



OFFERING MEMORANDUM

CAMP WISDOM VILLAGE

417 E CAMP WISDOM RD. DUNCANVILLE, TX 75116 (DALLAS)

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THE OPPORTUNITY

CAMP WISDOM VILLAGE DUNCANVILLE, TX

Secure Net Lease, as the exclusive listing broker and marketing advisor, is pleased to present the opportunity to acquire Camp Wisdom Corners, a stabilized, 19,188 square foot neighborhood shopping center strategically located at the northwest corner of Camp Wisdom Road and Interstate 20 in the Duncanville submarket.

Constructed in 1982, the property features a complementary mix of 13 tenants with one vacant suite, including a balanced blend of national, regional, and local retailers. This diversified tenant roster supports consistent occupancy and operational stability.

The center is positioned along Camp Wisdom Road, one of Duncanville's most active retail corridors, benefiting from excellent visibility, high daily traffic volumes, and seamless access directly from Interstate 20 with multiple points of ingress/egress. This location ensures strong consumer draw and exposure to a broad customer base.

Camp Wisdom Corners enjoys immediate proximity to numerous leading national and regional retailers, including Ollie's Bargain Outlet, Kroger, Rent-A-Center, Harbor Freight, Firestone, Advance Auto Parts, and others. These co-tenants enhance the center's appeal as a convenient shopping destination and contribute to sustained traffic.

The offering of Camp Wisdom Corners presents a compelling investment opportunity for capital preservation and appreciation-focused investors seeking a well-located, multi-tenant retail asset with proven income generation in a densely populated and retail-rich submarket.

INVESTMENT OVERVIEW

CAMP WISDOM VILLAGE DUNCANVILLE, TX

OFFERING SUMMARY

Price	\$3,800,000
Cap Rate	7.15%
PSF	\$198
Land Area	2.03 Acres
Net Operating Income	\$271,816
Building Area	19,188 SF
Occupancy	91%
Year Built / Renovated	1982
Lease Type	NNN

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\$3,800,000

7.15% CAP

- ✓ **Below Market Rents** - The weighted average base rental rate in the center is \$15.70, while some tenants in the center pay upwards of \$25.93, creating upside for an investor who bumps remaining rents to market rates.
- ✓ **Stabilized Asset with Significant In-Place Upside** - Camp Wisdom Village offers a rare opportunity to immediately recapture value by upgrading 3 below-market tenants (\$13.50 psf or less) at 2026 expiration and backfilling 1,890 SF, yielding a >200 bps return increase.
- ✓ **Exceptional Tenant Retention** - 94% of tenants have been in place for over 5 years, with over half (54%) having operated at the center for over a decade, and 10% for over 21 years, highlighting strong site commitment.
- ✓ **Optimal Suite Sizes for Maximum Liquidity** - The center features a highly desirable weighted average suite size of only 1,370 SF; these smaller footprints represent the most "liquid" size in the leasing market, ensuring rapid re-leasing and minimizing downtime.
- ✓ **Staggard Lease Expirations** - The property benefits from its staggard lease expirations, which allows for manageable upside retrieval while mitigating potential exposure.
- ✓ **Highly Visible Asset in High Trafficked Corridor** - Positioned just off the corner of I-20 and Camp Wisdom, the property benefits from its highly visible location seen by over 26,185 vehicles per day.
- ✓ **Dense Retail Corridor** - Camp Wisdom Village is located in Duncanville's densest retail corridor, surrounded by national retailers such as: Kroger, Harbor Freight, Dollar General, Ollies Bargain, MINT Dentistry, Advance Auto Parts, and many others.

