SECURE
NET LEASE

File Photo

Chick-fil-A

$3,650,000 | 4.00% CAP

601 N Cesar Chavez Rd, San Juan, TX 78589

- **Rent Commencement:** October 15, 2026 | **Brand New 15-Year Absolute NNN Ground Lease** | 10% Rent Increases Every 5 Years | (8) 5-Year Renewal Options
- **Outparcel to 150,000 SF Power Center** Anchored by Ross, Burlington, Boot Barn, dd's Discount, Five Below & More
- **Prime US-83 Corridor Location (20,000+ VPD) & Near I-2 (117,000 VPD)** | High-Visibility Corner | Direct Connectivity to McAllen, Pharr, Mission & Alamo
- **Thriving McAllen–Edinburg–Mission MSA** | 31% GDP Growth Since 2019 | $30B+ Economy | 43,000+ Retail Trade Jobs
- **Strategic Rio Grande Valley Cross-Border Retail Hub** | McAllen Generated $10.2B in 2024 Retail Sales | Strong International Commerce & Consumer Traffic

Chick-fil-A is the nation’s leading **quick-service** chicken brand, operating more than 3,100 restaurants and generating **$23.9 billion** in U.S. sales in 2025. The operator-led model includes franchised freestanding locations averaging **~$9.2 million** in annual sales and **ranking #1** in customer satisfaction.

File Photo

INVESTMENT OVERVIEW

CHICK-FIL-A SAN JUAN, TX

File Photo

CONTACT FOR DETAILS

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bob@securenetlease.com

$3,650,000

4.00% CAP

NOI	$146,000
Building Area	±5,000 SF
Land Area	±1.76 AC
Year Built	2026
Lease Type	Absolute NNN (Ground Lease)
Occupancy	100%

- **Rent Commencement:** October 15, 2026 (Est.)
- **Brand New 15-Year Absolute NNN Ground Lease** with 10% Rental Increases Every 5 Years in both the Primary Term and (8) 5-Year Renewal Options
- **Outparcel to 150,000 SF Power Center** Anchored by Ross, Burlington, Boot Barn, dd's Discount, & More
- **Prime Regional Corridor Location –** The property sits at the northwest corner of U.S. Highway 83 and N. Cesar Chavez Rd. (20,000+ VPD), a major east-west commercial artery connecting San Juan to McAllen, Pharr, Mission, and Alamo, ensuring consistent traffic flow and strong visibility to both local residents and regional commuters.
- **Excellent Interstate Access & Retail Synergy -** The property benefits from close proximity to Interstate Highway 2 (78,000+ VPD), a high-traffic regional thoroughfare. The site is also surrounded by national tenants like Walmart, H-E-B, and Whataburger, driving consistent cross-shopping traffic.
- **Thriving McAllen-Edinburg-Mission MSA Economy** – The surrounding MSA has posted a 31% increase in GDP over the past four years (from $23.02 billion in 2019 to $30.23 billion in 2023), driven in part by robust retail trade employment of over 43,000 jobs, underscoring the durability of consumer spending in the trade area.
- **Strategic Cross-Border Retail Hub –** The Rio Grande Valley continues to benefit from strong international connectivity and cross-border commerce, with McAllen alone generating $10.2 billion in gross retail sales in 2024, positioning this Chick-fil-A within one of South Texas's most resilient and high-traffic retail corridors.
- **Premier QSR Tenant Strength -** Chick-fil-A operates 3,100+ restaurants nationwide, with industry-leading ~$9.3M AUV and ranked #1 in U.S. customer satisfaction for 11 consecutive years.

SECURE NET LEASE

TENANT OVERVIEW

CHICK-FIL-A SAN JUAN, TX

Chick-fil-A

Lessee: CHICK-FIL-A, INC.

REVENUE
$23.9 BILLION (U.S.)

