

New Construction Retail For Lease

Base Rental \$26.00 NNN
TI Allowance \$30 - \$40



Bentwood Shopping Centre

S Walnut Ave., New Braunfels, TX 78130

Offered by:
C. Michael Morse
Blake M. Bonner

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Benefits

Property Highlights

Address	2009 S Walnut Ave., New Braunfels, TX 78130
Location	Located at SEC of County Line Rd & S Walnut Ave. New Braunfels, TX, Guadalupe County
Property Details	17,669 SF single story retail center Land - 2.6180 Acres
Legal Description	BENTWOOD COMMERCIAL #3 LOT #3 2.618 ACS
Zoning	APD
Year Built	2022
Bldg. Class	A
Parking	107 spaces
Rd. Frontage	407 FT

Comments

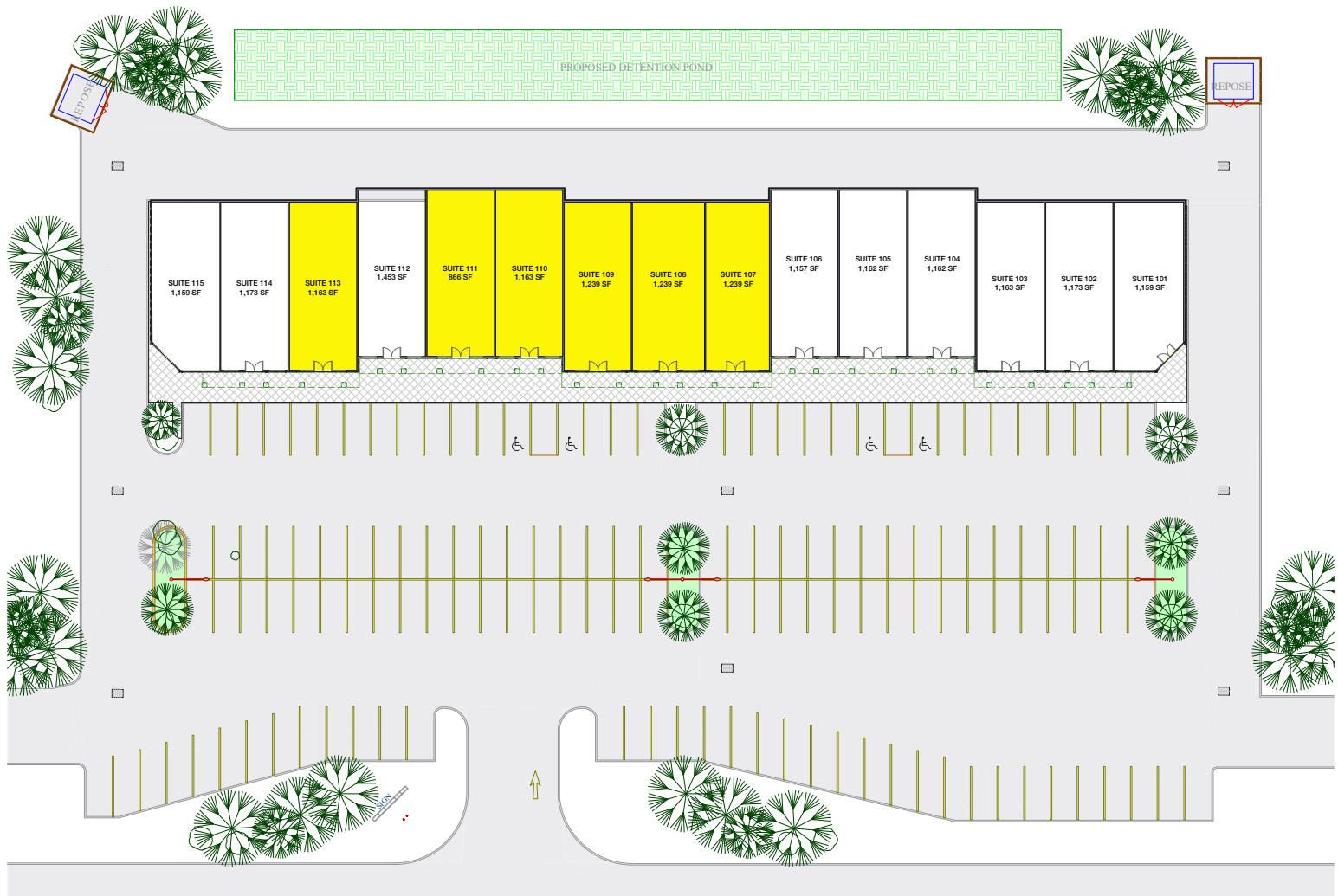
- Surrounded by neighborhoods, multiple Elementary schools, and CVS
- Signage opportunities available
- Ample parking available
- 1.2 miles from IH-35 access

Traffic Counts

IH-35 S Frontage Road & S Walnut Ave.; 157,296 AADT 2023
Source: TxDOT Statewide Planning Map

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.

