SECURE
NET LEASE

Dutch Bros

$1,990,000 | 5.15% CAP

10802 US Highway 290 E Manor, TX (Austin)

- **Prime US-290 Frontage (57,000+ VPD)** | ±12 Miles from Downtown Austin | Direct Access to SH-130 & Houston Corridor
- **Major Infrastructure Improvements Along Manor Expressway** | Expanded US-290 Corridor | Improved Commuter Access | Supports Continued Growth
- **Strong Employment & Education Demand Drivers** | Downtown Austin (100,000+ Employees) | UT Austin (52,000+ Students) | Samsung | AUS Airport
- **Explosive Population Growth & Affluent Demographics** | Manor Population Up Nearly 80% Since 2020 | ~$84K Median Household Income
- **Austin, TX – One of America's Fastest-Growing Metros** | 1M+ Residents | No. 1 Projected U.S. Metro for Economic Growth | Manor Among Austin's Fastest-Growing Suburbs

Founded in 1992 in Grants Pass, Oregon, **Dutch Bros** has grown into one of the **nation's largest drive-thru beverage** operators with **800+ locations** across the United States. The publicly traded company (NYSE: BROS) focuses on **high-volume drive-thru** service and disciplined expansion in suburban growth markets.

Subject Property

INVESTMENT OVERVIEW

DUTCH BROS MANOR, TX (AUSTIN)

CONTACT FOR DETAILS

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

$1,990,000

5.15% CAP

NOI	$102,458
Building Area	±512 SF
Land Area	±0.49 AC
Year Built	2024
Lease Type	Ground Lease
Occupancy	100%

- **15-Year Ground Lease with (4) 5-Year Options to Renew,** and 10% Rental Increases Every 5 Years in Primary Term & Option Periods.
- **Prime Commuter Corridor with Exceptional Visibility & Access –** Located along US-290 (57,000+ VPD), approximately 12 miles from Downtown Austin, the property benefits from frontage on one of Central Texas' primary commuter corridors connecting Austin, SH-130, Manor, and Houston.
- **High-Growth Corridor Enhanced by Major Infrastructure Improvements –** Positioned along the Manor Expressway (US-290 Toll), a recently expanded corridor that tripled roadway capacity and significantly improved commuter access between East Austin, SH-130, and Manor, supporting continued residential and commercial growth.
- **Strong Daily Demand from Major Employment & Education Anchors –** Located near Downtown Austin (100,000+ employees), The University of Texas at Austin (52,000+ students), Samsung Austin Semiconductor, Austin-Bergstrom International Airport (20M+ annual passengers), and Manor ISD, generating consistent commuter, student, and employment-driven traffic.
- **Rapidly Growing Trade Area with Young, Affluent Demographics** – Manor has grown nearly 80% since 2020, with a population approaching 25,000 residents, median household incomes of ~$84,500, and a young median age, creating an ideal customer base for high-frequency drive-thru beverage concepts.
- **Austin, TX: One of America's Fastest-Growing Economic Powerhouses –** Located within the Austin MSA, one of the nation's fastest-growing metropolitan areas, the property benefits from Austin's 1M+ population, booming technology sector, strong job creation, and the No. 1 projected U.S. metro for economic growth, while Manor serves as one of its fastest-growing eastern suburbs.
- **Dutch Bros Generated $1.64B in Revenue in 2025 and Operates 800+ Locations Nationwide -** Founded in 1992, Dutch Bros reported 28% year-over-year revenue growth and continues expanding across suburban markets nationwide. The company trades publicly on NYSE BROS and operates a standardized drive-thru model focused on operational efficiency.

SECURE NET LEASE

TENANT OVERVIEW

DUTCH BROS MANOR, TX (AUSTIN)

REVENUE
$1.64 BILLION

STOCK TICKER
NYSE: BROS

LOCATIONS
800+

dutchbros.com

Dutch Bros

Guarantor: Boersma Bros, LLC, an Oregon limited liability Company

Dutch Bros was founded in 1992 by brothers Dane and Travis Boersma in Grants Pass, Oregon, starting as a single pushcart espresso stand with a focus on quality drinks and genuine customer connection.

