Operating Income	\$317,288	\$45.28

NOTES:

(1) Operating Expenses are based on Landlord's estimated expenses for Year 1 of \$9.50/SF.

Rent Roll

SUITE	TENANT NAME	UNIT SIZE (SF)	% OF GLA	RENT COMMENCEMENT	LEASE END	ANNUAL RENT	RENT/SF	CHANGES ON	CHANGES TO	EXPENSE REIMBURSEMENT	OPTIONS	LEASE TYPE
2421-101	Chicken Salad Chick	2,777	39.63%	10/14/2025	11/30/2035	\$116,634.00	\$42.00	12/01/26	\$42.84	\$28,255.98	3 @ 5 Years*	NNN**
								12/01/27	\$43.70			
								12/01/28	\$44.57			
								12/01/29	\$45.46			
								12/01/30	\$46.37			
								12/01/31	\$47.30			
								12/01/32	\$48.24			
								12/01/33	\$49.21			
								12/01/34	\$50.19			
*Tenant has 3 @ 5-year renewals at the higher of (a) CPI for preceding 5 years, or (b) 10% over previous rate. **Lease Type: NNN + Mgt Fee + 15% Admin Fee												
2421-107	Nail Sail (1)	3,024	43.15%	10/28/2025	1/31/2036	\$138,801.60	\$45.90	11/01/27	\$46.82	\$30,769.20	2 @ 5 Years*	NNN**
								11/01/28	\$47.75			
								11/01/29	\$48.71			
								11/01/30	\$49.68			
								11/01/31	\$50.68			
								11/01/32	\$51.69			
								11/01/33	\$52.72			
								11/01/34	\$53.78			
*Tenant has 2 @ 5-year renewals with 2% annual increases. **Lease Type: NNN + Mgt Fee + 15% Admin Fee												
2421-111	Cupbop Korean BBC	1,207	17.22%	1/21/2026	1/31/2036	\$57,936.00	\$48.00	2/01/27	\$48.96	\$11,447.50	2 @ 5 Years*	NNN**
								2/01/28	\$49.94			
								2/01/29	\$50.94			
								2/01/30	\$51.96			
								2/01/31	\$53.00			
								2/01/32	\$54.10			
								2/01/33	\$55.14			
								2/01/34	\$56.24			
								2/01/35	\$57.36			
*Tenant has 2 @ 5-year renewals with 2% annual increases. **Lease Type: NNN + Mgt Fee												
TOTAL VACANT		0	0%									
TOTAL OCCUPIED		7,008	100%									
TOTAL		7,008	100%							\$313,372	\$70,473	

NOTES: (1) Base Rent is calculated on the future rent increase from \$45.00/SF to \$45.90 on 11/01/2026. Seller shall credit Buyer the deficit from the closing date to date of increase.

Major Tenant Overview



Chicken Salad Chick	
UNIT SIZE (SF)	2,777
LEASE START	10/14/25
LEASE END	11/30/2035
LOCATIONS	300+
GUARANTOR	Franchisee
WEBSITE	chickensaladchick.com

Chicken Salad Chick was founded in 2008 by Stacy and Kevin Brown in Auburn, Alabama. Over time, they refined their recipe, turning their love for chicken salad into a thriving business. Today, Chicken Salad Chick stands proudly as the nation's only fast-casual restaurant concept dedicated exclusively to fresh made chicken salad, offering a variety of flavors, along with sandwiches, fresh sides, gourmet soups, and delectable desserts.



Cupbop Korean BBQ	
UNIT SIZE (SF)	1,207
LEASE START	1/21/2026
LEASE END	1/31/2036
LOCATIONS	60+
GUARANTOR	Franchisee
WEBSITE	cupbop.com

Cupbop is an American fast casual restaurant chain located in the United States and Indonesia serving street-food style Korean barbecue, otherwise known as cup-bop. Cupbop started out in 2013 as a food truck in Salt Lake County, Utah, the restaurant is credited with bringing Korean BBQ to Utah. As of June 2024, in the United States there are 64 total store locations, six food trucks, and several concessions locations including the Utah Jazz NBA Arena. The chain also operates over 180 locations throughout Indonesia.



