

# THE LEARNING EXPERIENCE

Academy of Early Education

**BRAND NEW CONSTRUCTION**  
**RARE 20 YEAR ABSOLUTE NNN LEASE**  
**STRONG CORPORATE GUARANTY**

1195 W FM 3040  
LEWISVILLE, TX 75067  
**DALLAS MSA**

**OPENED FOR  
BUSINESS  
MAY 20th, 2026!**



**Marcus & Millichap**  
NNN DEAL GROUP

**OFFERING MEMORANDUM**

ACTUAL SITE

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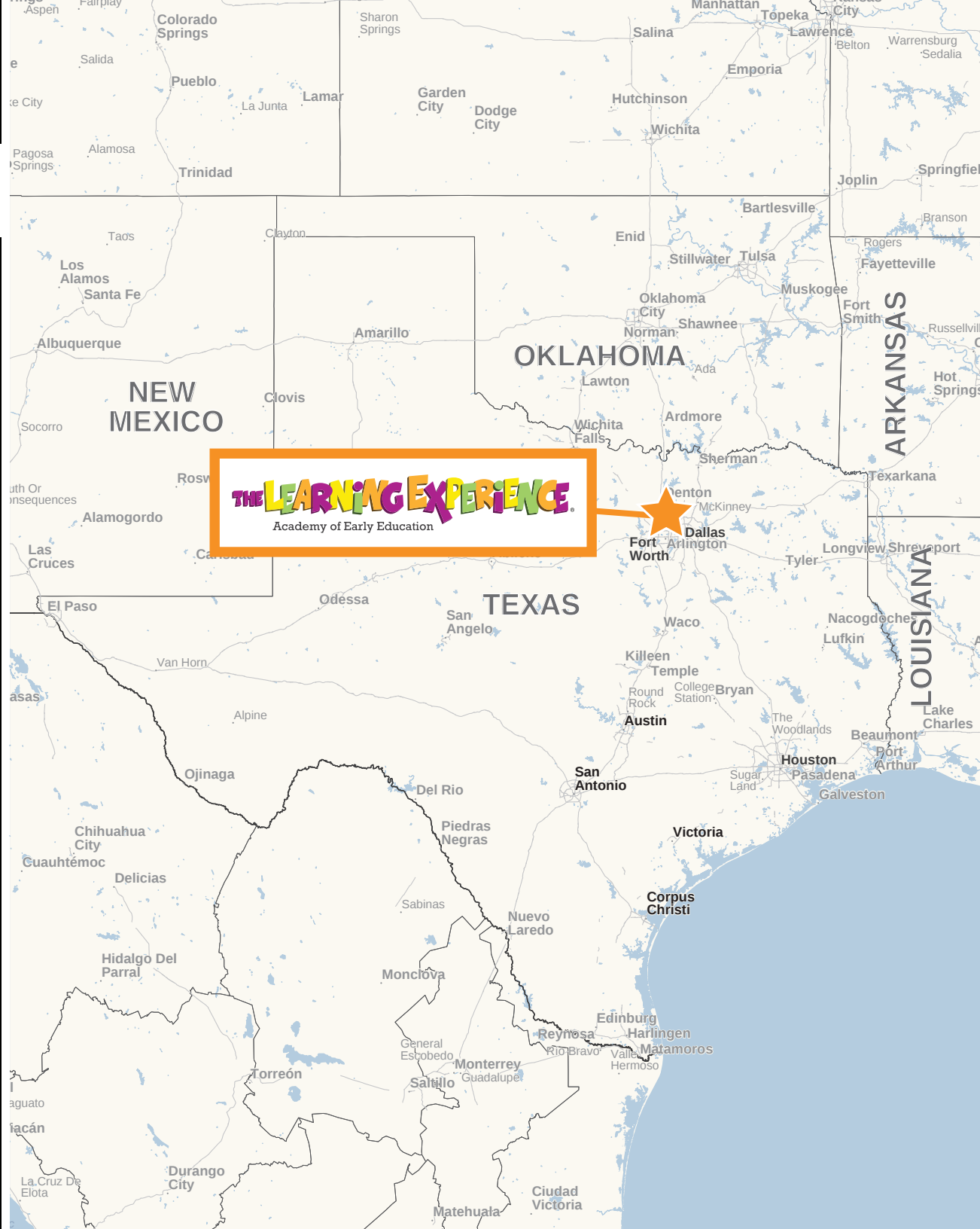
## Marcus & Millichap NNN DEAL GROUP