What began as a small-town coffee concept has grown into one of the **most recognizable drive-thru** beverage brands in the United States, built around speed, energy, and a **strong community presence.**

The company specializes in handcrafted coffee, cold brews, energy drinks, teas, and customizable beverages served primarily through a double drive-thru format designed for efficiency and **high-volume throughput.** Dutch Bros differentiates itself through its culture-driven service model, compact and repeatable store prototype, and strategic suburban site selection that prioritizes commuter corridors and neighborhood retail nodes. Today, Dutch Bros operates **800+ locations** nationwide and continues expanding into new markets each year. The company generated approximately **$1.64 billion** in **revenue in 2025,** reflecting 28% year-over-year growth, and trades publicly on the New York Stock Exchange under the ticker BROS. Its disciplined growth strategy and standardized operating model support consistent performance across **high-traffic suburban markets.**

IN THE NEWS

DUTCH BROS MANOR, TX (AUSTIN)

Dutch Bros Plans More Locations in 2026 After Growing Revenue by Nearly 30% in 2025

MELISSA DANIELS, FEBRUARY 13, 2026 (MODERN RETAIL)

After a record-breaking $1.64 billion year, drive-through coffee company Dutch Bros is laying the groundwork for even more growth in 2026, with more new locations and an expanded food program.

The company plans to open approximately **181 stores** this year as it moves toward a goal of **2,029 stores by 2029**. Already, Dutch Bros has more than doubled its footprint in the last five years: It currently has about **1,136 locations in 25 states**, up from about **470 stores in 11 states** in June 2021. Overall, its revenue grew to **$1.64 billion** in 2025, up **27.9%** year over year.

Following nearly 30% revenue growth in 2025, Dutch Bros announced plans to accelerate new store openings in 2026 as part of its continued national expansion strategy.

CEO Christine Barone said on the company's **fourth-quarter** earnings call on Thursday that Dutch Bros' store growth plans include **testing different formats**, like **walk-up stores.** It's also bringing a food menu it piloted last year to more locations — the menu features new breakfast items like **chorizo wraps** and maple waffles.

"We're right in the sweet spot of where the **growth market** is," she said. "It's about convenience. **It's about energy.** It's about iced. And we have the best teams and energy in this industry."

Founded in Oregon in 1992, the company has grown from a regional speciality to a **sought-after drive-through** tenant known for **flavorful iced coffees**, customizable energy drinks and high-energy **"broistas"** who take customer orders in winding drive-through lanes. It went public five years ago, and **Barone, formerly** of True Food Kitchen and Starbucks, joined the company as president in 2023 before becoming CEO in January 2024.

EXPLORE ARTICLE

Dutch Bros Is Still One of the Best Growth Stocks in the Restaurant Sector

ERIC NOVINSON, FEBRUARY 13, 2026 (SEEKING ALPHA)

Summary

- Dutch Bros continues to deliver robust growth, posting **29.4% revenue** and **7.7% same-store sales increases,** outperforming expectations.
- BROS plans aggressive expansion, targeting **2,029 locations** by 2029, implying a **15.6% CAGR**, and recently acquired Clutch Coffee to accelerate market entry.
- Despite margin pressures from higher coffee prices and food expansion, BROS guides for only a **60bps margin drop in 2026**, maintaining strong profitability.
- I project a **33%** upside with a **$75.66 price** target, viewing **BROS** as undervalued relative to its sustained **growth trajectory** and rapid store rollout.

The analysis highlights Dutch Bros' sustained revenue growth, expanding store base, and long-term unit development runway within the restaurant sector.