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

RENT ROLL

CAMP WISDOM VILLAGE DUNCANVILLE, TX

TENANT	SUITE	GLA	%	LEASE DATES		BASE RENT			RECOVERIES		TOTAL REVENUE	% OF REV	RENEWALS / RENT BUMPS
				START	END	ANNUAL	MONTHLY	PSF	ANNUAL	PSF			
O Donut	311	987	5.14%	02/13	03/27	\$25,594	\$2,133	\$25.93	\$5,059	\$5.13	\$30,652	8.51%	
Dolex Dollar Express	315	1,800	9.38%	03/14	02/27	\$24,215	\$2,018	\$13.45	\$9,226	\$5.13	\$33,441	9.28%	
Fruit & Ice Cream	319	1,700	8.86%	06/17	05/28	\$26,844	\$2,237	\$15.79	\$8,713	\$5.13	\$35,557	9.87%	
Sanchez Boots & Shoes	323	1,125	5.86%	03/06	05/28	\$19,440	\$1,620	\$17.28	\$5,766	\$5.13	\$25,206	7.00%	
Pizza Patron	327	1,125	5.86%	09/13	08/28	\$19,342	\$1,612	\$17.19	\$5,766	\$5.13	\$25,108	6.97%	(1) 5-year option @ \$2,200/mo
Smart Phone Repair	331	1,125	5.86%	07/19	06/28	\$19,872	\$1,656	\$17.66	\$5,766	\$5.13	\$25,638	7.12%	
Freeway Insurance	335	1,125	5.86%	09/20	08/26	\$18,000	\$1,500	\$16.00	\$5,766	\$5.13	\$23,766	6.60%	
Vita Care Chiro	339	1,125	5.86%	05/25	04/30	\$19,406	\$1,617	\$17.25	\$5,766	\$5.13	\$25,172	6.99%	
Star Nail	403	1,125	5.86%	02/08	01/31	\$21,805	\$1,817	\$19.38	\$5,766	\$5.13	\$27,571	7.65%	(1) 5-year option with ~3% annual base rent increases
Barber	405	1,774	9.25%	09/20	08/26	\$23,257	\$1,938	\$13.11	\$9,092	\$5.13	\$32,349	8.98%	
Available	411	1,890	9.85%	-	-	\$0	\$0	\$0	\$0	\$0	\$0	0%	
UMC Sports	413	1,512	7.88%	02/06	05/28	\$18,438	\$1,536	\$12.19	\$7,749	\$5.13	\$26,187	7.27%	
D'Liz Estudio	415	1,275	6.64%	08/20	07/26	\$15,300	\$1,275	\$12.00	\$6,535	\$5.13	\$21,835	6.06%	
La Nueva Puntada Tortilla	417	1,500	7.82%	09/08	08/26	\$20,062	\$1,672	\$13.37	\$7,688	\$5.13	\$27,750	7.70%	
Total Count / GLA	14	19,188	100%		Totals	\$271,575	\$22,631		\$88,657		\$360,232	100.00%	
Occupied	13	17,298	90.2%										
Available	1	1,890	9.8%										
Total Avg Rent / GLA	\$15.70	17,298	100.0%										