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## INVESTMENT SUMMARY

1195 W FM 3040, LEWISVILLE, TX 75067

**PRICE:** \$6,014,000

**CAP:** 7.15%

**NOI:** \$430,000

### LEASE ABSTRACT

|                           |                   |
|---------------------------|-------------------|
| LEASE TYPE                | Absolute NNN      |
| LEASE START               | 5/20/2026         |
| LEASE EXPIRATION          | 5/20/2046         |
| LEASE TERM                | 20 Years          |
| RENEWAL OPTIONS           | 2x5               |
| RENT INCREASES            | 12% Every 5 Years |
| LANDLORD OBLIGATIONS      | None At All       |
| GROSS LEASABLE AREA (GLA) | 10,000 SF         |
| LOT SIZE                  | 1.14 Acres        |
| YEAR BUILT                | 2026              |

### ANNUALIZED OPERATING DATA

| BASE TERM   | ANNUAL RENT | CAP RATE |
|-------------|-------------|----------|
| YEARS 1-5   | \$430,000   | 7.15%    |
| YEARS 6-10  | \$481,600   | 8.01%    |
| YEARS 11-15 | \$539,392   | 8.97%    |
| YEARS 16-20 | \$604,119   | 10.05%   |
| Option 1    | \$676,613   | 11.25%   |
| Option 2    | \$757,807   | 12.60%   |

**Marcus & Millichap**  
NNN DEAL GROUP

# INVESTMENT HIGHLIGHTS



## RARE 20 YEAR ABSOLUTE NNN LEASE

Truly passive ownership with zero landlord responsibilities, set to commence May 2026



## BRAND NEW CONSTRUCTION

Modern facility built to attract long-term tenant stability



## CORPORATE GUARANTEED TENANT

Industry leading, #1 ranked Childcare and Education franchise, operating over 460 locations nationwide



## TEXAS TAX-FREE STATE

Investors benefit from no state income tax



## RAPIDLY EXPANDING DALLAS-FORT WORTH METROPLEX

Projected population growth within 1 mile from the subject site is 3.21% over the next 5 years



## STRONG DEMOGRAPHICS

Dense and affluent immediate area, with average household incomes of \$142,000 within 1 mile





Garden Ridge Elementary School

Forest Vista Elementary School

**SUBWAY** Starbucks

**THE LEARNING EXPERIENCE**  
Academy of Early Education

**HTeaO**  
TEXAS BORN & BREWED

W ROUND GROVE RD - 34,166 VPD

Lewisville High School

**Kroger**

Parkway Elementary School

Walgreens  
McDonald's

INDUSTRIAL AREA

121

SAM RAYBURN TOLLWAY - 67,380 VPD

INDUSTRIAL AREA

**DFW Airport - 7 Miles**  
**Fort Worth - 30 Miles**  
**Dallas - 20 Miles**

**Firestone**  
TACO BELL Burger King

NISSAN

TOYOTA

CHEVROLET

**FERGUSON**

**Advance Auto Parts**

**TARGET**  
Starbucks KFC  
AT&T

**Burlington** **Marshall's**  
**HOBBY LOBBY**  
**DOLLAR TREE** **PET SMART**  
**OfficeMax** **McDonald's**  
**SKECHERS** **Wendy's** **OLD NAVY**  
**five BELOW** **AT&T**

