

# First New Development in the Rapidly Emerging I-10 East / Loop 1604 Trade Area!



**PUNTA VERDE PLAZA**  
Retail Space and Land / Pad Sites Available

*Offered by:*  
Kimberly S. Gatley  
Andrew J. Lyles

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# Benefits

## Property Highlights

<b>Address</b>	3065 E Loop 1604 & Green Rd. Converse, TX 78109
<b>Location</b>	SWC Loop 1604 & Green Rd.
<b>Land</b>	23 acres
<b>Retail Phase 1</b>	17,476 SF
<b>Legal Description</b>	CB 5088 P-29
<b>Zoning</b>	OCL
<b>Bldg. Status</b>	Retail - Completed   Office - Planned
<b>Retail Parking</b>	117 Parking Spaces, 1:150 sf
<b>Road Frontage</b>	350 ft along Loop 1604
<b>Utilities</b>	All utilities delivered to site; regional detention pond and storm drain facilities installed. Water: East Central Gas & Fiber: Centric Gas Electricity: CPS Energy Sewer: San Antonio River Authority

## Property Description

Punta Verde Plaza is a mixed-use development featuring a 17,476 sf retail center with pad site opportunities along Loop 1604 just south of the IH-10 Interchange. In addition, two small office buildings are planned to bring professional office space to the project.

## Comments

- Elevated site along Loop 1604 with excellent visibility
- Accessible off Loop 1604 and Green Rd
- Conveniently located to serve booming residential communities in Converse and surrounding areas
- Direct ingress/egress from/to southbound Loop 1604; turnarounds serve northbound Loop 1604 traffic
- Pad sites available for ground lease along Loop 1604
- More than 16,000 homes in various stages of development within 5-mile radius (May 2022)
- In addition to retail building, professional office space is also planned in Phase 1
- Additional 11.67 ac available for big box retail or multi-family development

# Availability & Rates

## Retail Leasing

<b>SF Available</b>	Total Available 2,287 Shell Space
<b>Lease Price</b>	\$28.00 - \$32.00 NNN
<b>Triple Net</b>	\$9.00 (2025)
<b>Finishout</b>	\$25.00 PSF
<b>First Month's Rental</b>	Due upon execution of lease document by Tenant
<b>Term</b>	Five (5) years to ten (10)
<b>Deposit</b>	Equal to one (1) month's Base Rental
<b>Financial Information</b>	Required prior to submission of lease document by Landlord  A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and one (1) copy should be returned to Landlord's leasing representative
<b>Disclosure</b>	
<b>Office Leasing</b>	\$28.00 NNN
<b>Land Available</b>	
<b>Phase 1B:</b>	1.259 acres (Behind existing center along Green Road) - \$17 per sf
<b>Phase 2:</b>	2.61 acres fronting 1604 (Divisible) - Ground Lease – contact broker for pricing
<b>Phase 3:</b>	4.16 acres fronting 1604 (Divisible) - Ground Lease – contact broker for pricing
<b>Phase 4:</b>	11.67 acres - \$12 per sf

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.  
This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

