

High-end Retail Space for Lease



La Arcata Retail Center

Phase I - 115 N Loop 1604 E



Offered by:
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Todd A. Gold, CCIM



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Market Summary

- Located at the epicenter of San Antonio’s major growth
- Great location fronting Loop 1604
- Situated on the dynamic intersection of Tuscany Stone and North Loop 1604 West
- Accessible to the South Texas & Stone Oak Medical Center areas
- Unique location draws from Boerne, South Texas Medical Center and Stone Oak
- Prestigious client base & unique tenant mix
- Near numerous gated executive residential communities
- Highest residential demand area in San Antonio with over 72 established subdivisions
- Residential community prices range from \$500,000 to several million dollars
- Exceptional demographic profile
- Population has more than doubled within a 1, 3, and 5-mile radius since 1990
- Near two of San Antonio’s largest and strongest Texas Education Agency recognized school districts, with 17 elementary schools, 4 middle schools and 4 high schools
- Over 15 “mega” churches in the surrounding community
- Great shopping with all major retailers, recreation and fitness centers located in close proximity to the site
- Large selection of fine dining options as well as casual and fast food choices nearby
- San Antonio hospitality industry is supported by 40,000 hotel rooms
- There are 29,852 employers with over 360,700 employees within a ten mile radius
- Six major hospitals located within five miles; complimented by 20 medical office buildings
- Area golf courses include 8 existing facilities and the new PGA resort

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Property Summary

Description

With style and architecture reminiscent of a Tuscan village, La Arcata combines an old world charm with state of the art construction and amenities. This mixed-use development offers a variety of retail shops, storefront offices and restaurants. Located at the entrance of Stone Oak, La Arcata offers great exposure to one of the most affluent areas in San Antonio.

Location

NE corner of Loop 1604 and Tuscany Stone
Retail Phase I - 115 N. Loop 1604 East, San Antonio, TX 78232
Retail Phase II - 123 N. Loop 1604 East, San Antonio, TX 78232
Retail Phase III - 139 N. Loop 1604 East, San Antonio, TX 78232

Facility

- Attractive exterior and interior design
- Distinctive landmark architecture
- Parking ratio 1:198

Size

- Retail Phase I - 66,089 Total Square Feet
- Retail Phase II - 14,677 Total Square Feet
- Retail Phase III - 10,597 Total Square Feet
- Part of La Arcata Office & Retail development containing nearly 190,000 square feet of retail, office and fine dining

Zoning

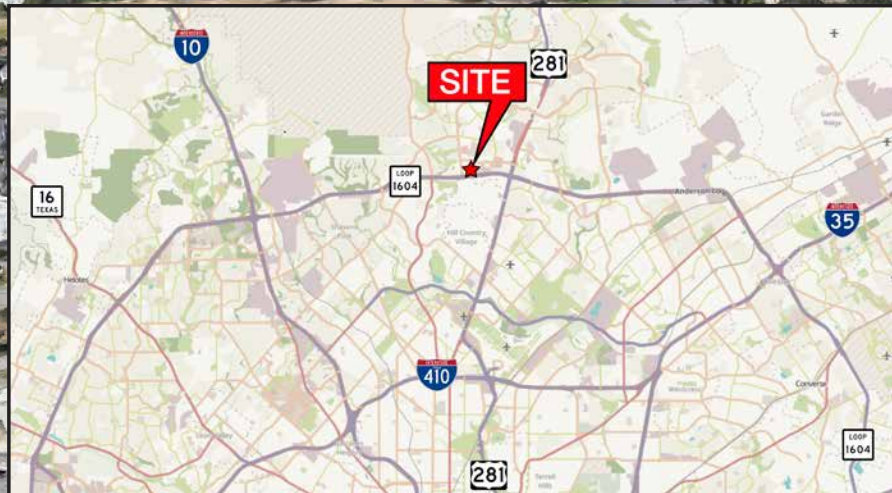
- The site is currently zoned Commercial (C-3) with the following overlays: Loop 1604 Corridor & MLOD – Camp Bullis

Use

- High-end 1st floor retail
- 2nd story storefront office for medical professionals and neighborhood businesses

Benefits

- Nearly 190,000 square feet of retail, office and fine dining
- Office building 97% leased
- Ample parking available including five level structured parking garage and overall 1:198 (retail) & 1:250 (office) parking ratio
- Fountain/plaza adjacent to the office building
- Distinctive exterior pylon signage available
- 15 Tesla Superchargers on-site