HONDA

**at home**  
The Home & Holiday Superstore  
**Academy**  
SPORTS+OUTDOORS  
**OLLIE'S OUTLET**  
GOOD STUFF CHEAP

**PET SUPPLIES PLUS**  
Save money. Save time. Shop local.

**Walmart**  
Supercenter

**POPEYES**

**MATTRESS FIRM**

Dillard's

**petco**  
**ROSS**  
DRESS FOR LESS  
**HARBOR FREIGHT**

**SUBWAY**

**COSTCO**  
WHOLESALE

DSW  
DESIGNER SHOE WAREHOUSE  
**ULTA**  
BEAUTY

**Firestone**

Starbucks  
**Market STREET**  
**PAPA JOHN'S**  
WHATABURGER

Coppell High School

Walgreens

**CVS pharmacy**



Westside Aquatic  
Center

Lewisville High School



W FM 3040 / W ROUND GROVE RD -34,166 VPD

**THE LEARNING EXPERIENCE**  
Academy of Early Education

*Avalon*  
Memory Care

Parkway Elementary School



**THE LEARNING EXPERIENCE**  
Academy of Early Education

**Parkway Elementary School**

*Avalon*  
Memory Care

W FM 3040 / W ROUND GROVE RD -34,166 VPD



TECCW  
Lewisville Independent  
School District



Westside Aquatic  
Center



McDonald's

Walgreens



Parkway Elementary School



W FM 3040 / W ROUND GROVE RD -34,166 VPD



Lewisville High School

THE LEARNING EXPERIENCE  
Academy of Early Education

W FM 3040 / W ROUND GROVE RD 34,166 VPD

Parkway Elementary School

Avalon  
Memory Care

SITE PLAN



# TENANT SUMMARY

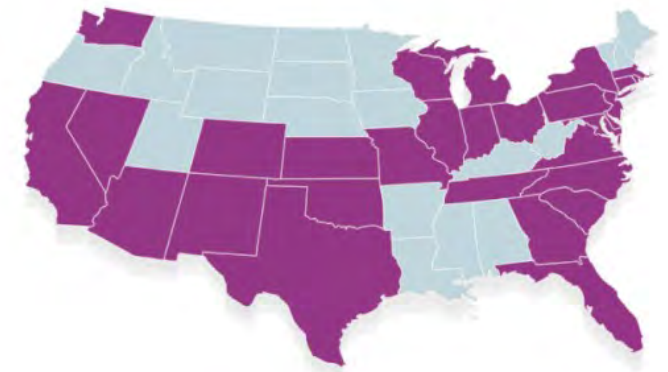


The Learning Experience is the **#1 ranked** childcare franchise and is experiencing record breaking growth in 2025, marking one of the strongest development years in company history. The brand currently operates 469 centers with 276 additional locations in development across 35 states and internationally. In 2025 alone, TLE signed 80 new leases, the most in a single year, and matched its all time high of 57 center openings. The company has an aggressive but clearly defined growth roadmap, targeting 65 openings in 2026, 75 the following year, and 90 plus new centers annually within five years.

This momentum is driven by strong franchise demand, a proven prototype, and a reliable long term operating model within the resilient childcare sector. With a multi-year development pipeline that provides visibility well into the future, TLE offers developers stable partnerships, predictable income potential, and institutional quality real estate opportunities, reinforcing its position as one of the **most dynamic brands in the early education industry**.

## ABOUT THE FOUNDERS

The Weissman family has been shaping the childcare industry for over 40 years, establishing trusted brands and creating learning environments that inspire children to grow, play, and thrive. In 1987, Michael Weissman and his son Richard acquired Tutor Time, a childcare company with over 200 centers across 25 states and four countries. In 2002, they launched The Learning Experience brand, and for more than 20 years, The Learning Experience has flourished and remained dedicated to providing excellence in early education.



NATIONWIDE TLE LOCATIONS



Year Founded  
**2002**



Headquarters  
**Deerfield Beach, FL**



Ranked  
**#1 Childcare Franchise  
&  
#1 Education Franchise**



Locations  
**469 Open  
276 Under Development**



Employees  
**10,000+**

## LEWISVILLE, TEXAS

Lewisville, Texas is a growing city in the Dallas Fort Worth metroplex strategically located near DFW International Airport and major highways. The local economy is diverse, with strengths in logistics, healthcare, retail, manufacturing, and professional services, supported by access to the larger DFW labor force. Ongoing developments, along with continued revitalization of Old Town Lewisville, are driving new residential and commercial growth. Lewisville offers solid long term economic stability and investment appeal.