Sales Comparables



The Reserve Mansfield - Lot 3

Address	2421 East Broad Street, Mansfield, TX
Close of Escrow	-
Price	\$5,201,000
Net Operating Income	\$317,288
Gross Leasable Area	7,008 SF
Price/Square Foot	\$742.15
CAP Rate	6.10%
Lot Size	0.97 Acres
Year Built	2025
Major Tenants	Chicken Salad, Chick, Nail Sail, Cupbop, Korean BBQ



Shops at Willow Bay

Address	12828 Eldorado Parkway, Frisco, TX 75035
Close of Escrow	10/24/2024
Price	\$6,500,000
Net Operating Income	\$370,000
Gross Leasable Area	13,600 SF
Price/Square Foot	\$477.94
CAP Rate	5.69%
Lot Size	1.42 Acres
Year Built	2020
Major Tenants	Crossley Orthodontics, Heritage Dental Studio, Kumon, Tiger Sun Martial Arts, Prime Choice Family Clinic



Story Crossing

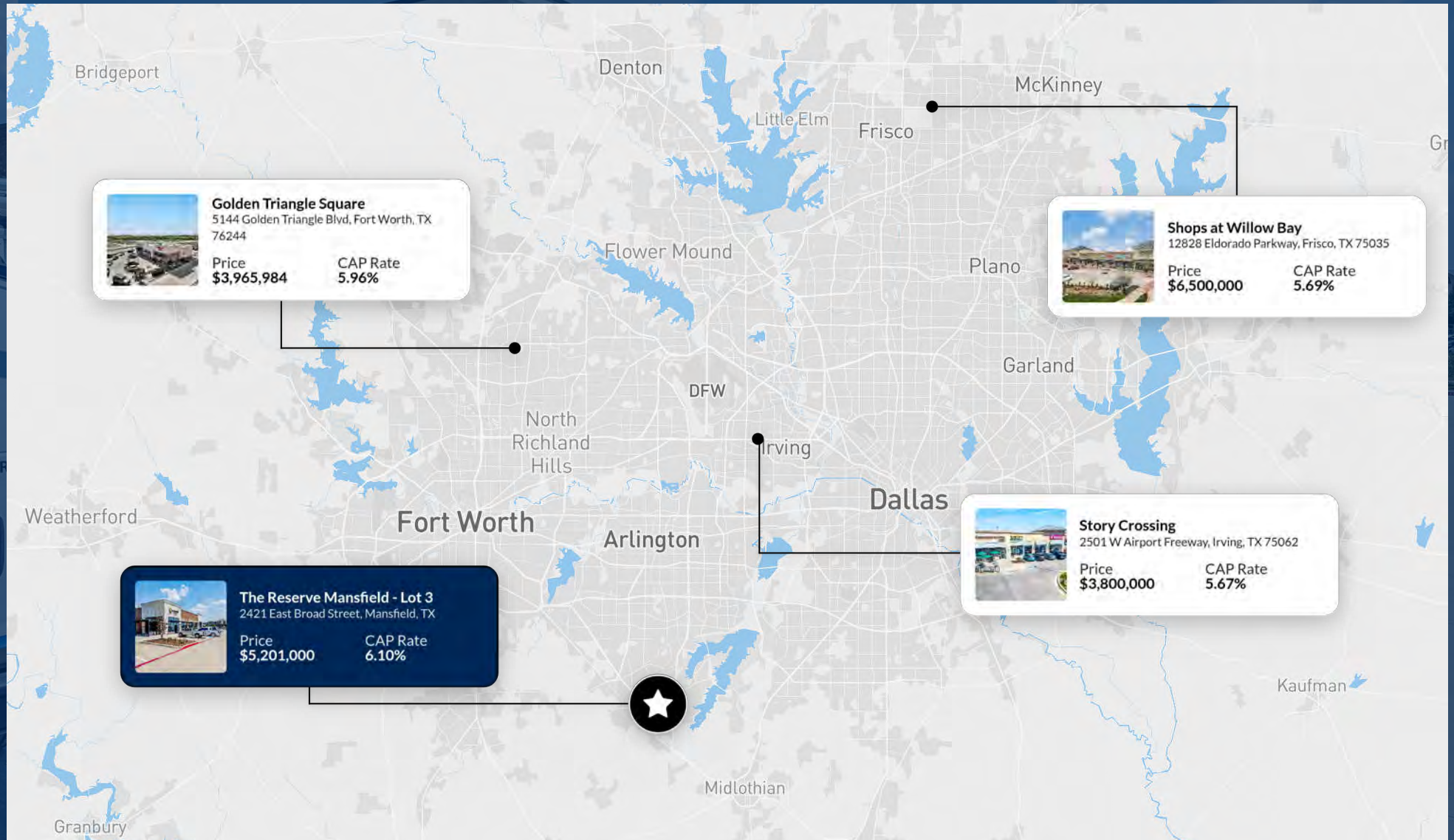
Address	2501 W Airport Freeway, Irving, TX 75062
Close of Escrow	7/29/2024
Price	\$3,800,000
Net Operating Income	215,649
Gross Leasable Area	6,038 SF
Price/Square Foot	\$595.00
CAP Rate	5.67%
Lot Size	1.15 acres
Year Built	2007
Major Tenants	Starbucks, T-Mobile, CBD Kratom