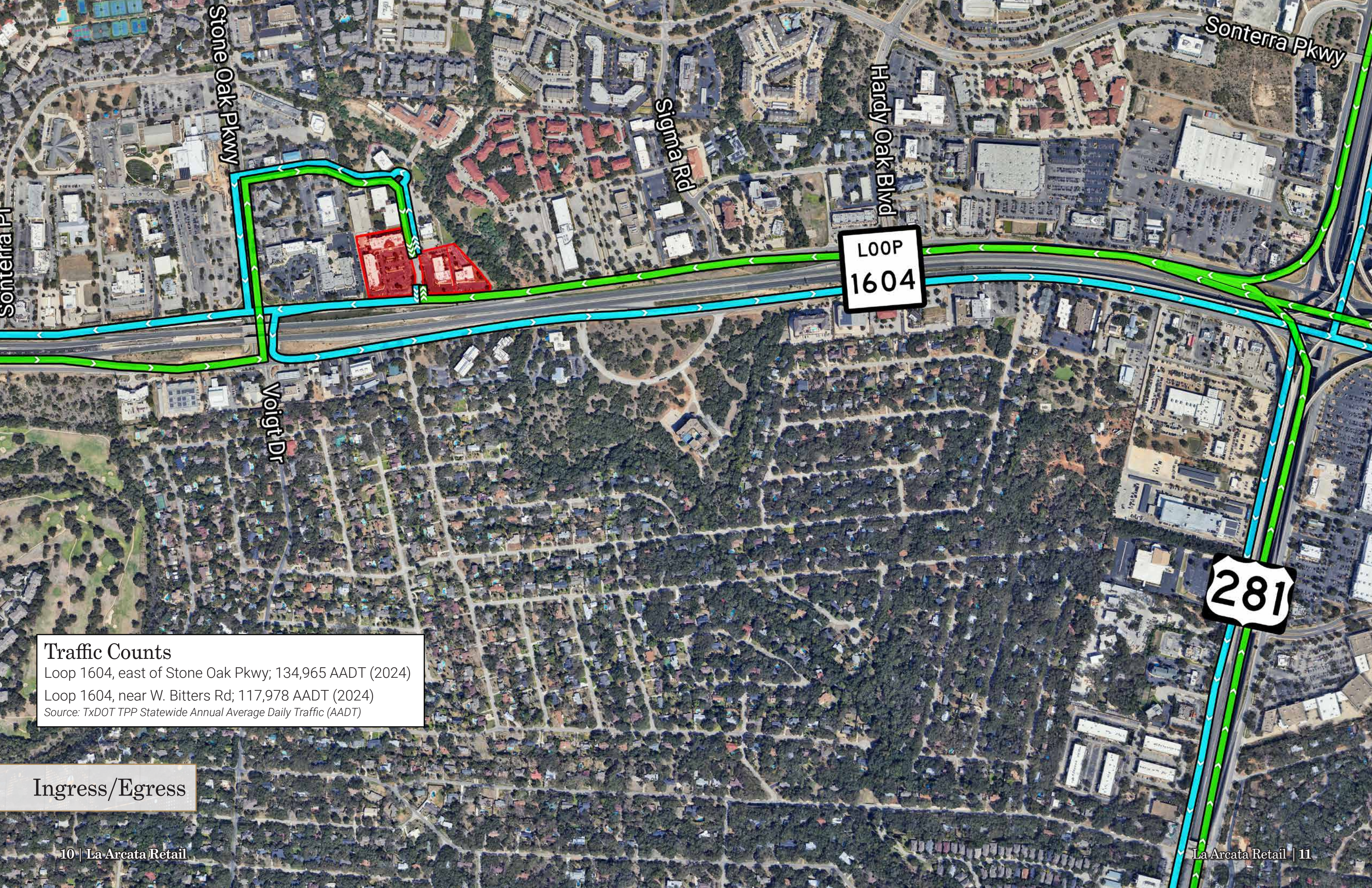


TESLA
SUPERCHARGER SITE

La Arcata Retail Center Tenants

- Toro Kitchen & Bar
- Eye Theory
- David Seguin, DDS
- Bunker Mixology
- Cuishe Foods
- Mellow Mushroom
- Piori Nails
- Joyez Beauty Salon
- Trinity Title
- Mindful Health
- Fred Astaire Dance Studio
- Dr. Seda's Wellness Allegiance
- Sinus and Allergy Specialists
- Shelby Kennedy Foundation
- Dr. Phillips Chiropractic
- Brazen Lash
- Kirby's Steakhouse
- Stone Oak Surgery Center
- Tiff's Treats
- Fidelity Brokerage Services
- Tesla Supercharger Site

Location Map/Aerial



Traffic Counts
Loop 1604, east of Stone Oak Pkwy; 134,965 AADT (2024)
Loop 1604, near W. Bitters Rd; 117,978 AADT (2024)
Source: TxDOT TPP Statewide Annual Average Daily Traffic (AADT)