## DALLAS-FORT WORTH

The Dallas-Fort Worth Metroplex is the fourth-most populous metro in the nation, with 8.2 million residents. It encompasses 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house approximately 1.3 million and 980,000 residents, respectively. Strong corporate relocations and the resulting job gains continue to draw new residents to the region, which has added more than 820,000 people over the past five years.

### METRO HIGHLIGHTS



#### LARGE CORPORATE BASE

The Metroplex is home to 23 Fortune 500 companies and many regional headquarters, drawing workers and residents.



#### SUBSTANTIAL POPULATION GAINS

Dallas-Fort Worth was the fourth-fastest growing major metro over the past decade — a trend that is set to continue for the near future.



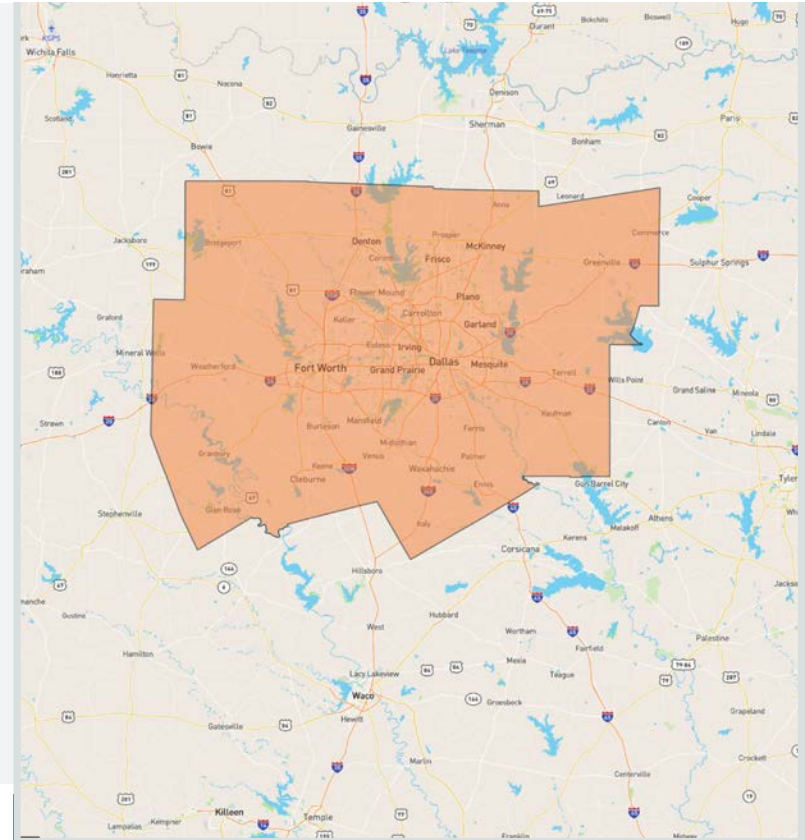
#### MAJOR DISTRIBUTION CENTER

The area's extensive network of rail and highways, along with the International Inland Port of Dallas and multiple airports, solidify its status as a national distribution hub.



## TRANSPORTATION

- The Dallas-Fort Worth metroplex is linked to the rest of the country by a network of inter-states: Interstates 20, 30, 35E/W and 45, along with the inner-city loops I-635 and I-820.
- Dallas Area Rapid Transit covers Dallas and surrounding cities, consisting of buses and a light rail system. The system had a ridership exceeding 22 million in 2024. Trinity Railway Express and Amtrak also provide passenger rail service.
- Freight-serving lines in the region include Union Pacific, BNSF and Kansas City Southern. BNSF is headquartered in Fort Worth. Via rail to Port Houston, as well as Highways 20 and 45, the International Inland Port of Dallas connects the region to global markets.
- Two airports that service passengers are Dallas/Fort Worth International and Dallas Love Field, while Fort Worth Alliance is the center of a major cargo alliance. There are also 13 smaller airports in the area. The Alliance Global Logistics Hub is one of two intermodal facilities in Texas that connects road, rail and air.