Golden Triangle Square

Address	5144 Golden Triangle Blvd, Fort Worth, TX 76244
Close of Escrow	9/24/2024
Price	\$3,965,984
Net Operating Income	\$236,730
Gross Leasable Area	6,300 SF
Price/Square Foot	\$629.52
CAP Rate	5.96%
Lot Size	1.06 acres
Year Built	2019
Major Tenants	Golden Triangle Dental, Rosatti's Chicago Pizza, Bazooka Charlie's, Dunkin'

Name	Address	Close of Escrow	Price	Net Operating Income	Gross Leasable Area	Price/Square Foot	CAP Rate	Lot Size	Year Built
The Reserve Mansfield - Lot 3	2421 East Broad Street, Mansfield, TX	-	\$5,201,000	\$317,288	7,008 SF	\$742.15	6.10%	0.97 Acres	2025
Shops at Willow Bay	12828 Eldorado Parkway, Frisco, TX 75035	10/24/2024	\$6,500,000	\$370,000	13,600 SF	\$477.94	5.69%	1.42 Acres	2020
Story Crossing	2501 W Airport Freeway, Irving, TX 75062	7/29/2024	\$3,800,000	\$215,649	6,038 SF	\$595.00	5.67%	1.15 Acres	2007
Golden Triangle Square	5144 Golden Triangle Blvd, Fort Worth, TX 76244	9/24/2024	\$3,965,984	\$236,730	6,300 SF	\$629.52	5.96%	1.06 Acres	2019





Rent Comparables



The Reserve Mansfield III

Address	2421 East Broad Street, Mansfield, TX
Average Base Rent	\$44.72
City, State	Mansfield, TX
Zip Code	76063
Occupancy	100%
GLA	7,008 SF
Parcel Size	0.97 AC
Year Built	2025



The Shops at Braod Street - P5

Address	1735 E Broad Street
Average Base Rent	\$43.00
City, State	Mansfield, TX
Zip Code	76063
Occupancy	100%
GLA	7,959 SF
Parcel Size	0.78 AC
Year Built	2020



Broad Street Commons

Address	3240 E Broad Street
Average Base Rent	\$48.64
City, State	Mansfield, TX
Zip Code	76063
Occupancy	100%
GLA	4,341 SF
Parcel Size	0.86 AC
Year Built	2012