Site Plan



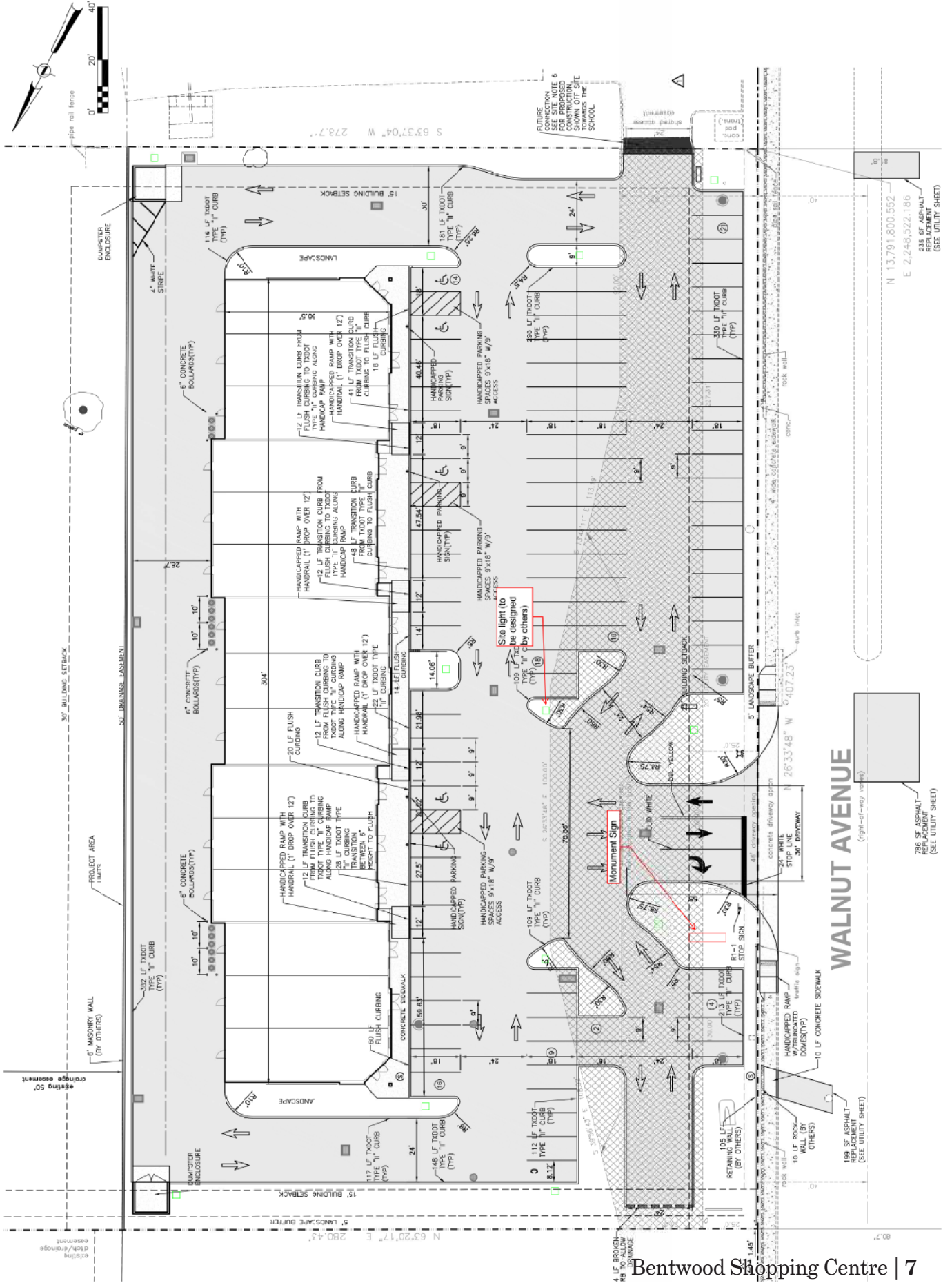
SUITE 115 - Rita's Italian Ice
 SUITE 114 - Miracle-Ear
 SUITE 113 - 1,163 SF
 SUITE 112 - Premier Martial Arts
 SUITE 111 - 866 SF

SUITE 110 - 1,163 SF
 SUITE 109 - 1,239 SF
 SUITE 108 - 1,239 SF
 SUITE 107 - 1,239 SF
 SUITE 106 - Little Land

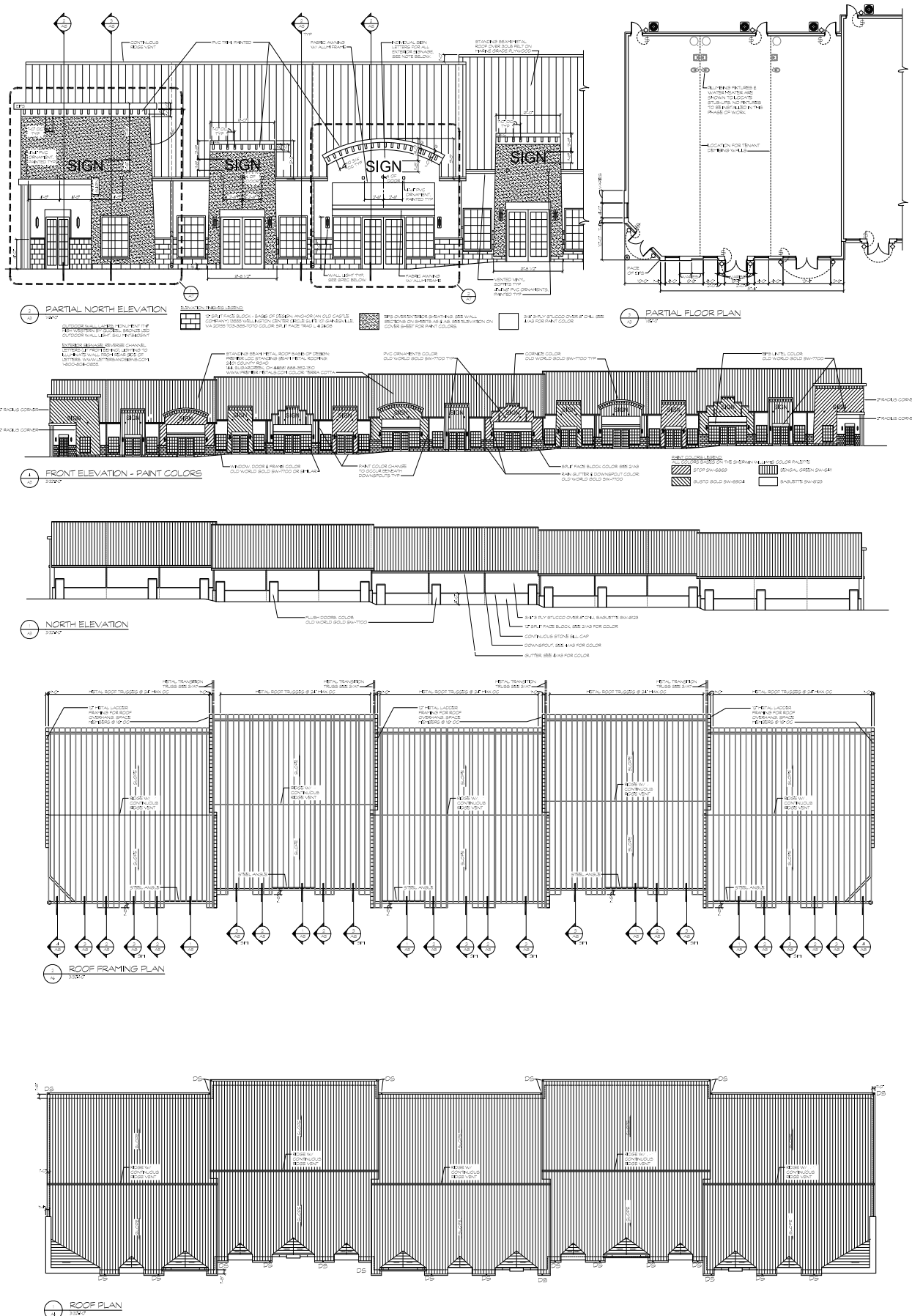
SUITE 105 - Little Land
 SUITE 104 - Little Land
 SUITE 103 - Little Land
 SUITE 102 - Kauffman Orthodontics
 SUITE 101 - Kauffman Orthodontics