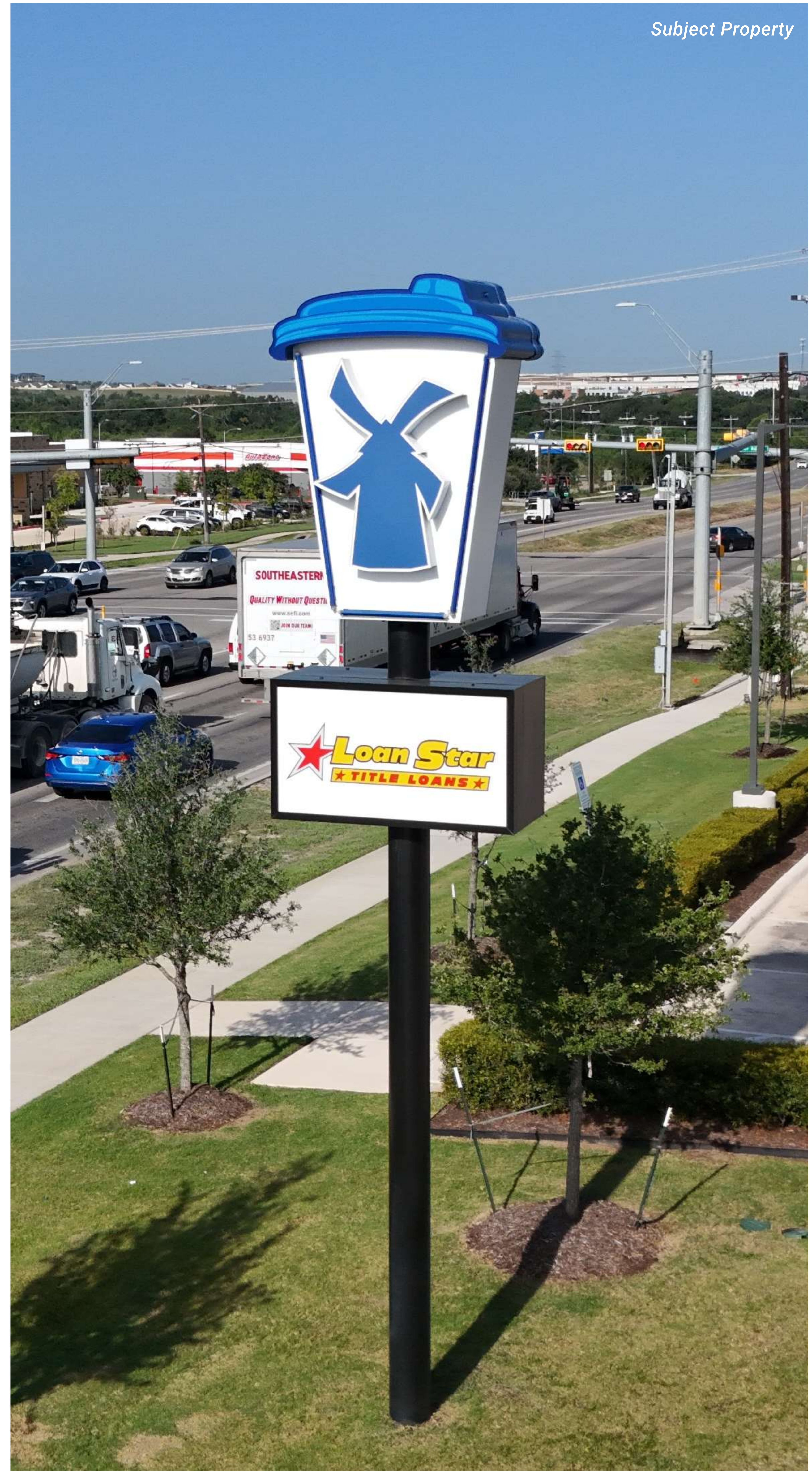
Dutch Bros (BROS) is still one of the restaurant sector stocks with the highest growth potential. While many restaurants are struggling right now, this coffee shop chain is still reporting high **same-store sales growth** and adding new locations. Now, Dutch Bros is selling food as well as coffee, so it has another way to generate **additional revenue growth**. Meanwhile, it continues to provide convenience and an **entertaining experience** to its guests. And now, once again, Dutch Bros has outperformed Wall Street **analysts' expectations** and reported very strong quarterly results.

EXPLORE ARTICLE

LEASE OVERVIEW

DUTCH BROS MANOR, TX (AUSTIN)

Initial Lease Term	15 Years Plus (4) 5-Year Options to Renew
Projected Rent Commencement	November 1st, 2024
Projected Rent Expiration	November 30th, 2039
Lease Type	Ground Lease
Rent Increases	10% Every 5 Years
Annual Rent Years 1-5	$102,458.80
Annual Rent Years 6-10	$112,704.68
Annual Rent Years 11-15	$123,975.15
Option 1	$136,372.66
Option 2	$150,009.93
Option 3	$165,010.92
Option 4	$181,512.01