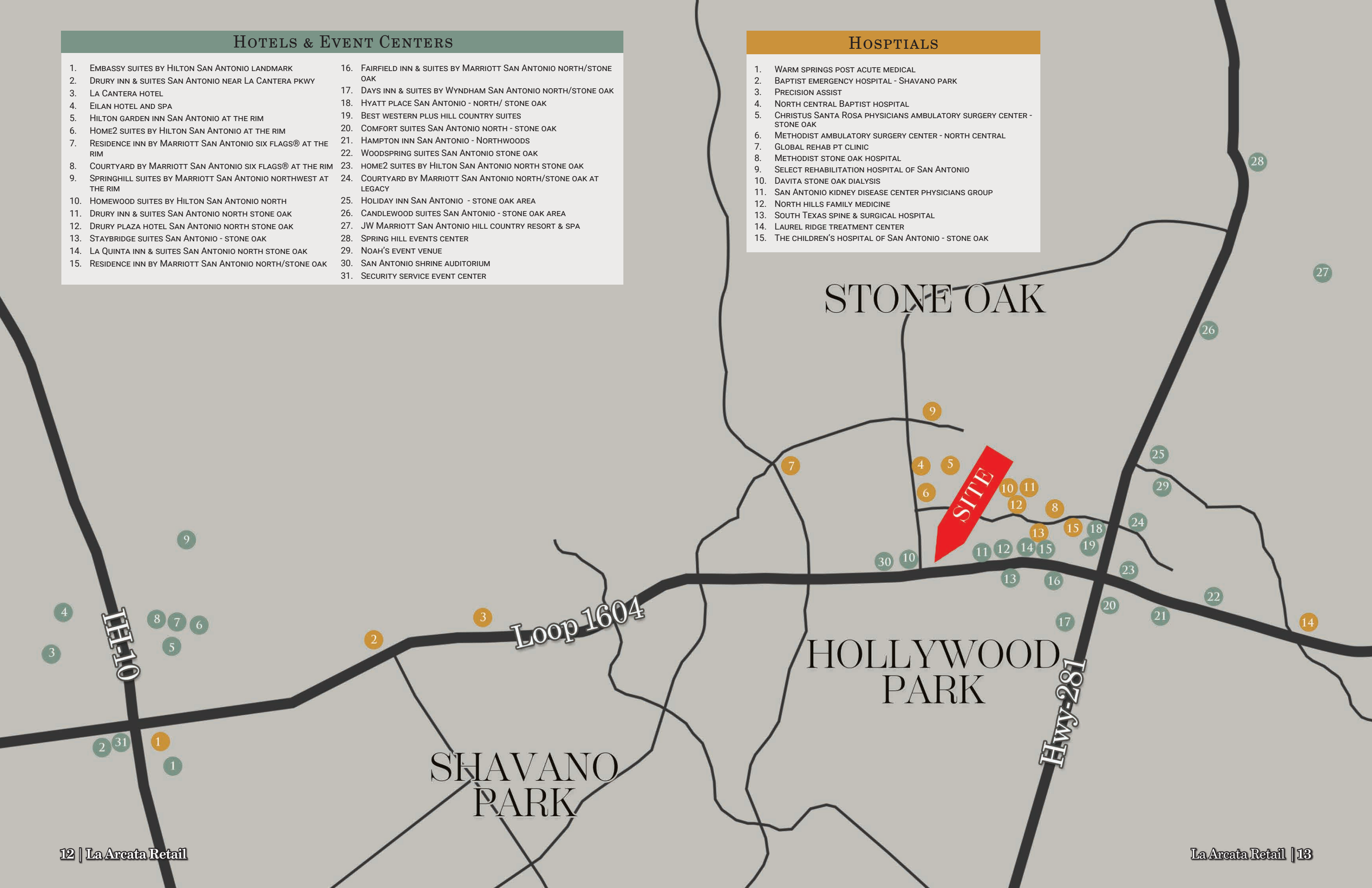
Ingress/Egress

Hotels & Event Centers

- | | |
|---|--|
| 1. EMBASSY SUITES BY HILTON SAN ANTONIO LANDMARK | 16. FAIRFIELD INN & SUITES BY MARRIOTT SAN ANTONIO NORTH/STONE OAK |
| 2. DRURY INN & SUITES SAN ANTONIO NEAR LA CANTERA PKWY | 17. DAYS INN & SUITES BY WYNDHAM SAN ANTONIO NORTH/STONE OAK |
| 3. LA CANTERA HOTEL | 18. HYATT PLACE SAN ANTONIO - NORTH/ STONE OAK |
| 4. EILAN HOTEL AND SPA | 19. BEST WESTERN PLUS HILL COUNTRY SUITES |
| 5. HILTON GARDEN INN SAN ANTONIO AT THE RIM | 20. COMFORT SUITES SAN ANTONIO NORTH - STONE OAK |
| 6. HOME2 SUITES BY HILTON SAN ANTONIO AT THE RIM | 21. HAMPTON INN SAN ANTONIO - NORTHWOODS |
| 7. RESIDENCE INN BY MARRIOTT SAN ANTONIO SIX FLAGS® AT THE RIM | 22. WOODSPRING SUITES SAN ANTONIO STONE OAK |
| 8. COURTYARD BY MARRIOTT SAN ANTONIO SIX FLAGS® AT THE RIM | 23. HOME2 SUITES BY HILTON SAN ANTONIO NORTH STONE OAK |
| 9. SPRINGHILL SUITES BY MARRIOTT SAN ANTONIO NORTHWEST AT THE RIM | 24. COURTYARD BY MARRIOTT SAN ANTONIO NORTH/STONE OAK AT LEGACY |
| 10. HOMEWOOD SUITES BY HILTON SAN ANTONIO NORTH | 25. HOLIDAY INN SAN ANTONIO - STONE OAK AREA |
| 11. DRURY INN & SUITES SAN ANTONIO NORTH STONE OAK | 26. CANDLEWOOD SUITES SAN ANTONIO - STONE OAK AREA |
| 12. DRURY PLAZA HOTEL SAN ANTONIO NORTH STONE OAK | 27. JW MARRIOTT SAN ANTONIO HILL COUNTRY RESORT & SPA |
| 13. STAYBRIDGE SUITES SAN ANTONIO - STONE OAK | 28. SPRING HILL EVENTS CENTER |
| 14. LA QUINTA INN & SUITES SAN ANTONIO NORTH STONE OAK | 29. NOAH’S EVENT VENUE |
| 15. RESIDENCE INN BY MARRIOTT SAN ANTONIO NORTH/STONE OAK | 30. SAN ANTONIO SHRINE AUDITORIUM |
| | 31. SECURITY SERVICE EVENT CENTER |