## Lease Contacts



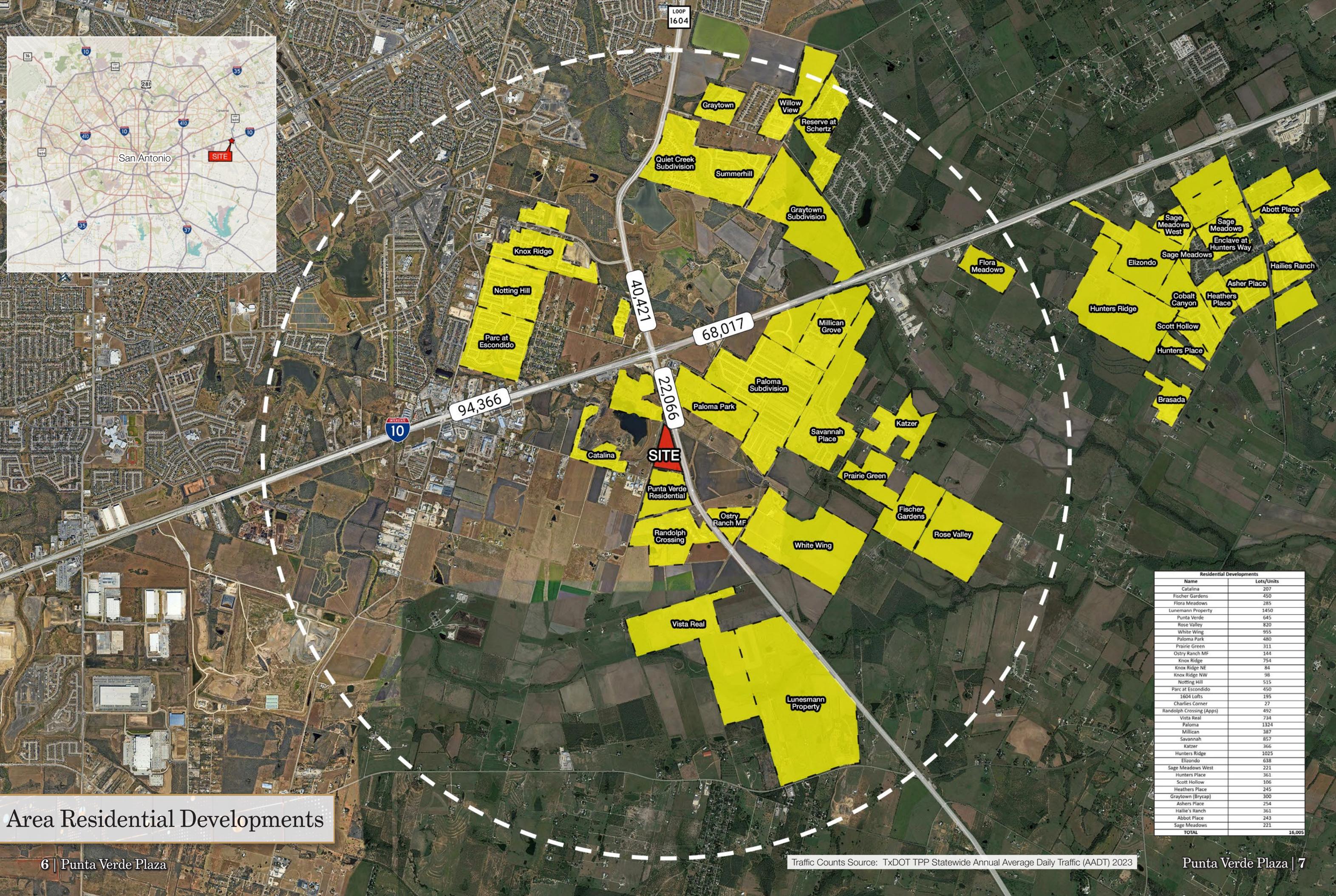
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