MANOR HIGH SCHOOL (2,422 STUDENTS)
FIRST WATCH THE DAYTIME CAFE
ExtraSpace Storage
canteen
SAMSUNG
CIRCLE K
3-WAY
130 TEXAS
GREGG MANOR ROAD ±4,312 VPD
CREEKSIDE ON PARMER LANE (300 UNITS)
SHADOWGLEN ELEMENTARY (639 STUDENTS)
COMPASS ROSE
SUBWAY
THE MANCHESTER APARTMENT HOMES (280 UNITS)
BELLINGHAM PARK APARTMENT HOMES (280 UNITS)
PIONEER CROSSING ELEMENTARY SCHOOL (2,422 STUDENTS)
Chevron
WHOLE FOODS MARKET DISTRIBUTION CENTER
MANOR MIDDLE SCHOOL (565 STUDENTS)
MANOR RISE ACADEMY (512 STUDENTS)
MANOR HIGH SCHOOL (2,422 STUDENTS)
H-E-B
TJ·maxx
ULTA
THE HOME DEPOT
planet fitness
DISCOUNT TIRE
MIDAS
Chick-fil-A
bundt
WAFFLE HOUSE
O'Reilly AUTO PARTS
AT&T
Pizza Hut
TACO BELL
BLUEBONNET TRAIL ELEMENTARY (556 STUDENTS)
Bay Advanced Technologies
UCT
Bojangles
Chuy's
cricket wireless
SONIC
Domino's
RBFCU
Ford
DQ
MANOR NEW TECHNOLOGY HIGH SCHOOL (640 STUDENTS)
290
EIGHTYONE10 BLUE GOOSE (300 UNITS)
APPLIED MATERIALS
±56,102 VPD
290 TEXAS
DUTCH BROS Coffee
SUBJECT PROPERTY
10802 U.S. HWY 290 E.
Walmart Supercenter
Advance Auto Parts
T
Wendy's
PANDA EXPRESS
WHATABURGER
CAPITAL REYES
LAGOS ELEMENTARY SCHOOL (640 STUDENTS)
WILDHORSE FLATS APARTMENTS (310 UNITS)
Southern Tire Mart
ABC
SAFESITE
amazon
CIRCULAR SERVICES
TS DISTRIBUTORS INC
CITIZEN HOUSE BLUE BLUFF (354 UNITS)
MONARCH HIGHWAY ±52,988 VPD
BROWN DISTRIBUTING COMPANY
DECKER MIDDLE SCHOOL (606 STUDENTS)
DECKER ELEMENTARY SCHOOL (366 STUDENTS)

AUSTIN EXECUTIVE AIRPORT
WHOLE FOODS MARKET DISTRIBUTION CENTER
THE DARBY APARTMENTS (282 UNITS)
MANOR ELEMENTARY EARLY LEARNING CENTER (360 STUDENTS)
MANOR MIDDLE SCHOOL (565 STUDENTS)
THE GRAND AT MANOR (271 UNITS)
MANOR HIGH SCHOOL (2,422 STUDENTS)
Chuy's
GREGG MANOR ROAD (4,312 VPD)
HILL LANE (3,995 VPD)
TEXACO
Frontier Bank of Texas
DUTCH BROS Coffee
TAQUERIA La Parrillita
76
290
HIGHWAY 290 (56,102 VPD)
Ford
St David's HEALTHCARE
Austin
DOWNTOWN AUSTIN, TX ~12 MILES AWAY


ALTA WILDHORSE RANCH APARTMENTS (310 UNITS)
CAPITAL REYES
APPLIED MATERIALS
130 TEXAS
MONARCH HIGHWAY (52,988 VPD)
UCT
SAMSUNG AUSTIN SEMICONDUCTOR
WHOLE FOODS MARKET DISTRIBUTION CENTER
CASS
Bay Advanced Technologies
Austin
DOWNTOWN AUSTIN, TX ~12 MILES AWAY
MANOR NEW TECHNOLOGY HIGH SCHOOL (640 STUDENTS)
Bojangles
Chuy's
THE GRAND AT MANOR (271 UNITS)
Chevron
RBFCU rbfcu.org
TEXACO
St David's HealthCare
Frontier Bank of Texas
Ford
290
GREGG MANOR ROAD (4,312 VPD)
DUTCH BROS Coffee
HIGHWAY 290 (56,102 VPD)
76
TAQUERIA La Parrillita EST. 2019