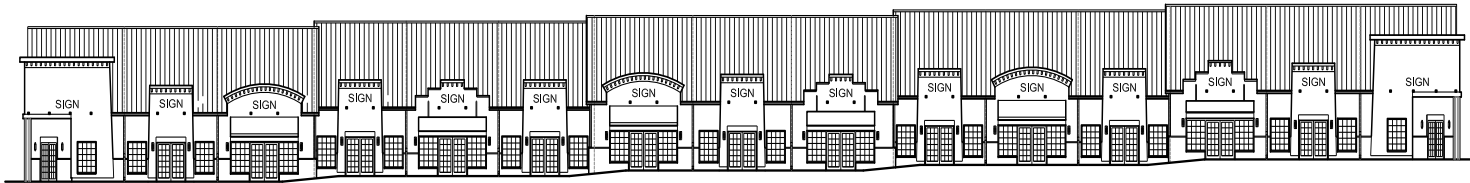
Site Plan











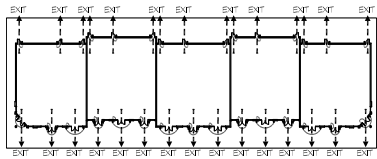


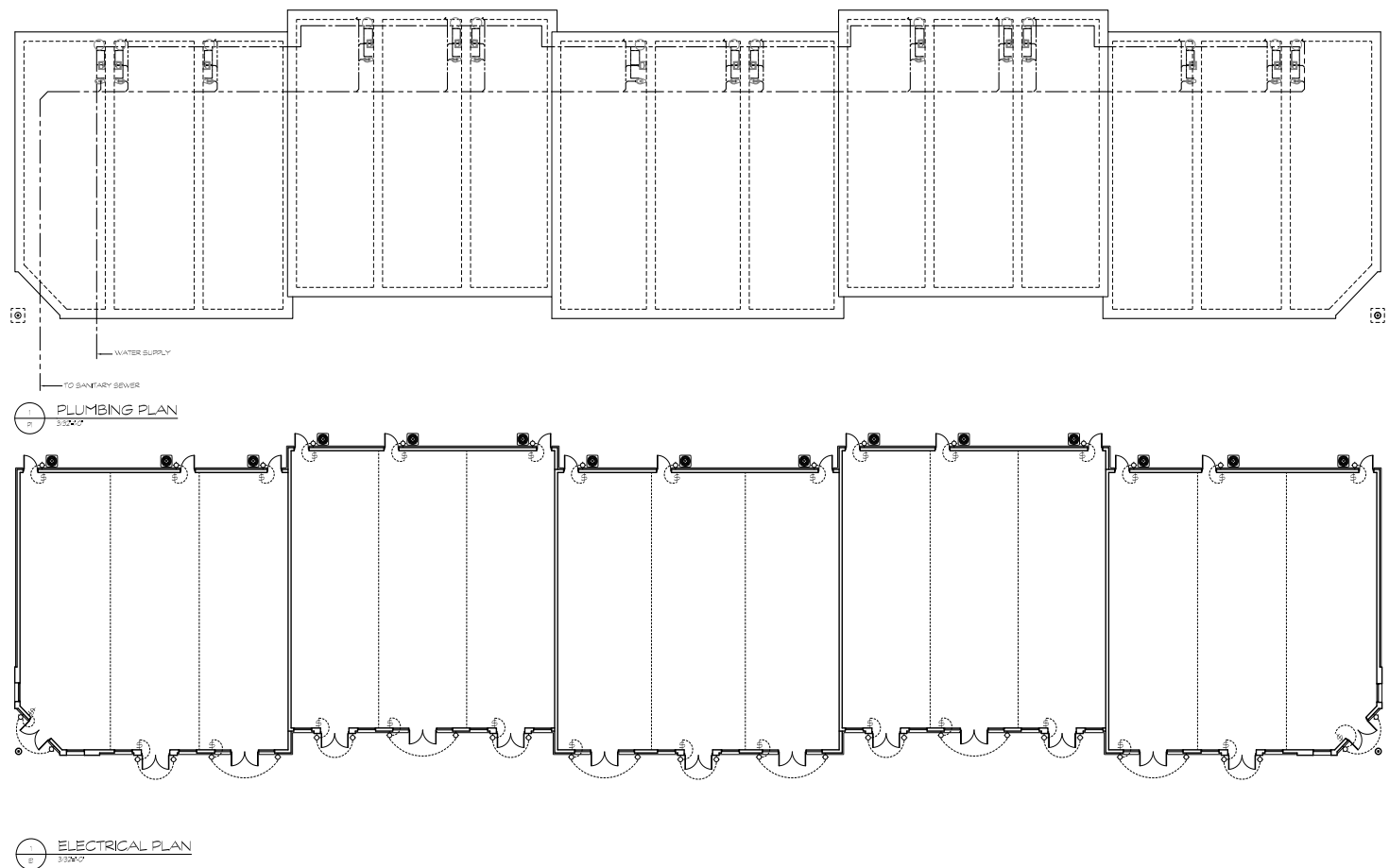
Plans

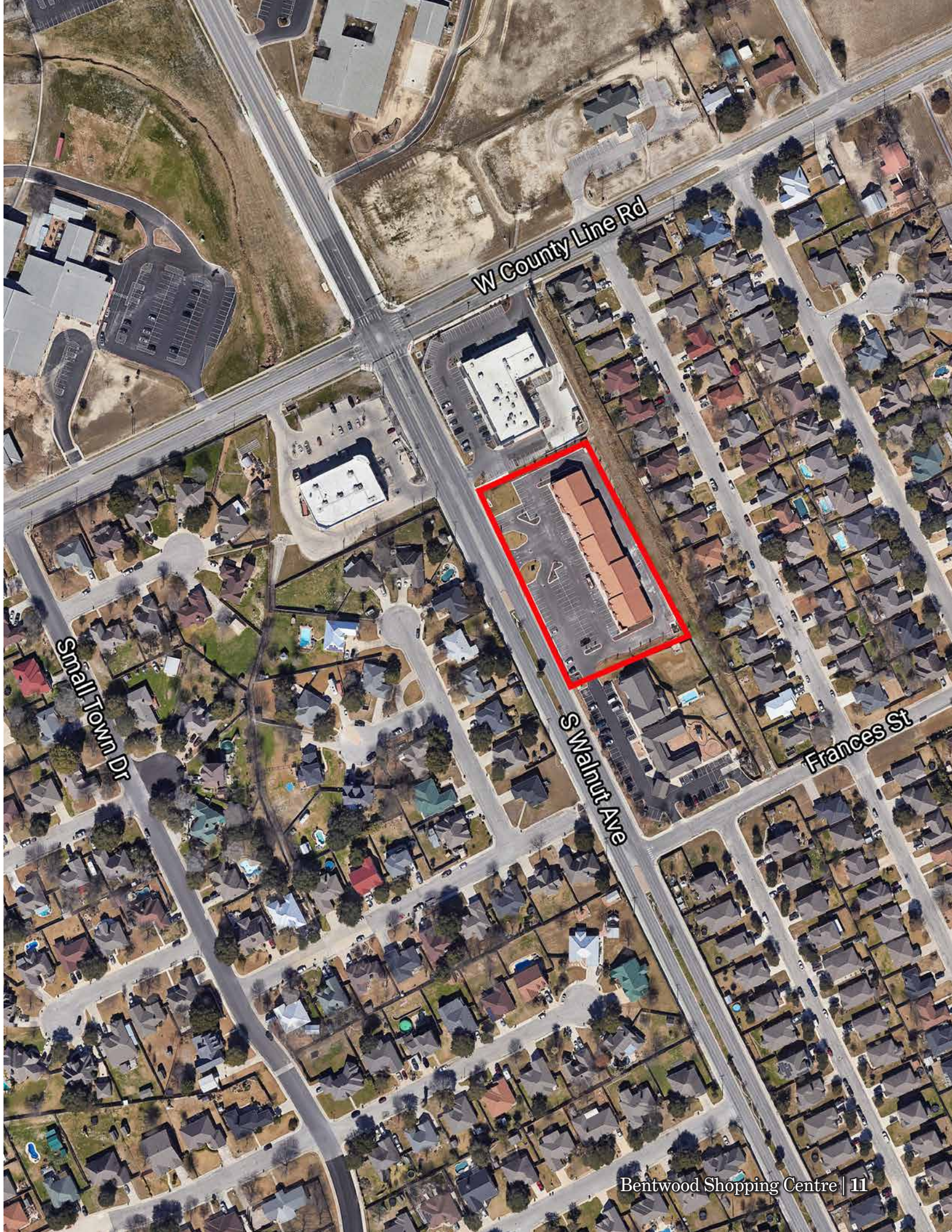


Plans



SYMBOLS	GENERAL NOTES	CODE ANALYSIS	INDEX										
<div><div> NEW PARTITION</div><div> NEW WINDOW</div><div> NEW DOOR, HARDWARE AND FRAME</div><div> ROOM NAME</div><div> DOOR NUMBER</div><div> SECTION MARKER, TOP NUMBER DRAWING NUMBER, BOTTOM MARK SHEET WHERE DETAIL IS LOCATED</div><div> 120V ELECTRICAL OUTLET</div><div> GROUND FAULT 120V ELECTRICAL OUTLET</div><div> EMERGENCY LIGHTING W/ BATTERY BACKUP</div><div> LIGHTED EXIT SIGN W/ BATTERY BACKUP</div></div>	<div><div><div>1. THESE GENERAL NOTES APPLY TO ALL CONTRACTORS OF ALL TRADES.</div><div>2. SUB-CONTRACTORS SHALL OBTAIN REQUIRED TRADE PERMITS PRIOR TO COMMENCING WORK AND PROVIDE COPIES OF ALL PERMITS TO GENERAL CONTRACTOR.</div><div>3. CONTRACTOR AND SUB-CONTRACTORS SHALL VISIT THE SITE PRIOR TO COMMENCING CONSTRUCTION AND FIELD VERIFY CONDITIONS. SHOULD THERE BE DISCREPANCIES BETWEEN FIELD CONDITIONS AND REPRESENTATIONS SHOWN ON DRAWINGS, CONTRACTOR SHALL RESOLVE ISSUES AND REPORT ANY NECESSARY CHANGES TO THE ARCHITECT PRIOR TO CONSTRUCTION.</div><div>4. NEW DOOR HARDWARE SHALL BE LEVER TYPE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND ACCESSIBILITY REQUIREMENTS OF THE FLORIDA BUILDING CODE.</div><div>5. PROVIDE CONTIGUOUS BUILDINGS CONCEALED IN ALL PARTITIONS WHERE ITEMS ARE TO BE WALL MOUNTED.</div><div>6. OWNER TO SELECT MATERIAL AND COLOR OF FINISHES WHEN NOT SPECIFIED ON DRAWINGS.