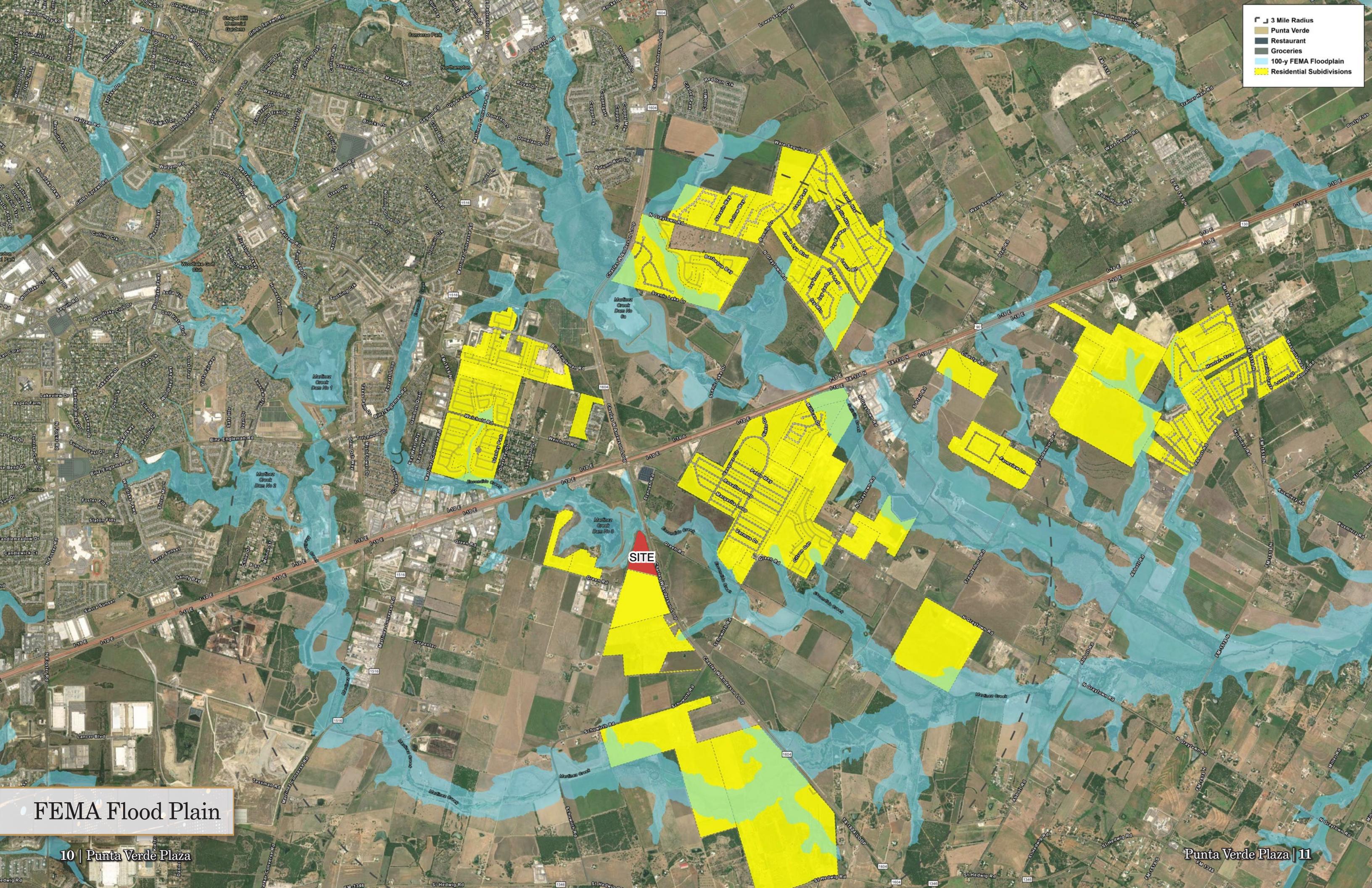
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Growing Residential Developments