HOSPITALS

- | |
|---|
| 1. WARM SPRINGS POST ACUTE MEDICAL |
| 2. BAPTIST EMERGENCY HOSPITAL - SHAVANO PARK |
| 3. PRECISION ASSIST |
| 4. NORTH CENTRAL BAPTIST HOSPITAL |
| 5. CHRISTUS SANTA ROSA PHYSICIANS AMBULATORY SURGERY CENTER - STONE OAK |
| 6. METHODIST AMBULATORY SURGERY CENTER - NORTH CENTRAL |
| 7. GLOBAL REHAB PT CLINIC |
| 8. METHODIST STONE OAK HOSPITAL |
| 9. SELECT REHABILITATION HOSPITAL OF SAN ANTONIO |
| 10. DAVITA STONE OAK DIALYSIS |
| 11. SAN ANTONIO KIDNEY DISEASE CENTER PHYSICIANS GROUP |
| 12. NORTH HILLS FAMILY MEDICINE |
| 13. SOUTH TEXAS SPINE & SURGICAL HOSPITAL |
| 14. LAUREL RIDGE TREATMENT CENTER |
| 15. THE CHILDREN’S HOSPITAL OF SAN ANTONIO - STONE OAK |



RESTAURANTS

1. RED LOBSTER	30. PIZZA HUT	57. CHAMA GAUCHA BRAZILIAN STEAKHOUSE	84. DELICIOUS TAMALES
2. LONGHORN STEAKHOUSE	31. MOD PIZZA	58. TARKA INDIAN KITCHEN	85. TORO KITCHEN + BAR
3. OLIVE GARDEN	32. J-PRIME STEAKHOUSE	59. TORCHY'STACOS	86. KIRBY'S STEAKHOUSE
4. BOB'S CHOP HOUSE	33. SNOOZE AN A.M. EATERY	60. JERUSALEM GRILL	87. LITTLE WOODROWS STONE OAK
5. PIATTI	34. PASHA MEDITERRANEAN GRILL	61. SONIC DRIVE-IN	88. THE HOPPY MONK
6. PAPPADEAUX'S	35. PANERA BREAD	62. RAISING CANE'S CHICKEN FINGERS	89. FIRST WATCH - SONTERRA
7. CHUY'S	36. ALDINO THE VINEYARD	63. SUSHI SEVEN	90. KUMORI SUSHI & TEPPANYAKI
8. CHEDDAR'S	37. WHICH WHICH	64. LI'S SICHUAN RESTAURANT	91. JASON'S DELI
9. CAR-B-CUTIE SMOKEHOUSE	38. CHIPOTLE	65. THAI CHILI CUISINE	92. SMASHIN' CRAB
10. RUTHS CHRIS	39. STONE WERKS BIG ROCK GRILLE	66. VIDA MIA	93. EMBERS WOOD FIRE KITCHEN & TAP
11. BUSH'S CHICKEN	40. DEMO'S GREEK FOOD	67. TRILOGY PIZZA	94. GORDITAS DONA TOTA
12. FREDDY'S FROZEN CUSTARD	41. SUSHISHIMA JAPANESE RESTAURANT	68. TACO CABANA	95. KRISPY KREME DOUGHNUTS
13. WILLIE'S GRILL & ICEHOUSE	42. WENDY'S	69. IHOP	96. FIVE GUYS
14. SCUZZI'S ITALIAN RESTAURANT	43. SAKE CAFE	70. MILANO ITALIAN GRILL	97. CHIK-FIL-A
15. MCALISTER'S DELI	44. EL TACO GRILL	71. L TACO STONE OAK	98. WHATABURGER
16. PAESANOS 1604	45. HEAVENLY PHO VIETNAMESE CUISINE	72. LITTLE CAESER'S PIZZA	99. SONIC DRIVE-IN
17. THAI HUT	46. POPEYE'S LOUISIANA KITCHEN	73. PIZZA HUT	100. McDONALD'S
18. PAPA JOHN'S PIZZA	47. MCDONALD'S	74. JERSEY MIKE'S SUBS	101. BUFFALO WILD WINGS
19. CHIN'S GARDEN	48. LUBY'S	75. WENDY'S	102. PERICO'S RESTAURANT
20. SUBWAY	49. CHICK-FIL-A	76. LUCIANO NEIGHBORHOOD PIZZERIA	103. SUBWAY RESTAURANTS
21. BIG'Z BURGER JOINT	50. WHATABURGER	77. TAIPEI RESTAUARANT	104. LAS PALAPAS
22. GALPÃO GAUCHO BRAZILIAN STEAKHOUSE	51. WAHKEE CHINESE SEAFOOD RESTAURANT	78. MARIOLI MEXICAN CUISINE	105. RED ROBIN GOURMET BURGERS
23. BURGER KING	52. TACO BLVD	79. CORNER BAKERY CAFÉ	106. PEI WEI
24. EDDIE V'S PRIME SEAFOOD	53. SILO	80. SUSHI ZUSHI	107. FISH CITY GRILL
25. COVER 3 SAN ANTONIO	54. COSTA PACIFICA	81. MELLOW MUSHROOM	108. ZIO'S ITALIAN KITCHEN
26. TACO CABANA	55. EGGSPECTATION	82. LE PEEP	109. CHUY'S
27. JIM'S RESTAURANT	56. ZOE'S KITCHEN	83. THUNDERCLOUD SUBS	110. CHILI'S GRILL & BAR
28. THE LONGHORN CAFE			111. SIZZLING WOK
29. EL JALISCO GRILL & CANTINA			