</div><div>7. CONTRACTOR SOLELY RESPONSIBLE FOR JOB SAFETY ON THE JOB SITE DURING THE ENTIRE SCOPE OF THIS CONTRACT. CONTRACTOR TO ADHERE BY ALL INDUSTRY REGULATIONS INCLUDING OSHA REQUIREMENTS.</div><div>8. ALL UTILITIES THRESHOLD WITHIN THE CONTRACTS TO BE TREATED FOR THE REFERENCE USING A PRESSURE PROCESS AS SPECIFIED IN THE 2014 FLORIDA BUILDING CODE.</div><div>9. ALL EXIT SIGNS ARE TO HAVE BATTERY BACKUP.</div><div>10. ALL WOOD SPECIES BEARING ON MASONRY IS TO BE PRESSURE TREATED SOUTHERN YELLOW PINE.</div><div>11. CONTRACTORS ARE TO SUBMIT THEIR ALARM DRAWINGS TO THE COUNTY PRIOR TO THE START OF WORK.</div><div>12. ALL SUB-CONTRACTORS ARE TO VERIFY ALL QUANTITIES PRIOR TO ORDERING ANY MATERIALS.</div></div><div><div>EGRESS PLAN</div><div><div>ALL ENITS ARE TO GRADE</div></div></div></div>	<div><div>Design Criteria</div><table><tr><td>IBC - INTERNATIONAL BUILDING CODE</td><td>2018</td></tr><tr><td>IBC - INTERNATIONAL BUILDING CODE - Mechanical</td><td>2018</td></tr><tr><td>IBC - INTERNATIONAL BUILDING CODE - Plumbing</td><td>2018</td></tr><tr><td>IBC - INTERNATIONAL ENERGY CODE</td><td>2018</td></tr><tr><td>NES - NATIONAL ELECTRICAL CODE</td><td>2014</td></tr></table><div><div>Design Wire Speed</div><div>100 MPH</div><div>8</div><div>8 - BUSINESS</div><div>Occupancy Group</div><div>Group 1</div><div>Design pressure of exterior components and cladding (skirt and doors) shown from ASCE 7-16</div><div>W-18</div><div>-30 PSF</div><div>-1CR</div><div>Dead load</div><div>All windows/doors and meet nose case details</div></div></div> <div><div>BUILDING AREA:</div><div>THE PROPOSED BUILDING AREA IS 18,554 SQUARE FEET</div><div>OCCUPANT