The Shops at Broad Street - P7

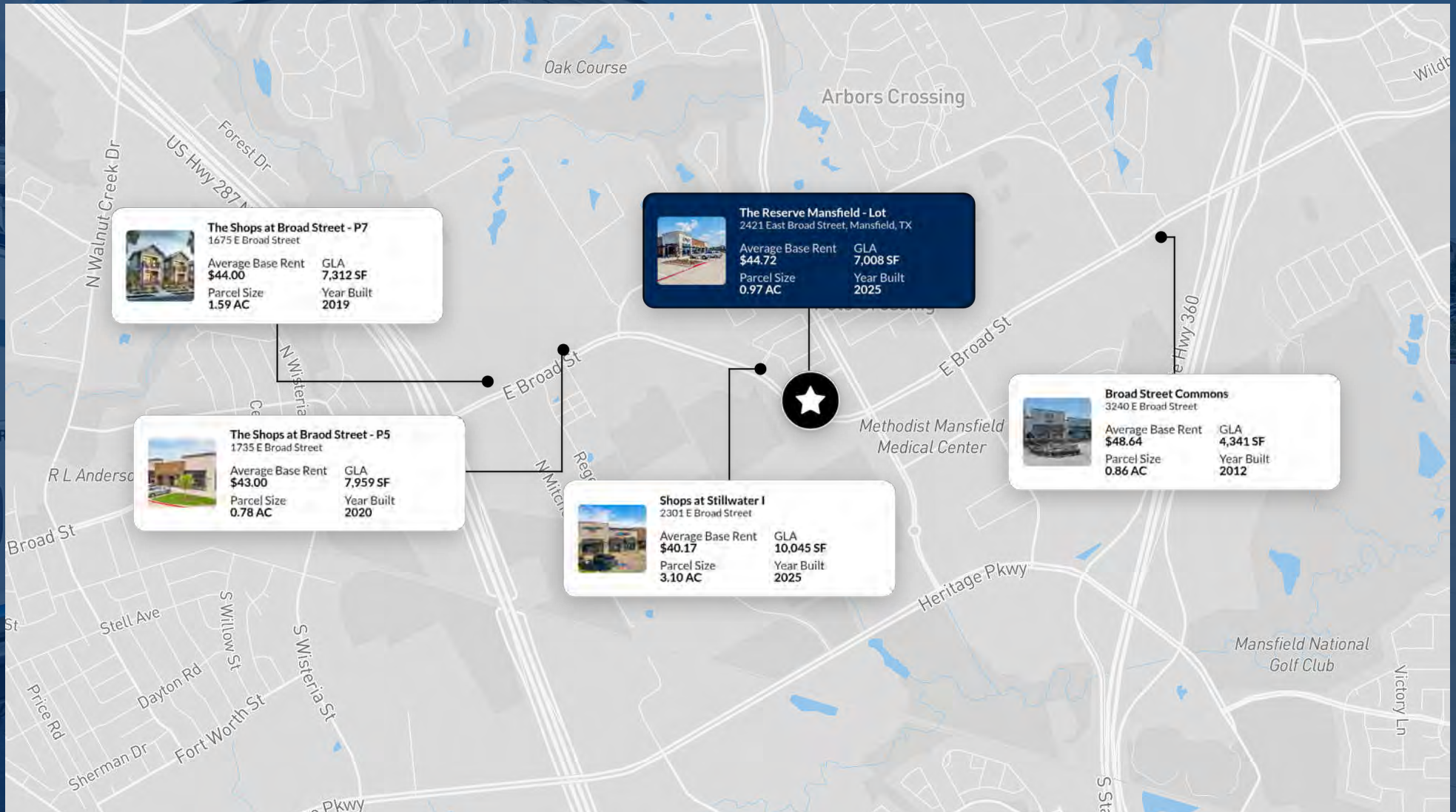
Address	1675 E Broad Street
Average Base Rent	\$44.00
City, State	Mansfield, TX
Zip Code	76063
Occupancy	100%
GLA	7,312 SF
Parcel Size	1.59 AC
Year Built	2019



Shops at Stillwater I

Address	2301 E Broad Street
Average Base Rent	\$40.17
City, State	Mansfield, TX
Zip Code	76063
Occupancy	100%
GLA	10,045 SF
Parcel Size	3.10 AC
Year Built	2025