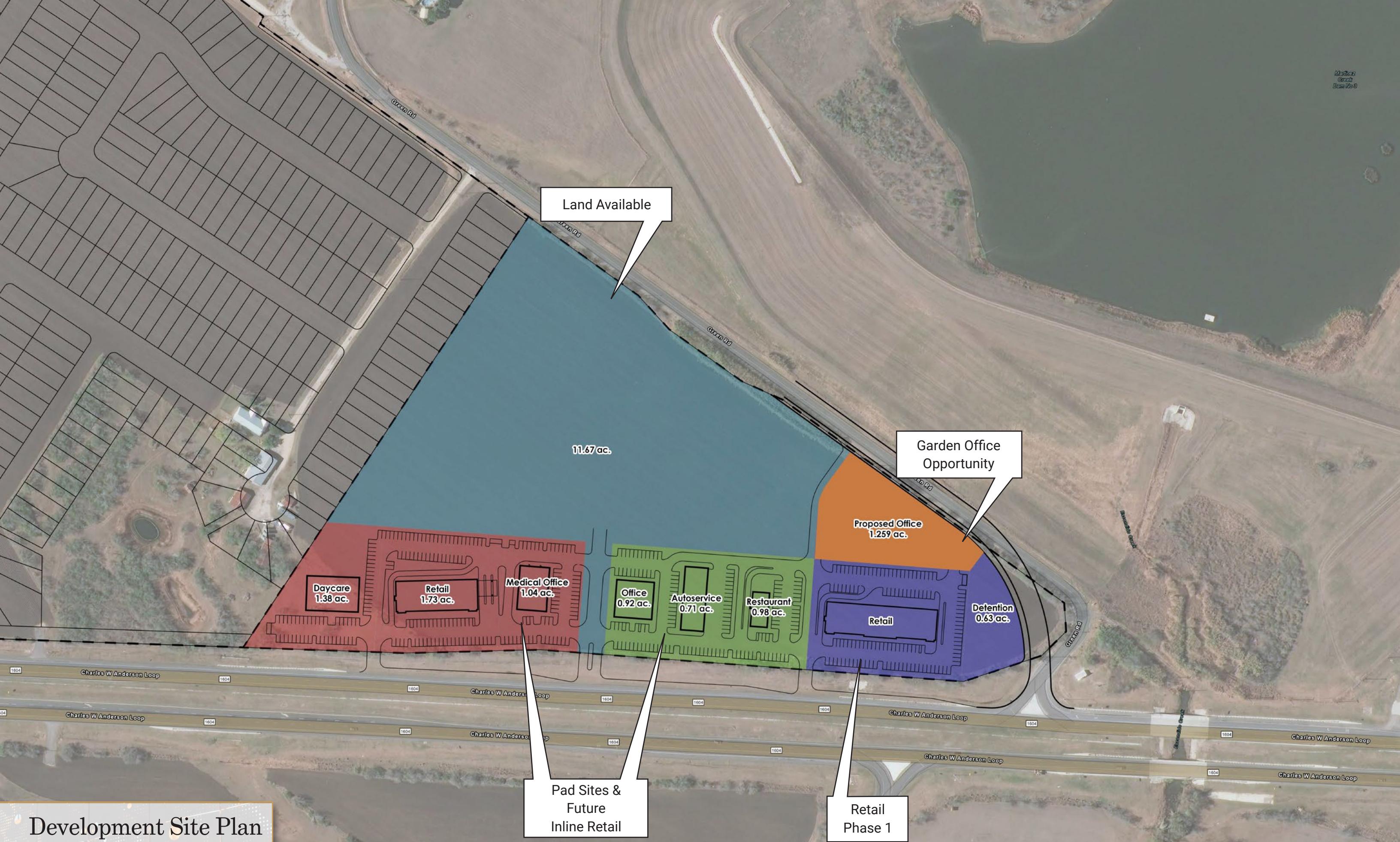


## FEMA Flood Plain