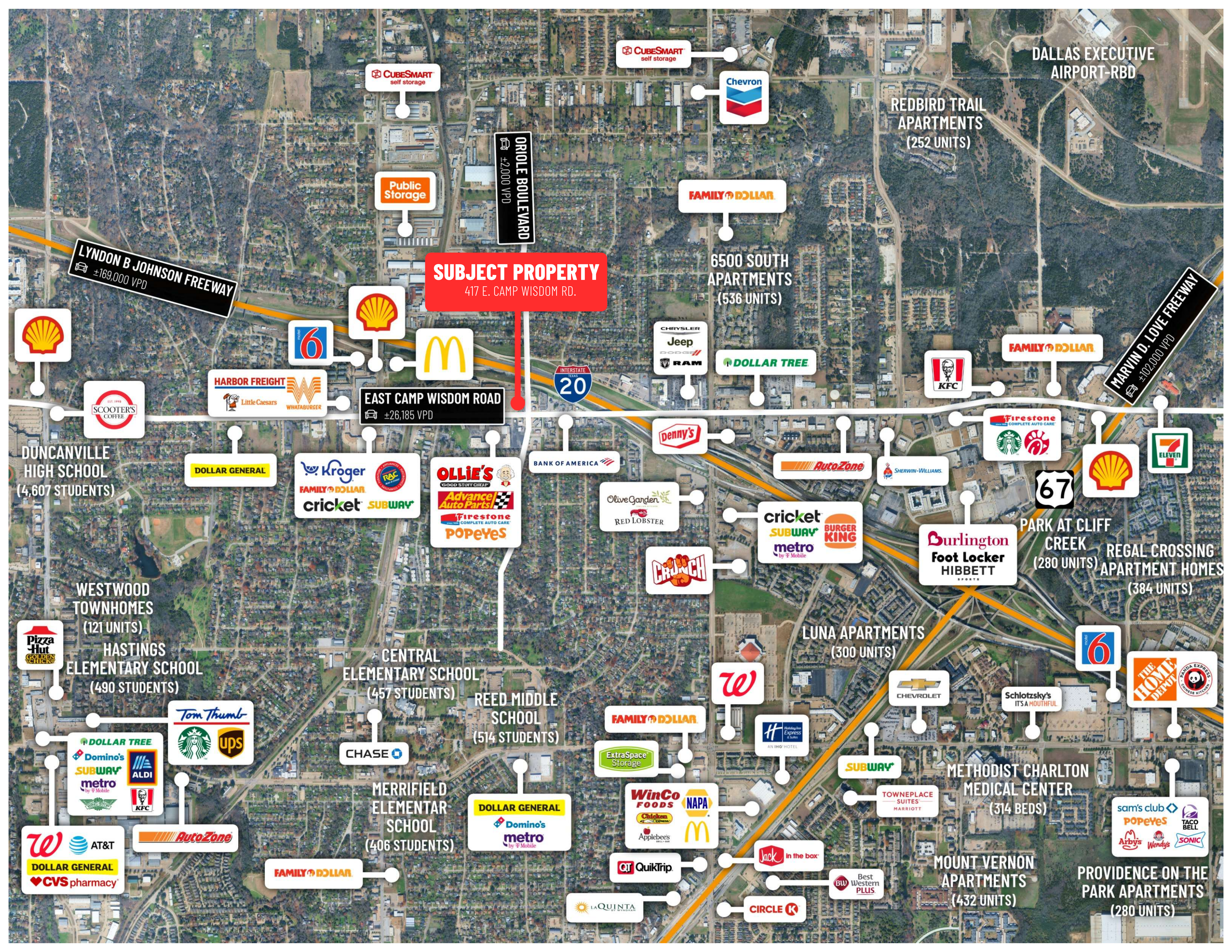
This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

INCOME AND EXPENSE ANALYSIS

CAMP WISDOM VILLAGE DUNCANVILLE, TX

	IN-PLACE CASH FLOW	PSF
Base Rent	\$271,575	\$14.15
Expense Reimbursements		
Tax Recoveries	\$27,331	\$1.42
Insurance Recoveries	\$12,688	\$0.66
CAM Recoveries	\$27,003	\$1.41
Management Recoveries	\$21,636	\$1.13
Total Expense Reimbursements	\$88,657	\$4.62
Parking Lot Use	\$9,929	\$0.52
Total Other Revenue	\$9,929	\$0.52
Total Gross Revenue	\$370,161	\$19.29
Vacancy Reserve %	\$0	\$0.00
Effective Gross Revenue (EGR)	\$370,160	\$19.29
OPERATING EXPENSES		
Total Real Estate Taxes	\$30,317	\$1.58
Total Insurance	\$14,074	\$0.73
Common Area Maintenance		
Water	\$18,588	\$0.97
Dumpster	\$2,019	\$0.11
Electricity	\$1,251	\$0.07
Landscaping	\$5,695	\$0.30
Porter	\$2,400	\$0.13
Total Common Area Maintenance	\$29,953	\$1.56
Management Fee	\$24,000	\$1.25
Total Recoverable Expenses	\$98,343.87	\$5.13
Total Non-Recoverable Expenses	\$0	\$0.00
Total Operating Expenses	\$98,344	\$5.13
Net Operating Income	\$271,816	\$14.17





DALLAS EXECUTIVE AIRPORT-RBD

REDBIRD TRAIL APARTMENTS
(252 UNITS)



FAMILY DOLLAR

6500 SOUTH APARTMENTS
(536 UNITS)



DOLLAR TREE



FAMILY DOLLAR

MARVIN D. LOVE FREEWAY
±102,000 VPD

ORIOLE BOULEVARD
±2,000 VPD

SUBJECT PROPERTY
417 E. CAMP WISDOM RD.