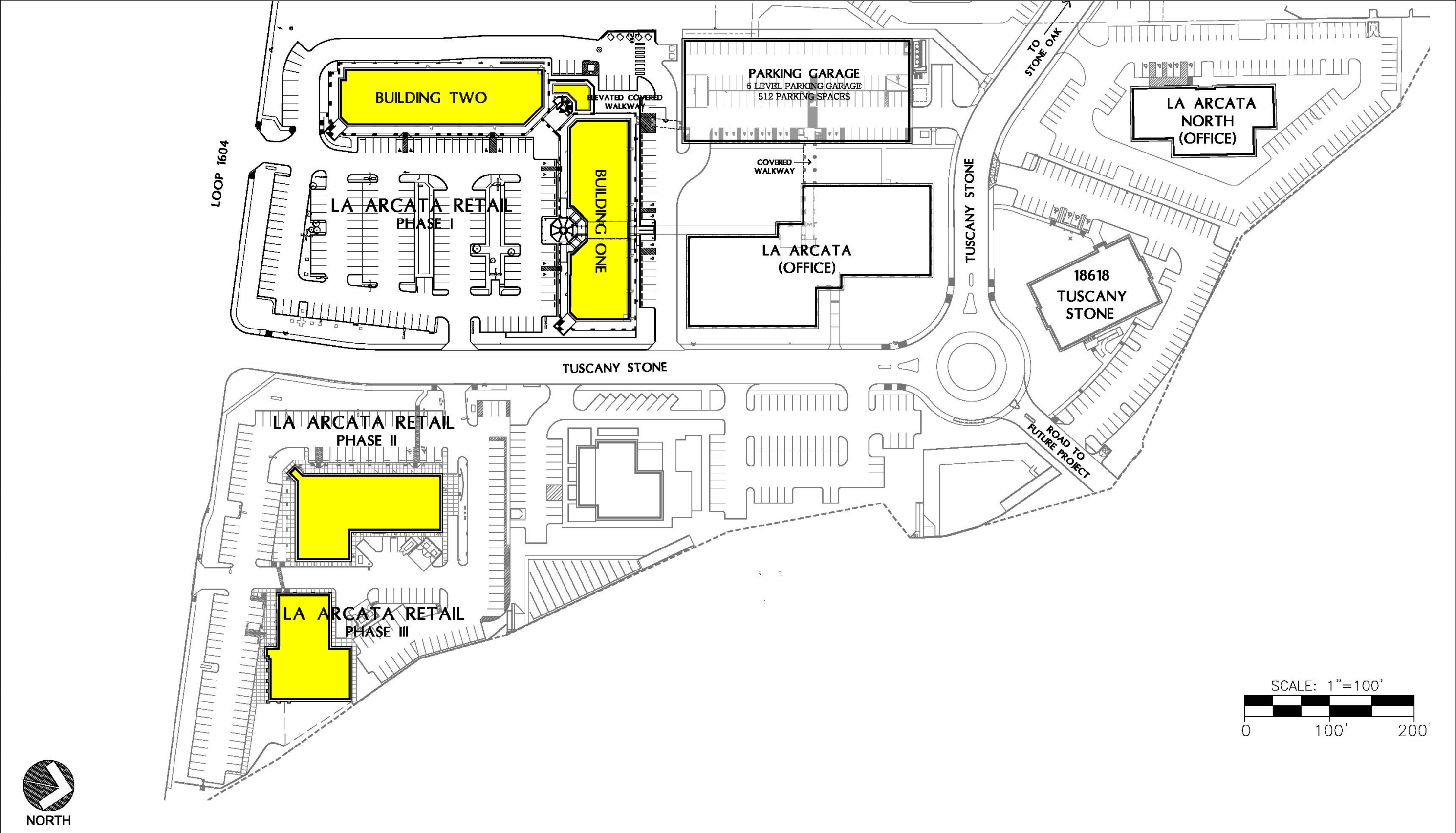




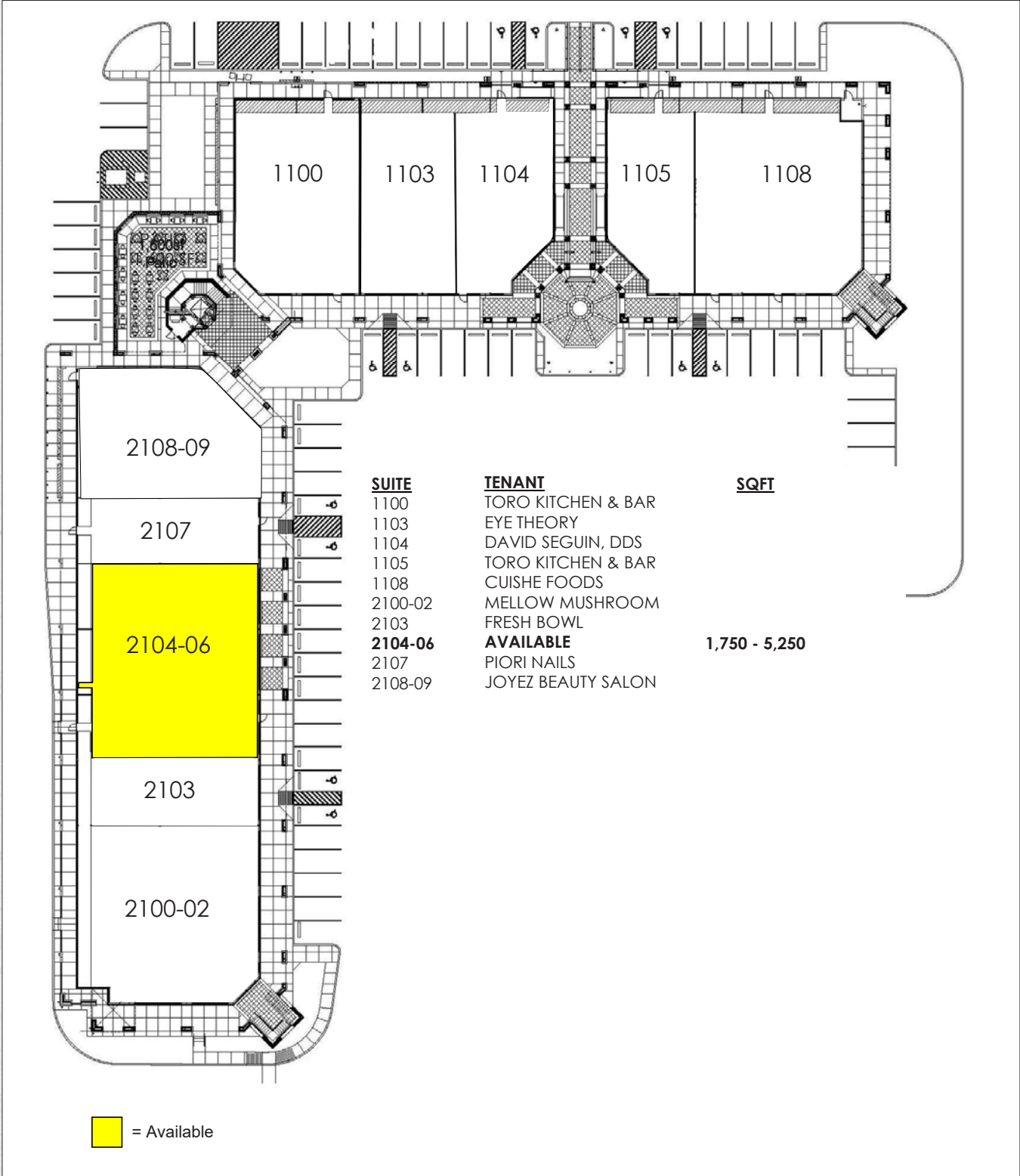
Quote Sheet - Retail Phase I

Spaces Available	Suite 2103-06 (1st Floor) - 1,750 - 5,250 SF
Base Rental	<u>1st Floor Retail</u> \$30.00/sf NNN (\$2.50) per square foot month <u>2nd Floor Retail/Office</u> \$24.00/sf NNN (\$2.00) per square foot monthly (Note: 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)
First Month's Rental	Due upon execution of lease document by Tenant
Term	Five (5) years to ten (10) (typical)
Improvements	Negotiable
Pylon Signage	\$100 per month
Deposit	Equal to one (1) month's Base Rental
Financial Information	Required prior to submission of lease document by Landlord
Parking	Ample surface (Structured covered parking for employees)
Disclosure	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(s).