STOCK TICKER
PRIVATE (N/A)

LOCATIONS
3,100+ (U.S.)

chick-fil-a.com

Chick-fil-A is the largest quick-service chicken restaurant brand in the United States and one of the most profitable private restaurant companies.

Founded in 1946 in Hapeville, Georgia, the chain has expanded to over **3,100 U.S. locations** as of year-end 2024, with new restaurants continuing to open in 2025. The company generated **$23.9 billion** in U.S. systemwide **sales in 2025,** ranking third among all U.S. restaurant chains by revenue behind only McDonald's and Starbucks.

The brand's success is built on its operator-led franchise model, which empowers local franchisees while ensuring consistent quality and hospitality. This structure has driven extraordinary financial results: in 2024, franchised freestanding Chick-fil-A restaurants averaged approximately **$9.2 million** in annual sales, far exceeding the averages of most other major quick-service competitors. Chick-fil-A is also a perennial leader in customer experience, having **ranked #1** in the American Customer Satisfaction Index for quick-service restaurants for **11 consecutive years (2014–2024).** With a workforce of approximately **140,000,** the company remains one of the most stable and attractive tenants in the net lease market.

File Photo

IN THE NEWS

CHICK-FIL-A SAN JUAN, TX

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-AChick-fil-A volumes remained north of $9 million per location for traditional restaurants.

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.

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.

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.

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

Chick-fil-A Updates International Expansion Plans

AUGUST 26, 2025 (CHICK-FIL-A)

First Local Owner-Operators in Europe and Asia Named in Advance of 2025 Restaurant Openings

Chick-fil-A® will open its **first permanent restaurants** in Great Britain and Singapore later this year, led by local **Owner-Operators** who were born and raised in the countries where they will be serving Guests.

This fall, Chick-fil-A will open its first restaurant in Leeds as part of the company's commitment to open five restaurants in the U.K. in the first two years and invest more than $**100 million** in the U.K. in the next 10 years. In Singapore, the first Chick-fil-A restaurant - slated to open in late 2025 - marks the start of a 10-year, **$75 million investment.**

The first permanent UK location opened early 2025, with Singapore launching late 2025, as part of a multi-year international investment.

"Expanding in both Europe and Asia is a meaningful milestone for Chick-fil-A," said Andrew T. Cathy, chief executive officer of Chick-fil-A, Inc. "**The investments we're making** in the U.K. and Singapore not only present opportunities for our business, but are also a chance for us to bring what

makes Chick-fil-A special to new places – **great food and remarkable** hospitality, our unique franchise model and the positive impact we have in communities."

The restaurants will be led by local Owner-Operators with roots in the countries where the company is expanding, and each location will add **70-120 new jobs** from local hires.

- **In Great Britain,** the first Chick-fil-A restaurant will be led by local Owner-Operator Mike Hoy, who is from London and has extensive experience in the restaurant industry. Hoy's restaurant will open in Leeds in the fall of 2025.

EXPLORE ARTICLE

LEASE OVERVIEW

CHICK-FIL-A SAN JUAN, TX

Initial Lease Term	15-Years, Plus (8), 5-Year Options to Renew
Rent Commencement	October 15, 2026 (Est.)
Lease Expiration	October 15, 2041 (Est.)
Lease Type	Absolute NNN (Ground Lease)
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	$146,000.00
Annual Rent YRS 6-10	$160,500.00
Annual Rent YRS 11-15	$176,450.00
Option 1	$193,995.00
Option 2	$213,294.50
Option 3	$234,523.95
Option 4	$257,876.35
Option 5	$283,563.98
Option 6	$311,820.38
Option 7	$342,902.42
Option 8	$377,092.66

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.