Property Name	Address	City, State	Zip Code	Occupancy	GLA	Parcel Size	Year Built	Average Base Rent/SF
The Reserve Mansfield - Lot 3	2421 East Broad Street	Mansfield, TX	76063	100%	7,008 SF	0.97 AC	2025	\$44.72
The Shops at Braod Street - P5	1735 E Broad Street	Mansfield, TX	76063	100%	7,959 SF	0.78 AC	2020	\$ 43.00
Broad Street Commons	3240 E Broad Street	Mansfield, TX	76063	100%	4,341 SF	0.86 AC	2012	\$ 48.64
The Shops at Broad Street - P7	1675 E Broad Street	Mansfield, TX	76063	100%	7,312 SF	1.59 AC	2019	\$ 44.00
Shops at Stillwater I	2301 E Broad Street	Mansfield, TX	76063	100%	10,045 SF	3.10 AC	2025	\$ 40.17



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Demographics

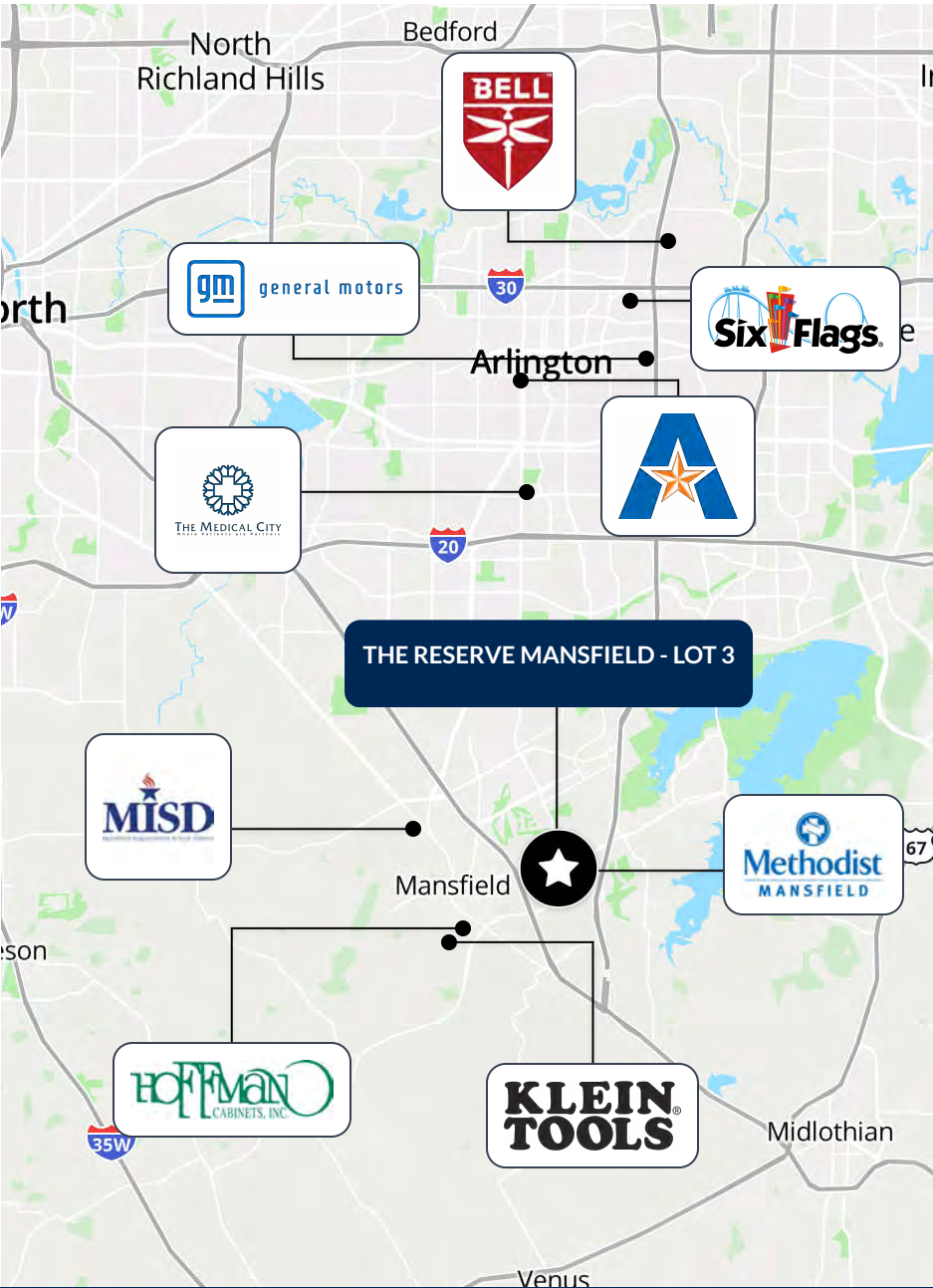
Population	1 Mile	3 Mile	5 Mile
2029 Projection	3,917	77,492	160,411
2024 Estimate	3,703	71,935	150,855
2020 Census	3,472	66,067	142,999
Growth 2024 - 2029	5.78%	7.73%	6.33%
Growth 2020 - 2024	6.65%	8.88%	5.49%
2024 Population by Hispanic Origin	417	15,252	33,910
2024 Population	3,703	71,935	150,855
White	2,579 (69.65%)	33,929 (47.17%)	60,636 (40.33%)
Black	414 (11.18%)	18,088 (25.14%)	43,295 (28.70%)
Am. Indian & Alaskan	15 (0.41%)	369 (0.51%)	1,795 (0.53%)
Asian	218 (5.89%)	4,476 (6.22%)	12,645 (8.38%)
Hawaiian & Pacific Island	3 (0.08%)	95 (0.13%)	181 (0.12%)
Other	475 (12.83%)	14,978 (20.82%)	33,100 (21.94%)
U.S. Armed Forces	37	245	433
Households			
2029 Projection	1,246	25,335	50,967
2024 Estimate	1,177	23,480	47,846
2020 Census	1,106	21,507	45,257
Growth 2024 - 2029	5.86%	7.90%	6.52%
Growth 2020 - 2024	6.42%	9.17%	5.72%
Owner Occupied	1,024 (87.00%)	16,862 (71.81%)	35,475 (74.14%)
Renter Occupied	153 (13.00%)	6,617 (28.18%)	12,370 (25.85%)
Avg. Household Income			
2024 Avg Household Income	\$173,797	\$123,770	\$122,402
2024 Med Household Income	\$149,657	\$103,927	\$101,766