LOAD - IBC, 2015 TABLE 1004.1.2</div><div>USE GROUP BUSINESS (B) OCCUPANCY LOAD 100 SF/PERSON</div><div>18,554 DIVIDED BY 100 SF/PERSON = 186 PEOPLE</div><div>BUILDING USE GROUP & TYPE OF CONSTRUCTION:</div><div>USE GROUP "B" BUSINESS</div><div>TYPE OF CONSTRUCTION TYPE IS - NOT SPRINKLERED</div><div>BUILDING COMPONENTS:</div><div>NEW BUILDING</div><div>EXTERIOR WALLS: MASONRY W/ STUCCO</div><div>EXTERIOR</div><div>BEARING MASONRY WALLS</div><div>FLOOR SLAB: 4" CONCRETE SLAB ON GRADE</div><div>ROOF: LIGHT PLYWOOD ROOFING ON GAUGE METAL ROOF TRUSSES</div></div>	IBC - INTERNATIONAL BUILDING CODE	2018	IBC - INTERNATIONAL BUILDING CODE - Mechanical	2018	IBC - INTERNATIONAL BUILDING CODE - Plumbing	2018	IBC - INTERNATIONAL ENERGY CODE	2018	NES - NATIONAL ELECTRICAL CODE	2014	<div><div>CS - ARCHITECTURAL COVER SHEET</div><div>1. CIVIL COVER SHEET</div><div>2. GENERAL NOTES</div><div>3. NOT USED</div><div>4. SURFACE WATER MANAGEMENT PLAN</div><div>5. DEMOLITION PLAN</div><div>6. SITE PLAN</div><div>7. PAVING, GRADING & DRAINAGE PLAN</div><div>8. UTILITIES PLAN</div><div>9. WATER & SEWER DETAILS</div><div>10. PAVING, GRADING & DRAINAGE DETAILS</div><div>A1. PLANS & ELEVATIONS</div><div>A2. FOUNDATION PLAN</div><div>A3. ELEVATIONS & PARTIAL PLAN</div><div>A4. ROOF & ROOF FRAMING PLANS</div><div>A5. WALL SECTIONS</div><div>A6. WALL SECTIONS</div><div>A7. DETAILED MASONRY ELEVATIONS</div><div>D1. PLUMBING RESS DIAGRAM</div><div>D2. ELECTRICAL PLAN</div></div>
IBC - INTERNATIONAL BUILDING CODE	2018												
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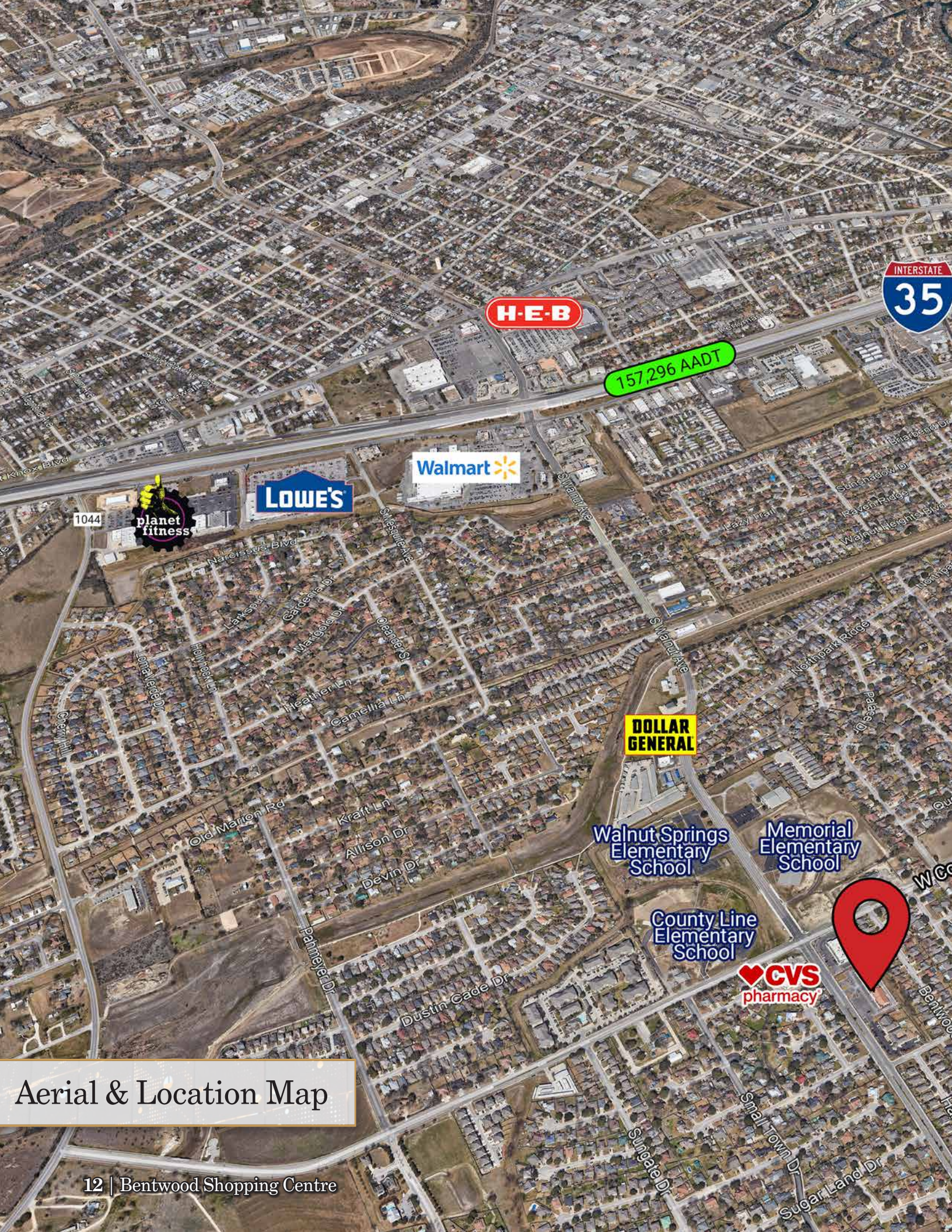