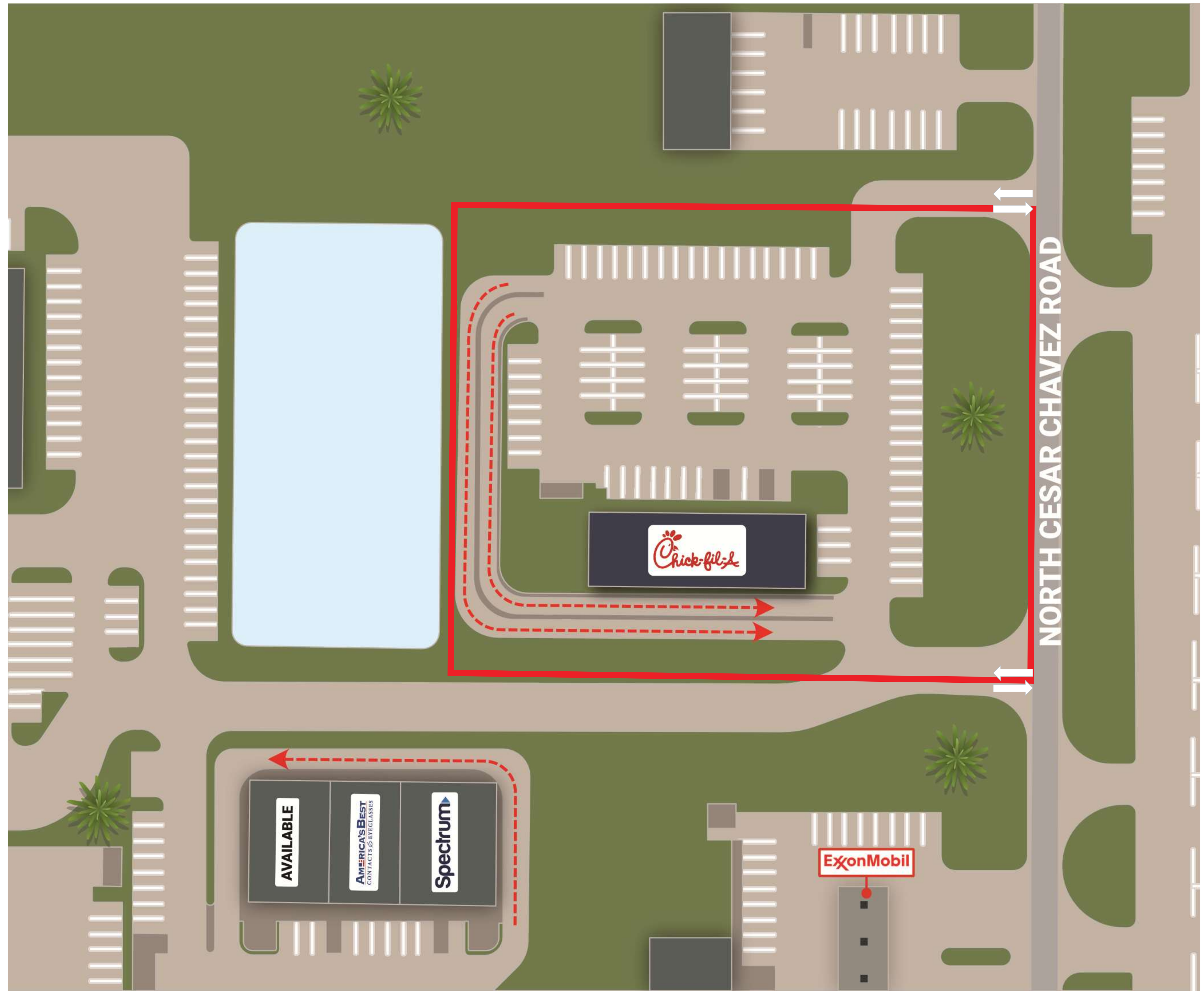

SUBJECT PROPERTY
NWC U.S. 83 & N. CESAR CHAVEZ RD.
NORTH CESAR CHAVEZ ROAD
±17,431 VPD
SOUTH CAGE BOULEVARD
±101,354 VPD
W BUSINESS 83
±22,748 VPD
±23,549 VPD
±117,000 VPD
495 TEXAS
83
BUSINESS 83
281
INTERSTATE 69C
INTERSTATE 2
ALLEN & WILLIAM ARNOLD ELEMENTARY SCHOOL (657 STUDENTS)
DR. WILLIAM LONG ELEMENTARY (767 STUDENTS)
ARNOLDO CANTU SR. ELEMENTARY (598 STUDENTS)
LYNDON B. JOHNSON MIDDLE SCHOOL (1,006 STUDENTS)
DRS. REED & MOCK ELEMENTARY (509 STUDENTS)
DONNA NORTH HIGH SCHOOL (1,974 STUDENTS)
AUDIE MURPHY MIDDLE SCHOOL (790 STUDENTS)
LIBERTY MIDDLE SCHOOL (742 STUDENTS)
PSJA EARLY COLLEGE HIGH SCHOOL (2,300 STUDENTS)
EDITH & ETHEL CARMAN ELEMENTARY (686 STUDENTS)
JOHN MCKEEVER ELEMENTARY (699 STUDENT)
CAPT D SALINAS ELEMENTARY SCHOOL (457 STUDENTS)
DORA M SAUCEDA MIDDLE SCHOOL (553 STUDENTS)
GERALDINE PALMER ELEMENTARY (657 STUDENTS)
PSJA MEMORIAL EARLY COLLEGE HIGH SCHOOL (1,997 STUDENTS)
J W CACERES ELEMENTARY SCHOOL (299 STUDENTS)
RIVAS ELEMENTARY (413 STUDENTS)
PSJA SOUTHWEST EARLY COLLEGE HIGH SCHOOL (1,588 STUDENTS)
MARCIA R. GARZA ELEMENTARY (545 STUDENTS)
DOLLAR GENERAL
DOLLAR TREE
FAMILY DOLLAR
Walmart Neighborhood Market
Walmart Supercenter
sam's club
O'Reilly AUTO PARTS
LONESTAR ELECTRIC SUPPLY
Hampton
LA QUINTA
CIRCLE K
Comfort INN & SUITES
Public Storage
metro by T-Mobile