Site Plan - La Arcata Development

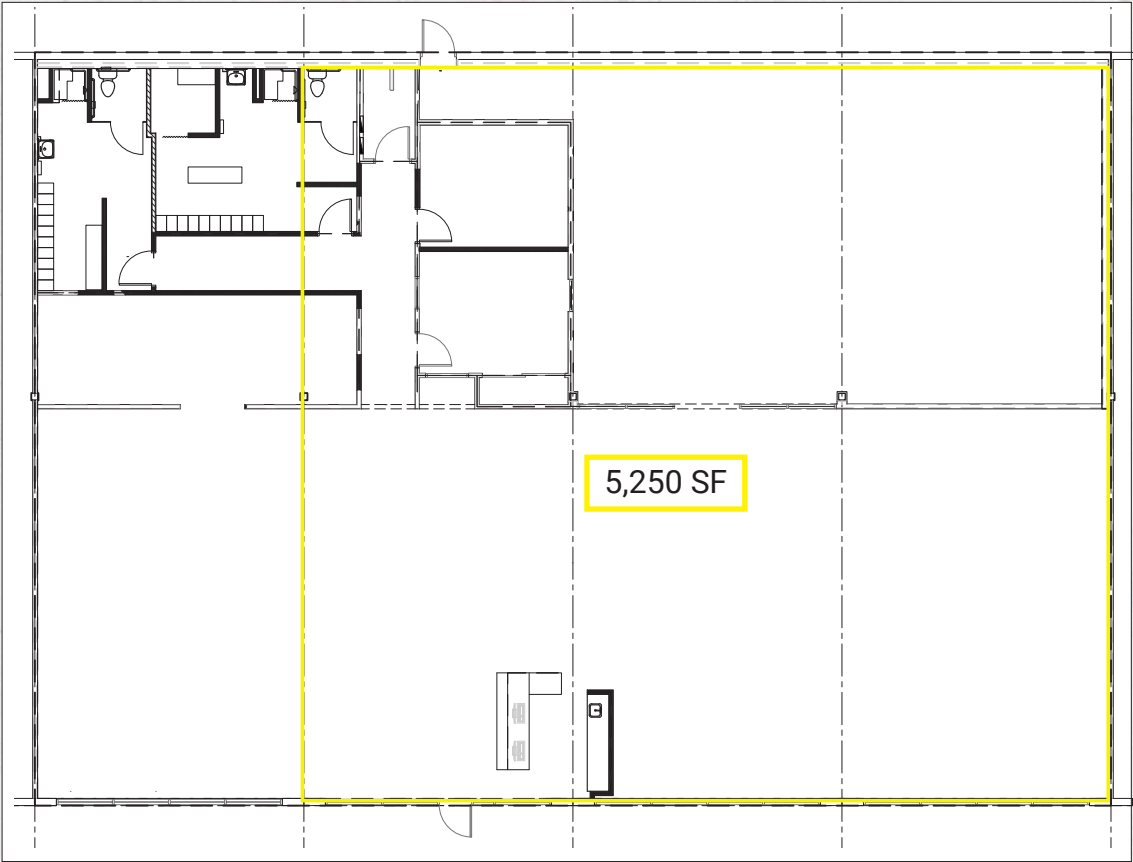


Floor Plan - Retail Phase I, Floor 1

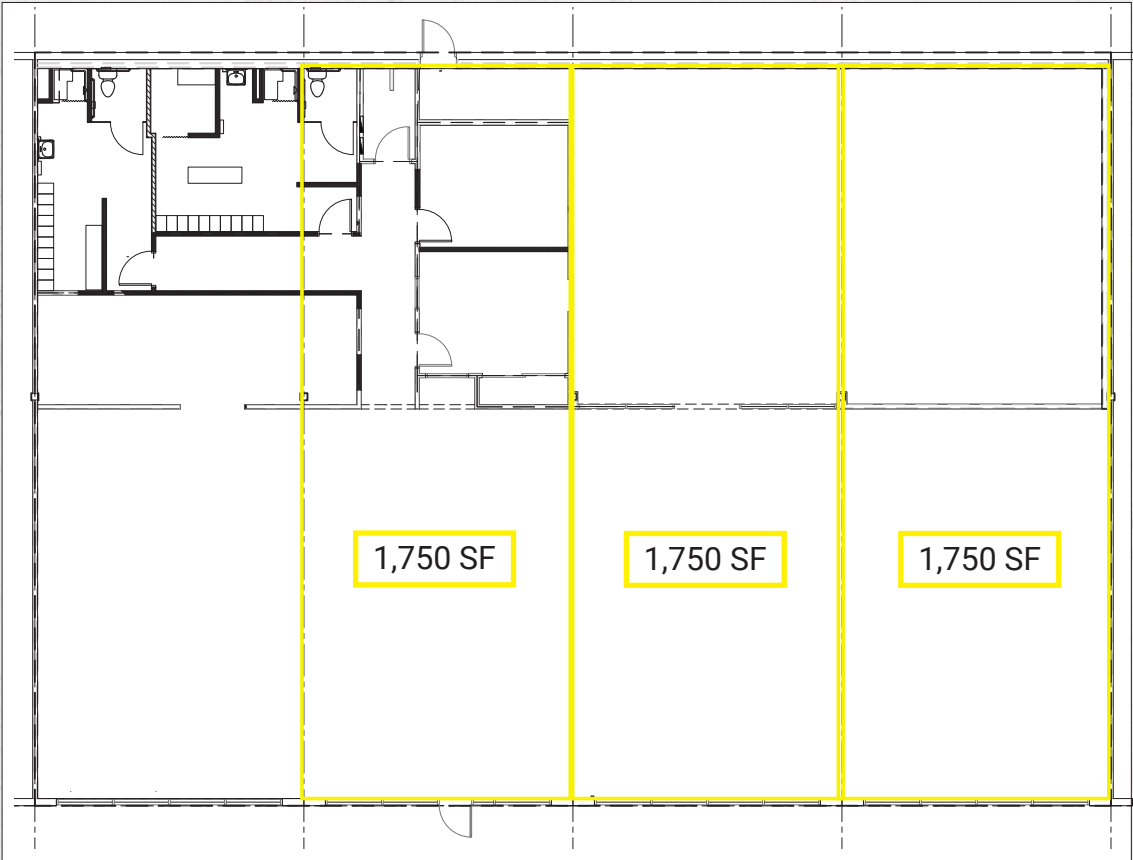


Retail I - Suite 2104-06 Floor plan

Option 1
5,250 SF



Option 2
▪ 1,750 SF
▪ 1,750 SF
▪ 1,750 SF



Demographics - 1 Mile

Summary	Census 2010	Census 2020	2025	2030	
Population	5,813	7,785	7,513	7,195	
Households	2,666	3,634	3,576	3,485	
Families	1,566	2,057	1,920	1,845	
Average Household Size	2.14	2.08	2.04	2.00	
Owner Occupied Housing Units	1,367	1,413	1,432	1,464	
Renter Occupied Housing Units	1,299	2,221	2,144	2,020	
Median Age	40.4	39.7	40.4	41.7	
Trends: 2025-2030 Annual Rate		Area	State	National	
Population		-0.86%	1.10%	0.42%	
Households		-0.51%	1.41%	0.64%	
Families		-0.79%	1.31%	0.54%	
Owner HHs		0.44%	1.80%	0.91%	
Median Household Income		2.04%	2.27%	2.53%	
			2025	2030	
Households by Income		Number	Percent	Number	Percent
<\$15,000		113	3.2%	108	3.1%
\$15,000 - \$24,999		162	4.5%	133	3.8%