LAGOS ELEMENTARY SCHOOL (640 STUDENTS)
metro by T-Mobile
EXXON
DOLLAR GENERAL
KIDDIE ACADEMY EDUCATIONAL CHILD CARE
Austin
DOWNTOWN AUSTIN, TX ~12 MILES AWAY
Ford
DUTCH BROS Coffee
St David's HealthCare
RBFCU rbfcu.org
Chevron
HIGHWAY 290 (56,102 VPD)
290
TEXACO
Frontier Bank of Texas
76
TAQUERIA La Parrillita EST. 2018
Chuy's
CITY OF AUSTIN FOUNDED 1839
GREGG MANOR ROAD (4,312 VPD)


H-E-B
TJ·maxx
ULTA
THE HOME DEPOT
planet fitness
DISCOUNT TIRE
MIDAS
Chick-fil-A
bundt cakes
WAFFLE HOUSE
Jersey Mike's
Walmart Supercenter
Advance Auto Parts
Wendy's
PANDA EXPRESS
WHATABURGER
Red Roof
Casa Garcia's
Pizza Hut
TACO BELL
O'Reilly AUTO PARTS
cricket wireless
SONIC
Domino's
Austin
DOWNTOWN AUSTIN, TX ~12 MILES AWAY
Ford
TAQUERIA La Parrillita
76
HIGHWAY 290 (56,102 VPD)
290
DUTCH BROS Coffee
GREGG MANOR ROAD (4,312 VPD)
St David's HealthCare
Frontier Bank of Texas
TEXACO