Little Caesars
ASHLEY
Staples
THE HOME DEPOT
TJ·MAXX
Academy SPORTS+OUTDOORS
CINEMARK
five BELOW
IKEA
HYUNDAI
TOYOTA
NISSAN
Ford
COSTCO WHOLESALE
LOWE'S
SKECHERS
MATTRESSFIRM
SHERWIN-WILLIAMS
DISCOUNT TIRE
at home
BEST BUY
CARMAX
H-E-B
BUDDY'S HOME FURNISHINGS
PANDA EXPRESS
SONIC
GOLDEN CHICK
CHURCH'S
Chick-fil-A
Spectrum
AMERICA'S BEST CONTACTS & EYEGLASSES
ACURA
Audi
LAND ROVER
planet fitness
CVS pharmacy
POPEYES
IHOP
AutoZone
Olive Garden
Denny's
DUNKIN'
BUFFALO WILD WINGS
PAPA JOHNS
TAKE 5
Dutch Bros
SUBWAY
Pizza Hut
WHATABURGER
DQ
U-HAUL
stripes
SHOE DEPT.
SALLY.
CATO
Jack in the box

Burlington
BOOT BARN
ROSS DRESS FOR LESS
dd's DISCOUNTS
Chick-fil-A
SUBJECT PROPERTY
NWC U.S. 83 & N. CESAR CHAVEZ RD.
MERCADOME
OPENING
OCTOBER 15, 2026
dd's DISCOUNTS
ROSS DRESS FOR LESS
Burlington
BOOT BARN
AVAILABLE 6,010 SF
LOT 7
LOT 6
Chick-fil-A
SECURITY SERVICE FEDERAL CREDIT UNION
Exxon
ExxonMobil
AVAILABLE
AVAILABLE
AVAILABLE
Spectrum
AMERICA'S BEST CONTACTS & EYEGLASSES
LOT 5 1.14 AC
LOT 4 0.91 AC
LOT 3 0.91 AC
LOT 2 1.30 AC
INTERSTATE TEXAS 2
83
±78,000 VPD
Walmart Supercenter
BANK OF AMERICA
MURPHY USA
Olive Garden ITALIAN KITCHEN
Denny's
POPEYES
DUNKIN'
TAKE 5
CASH STORE
AGUA DENTAL
Just-a-Cut
PAPA JOHNS
BUFFALO WILD WINGS
ACURA
Jack in the box
NORTH CESAR CHAVEZ ROAD
±17,431 VPD
DOLLAR TREE
SHOE DEPT.
GameStop
SALLY.
planet fitness
WINGSTOP
CATO