CUBESMART self storage

Public Storage

LYNDON B JOHNSON FREEWAY
±169,000 VPD



HARBOR FREIGHT
Little Caesars WHATABURGER

EAST CAMP WISDOM ROAD
±26,185 VPD



DUNCANVILLE HIGH SCHOOL
(4,607 STUDENTS)

DOLLAR GENERAL

Kroger
FAMILY DOLLAR
cricket SUBWAY

OLLIE'S
Advance Auto Parts
Firestone COMPLETE AUTO CARE
POPEYES

BANK OF AMERICA



AutoZone

SHERWIN-WILLIAMS



67

PARK AT CLIFF CREEK
(280 UNITS)

REGAL CROSSING APARTMENT HOMES
(384 UNITS)

WESTWOOD TOWNHOMES
(121 UNITS)



HASTINGS ELEMENTARY SCHOOL
(490 STUDENTS)



DOLLAR TREE
Domino's SUBWAY metro by T-Mobile



W Dollar General CVS pharmacy

AutoZone

CENTRAL ELEMENTARY SCHOOL
(457 STUDENTS)

CHASE

MERRIFIELD ELEMENTARY SCHOOL
(406 STUDENTS)

REED MIDDLE SCHOOL
(514 STUDENTS)

DOLLAR GENERAL
Domino's metro by T-Mobile

FAMILY DOLLAR

ExtraSpace Storage

WinCo FOODS
Chickadee Applebee's McDonald's

QuikTrip

LAQUINTA



cricket SUBWAY metro by T-Mobile BURGER KING

Burlington Foot Locker HIBBETT

LUNA APARTMENTS
(300 UNITS)



SUBWAY



Schlottsky's IT'S A MOUTHFUL



THE HOME DEPOT

METHODIST CHARLTON MEDICAL CENTER
(314 BEDS)

TOWNEPLACE SUITES MARRIOTT

MOUNT VERNON APARTMENTS
(432 UNITS)

Jack in the box

Best Western PLUS

CIRCLE K

PROVIDENCE ON THE PARK APARTMENTS
(280 UNITS)

sam's club Popeyes Arby's Wendy's SONIC TACO BELL

KAY BAILEY HUTCHISON CONVENTION CENTER DALLAS

LESLIE'S
WAREHOUSE

Concentra
urgent care
FASTENAL

DALLAS EXECUTIVE AIRPORT-RBD

VA NORTH TEXAS HEALTH CARE SYSTEM
(853 BEDS)

Walmart
Supercenter

FAMILY DOLLAR
FITNESS CONNECTION
metro by T-Mobile
McDonald's

metro by T-Mobile
Pizza Hut
KFC

Firestone
WING-STOP
Starbucks

Burlington
Foot Locker
HIBBETT
CHAMPS

PLA

FAMILY DOLLAR

Step by Step FURNITURE
TACO CABANA

Exxon

AutoZone
SHERWIN-WILLIAMS

Dallas
TEXAS
DALLAS
(~8 MILES AWAY)

CHRYSLER
Jeep
DODGE
RAM

DOLLAR TREE

AUTO SAVVY

7
ELEVEN

penny's

CASHMAX
Title & Payday Loans

Wendy's

BANK OF AMERICA

LYNDON B JOHNSON FREEWAY
(169,000 VPD)

TEXACO

ALTIMA
AUTO INSURANCE

ORIOLE BOULEVARD
(2,000 VPD)

CAPTAIN D'S
SEAFOOD KITCHEN

Mobil

MASON'S

SUBJECT PROPERTY
417 E. CAMP WISDOM RD.

INTERSTATE
20

CASHSAVER
A COST PLUS FOOD OUTLET

Loan Star
MONEY LOANER

AMAX
INSURANCE

OLLIE'S
GOOD STUFF CHEAP

THE COACHES BOX
RESTAURANT

LRC FLOORING

EAST CAMP WISDOM ROAD
(26,185 VPD)

La Familia
AUTO INSURANCE



LYNDON B JOHNSON FREEWAY
(169,000 VPD)

SUBJECT PROPERTY
417 E. CAMP WISDOM RD.