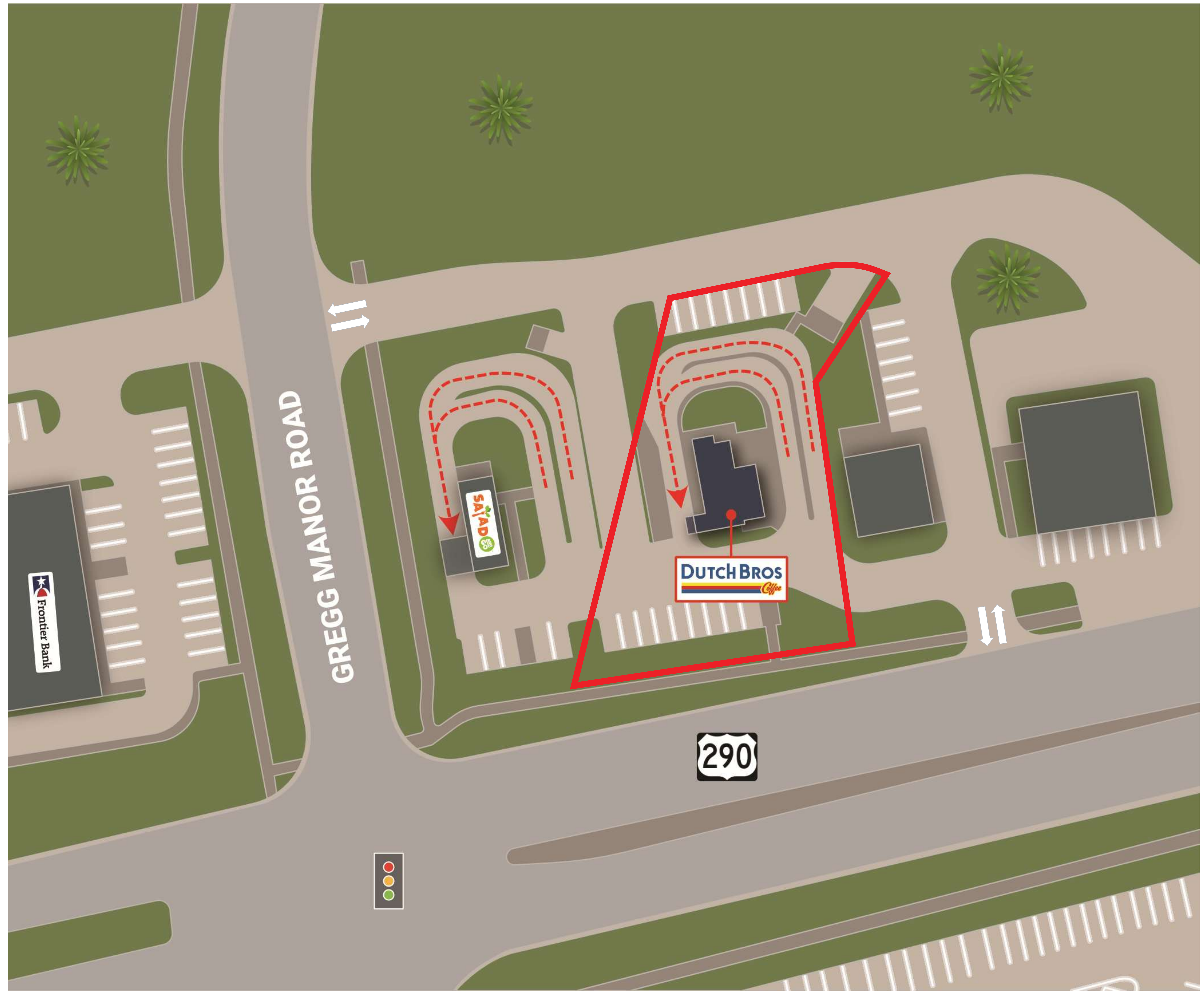
SITE OVERVIEW

DUTCH BROS MANOR, TX (AUSTIN)

Year Built	2024
Building Area	±512 SF
Land Area	±0.49 AC

NEIGHBORING RETAILERS

- H-E-B
- Walmart Supercenter
- The Home Depot
- Advance Auto Parts
- T.J. Maxx
- O'Reilly Auto Parts
- Taco Bell
- Starbucks
- Domino's Pizza
- Sonic Drive-In



LOCATION OVERVIEW

DUTCH BROS MANOR, TX (AUSTIN)

Demographics	1 Mile	3 Mile	5 Mile
Population	4,481	35,949	69,507
Households	1,676	12,754	24,108
Average Household Income	$148,764	$141,336	$136,894
Total Household Expenditure	$178.76 MM	$1.38 B	$2.54 B

AUSTIN, TX ECONOMIC DRIVERS (EMPLOYEES)

1. State Government *(40,460)*
2. The University of Texas at Austin *(32,193)*
3. H-E-B *(22,955)*
4. City of Austin *(16,195)*
5. Ascension Seton *(14,842)*
6. Federal Government *(14,700)*
7. Dell Computer Corporation *(13,000)*
8. Tesla, Inc. *(12,277)*
9. St. David's Healthcare Partnership *(11,484)*
10. Amazon.com LLC *(11,000)*

LOCATION OVERVIEW

DUTCH BROS MANOR, TX (AUSTIN)

Austin

Texas

1,011,743+
Population (2026)

$104,000+
Median Household Income

Grown 15% Since 2020, at Over 2.62M Residents

AUSTIN METRO

Austin is the 5th Largest City in Texas

5th

Austin, Texas, is one of the fastest-growing cities in the United States, known for its vibrant culture, strong economy, and high quality of life.

As the state capital, Austin blends government, education, technology, and a thriving arts scene to create a unique and dynamic environment.

Austin, Texas, dubbed "Silicon Hills," has experienced rapid growth due to its thriving tech industry, vibrant cultural scene, and high quality of life.

The city is home to the University of Texas at Austin, a major research institution that contributes to its youthful energy and innovation. Austin's population continues to rise, with an estimated 1,002,632 residents in 2025, while the broader metro area has grown to around 2.62 million people.

This rapid expansion has brought both opportunities and challenges, particularly in terms of housing affordability and infrastructure. The economy in Austin is diverse and strong, driven by technology, government, healthcare, and education. Known as "Silicon Hills," Austin has attracted major tech companies such as Dell, Tesla, Apple, and Google, making it a significant hub for innovation and startups. The city's median household income has grown accordingly, reaching approximately $104,000 in 2025. Austin is also famous for its vibrant lifestyle and entertainment options. The city is known as the "Live Music Capital of the World," hosting major festivals like South by Southwest (SXSW) and Austin City Limits (ACL). Its food scene is just as lively, featuring everything from top-rated barbecue joints to trendy food trucks. Outdoor enthusiasts appreciate Austin's many parks, trails, and lakes, including the popular Barton Springs Pool and Lady Bird Lake, which offer opportunities for swimming, kayaking, and hiking. Despite the challenges of traffic congestion and rising costs, Austin remains one of the most desirable places to live in the U.S., attracting people with its mix of economic opportunities, cultural vibrancy, and outdoor recreation.