W County Line Rd

Small Town Dr

S Walnut Ave

Frances St



INTERSTATE
35

H-E-B

157,296 AADT

Walmart

LOWE'S

planet
fitness

1044

DOLLAR
GENERAL

Walnut Springs
Elementary
School

Memorial
Elementary
School

County Line
Elementary
School

CVS
pharmacy



Aerial & Location Map



Availability & Rates

Minimum Available	866 SF
Total Available	6,909 SF
Base Rental	\$26.00 NNN PSF annually
Triple Net	Estimated at \$6.89 PSF annually
Term	Five (5) to ten (10) years
TI Allowance	\$30.00 PSF on 5-year lease \$40.00 PSF on 10-year lease
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlords leasing representative

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord.

Leasing Contacts



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Demographics: 1-Mile

Summary	Census 2010		Census 2020		2023	2028
Population	8,546		11,741		12,011	12,168
Households	3,104		4,239		4,342	4,426
Families	2,401		-		3,310	3,372
Average Household Size	2.75		2.77		2.76	2.75
Owner Occupied Housing Units	2,416		-		3,556	3,661
Renter Occupied Housing Units	689		-		786	764
Median Age	33.9		-		35.1	34.8
Trends: 2023-2028 Annual Rate		Area		State		National
Population	0.26%		0.97%		0.30%	
Households	0.38%		1.15%		0.49%	
Families	0.37%		1.16%		0.44%	
Owner HHs	0.58%		1.38%		0.66%	
Median Household Income	2.20%		2.56%		2.57%	
			2023		2028	
Households by Income			Number	Percent	Number	Percent
<\$15,000			118	2.7%	105	2.4%
\$15,000 - \$24,999			207	4.8%	165	3.7%
\$25,000 - \$34,999			240	5.5%	195	4.4%
\$35,000 - \$49,999			447	10.3%	375	8.5%
\$50,000 - \$74,999			715	16.5%	646	14.6%
\$75,000 - \$99,999			799	18.4%	804	18.2%
\$100,000 - \$149,999			987	22.7%	1,136	25.7%
\$150,000 - \$199,999			571	13.2%	700	15.8%
\$200,000+			258	5.9%	300	6.8%
Median Household Income			\$86,860		\$96,861	
Average Household Income			\$106,086		\$118,680	
Per Capita Income			\$38,127		\$42,940	
			Census 2010		2023	
Population by Age			Number	Percent	Number	Percent
0 - 4	693		8.1%		902	7.5%
5 - 9	731		8.6%		958	8.0%
10 - 14	682		8.0%		934	7.8%
15 - 19	543		6.4%		787	6.6%
20 - 24	458		5.4%		655	5.5%
25 - 34	1,313		15.4%		1,758	14.6%
35 - 44	1,315		15.4%		1,968	16.4%
45 - 54	1,057		12.4%		1,452	12.1%
55 - 64	835		9.8%		1,133	9.4%
65 - 74	512		6.0%		918	7.6%
75 - 84	330		3.9%		421	3.5%
85+	77		0.9%		127	1.1%
			Census 2010		2023	
Race and Ethnicity			Number	Percent	Number	Percent
White Alone	7,470		87.4%		8,055	67.1%
Black Alone	150		1.8%		295	2.5%
American Indian Alone	60		0.7%		100	0.8%
Asian Alone	129		1.5%		184	1.5%
Pacific Islander Alone	1		0.0%		43	0.4%
Some Other Race Alone	533		6.2%		1,051	8.7%
Two or More Races	204		2.4%		2,285	19.0%
			Census 2010		2023	
Hispanic Origin (Any Race)	2,635		30.8%		4,196	34.9%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Demographics: 3-miles