SITE OVERVIEW

CHICK-FIL-A SAN JUAN, TX

Year Built	2026
Building Area	±5,000 SF
Land Area	±1.76 AC



File Photo

NEIGHBORING RETAILERS

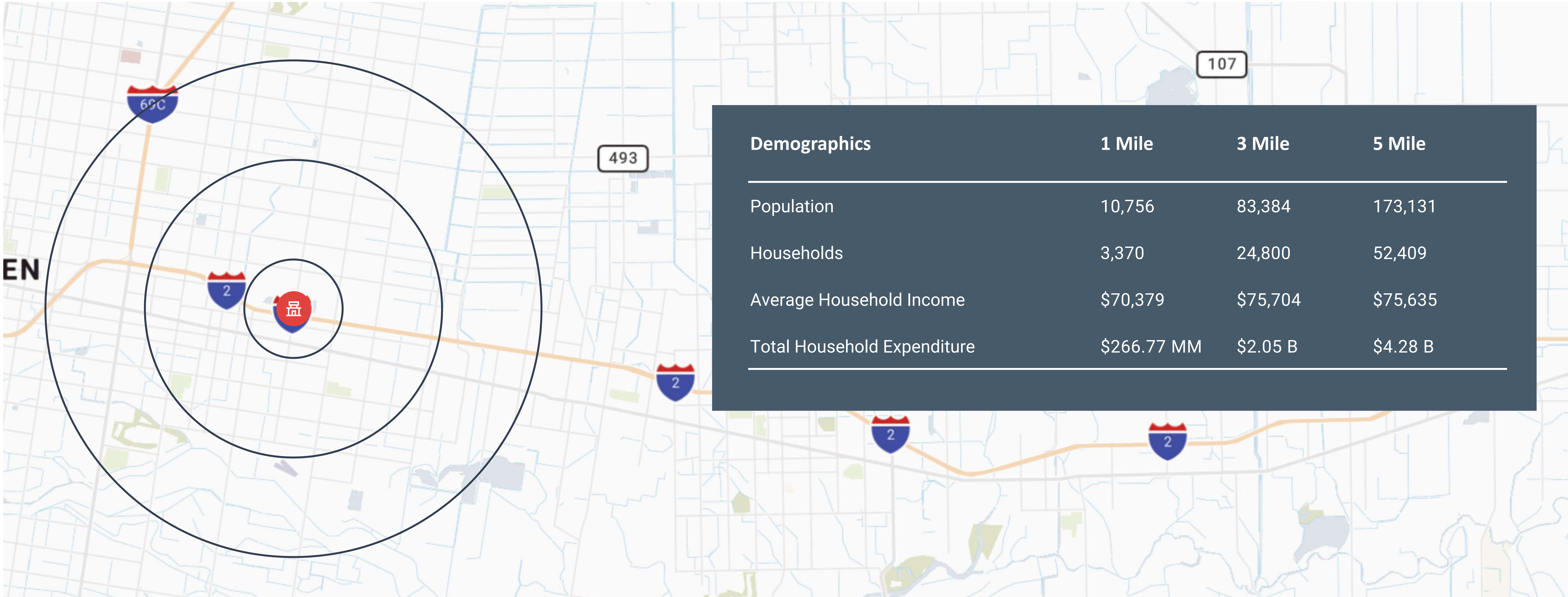
- Walmart Supercenter
- The Home Depot
- Lowe's
- H-E-B
- Burlington
- ROSS Dress For Less
- Five Below
- Planet Fitness
- Boot Barn
- Shoe Dept.
- Dollar Tree
- DD's Discount