ORIOLE BOULEVARD
(2,000 VPD)



EAST CAMP WISDOM ROAD
(26,185 VPD)



SITE OVERVIEW

CAMP WISDOM VILLAGE DUNCANVILLE, TX

Year Built | 1982

Building Area | ±19,188 SF

Land Area | ±2.03 AC

NEIGHBORING RETAILERS



HARBOR
FREIGHT



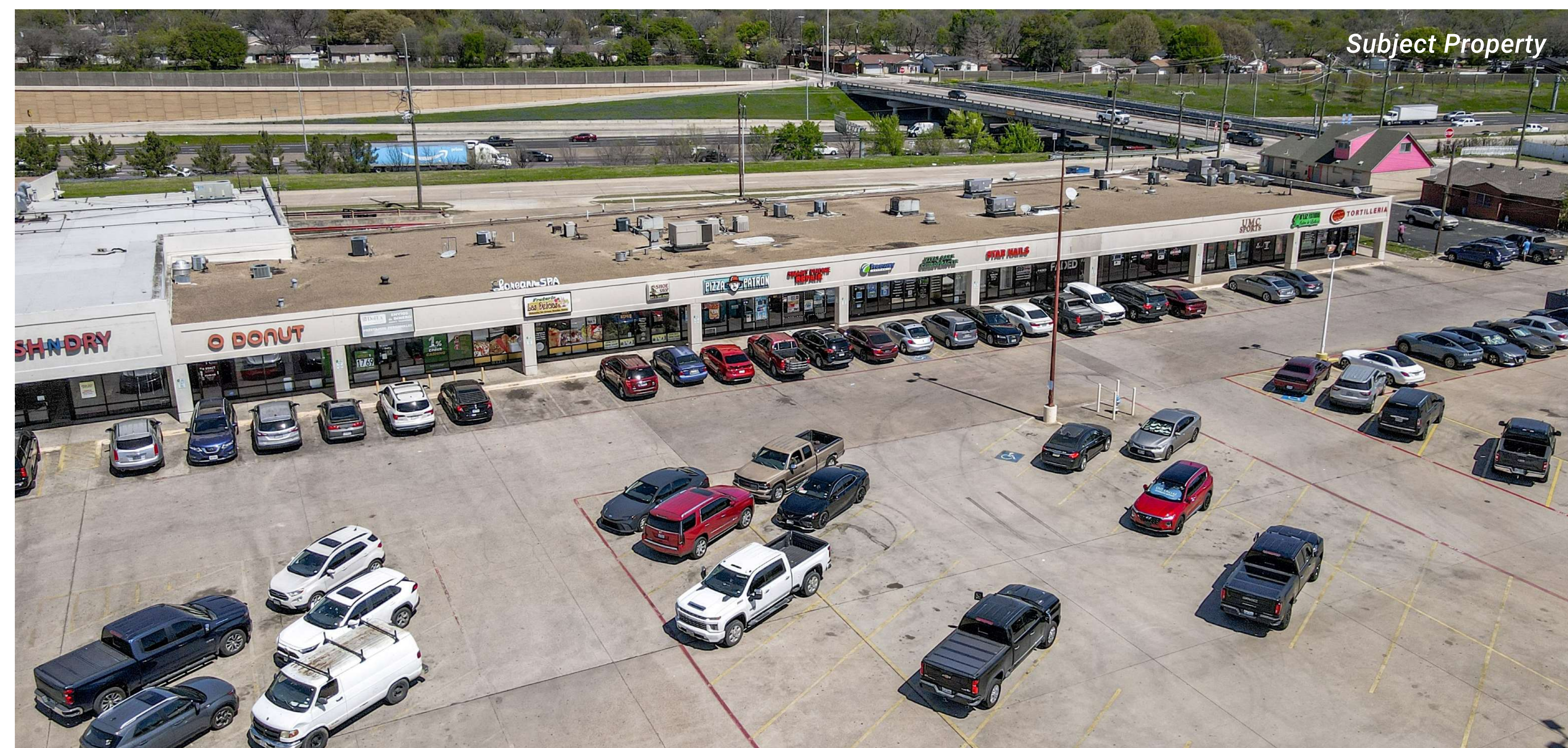
Firestone



OLLIE'S
GOOD STUFF CHEAP



Walgreens



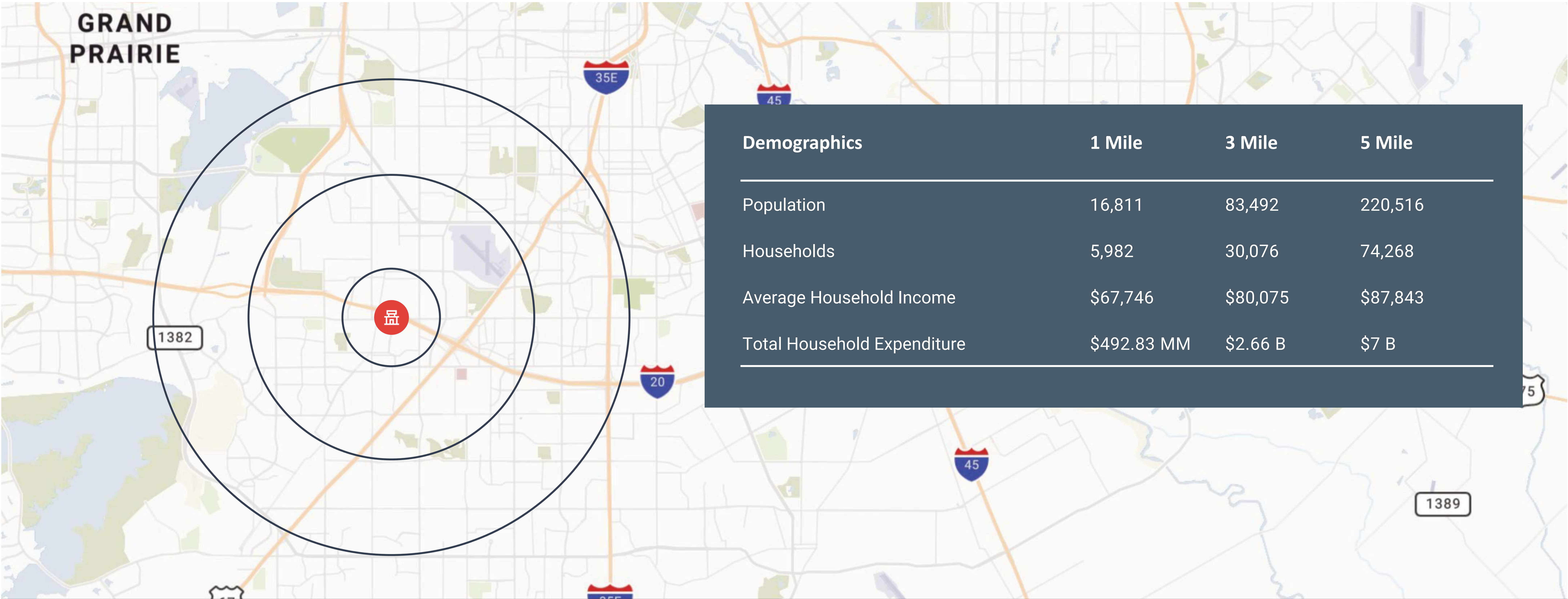
PROPERTY PHOTOS

CAMP WISDOM VILLAGE DUNCANVILLE, TX



LOCATION OVERVIEW

CAMP WISDOM VILLAGE DUNCANVILLE, TX



DALLAS-FORT WORTH MSA ECONOMIC DRIVERS (EMPLOYEES)

1. American Airlines Group (37,500)

2. Dallas Independent School District (22,900)

3. UT Southwestern Medical Center (25,600)

4. Texas Health Resources (20,000)

5. Lockheed Martin (18,500)

6. Southwest Airlines (19,000)
7. City of Dallas (15,000)

8. Parkland Health & Hospital System (13,100)

9. AT&T (10,700)

10. JPMorgan Chase (14,000)

11. Baylor Scott & White Health (20,000)

12. Children’s Health (5,300)
13. Medical City Healthcare / Medical City Dallas (4,800)

14. DFW International Airport (2,500)

15. General Motors Arlington Assembly (5,500)

16. Kroger (5,000)

LOCATION OVERVIEW

CAMP WISDOM VILLAGE DUNCANVILLE, TX

Duncanville Texas

 **39,203**
Population

 **\$87,843**
Average Household Income



Short Drive into Dallas, TX

11 MILES

Duncanville is Located in
the 4th Largest MSA in
the U.S.

**DFW
METROPLEX**

Duncanville, Texas, is a thriving suburban community of approximately 39,200 residents located just 11 miles southwest of downtown Dallas, offering seamless access via major highways like I-20 and Hwy-67.