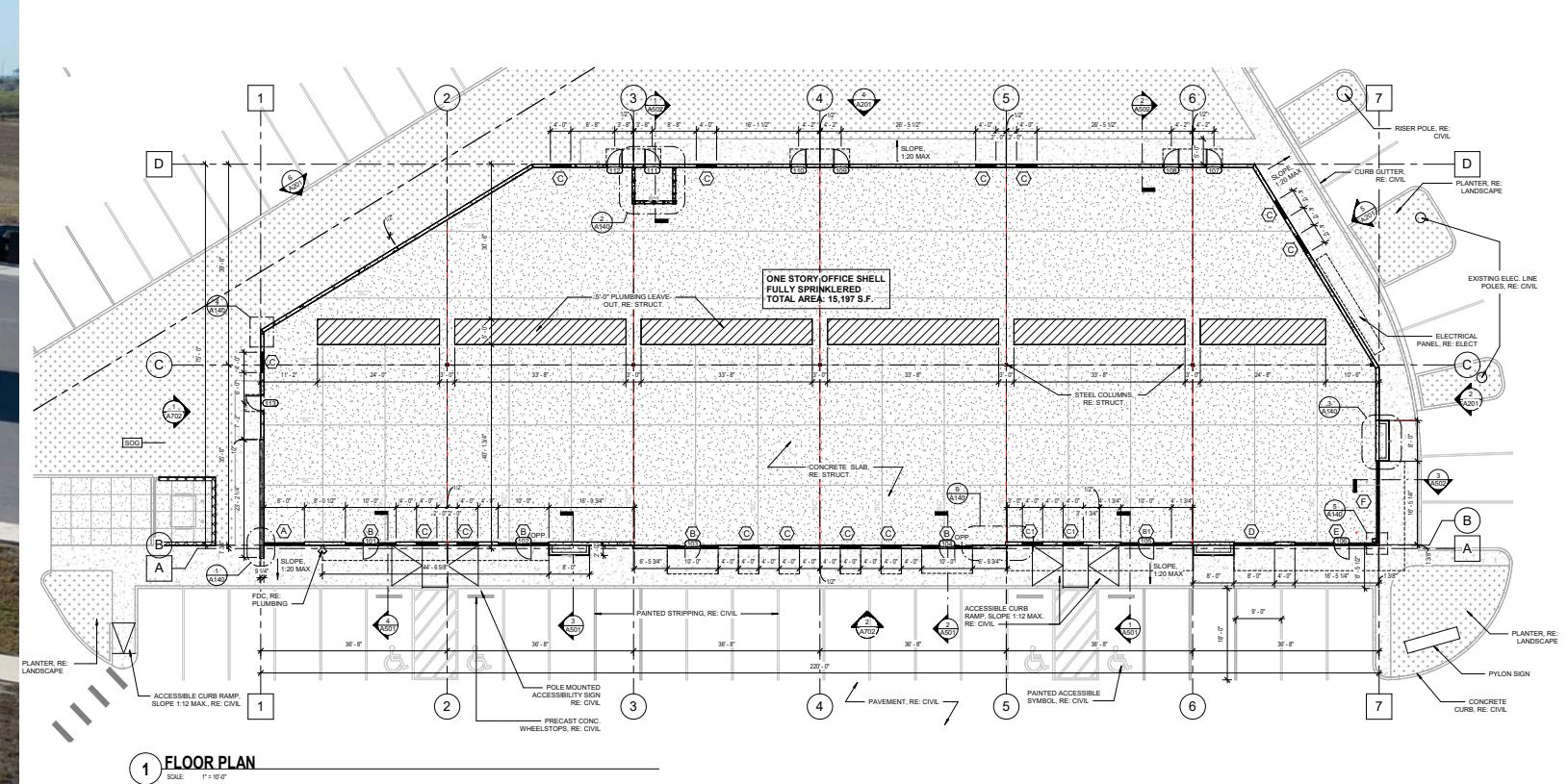
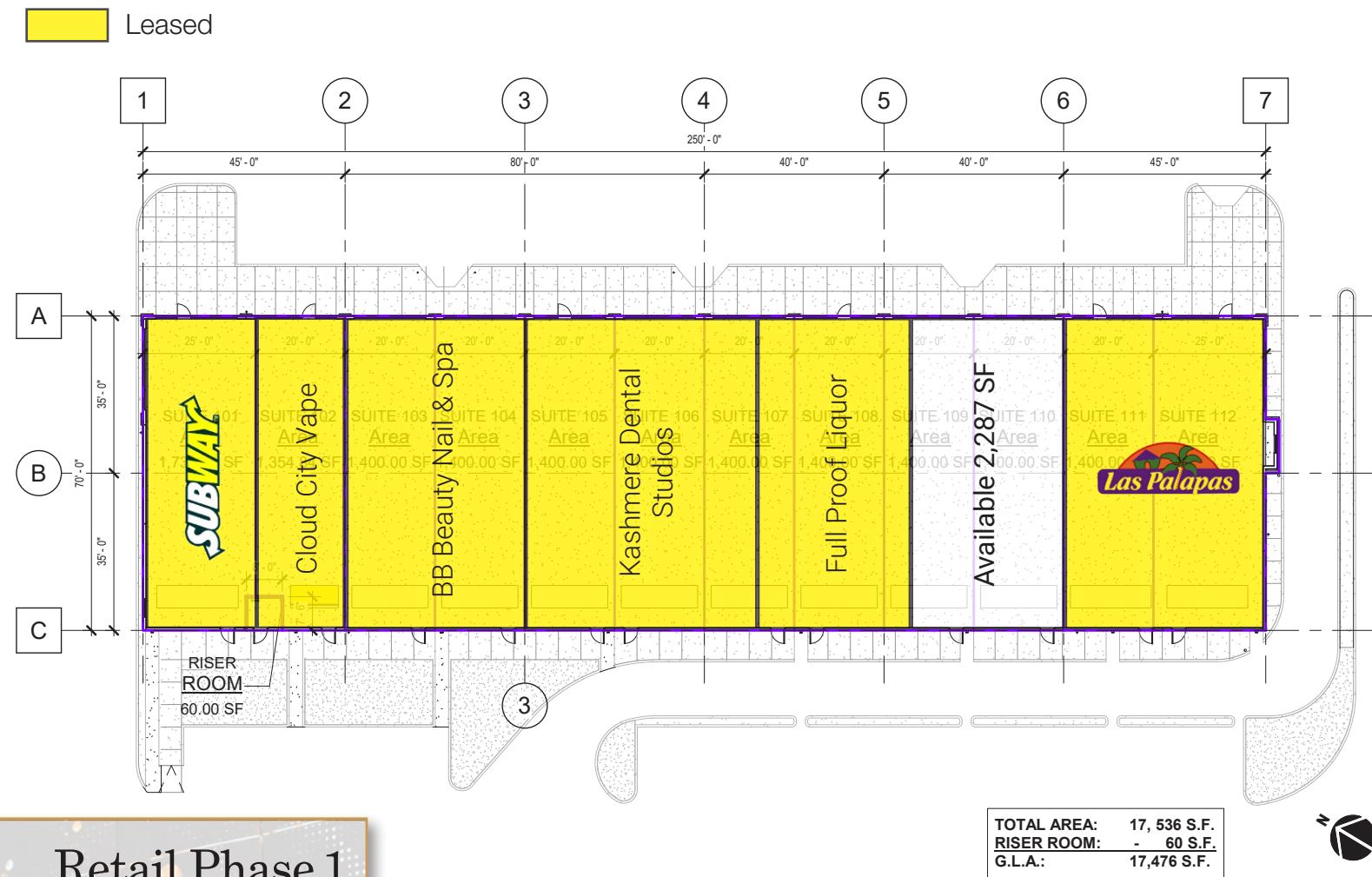