FEATURE

IN THE NEWS

DUTCH BROS MANOR, TX (AUSTIN)

Austin's Population Surpasses One Million Residents

MAY 13, 2026 (CITY OF AUSTIN)

The City of Austin announced that new U.S. Census data confirms Austin's population officially broke the one-million mark in 2025, reaching 1,002,632 residents.

The City's planning department notes that Austin's population has grown by more than 20 percent since 2010, cementing its status as one of the fastest-growing large cities in the country. Recent gains are driven by strong job growth, in-migration from other states, and a diversified economy in technology, advanced manufacturing, life sciences, and professional services.

EXPLORE ARTICLE

Austin Emerges as a Top-3 Destination for U.S. Movers

JAN. 9, 2026 (CULTUREMAP AUSTIN)

A new U-Haul Growth Index ranks Austin among the top three U.S. growth metros in 2025, based on one-way truck moves into the region.

Austin continues to attract new residents from across the country thanks to its strong job market, robust tech sector, outdoor amenities, and relative affordability compared with coastal markets. U-Haul data shows a sustained net inflow of movers choosing the Austin area for permanent relocation, reinforcing demographic projections that call for continued population and housing demand through the late 2020s.

EXPLORE ARTICLE

Opportunity Austin Highlights Ongoing Economic Surge

MAY 20, 2026 (OPPORTUNITY AUSTIN)

In its May 2026 "Surge" update, Opportunity Austin reports that the Austin region's economy remains in expansion mode, with unemployment below state and national averages and continued corporate investment.

The regional economic-development group notes that Austin has now surpassed one million residents and continues to see robust job creation in technology, manufacturing, and life sciences. Recent announcements include expansions from multinational tech firms, advanced chip and battery manufacturers, and professional-services employers adding thousands of high-wage positions.

EXPLORE ARTICLE

Ten New High-Rise Developments Reshape Austin's Skyline

MAY 31, 2026 (OFTM / MARKET WATCH AUSTIN)

A 2026 development roundup highlights ten major high-rise projects—including ATX Tower, The Modern Austin Residences, and The Travis—that are adding thousands of new residential units to the urban core.

Projects such as ATX Tower (58 stories, 369 units), The Modern (56 stories, 320 units), and The Travis (50 stories, 423 units) are either recently opened or delivering in 2026. Together with several mixed-use towers and hotel developments, these projects represent billions of dollars in private investment and reflect sustained confidence in Austin's long-term growth.

EXPLORE ARTICLE

Austin Convention Center to Undergo $1.6 Billion Redevelopment

JULY 20, 2026 (DOWNTOWN AUSTIN)

The Downtown Austin Alliance reports that the Austin Convention Center is slated for a major $1.6 billion redevelopment running through 2029.

The redevelopment plan will modernize and expand exhibit and meeting space, improve connectivity to the surrounding street grid, and create new public plazas and hospitality opportunities. Officials expect the updated facility to attract larger conventions and events, generating additional hotel stays, visitor spending, and sales-tax revenue across the region.

EXPLORE ARTICLE

What's Being Built in Austin? Eight Projects to Watch in 2026

JUNE 20, 2026 (AUSTIN AMERICAN-STATESMAN)

The Austin American-Statesman highlights eight notable development projects across the metro, from urban mixed-use infill to new retail and commercial centers in fast-growing suburbs.

Featured projects include large-scale mixed-use communities, a major retail center in Liberty Hill, and new commercial phases at suburban hubs such as Leander's Republic Trails. The piece emphasizes that development is no longer confined to the urban core—growth is radiating outward along major highways including US 290, SH 130, and SH 45 as households and employers seek more space while remaining within the Austin metro.

EXPLORE ARTICLE

Manor / US 290 Corridor Continues to Benefit from Expressway Upgrades

2026 (MANOR EXPRESSWAY PROJECT COVERAGE)

Recent project coverage notes that the Manor Expressway (290 Toll) has transformed a former four-lane rural highway into a limited-access corridor with up to 12 lanes of combined tolled and non-tolled capacity between US 183 and SH 130.

Engineering and construction summaries explain how the 6.2-mile Manor Expressway project tripled capacity on US 290 East, improving travel times between central Austin, Manor, and points east. The upgraded corridor includes high-speed managed lanes, continuous frontage roads, and modern interchanges that support both commuter traffic and regional freight movement.