This prime proximity—reachable in about 15 minutes by car—provides businesses and residents alike with effortless connectivity to Dallas's vibrant economic hub, including world-class airports like DFW International (25 minutes away) and Dallas Love Field (20 minutes), plus robust rail services running through the city.

Duncanville, TX, thrives as a family-friendly suburb just 11 miles from Dallas, boasting robust retail and healthcare sectors along with easy access to major highways and airports.

The local economy employs around 17,700 workers, with key sectors including health care and social assistance, retail trade, and manufacturing, supported by a median household income of \$76,457 that reflects steady growth. Duncanville's Economic Development Department actively pursues business retention, expansion, and recruitment, bolstered by partnerships like Workforce Solutions Greater Dallas, fostering a business-friendly environment with efficient transportation infrastructure for seamless logistics and customer access. Renowned for its high quality of life, Duncanville boasts well-maintained parks, recreational facilities, and community programs that enhance resident engagement and appeal to families. The city promotes vibrant neighborhoods, top-tier sports venues, and a strong sense of community through initiatives like the Chamber of Commerce's networking events and promotional opportunities, positioning it as an ideal spot for investment and growth just minutes from Dallas's opportunities.

LOCATION OVERVIEW

CAMP WISDOM VILLAGE DUNCANVILLE, TX

Dallas-Fort Worth Metroplex Texas

8.3M+
Population

\$93,000+
Median Household Income



The DFW Metroplex is the
4th Largest in the U.S.

4th

Dallas is the 9th Largest
City in the U.S.

9th

The Dallas-Fort Worth (DFW) Metroplex is the largest metropolitan area in Texas and the fourth-largest in the United States, home to over 8.3 million people as of 2024.

Spanning 11 counties in North Texas, the region includes major cities like Dallas, Fort Worth, Arlington, Plano, and Irving, each contributing its own cultural and economic identity.

Dallas itself is the 3rd largest city in Texas and the ninth-largest in the United States. A key economic and cultural center, Dallas anchors the northern part of the state with strengths in finance, tech, and transportation.

The Metroplex is a dynamic economic powerhouse with a diverse and resilient

economy, driven by sectors such as finance, technology, healthcare, logistics, aerospace, and defense. Corporate headquarters for Fortune 500 companies like AT&T, American Airlines, Southwest Airlines, and ExxonMobil call the area home, while the region’s central location and strong infrastructure make it a national hub for distribution and commerce. In addition to its economic strength, the DFW Metroplex offers a rich array of cultural and recreational attractions. Dallas is known for its vibrant arts district, high-end shopping, and professional sports teams including the Cowboys, Mavericks, and Stars. Fort Worth, often referred to as "Where the West Begins," blends cowboy heritage with modern amenities, featuring the historic Stockyards and world-class museums like the Kimbell Art Museum. Outdoor enthusiasts enjoy sprawling park systems, lakes, and trails throughout the region, while families are drawn to destinations like the Dallas Zoo, Fort Worth Zoo, and Six Flags Over Texas. With a relatively low cost of living, a booming job market, and a diverse, growing population, the Metroplex continues to be a top destination for both businesses and new residents.

IN THE NEWS

CAMP WISDOM VILLAGE DUNCANVILLE, TX

Texas breaks jobs record, again outpaces national growth rate in July

BETHANY BLANKLEY, AUGUST 17, 2025 (THE CENTER SQUARE)

Texas broke jobs records again in July and again outpaced the national growth rate, according to new data released by the Texas Workforce Commission.

Texas continues to lead the nation in economic strength and growth, with top rankings in job creation, business climate, and population increases, driven by pro-business policies, strong infrastructure, and ongoing corporate relocations that reinforce the state’s position as a premier destination for investment and expansion.

EXPLORE ARTICLE



Northwest Fort Worth could soon be home to a \$2.1 billion data center

KATE MARIJOLOVIC, APRIL 1, 2025 (FORT WORTH STAR TELEGRAM)

Fort Worth to gain \$2.1 billion data center campus, bringing high-wage tech jobs and significant new investment to the region.

A proposed \$2.1 billion data center campus in northwest Fort Worth highlights the region’s rapid growth, with plans for a large multi-building facility that would bring high-paying jobs and further cement the area as a hub for industrial and tech development, supported by strong population growth and nearby residential expansion.