7

INTERSTATES  
across  
the metro



2

Major  
AIRLINES  
based locally



<4

HOURS of FLIGHT  
Time to East or  
West Coasts



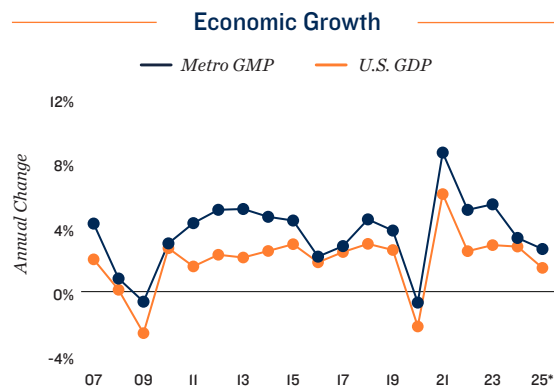
MORE THAN

90

Miles of a Light Rail System  
Serving Dallas and Surround-  
ing Cities

## ECONOMY

- The Metroplex offers a central U.S. location, no state income tax and a business-friendly regulatory environment that includes right-to-work laws —factors frequently cited by employers during site selection.
- Dallas-Fort Worth is one of the nation's largest employment markets, with nearly 4.3 million jobs as of early 2025 — double the labor force size in 1993.
- The region is home to numerous Fortune 500 companies in a variety of sectors, including American Airlines Group, Southwest Airlines, Exxon Mobil, McKesson, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark, HF Sinclair, Charles Schwab, Texas Instruments, AECOM and D.R. Horton.
- The area is forecast to add the greatest number of new positions among major U.S. markets in 2025. Dallas-Fort Worth also led the country in net employment growth since the onset of the pandemic in 2020.
- Economic expansion will be further fueled by a rise in financial services and high-tech companies.



\* Forecast

## SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

## MAJOR AREA EMPLOYERS

- Frito-Lay Inc.
- Woot Services LLC
- UT Southwestern Medical Center
- Tandy Financial Services
- Vrio Corp
- Thryv Holdings, Inc.
- Exco Holdings, Inc.
- Lockheed Martin
- Boeing Company
- Verizon Business Network Services

QUALITY OF LIFE

The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and activities at the metro’s several reservoirs. Dallas-Fort Worth also hosts professional teams in baseball, football, hockey and basketball.

Numerous educational institutions contribute to a continued supply of educated workers. The University of Texas at Dallas, University of North Texas, Texas Woman’s University, Denton, Southern Methodist University, Texas Christian University and the University of Texas at Arlington are among the numerous higher education institutions in the region. Metroplex residents are proximate to nationally recognized health centers, including Parkland Memorial Hospital, Baylor University Medical Center and Texas Health Harris Methodist Hospital Fort Worth. Four medical schools also contribute to Dallas-Fort Worth’s excellent health care network.

\$391,500

Median  
Home Price



150+

Museums and  
Art Galleries



150+

Private and Public  
Golf Courses



SPORTS

- Baseball | **MLB** | Texas Rangers
- Football | **NFL** | Dallas Cowboys
- Basketball | **NBA** | Dallas Mavericks
- Ice Hockey | **NHL** | Dallas Stars
- Soccer | **MLS** | FC Dallas
- Basketball | **WNBA** | Dallas Wings



EDUCATION

- University of Texas at Dallas
- University of North Texas at Dallas
- Southern Methodist University
- Texas Christian University
- University of Dallas
- Texas Woman’s University, Denton



ARTS & ENTERTAINMENT

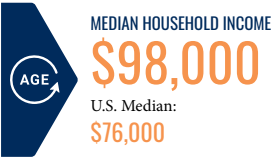
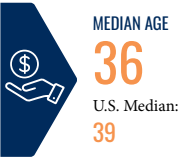
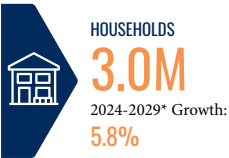
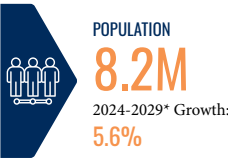
- Perot Museum of Nature and Science
- The Modern Art Museum of Fort Worth
- Kimbell Art Museum
- Dallas Zoo

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody’s Analytics; U.S. Census Bureau