EXPLORE ARTICLE

2026 Outlook: Austin's Economy and Population Still Growing Fast

APRIL 7, 2026 (AUSTIN MARKET OUTLOOK VIDEO REPORT)

A 2026 market-outlook segment highlights that Austin remains one of the fastest-growing U.S. metros, with strong job creation, rising wages, and expectations for continued in-migration over the next several years.

Analysts in the report point to ongoing tech relocations, expansions in advanced manufacturing, and significant public-sector infrastructure spending—particularly on I-35 and key regional highways—as drivers of future growth. The video notes that thousands of new residential units, hotels, and mixed-use projects are either under construction or in the pipeline, positioning the region for another decade of above-average economic performance.

EXPLORE ARTICLE

METRO AREA

DUTCH BROS MANOR, TX (AUSTIN)

DUTCH BROS
SUBJECT PROPERTY
10802 U.S. HWY 290 E.

IBM
- Largest Campuses with nearly 6,000 employees
- Focused on high-speed microprocessor design, hardware design and simulation

Q2 STADIUM
- 20,738 Seating Capacity
- Home to the Austin FC major league soccer team

DELL - CORPORATE CAMPUS
- Employs more than 133,000 people in the U.S
- Ranked 48th on the 2024 Fortune 500 Rankings of the Largest U.S. Corporations based on its 2023 Revenue

SXSW CONFERENCE & FESTIVAL
- SXSW Music is the largest music festival in the world
- 152,000 Attendees Annually

THE DOMAIN
- 543 Acres
- High density Office, Retail, and Residential Center including 137+ Retailers

MUELLER
- It is a Mixed-Income, Mixed-use Community Located in the Heart of Austin.
- Mueller is a joint redevelopment project of the former airport by the City of Austin and Catellus

WHOLE FOODS MARKET HEADQUARTERS
- 105,000 Employees in 2023
- 500+ stores in North America and seven in the United Kingdom

TEXAS CAPITOL HISTORICAL LANDMARK
- Ranked 92nd in the 2007 "America's Favorite Architecture"
- It the Sixth-Tallest State Capitol

ST. DAVID'S MEDICAL CENTER
- 371 Beds Facility
- Received Healthgrades 2024 America's 250 Best Hospitals Award

DOWNTOWN AUSTIN
- The city's High-rises are located here, making it the Region's Government and Business Hub
- Downtown Austin is home to the three tallest condo buildings west of the Mississippi: The Independent, The Austonian, and 360 Condominiums.

ZILKER METROPOLITAN PARK
- 350-Acre, Urban Park with Botanical Gardens, a Spring-fed pool, a Theater & Sports Facilities
- Serves as a hub for many Recreational Activities

TESLA
- Employs over125,665 people at the factory
- In 2023, the Company was ranked 69th in the Forbes Global 2000

DARRELL K ROYAL TEXAS MEMORIAL STADIUM
- 100,119 Seating Capacity
- It is 7th Largest Stadium in the U.S., and the 9th Largest Stadium in the World

CIRCUIT OF THE AMERICAS
- 3.426-Mile Motor Racing Track with 120,000 Capacity
- First in the U.S. to be purpose-built for Formula One

TEXAS The University of Texas at Austin
- 53,082 Students
- Ranked #30 in National Universities

WATERLINE
- Waterline is the City's Most Extraordinary New Mixed-use Development
- A 74-Story Mixed-Use tower rising to 1,022 feet
- It is Projected to become the Tallest building in both Austin and the entire State of Texas

ORACLE
- 159,000 Employees
- 3rd-Largest Software Company in the World by Revenue and Market Capitalization

AUSTIN-BERGSTROM INTERNATIONAL AIRPORT
- 21,762,904 Million Annual Passengers in 2024
- 3rd Busiest Airport in Texas

ASCENSION SETON
- 391 Beds
- America's 100 Best Hospitals for Stroke Care Award™, Cranial Neurosurgery Excellence Award™

SAN MARCOS REGIONAL AIRPORT
- Aircraft Operations 91,849 in 2023
- Covers an area of 1,303 acres

H-E-B
- 145,000 Employees
- Ranked number 6 on Forbes's 2022 list of "America's Largest Private Companies"

SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

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Los Angeles

Office

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El Segundo, CA 90245

(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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Bob Moorhead
Managing Partner
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bob@securenetlease.com

TEXAS DISCLAIMER

DUTCH BROS MANOR, TX (AUSTIN)

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.