EXPLORE ARTICLE



Governor Abbott Announces John Paul Mitchell Systems Headquarters in Dallas County

OFFICE OF THE TEXAS GOVERNOR, JUNE 18, 2025 (OFFICE OF THE

TEXAS GOVERNOR)

John Paul Mitchell Systems will relocate corporate headquarters from California to Wilmer, Texas with a \$12 million investment creating 80 new jobs and establishing a global product distribution center.

The relocation reinforces North Texas’ position as a destination for corporate headquarters and advanced distribution operations. The Wilmer facility expands the company’s national logistics footprint while generating new employment and increasing the city’s visibility as a competitive business environment within the Dallas-Fort Worth region.

EXPLORE ARTICLE



Economic Impact of FIFA World Cup in North Texas Could Be More Than \$2B

COMMUNITY IMPACT, JANUARY 15, 2026 (COMMUNITY IMPACT)

The 2026 FIFA World Cup is forecast to bring 100,000 visitors per day to Dallas-Fort Worth with an estimated economic impact between \$1.5 billion and \$2.1 billion to the region.

With nine matches scheduled at AT&T Stadium, including a semifinal, the event is expected to attract hundreds of thousands of visitors and create thousands of temporary jobs across hospitality, transportation, and event services. Ongoing infrastructure investment and continued corporate expansion further reinforce North Texas’ sustained economic momentum ahead of the global tournament.

EXPLORE ARTICLE



DFW Airport Announces Start of Work on \$9B Capital Plan With Terminal C

DFW AIRPORT, AUGUST 28, 2024 (DFW AIRPORT)

DFW Airport has begun its \$9 billion capital improvement program to completely rebuild Terminal C, expand Terminals A and C, and prepare for serving 100 million passengers annually.

The multi-year capital program includes new and rebuilt gates, modernized terminals, and a future international Terminal F, strengthening DFW’s role as a global aviation hub. Serving nearly 88 million annual passengers and supporting 60,000 jobs, the airport’s expansion underpins long-term regional growth and global connectivity.

EXPLORE ARTICLE



City Council Approves Economic Development Incentive to Support Southern Dallas Mixed-Use Project

DALLAS ECONOMIC DEVELOPMENT, NOVEMBER 24, 2025 (DALLAS

ECONOMIC DEVELOPMENT)

Dallas City Council approved a \$23.5 million economic development grant for Phase 1 of the Rivulet development project, a major mixed-use initiative in southern Dallas’s Education Corridor spanning 71 acres.

The project will deliver horizontal infrastructure improvements supporting equitable development and long-term economic opportunity in southern Dallas County. Public investment in the Education Corridor reflects the city’s strategic focus on strengthening employment centers and residential growth near Wilmer, reinforcing the region’s long-term population and workforce expansion.

EXPLORE ARTICLE



2026 Dallas-Fort Worth Real Estate Predictions

DFW AGENT MAGAZINE, DECEMBER 29, 2025 (DFW AGENT

MAGAZINE)

In Dallas-Fort Worth, growth will continue to move outward in 2026, but with greater intentionality.

Southeast Dallas County has been identified as a key growth corridor as buyers follow affordability, infrastructure investment, and evolving commute patterns. Cities positioned along established transportation routes, including Wilmer along the I-45 corridor, are expected to benefit from residential expansion following industrial and employment growth, reinforcing long-term suburban market strength.

EXPLORE ARTICLE



Why Texas Has the Most Fortune 500 Companies

FORTUNE MAGAZINE, JUNE 4, 2023 (FORTUNE MAGAZINE)

For the second consecutive year, Texas has the most Fortune 500 companies, totaling \$2.6 trillion in revenue and \$226.5 billion in profit, with 55 Texas-based companies on the list.

Texas leads the nation as a Fortune 500 headquarters destination due to its business-friendly tax structure, lower cost of living, and deep talent pool. The state’s corporate concentration provides a strong economic foundation for the Dallas-Fort Worth metroplex, where major employers continue to drive job creation, capital investment, and long-term regional growth.

EXPLORE ARTICLE





CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

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Managing Partner
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TEXAS DISCLAIMER

CAMP WISDOM VILLAGE DUNCANVILLE, 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.