CONSTRUCTION PROGRESS: AS OF AUGUST 15, 2026

CHICK-FIL-A SAN JUAN, TX

LOCATION OVERVIEW

CHICK-FIL-A SAN JUAN, TX



Demographics	1 Mile	3 Mile	5 Mile
Population	10,756	83,384	173,131
Households	3,370	24,800	52,409
Average Household Income	$70,379	$75,704	$75,635
Total Household Expenditure	$266.77 MM	$2.05 B	$4.28 B

HIDALGO COUNTY ECONOMIC DRIVERS (EMPLOYEES)

1. Doctor's Hospital at Renaissance *(6,423)*
2. University of Texas-Rio Grande Valley *(5,257)*
3. Pharr-San Juan-Alamo Independent School District *(5,000)*
4. Edinburg Consolidated Independent School District *(4,993)*
5. US Customs and Border Patrol *(3,700)*
6. Hidalgo County *(3,579)*
7. McAllen Independent School District *(3,400)*
8. City of McAllen *(2,566)*
9. Donna Independent School District *(2,360)*
10. Mission Independent School District *(2,290)*

LOCATION OVERVIEW

CHICK-FIL-A SAN JUAN, TX

San Juan

Texas

37,868
Population

$56,562
Median Household Income

Largest Metro Economy in the U.S.
#42

Pharr-Reynosa International Bridge
#1 COMMERCIAL TRUCK CROSSING IN ALL OF TEXAS

San Juan, Texas is a fast-growing city of 37,868 residents in the heart of Hidalgo County's Rio Grande Valley — one of the youngest consumer markets in the state, with a median age of just 29.7 years.

San Juan sits immediately adjacent to Pharr, giving the trade area direct access to the Pharr-Reynosa International Bridge, the #1 commercial truck crossing in all of Texas, processing billions in cross-border trade annually and generating nearly $3 million per month in bridge revenue alone.

San Juan is a fast-growing, youthful city of nearly 38,000 residents in the heart of the Rio Grande Valley, benefiting from its proximity to the Pharr-Reynosa International Bridge and an expanding retail corridor along Expressway 83.

South Texas Health System ER Pharr, which opened in October 2024, and South Texas College's main Pecan Campus — one of the largest community colleges in Texas with 28,000+ students enrolled — are both within a short drive of San Juan, reinforcing the shared regional draw for daily traffic and consumer spending. San Juan's own commercial corridor along Expressway 83/Business 83 continues to densify, with new retail developments such as the Shops at Chavez (anchored by an incoming Ross Dress for Less) underway and expected to complete in early 2026. The San Juan Economic Development Corporation reports the city saw $21.5 million-plus in reported development value, 45-plus acres of new commercial development, and a combined $80 million in commercial investment over the past year. On the industrial side, a newly announced Majestic Realty project in San Juan is projected to bring $41 million in capital investment over its first five years and $103 million over ten years, underscoring the city's growing logistics and industrial footprint tied to the broader nearshoring boom reshaping the RGV. San Juan's population has grown steadily from 35,294 at the 2020 census to nearly 37,900 today, and — paired with Pharr's parallel growth and nearly $1 billion regional investment pipeline — the two adjacent cities form one continuous, high-growth retail and logistics corridor along the U.S.-Mexico border.