Summary	Census 2010		Census 2020		2023	2028			
Population	37,034		50,305		54,319	54,617			
Households	13,393		18,383		19,943	20,224			
Families	9,645		-		14,054	14,201			
Average Household Size	2.72		2.71		2.70	2.68			
Owner Occupied Housing Units	8,906		-		14,507	14,929			
Renter Occupied Housing Units	4,486		-		5,436	5,295			
Median Age	34.6		-		36.5	36.6			
Trends: 2023-2028 Annual Rate			Area	State	National				
Population	0.11%		0.97%		0.30%				
Households	0.28%		1.15%		0.49%				
Families	0.21%		1.16%		0.44%				
Owner HHs	0.58%		1.38%		0.66%				
Median Household Income	1.52%		2.56%		2.57%				
Households by Income			Number	Percent	Number	Percent			
	<\$15,000		1,011	5.1%	871	4.3%			
	\$15,000 - \$24,999		1,028	5.2%	828	4.1%			
	\$25,000 - \$34,999		1,392	7.0%	1,166	5.8%			
	\$35,000 - \$49,999		1,986	10.0%	1,753	8.7%			
	\$50,000 - \$74,999		3,600	18.1%	3,472	17.2%			
	\$75,000 - \$99,999		3,663	18.4%	3,798	18.8%			
	\$100,000 - \$149,999		3,772	18.9%	4,255	21.0%			
	\$150,000 - \$199,999		2,016	10.1%	2,441	12.1%			
	\$200,000+		1,475	7.4%	1,640	8.1%			
Median Household Income			\$79,989		\$86,243				
Average Household Income			\$103,741		\$115,017				
Per Capita Income			\$37,784		\$42,242				
Population by Age	Census 2010		2023		2028				
	Number	Percent	Number	Percent	Number	Percent			
	0 - 4	2,908	7.9%	3,753	6.9%	3,858	7.1%		
	5 - 9	2,884	7.8%	3,991	7.3%	3,953	7.2%		
	10 - 14	2,776	7.5%	3,959	7.3%	4,025	7.4%		
	15 - 19	2,475	6.7%	3,452	6.4%	3,528	6.5%		
	20 - 24	2,275	6.1%	3,147	5.8%	3,071	5.6%		
	25 - 34	5,393	14.6%	7,633	14.1%	7,486	13.7%		
	35 - 44	5,225	14.1%	7,943	14.6%	8,153	14.9%		
	45 - 54	4,729	12.8%	6,296	11.6%	6,388	11.7%		
	55 - 64	3,876	10.5%	5,924	10.9%	5,437	10.0%		
	65 - 74	2,382	6.4%	4,956	9.1%	4,881	8.9%		
	75 - 84	1,541	4.2%	2,441	4.5%	2,916	5.3%		
	85+	570	1.5%	823	1.5%	922	1.7%		
	Race and Ethnicity	Census 2010		Census 2020		2023		2028	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
		White Alone	31,778	85.8%	32,370	64.3%	34,444	63.4%	33,707
Black Alone		692	1.9%	1,314	2.6%	1,449	2.7%	1,490	2.7%
American Indian Alone		270	0.7%	392	0.8%	468	0.9%	525	1.0%
Asian Alone		303	0.8%	631	1.3%	719	1.3%	755	1.4%
Pacific Islander Alone		12	0.0%	85	0.2%	105	0.2%	124	0.2%
Some Other Race Alone		3,116	8.4%	5,302	10.5%	5,889	10.8%	6,228	11.4%
Two or More Races		864	2.3%	10,211	20.3%	11,244	20.7%	11,789	21.6%
Hispanic Origin (Any Race)		14,918	40.3%	19,907	39.6%	21,935	40.4%	22,657	41.5%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Demographics: 5-miles

Summary	Census 2010		Census 2020		2023	2028					
Population	62,078		91,778		103,341	118,953					
Households	22,836		34,467		39,126	45,518					
Families	16,215		-		27,270	31,909					
Average Household Size	2.68		2.63		2.61	2.59					
Owner Occupied Housing Units	15,197		-		27,828	33,069					
Renter Occupied Housing Units	7,638		-		11,298	12,449					
Median Age	36.1		-		37.9	38.9					
Trends: 2023-2028 Annual Rate			Area	State	National						
Population			2.85%	0.97%	0.30%						
Households			3.07%	1.15%	0.49%						
Families			3.19%	1.16%	0.44%						
Owner HHs			3.51%	1.38%	0.66%						
Median Household Income			1.83%	2.56%	2.57%						
Households by Income			Number	Percent	Number	Percent					
			<\$15,000	2,145	5.5%	2,129	4.7%				
			\$15,000 - \$24,999	1,888	4.8%	1,689	3.7%				
			\$25,000 - \$34,999	2,699	6.9%	2,565	5.6%				
			\$35,000 - \$49,999	3,757	9.6%	3,779	8.3%				
			\$50,000 - \$74,999	6,493	16.6%	7,149	15.7%				
			\$75,000 - \$99,999	6,826	17.4%	7,908	17.4%				
			\$100,000 - \$149,999	7,827	20.0%	9,755	21.4%				
			\$150,000 - \$199,999	3,707	9.5%	5,227	11.5%				
			\$200,000+	3,785	9.7%	5,317	11.7%				
Median Household Income			\$82,620		\$90,482						
Average Household Income			\$110,918		\$126,559						
Per Capita Income			\$41,826		\$48,101						
Population by Age			Census 2010		2023		2028				
			Number	Percent	Number	Percent	Number	Percent			
			0 - 4	4,604	7.4%	6,730	6.5%	7,685	6.5%		
			5 - 9	4,728	7.6%	7,177	6.9%	8,027	6.7%		
			10 - 14	4,637	7.5%	7,277	7.0%	8,306	7.0%		
			15 - 19	4,127	6.6%	6,520	6.3%	7,333	6.2%		
			20 - 24	3,540	5.7%	5,865	5.7%	6,253	5.3%		
			25 - 34	8,463	13.6%	13,730	13.3%	15,257	12.8%		
			35 - 44	8,477	13.7%	14,424	14.0%	16,602	14.0%		
			45 - 54	8,122	13.1%	12,185	11.8%	14,056	11.8%		
			55 - 64	6,834	11.0%	12,003	11.6%	12,938	10.9%		
			65 - 74	4,319	7.0%	10,278	9.9%	12,231	10.3%		
			75 - 84	2,915	4.7%	5,235	5.1%	7,636	6.4%		
			85+	1,313	2.1%	1,918	1.9%	2,629	2.2%		
			Race and Ethnicity			Census 2010		Census 2020		2023	2028
Number	Percent	Number				Percent	Number	Percent	Number	Percent	
White Alone	53,626	86.4%				61,131	66.6%	68,108	65.9%	77,858	65.5%
Black Alone	1,128	1.8%				2,568	2.8%	2,929	2.8%	3,385	2.8%
American Indian Alone	415	0.7%				664	0.7%	826	0.8%	1,019	0.9%
Asian Alone	534	0.9%				1,255	1.4%	1,514	1.5%	1,879	1.6%
Pacific Islander Alone	19	0.0%				149	0.2%	191	0.2%	248	0.2%
Some Other Race Alone	4,960	8.0%				8,705	9.5%	10,037	9.7%	11,546	9.7%
Two or More Races	1,396	2.2%				17,305	18.9%	19,736	19.1%	23,018	19.4%
Hispanic Origin (Any Race)	22,703	36.6%				33,532	36.5%	38,356	37.1%	43,545	36.6%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Information About Brokerage Services