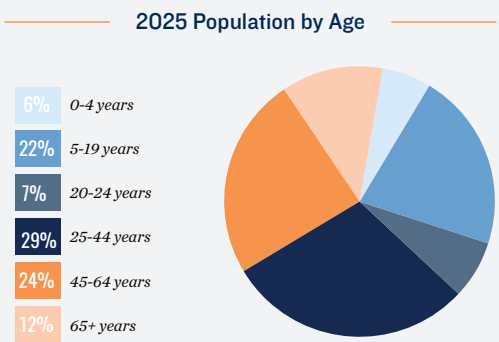
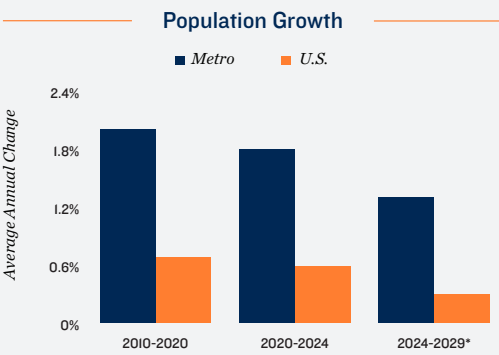
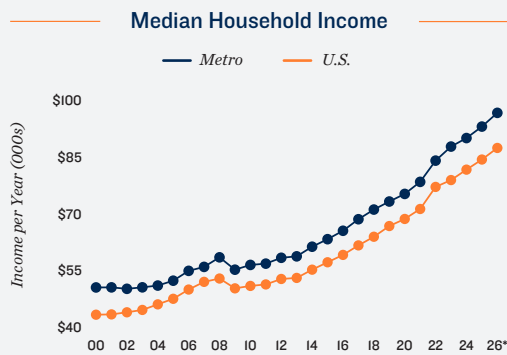
DEMOGRAPHICS

- Roughly 470,000 new people are expected through 2029, fueled by robust job growth, natural increases and north-to-south migration.
- The Metroplex is projected to add 174,000 households during the same period, generating the need for additional housing options.
- A younger population resides in the Metroplex, indicated by a median age that is below that of the U.S. measure.
- An educated populace translates into a skilled labor pool and higher incomes. Roughly 38 percent of residents ages 25 and older have at least a bachelor’s degree, exceeding the U.S. average. The median income is \$97,800, which is above the national level.
- Given the market’s younger median age, approximately 60 percent of residents owned their homes in 2024, providing a vibrant rental market.

QUICK FACTS



\* Forecast



\* Forecast  
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

# DEMOGRAPHICS / LEWISVILLE, TX

| POPULATION         | 1 MILE | 3 MILES | 5 MILES |
|--------------------|--------|---------|---------|
| 2030 Projection    | 12,769 | 124,496 | 235,331 |
| 2025 Estimate      | 12,372 | 118,906 | 224,985 |
| Growth 2025 - 2030 | 3.21%  | 4.70%   | 4.60%   |
| 2010 Census        | 9,645  | 99,187  | 190,142 |
| 2020 Census        | 11,440 | 114,058 | 215,464 |
| Growth 2010 - 2020 | 18.61% | 14.99%  | 13.32%  |

| HOUSEHOLDS         | 1 MILE | 3 MILES | 5 MILES |
|--------------------|--------|---------|---------|
| 2030 Projections   | 5,055  | 50,577  | 93,341  |
| 2025 Estimate      | 4,829  | 48,114  | 88,829  |
| Growth 2025 - 2030 | 4.70%  | 5.12%   | 5.08%   |
| 2010 Census        | 3,345  | 37,722  | 69,980  |
| 2020 Census        | 4,393  | 43,401  | 80,188  |
| Growth 2010 - 2020 | 31.35% | 15.06%  | 14.59%  |