Nearest Restaurant & QSRs



# Development Site Plan



**CONSTRUCTION GENERAL NOTES:**

- CONTRACTOR SHALL VISIT PROJECT SITE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, AND TO FIELD VERIFY EXISTING CONDITIONS THAT MAY AFFECT THE WORK. ANY QUESTIONS OR CONCERN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR IS TO COMPLY WITH FEDERAL, STATE AND LOCAL CODE REQUIREMENTS. ADDITIONALLY, THE CONTRACTOR IS TO COMPLETE TEXAS HEALTH DEPARTMENT NOTIFICATIONS AND SUBMIT DOCUMENTATION TO THE TEXAS DEPARTMENT OF ENVIRONMENT FOR ENVIRONMENTAL QUALITY (TECH) REQUIREMENTS PRIOR TO START OF WORK.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING THE WORK.
- NOTIFY ARCHITECT OF ANY VARIATION REQUIRED IN THE DIMENSIONS FOR INSTALLATION OF EQUIPMENT BEFORE CONTINUING WITH THE WORK.
- VERIFY DIMENSIONS BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK.
- FLOOR PLAN(S) DIMENSIONS ARE TO THE CENTER LINE OF COLUMNS, FACE OF EXTERIOR OR MASONRY WALLS AND FACE OF METAL STUDS, UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING AS REQUIRED FOR PROPER SUPPORT OF WALL AND CEILING MOUNTED EQUIPMENT.
- LIGHTING FIXTURES THAT ARE NOT THE FULL SIZE OF A CEILING PANEL SHALL BE LOCATED IN THE CENTER OF THE CEILING PANEL.
- DIFFUSERS, LIGHTING FIXTURES, ETC. ARE INDICATED ON THE REFLECTED CEILING PLAN. CONTRACTOR IS TO FIELD VERIFY AND VERIFY FOR PROPER REMOVAL OF ANY AND ALL HAZARDOUS MATERIALS.
- COORDINATE ROOF PENETRATIONS WITH M.E.P. PENETRATIONS SHALL BE FLASHED TO MEET "SMACNA" DETAIL REQUIREMENTS.
- SHOW THE CONTRACTOR TO ENSURE THAT HAZARDOUS MATERIALS ARE PRESENT AND TO DETERMINE APPROPRIATE PRECAUTIONS FOR PROPER REMOVAL OF ANY AND ALL HAZARDOUS MATERIALS.
- REFER TO E.P. DRAWINGS FOR ADDITIONAL NOTES AND INSTRUCTIONS.
- WHERE EXISTING MASONRY MEETS EXISTING OR NEW DISMANTLED MATERIALS, PROVIDE CAULK/SEALANT JOINTS.
- CONTRACTOR SHALL REMOVE DELETERIOUS MATERIALS AND DEBRIS FROM THE PROJECT SITE ON A DAILY BASIS AND IN A MANNER IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL CODE REQUIREMENTS.
- GENERAL CONTRACTOR AND SUBCONTRACTORS ARE TO SCHEDULE AND COMPLETE THEIR WORK SO AS TO KEEP MECHANICAL, ELECTRICAL, TELECOM, PLUMBING, AND OTHER SYSTEMS OPERATIONAL IN OTHER EXISTING SYSTEMS OPERATIONAL IN AREAS OCCUPIED BY THE OWNER DURING RENOVATION AND CONSTRUCTION OF THIS PROJECT.



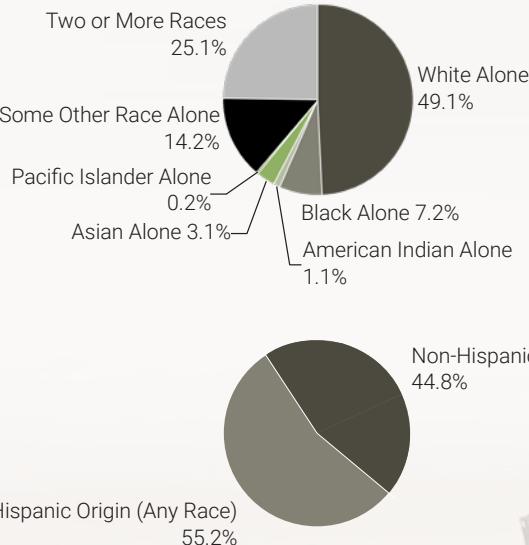
# San Antonio Market Overview

## Largest U.S. Cities

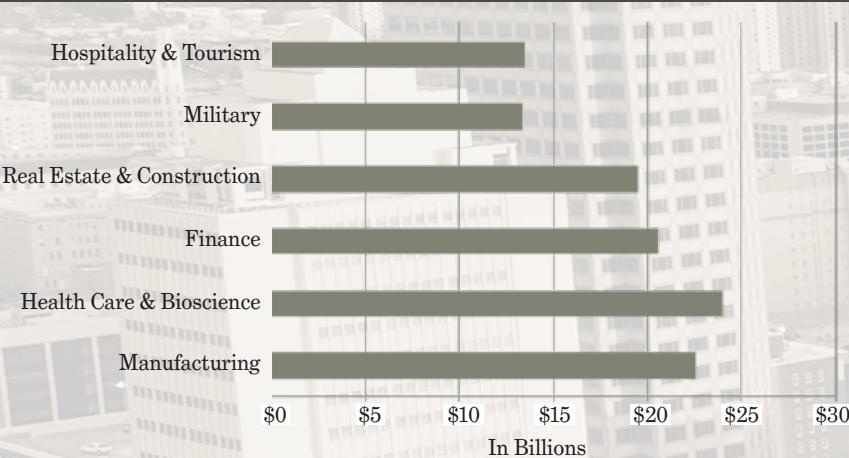
1	New York
2	Los Angeles
3	Chicago
4	Houston
5	Phoenix
6	Philadelphia
7	<b>San Antonio</b>
8	San Diego
9	Dallas
10	San Jose



## Ethnicity 2024 Forecast



## Major Industries



## Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

## San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	2,142,508	34.1	763,022	925,609	\$102,854	\$36,100
2020 Census	2,558,143	36.0	996,691	—	\$75,580	—
2024 Estimate	2,733,998	36.7	1,080,836	\$118,460	\$84,692	\$41,175
2029 Projection	2,931,790	37.8	—	—	—	—