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LEVY RETAIL GROUP

Major Employers



The area surrounding 2421 E Broad St in Mansfield, TX, features a stable and diverse employment landscape anchored by major institutions in education, manufacturing, healthcare, and advanced industry. The region benefits from the presence of The University of Texas at Arlington, a significant source of academic employment and research activity, along with General Motors and Bell Textron Inc., both driving substantial job creation in manufacturing and high-tech sectors. Local economic stability is further reinforced by Mansfield Independent School District—one of the largest area employers—as well as leading healthcare providers Methodist Mansfield Medical Center and Medical City Arlington, which collectively ensure robust healthcare employment. The industrial and logistics sectors are represented by firms such as Mouser Electronics, Klein Tools, and Hoffman Cabinets Inc., while Six Flags Over Texas adds a strong entertainment and seasonal employment component. The area is well-served by major roadways, supporting efficient commutes to significant employment centers throughout the Dallas-Fort Worth metroplex. This economic mix not only contributes to employment resilience but also sustains demand for commercial and residential properties, positioning Mansfield as a steadily growing and resilient market within the region.

Employer	Industry	Employees	Distance
University of Texas at Arlington	Education	6,200	18.5 mi
General Motors Arlington Assembly	Automotive Manufacturing	5,400	13.1 mi
Mansfield Independent School District	Education	4,800	4.4 mi
Six Flags Over Texas	Entertainment	4,000	15.6 mi
Bell Textron	Aerospace Manufacturing	3,800	15.7 mi
Medical City Arlington	Healthcare	1,600	9.7 mi
Methodist Mansfield Medical Center	Healthcare	1,400	0.5 mi
Klein Tools	Manufacturing	700	4.3 mi
Hoffman Cabinets Inc.	Manufacturing	500	3.6 mi



Information About Brokerage Services

11-03-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

• **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.

• **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information

about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Tim A. Speck

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Licensed Supervisor of Sales Agent/Associate

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Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

IABS 1-2



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