LOCATION OVERVIEW

CHICK-FIL-A SAN JUAN, TX

McAllen-Edinburg-Mission MSA

Texas

921,549
Population

$54,338
Median Household Income

One of the Fastest Growing MSAs in Texas

Fast Growing

Sustained Economic Momentum

$23.99B GDP

The McAllen-Edinburg-Mission MSA — encompassing Hidalgo County, including Pharr, San Juan, McAllen, Edinburg, and Mission — is home to roughly 921,549 residents as of 2025, up from 913,612 in 2024, making it one of the fastest-growing metro areas in Texas.

The region added 8,200 jobs in the year ending September 2024 (3.3% growth), with real GDP reaching $23.99 billion in 2023, up from $23.11 billion in 2022, underscoring sustained economic momentum.

The McAllen-Edinburg-Mission MSA is one of Texas's fastest-growing and most economically dynamic metros, with over 921,000 residents, steady job and GDP growth, and a diversified base spanning healthcare, retail, logistics, and cross-border trade.

Healthcare leads the employment base at 30.5% of the workforce, anchored by systems like DHR Health and South Texas Health System, alongside a growing contact-center industry (T-Mobile, Spectrum, Ticketmaster) and major employers such as Frito-Lay and H-E-B. As a binational metro anchored by international bridges including Pharr-Reynosa, the MSA is a key nearshoring and logistics hub, with construction activity surging — building permit values hit $125.4 million in March 2026 alone, up 129.3% year-over-year — signaling strong investor confidence in the region's continued retail and consumer growth

IN THE NEWS

CHICK-FIL-A SAN JUAN, TX

Pharr EDC Closes 2025 With Strong Investment Pipeline

ISBAC MARTÍNEZ, JANUARY 6, 2026 (PRO TEXAS INDUSTRY)

The Pharr Economic Development Corporation (Pharr EDC) closed 2025 with solid results and a strong foundation for a new cycle of economic growth, supported by an active pipeline of industrial, logistics, and commercial investments expected to continue materializing throughout 2026.

Pharr EDC attracted more than $500 million in confirmed investment during 2025, with its broader pipeline positioning the city to approach nearly $1 billion in cumulative investment in early 2026. Key developments include new industrial warehouses, logistics centers, commercial businesses, and reinvestments by existing companies expanding their footprint — reflecting a strategic diversification that now emphasizes commercial, service-based, and multifamily residential development alongside Pharr's established industrial infrastructure.

EXPLORE ARTICLE

McAllen Reports Record Growth, Strategic Infrastructure Expansion at 2026 State of the City

ISBAC MARTÍNEZ, FEBRUARY 12, 2026 (PRO TEXAS INDUSTRY)

Mayor Javier Villalobos delivered McAllen's 2026 State of the City at the McAllen Convention Center before more than 1,300 attendees, outlining what city leaders described as one of the strongest periods of economic expansion and urban transformation in McAllen's recent history.

McAllen reported nearly $5 billion in taxable sales generating close to $100 million in sales tax revenue, ranking the city among Texas leaders in per-capita collections. The city also posted more than $507 million in residential and commercial construction — a 40% increase year over year — while issuing approximately 1,300 housing permits and recording its lowest crime rate in 40 years, collectively reinforcing investor confidence in the McAllen-Edinburg-Mission MSA.

EXPLORE ARTICLE

Starbase: Driving Growth in the Rio Grande Valley of South Texas

JANUARY 9, 2026 (PRO TEXAS INDUSTRY)

SpaceX's presence in the Rio Grande Valley continues to drive significant economic growth, with the company's operations and the relocation of its corporate headquarters from California to Starbase, Texas injecting billions of dollars into the local economy while creating thousands of high-paying jobs.

Between 2024 and 2026, SpaceX operations are projected to generate $13 billion in gross output, with over $350 million in indirect taxes supporting schools, public services, and infrastructure across the region. Starbase plans to nearly double its workforce to approximately 8,000 direct employees in 2026, supporting an estimated 24,000 local jobs overall — signaling long-term, large-scale investment that is reshaping the Rio Grande Valley into a nationally recognized economic corridor.