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2024 & 2029; Fortune

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# Demographics: 3-Mile

Summary	Census 2010		Census 2020		2024	2029	
	Population	Households	Families	Average Household Size	Owner Occupied Housing Units	Renter Occupied Housing Units	Median Age
Population	12,861	3,979	3,225	3.22	3,075	904	29.2
Households							32.4
Families							
Average Household Size							
Owner Occupied Housing Units							
Renter Occupied Housing Units							
Median Age							
Trends: 2024-2029 Annual Rate		Area		State		National	
Population						0.38%	
Households						0.64%	
Families						0.56%	
Owner HHs						0.97%	
Median Household Income						2.95%	
2024		2029					
Households by Income		Number		Percent	Number	Percent	
<\$15,000				2.6%	322	2.5%	
\$15,000 - \$24,999				3.9%	378	2.9%	
\$25,000 - \$34,999				4.2%	458	3.6%	
\$35,000 - \$49,999				8.1%	839	6.5%	
\$50,000 - \$74,999				22.5%	2,622	20.4%	
\$75,000 - \$99,999				19.4%	2,383	18.5%	
\$100,000 - \$149,999				23.7%	3,182	24.7%	
\$150,000 - \$199,999				8.2%	1,431	11.1%	
\$200,000+				7.5%	1,248	9.7%	
Median Household Income					\$84,211	\$92,466	
Average Household Income					\$104,241	\$118,997	
Per Capita Income					\$33,467	\$38,904	
Population by Age		Census 2010		Census 2020		2024	
0 - 4	Number	Percent	Number	Percent	Number	Percent	
5 - 9	1,190	9.3%	1,508	7.4%	2,385	7.3%	
10 - 14	1,259	9.8%	1,655	8.1%	2,477	7.6%	
15 - 19	1,252	9.7%	1,840	9.0%	2,656	8.1%	
20 - 24	1,116	8.7%	1,725	8.4%	2,626	8.0%	
25 - 34	746	5.8%	1,274	6.2%	2,323	7.1%	
35 - 44	2,149	16.7%	3,131	15.3%	4,869	14.9%	
45 - 54	1,950	15.2%	3,124	15.2%	5,160	15.7%	
55 - 64	1,655	12.9%	2,611	12.7%	4,122	12.6%	
65 - 74	954	7.4%	2,095	10.2%	3,230	9.9%	
75 - 84	379	2.9%	1,059	5.2%	1,977	6.0%	
85+	173	1.3%	357	1.7%	718	2.2%	
	38	0.3%	120	0.6%	223	0.7%	
Race and Ethnicity		Census 2010		Census 2020		2024	
White Alone	Number	Percent	Number	Percent	Number	Percent	
Black Alone	6,629	51.5%	7,276	35.5%	11,810	36.0%	
American Indian Alone	3,490	27.1%	5,265	25.7%	7,851	24.0%	
Asian Alone	105	0.8%	243	1.2%	403	1.2%	
Pacific Islander Alone	269	2.1%	527	2.6%	836	2.6%	
Some Other Race Alone	50	0.4%	69	0.3%	97	0.3%	
Two or More Races	1,638	12.7%	2,865	14.0%	4,737	14.5%	
Hispanic Origin (Any Race)	679	5.3%	4,255	20.8%	7,031	21.5%	
	5,340	41.5%	9,196	44.9%	15,290	46.7%	
Data Note: Income is expressed in current dollars.							
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.							

# Demographics: 5-Mile

Summary	Census 2010	Census 2020	2024	2029
Population	64,981	87,806	107,789	117,453
Households	20,910	28,627	35,394	39,145
Families	16,452	22,109	26,653	29,215
Average Household Size	3.09	3.06	3.04	2.99
Owner Occupied Housing Units	14,848	20,329	27,247	31,132
Renter Occupied Housing Units	6,062	8,298	8,147	8,014
Median Age	30.7	33.1	33.8	34.7
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	1.73%	1.09%	0.38%	
Households	2.04%	1.36%	0.64%	
Families	1.85%	1.26%	0.56%	
Owner HHs	2.70%	1.82%	0.97%	
Median Household Income	2.25%	2.65%	2.95%	
	2024	2029		
Households by Income	Number	Percent	Number	Percent
<\$15,000	1,365	3.9%	1,308	3.3%
\$15,000 - \$24,999	1,638	4.6%	1,291	3.3%
\$25,000 - \$34,999	1,861	5.3%	1,636	4.2%
\$35,000 - \$49,999	3,676	10.4%	3,298	8.4%
\$50,000 - \$74,999	8,001	22.6%	8,178	20.9%
\$75,000 - \$99,999	5,917	16.7%	6,501	16.6%
\$100,000 - \$149,999	7,301	20.6%	8,664	22.1%
\$150,000 - \$199,999	2,953	8.3%	4,458	11.4%
\$200,000+	2,681	7.6%	3,812	9.7%
Median Household Income	\$78,712		\$87,965	
Average Household Income	\$100,698		\$116,475	
Per Capita Income	\$33,055		\$38,812	
Census 2010	Census 2020	2024	2029	
Population by Age	Number	Percent	Number	Percent
0 - 4	5,557	8.6%	6,283	7.2%
5 - 9	5,735	8.8%	6,794	7.7%
10 - 14	5,918	9.1%	7,507	8.5%
15 - 19	5,555	8.5%	6,947	7.9%
20 - 24	4,170	6.4%	5,735	6.5%
25 - 34	9,792	15.1%	13,249	15.1%
35 - 44	9,288	14.3%	12,330	14.0%
45 - 54	8,918	13.7%	10,728	12.2%
55 - 64	5,989	9.2%	9,709	11.1%
65 - 74	2,578	4.0%	5,742	6.5%
75 - 84	1,117	1.7%	2,140	2.4%
85+	363	0.6%	642	0.7%
Census 2010	Census 2020	2024	2029	
Race and Ethnicity	Number	Percent	Number	Percent
White Alone	34,335	52.8%	30,979	35.3%
Black Alone	17,399	26.8%	21,474	24.5%
American Indian Alone	554	0.9%	1,033	1.2%
Asian Alone	1,640	2.5%	2,536	2.9%
Pacific Islander Alone	197	0.3%	332	0.4%
Some Other Race Alone	7,727	11.9%	12,652	14.4%
Two or More Races	3,129	4.8%	18,800	21.4%
Hispanic Origin (Any Race)	28,023	43.1%	41,334	47.1%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