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

2-10-2025



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.

REOC General Partner, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	493853 License No.	alyles@reocsanantonio.com Email	(210) 524-4000 Phone
Andrew J. Lyles Designated Broker of Firm	720555 License No.	alyles@reocsanantonio.com Email	(210) 524-1306 Phone
Andrew J. Lyles Licensed Supervisor of Sales Agent/ Associate	720555 License No.	alyles@reocsanantonio.com Email	(210) 524-1306 Phone
Christopher Michael Morse Sales Agent/Associate's Name	629643 License No.	mmorse@reocsanantonio.com Email	(210) 524-1312 Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Information About Brokerage Services

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

2-10-2025



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.

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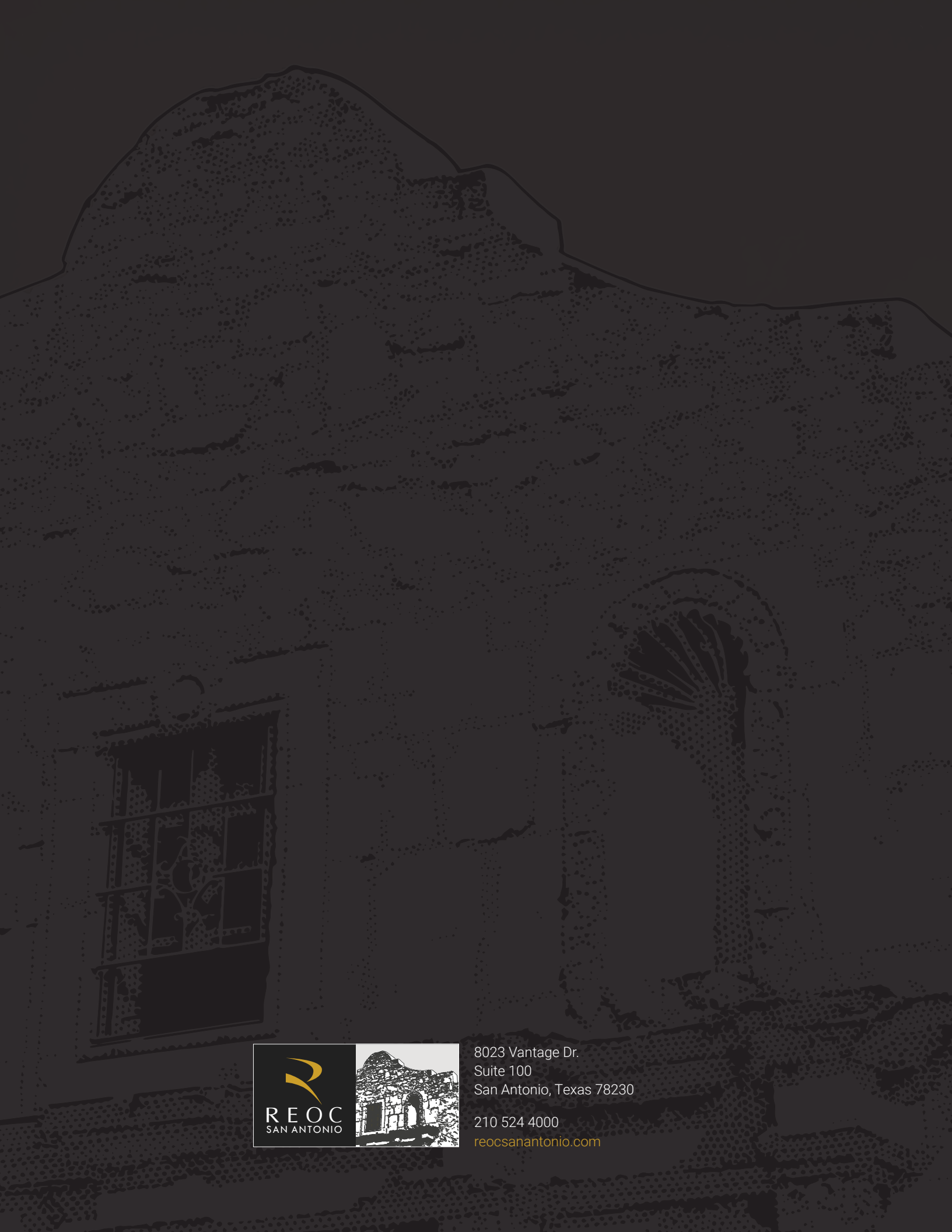
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Blake McFarlane Bonner Sales Agent/Associate's Name	334780 License No.	bbonner@reocsanantonio.com Email	(210) 524-1305 Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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