EXPLORE ARTICLE

Avant Technology Plans Expansion in Pharr, Texas, Creating 250 New Jobs

JUNE 21, 2026 (INTELLIGENCE360)

According to state and local development sources, Avant Technology plans to invest $20 million to expand its operations in Pharr, Texas, creating 250 new jobs at the facility.

Founded in 1984, Avant Technology is a specialized designer and manufacturer of DRAM, solid state, and removable storage subassemblies serving enterprise OEM customers. The company plans to complete the Pharr expansion on or about May 1, 2027, further demonstrating the city's growing appeal as a nearshore manufacturing hub and reinforcing the depth of Pharr's industrial and technology employment base.

EXPLORE ARTICLE

Anzalduas Bridge Prepares for Northbound Cargo Launch

MAY 21, 2026 (RIO GRANDE VALLEY BUSINESS JOURNAL)

The $88 million expansion project at Anzalduas International Bridge will add commercial inspection lanes and cargo infrastructure, significantly expanding the Rio Grande Valley's trade and logistics capacity.

The Anzalduas bridge upgrade transforms the crossing from a passenger-only facility into a full-service commercial cargo port of entry, adding inspection bays, unified customs technology, and additional truck lanes. The project positions the McAllen metro area — already one of the busiest trade corridors on the U.S.-Mexico border — to capture a larger share of nearshoring-driven freight volume, directly benefiting the surrounding trade area's commercial and industrial demand.

EXPLORE ARTICLE

$50M Retail Project Planned Near Tres Lagos in McAllen

APRIL 21, 2026 (RIO GRANDE VALLEY BUSINESS JOURNAL)

A $50 million retail development known as Ware Village is planned at the corner of State Highway 107 and a major McAllen corridor, representing one of the largest new retail investments in the metro area in recent years.

The 36-acre development is backed by a McAllen incentive agreement that shares sales tax revenue and future property tax gains with the developer, underscoring the city's commitment to attracting major commercial investment. The project adds to an already active pipeline of retail construction across the McAllen-Edinburg-Mission MSA, signaling sustained consumer demand and developer confidence in the region's long-term growth trajectory.

EXPLORE ARTICLE

A Year of Becoming: The Rio Grande Valley in 2026

JANUARY 6, 2026 (RIO GRANDE VALLEY BUSINESS JOURNAL)

Bridge expansions, LNG construction, SpaceX growth, and trade shifts are reshaping the Rio Grande Valley — making 2026 one of the most consequential years in the region's economic history.

A rail connection linking Monterrey to Florida through Brownsville, the opening of expanded international bridge infrastructure, and the continued buildout of Rio Grande LNG are among the transformational projects reshaping the region's investment profile. Development at the former McAllen Civic Center site is also beginning to take shape, reinforcing the Valley's evolution from a border trade zone into a diversified, nationally significant economic corridor.

EXPLORE ARTICLE

RGV Construction Projects to Watch in 2026

JANUARY 4, 2026 (RIO GRANDE VALLEY BUSINESS JOURNAL)

Hundreds of construction projects are underway across the Rio Grande Valley in 2026, with several major retail and commercial developments poised to reshape trade areas throughout Hidalgo County.

Among the most notable is the $52 million Shops at Mercedes, a 28-acre retail center along Interstate 2 set to include Marshalls, Burlington, Boot Barn, and Ross. Additional projects across the MSA include a $50 million mixed-use development near Tres Lagos in McAllen and multiple new food and beverage tenants entering the market for the first time, collectively reflecting the region's strong absorption of retail square footage and expanding consumer base.

EXPLORE ARTICLE

MCALLEN-EDINBURG-MISSION MSA

CHICK-FIL-A SAN JUAN, TX

SECURE
NET LEASE

CALL FOR ADDITIONAL INFORMATION

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(214) 522-7200

Los Angeles

Office

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El Segundo, CA 90245

(424) 320-2321

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Bob Moorhead
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TEXAS DISCLAIMER

CHICK-FIL-A SAN JUAN, 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.