# Demographics: 10-Mile

Summary	Census 2010	Census 2020	2024	2029
Population	349,081	416,190	447,867	466,488
Households	125,316	148,897	161,138	169,578
Families	88,204	103,885	109,163	114,022
Average Household Size	2.73	2.75	2.74	2.71
Owner Occupied Housing Units	80,059	92,049	103,664	113,198
Renter Occupied Housing Units	45,258	56,848	57,474	56,381
Median Age	34.1	35.2	35.7	36.8
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.82%	1.09%	0.38%	
Households	1.03%	1.36%	0.64%	
Families	0.87%	1.26%	0.56%	
Owner HHs	1.78%	1.82%	0.97%	
Median Household Income	2.42%	2.65%	2.95%	
	2024	2029		
Households by Income	Number	Percent	Number	Percent
<\$15,000	12,700	7.9%	11,802	7.0%
\$15,000 - \$24,999	10,934	6.8%	8,567	5.1%
\$25,000 - \$34,999	11,538	7.2%	10,283	6.1%
\$35,000 - \$49,999	17,787	11.0%	16,292	9.6%
\$50,000 - \$74,999	32,561	20.2%	32,837	19.4%
\$75,000 - \$99,999	24,201	15.0%	26,169	15.4%
\$100,000 - \$149,999	28,161	17.5%	32,299	19.0%
\$150,000 - \$199,999	13,309	8.3%	18,569	11.0%
\$200,000+	9,946	6.2%	12,761	7.5%
Median Household Income	\$69,803		\$78,682	
Average Household Income	\$91,401		\$104,714	
Per Capita Income	\$33,029		\$38,207	
Census 2010	Census 2020	2024	2029	
Population by Age	Number	Percent	Number	Percent
0 - 4	26,591	7.6%	27,169	6.5%
5 - 9	26,885	7.7%	29,552	6.7%
10 - 14	26,991	7.7%	31,259	7.0%
15 - 19	26,411	7.6%	30,802	7.4%
20 - 24	23,471	6.7%	28,383	6.8%
25 - 34	48,661	13.9%	60,029	14.4%
35 - 44	46,914	13.4%	54,764	13.2%
45 - 54	48,308	13.8%	49,529	11.9%
55 - 64	36,666	10.5%	48,899	11.7%
65 - 74	20,936	6.0%	33,757	8.1%
75 - 84	12,385	3.5%	15,982	3.8%
85+	4,862	1.4%	6,065	1.5%
Census 2010	Census 2020	2024	2029	
Race and Ethnicity	Number	Percent	Number	Percent
White Alone	223,737	64.1%	182,129	43.8%
Black Alone	63,489	18.2%	71,571	17.2%
American Indian Alone	2,752	0.8%	4,693	1.1%
Asian Alone	8,195	2.3%	11,799	2.8%
Pacific Islander Alone	827	0.2%	1,260	0.3%
Some Other Race Alone	35,706	10.2%	55,655	13.4%
Two or More Races	14,375	4.1%	89,083	21.4%
Hispanic Origin (Any Race)	142,250	40.7%	193,506	46.5%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



## 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.



### 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.

<b>REOC General Partner, LLC</b>	<b>493853</b>	<b><a href="mailto:ayles@reocsanantonio.com">ayles@reocsanantonio.com</a></b>	<b>(210) 524-4000</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Andrew J. Lyles	720555	<a href="mailto:ayles@reocsanantonio.com">ayles@reocsanantonio.com</a>	(210) 524-1306
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	



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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.

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