| 2025 EST. HOUSEHOLDS<br>BY INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
|------------------------------------|-----------|-----------|-----------|
| \$200,000 or More                  | 17.04%    | 14.36%    | 19.23%    |
| \$150,000 - \$199,999              | 14.82%    | 11.98%    | 13.32%    |
| \$100,000 - \$149,999              | 26.35%    | 21.30%    | 21.08%    |
| \$75,000 - \$99,999                | 14.21%    | 13.07%    | 12.84%    |
| \$50,000 - \$74,999                | 13.92%    | 16.22%    | 13.96%    |
| \$35,000 - \$49,999                | 4.90%     | 9.58%     | 8.09%     |
| \$25,000 - \$34,999                | 2.78%     | 6.30%     | 5.22%     |
| \$15,000 - \$24,999                | 2.20%     | 3.50%     | 2.93%     |
| \$10,000 - \$14,999                | 0.59%     | 1.20%     | 1.15%     |
| Under \$9,999                      | 3.20%     | 2.49%     | 2.17%     |
| 2025 Est. Average Household Income | \$141,903 | \$127,015 | \$143,776 |
| 2025 Est. Median Household Income  | \$118,050 | \$107,839 | \$122,643 |
| 2025 Est. Per Capita Income        | \$53,131  | \$49,677  | \$54,328  |

| POPULATION PROFILE               | 1 MILE | 3 MILES | 5 MILES |
|----------------------------------|--------|---------|---------|
| 2025 Estimated Population by Age | 12,372 | 118,906 | 224,985 |
| Under 4                          | 5.3%   | 5.6%    | 5.2%    |
| 5 to 14 Years                    | 11.9%  | 12.7%   | 13.0%   |
| 15 to 17 Years                   | 4.1%   | 4.1%    | 4.5%    |
| 18 to 19 Years                   | 2.1%   | 2.4%    | 2.5%    |
| 20 to 24 Years                   | 5.4%   | 6.3%    | 6.0%    |
| 25 to 29 Years                   | 6.4%   | 8.2%    | 7.1%    |
| 30 to 34 Years                   | 8.0%   | 8.6%    | 7.5%    |
| 35 to 39 Years                   | 7.9%   | 8.0%    | 7.3%    |
| 40 to 49 Years                   | 15.0%  | 15.0%   | 15.2%   |
| 50 to 59 Years                   | 15.6%  | 13.8%   | 14.7%   |
| 60 to 64 Years                   | 6.6%   | 5.5%    | 5.9%    |
| 65 to 69 Years                   | 4.5%   | 3.6%    | 4.0%    |
| 70 to 74 Years                   | 3.2%   | 2.6%    | 2.8%    |
| Age 75+                          | 4.0%   | 3.7%    | 4.1%    |
| 2025 Median Age                  | 39.0   | 37.0    | 38.0    |

|                                         |        |        |         |
|-----------------------------------------|--------|--------|---------|
| 2025 Population 25 + by Education Level | 8,813  | 81,961 | 154,591 |
| Elementary (0-8)                        | 0.86%  | 2.30%  | 1.60%   |
| Some High School (9-11)                 | 2.19%  | 4.33%  | 3.30%   |
| High School Graduate (12)               | 14.95% | 18.42% | 16.18%  |
| Some College (13-15)                    | 22.08% | 18.79% | 19.07%  |
| Associates Degree Only                  | 8.49%  | 7.21%  | 7.17%   |
| Bachelors Degree Only                   | 32.89% | 30.39% | 32.71%  |
| Graduate Degree                         | 14.31% | 15.98% | 17.99%  |

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Like all real estate transactions, this potential investment carries significant risks. Each buyer and Professional Advisors must request and carefully review all information and documents related to the property and tenant which the buyer deems material to their particular needs. While the tenant's past performance at this or other properties might be an important consideration, past performance is not a guarantee or necessarily a reliable indication of future performance. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Future performance and investment returns are never guaranteed. Tenants and guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of their lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, every buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property and any lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property as well as the lease rates and other terms the buyer might be able to negotiate with potential replacement tenants, considering the location of the property, market rental rates, and the buyer's legal ability to make alternate use of the property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.**

**PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**



## Information About Brokerage Services

2-10-2025

*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.

### 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

|                                                                   |             |                               |              |
|-------------------------------------------------------------------|-------------|-------------------------------|--------------|
| Marcus & Millichap                                                | 9002994     | tim.speck@marcusmillichap.com | 972-755-5200 |
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| Licensed Supervisor of Sales Agent/Associate                      | License No. | 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](http://www.trec.texas.gov)  
IABS 1-1

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