\$25,000 - \$34,999		227	6.3%	193	5.5%
\$35,000 - \$49,999		336	9.4%	293	8.4%
\$50,000 - \$74,999		704	19.7%	665	19.1%
\$75,000 - \$99,999		342	9.6%	326	9.4%
\$100,000 - \$149,999		657	18.4%	641	18.4%
\$150,000 - \$199,999		293	8.2%	300	8.6%
\$200,000+		742	20.7%	828	23.8%

Median Household Income	\$91,737	\$101,473
Average Household Income	\$138,108	\$147,746
Per Capita Income	\$65,044	\$70,861

Population by Age	Census 2010		Census 2020		2025		2030		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	244	4.2%	364	4.7%	337	4.5%	319	4.4%
	5 - 9	282	4.9%	410	5.3%	355	4.7%	315	4.4%
	10 - 14	362	6.2%	424	5.4%	405	5.4%	353	4.9%
	15 - 19	399	6.9%	432	5.5%	398	5.3%	383	5.3%
	20 - 24	409	7.0%	541	6.9%	477	6.3%	433	6.0%
	25 - 34	847	14.6%	1,255	16.1%	1,234	16.4%	1,124	15.6%
	35 - 44	720	12.4%	964	12.4%	981	13.1%	986	13.7%
	45 - 54	869	14.9%	869	11.2%	823	11.0%	791	11.0%
55 - 64	778	13.4%	912	11.7%	806	10.7%	746	10.4%	
65 - 74	483	8.3%	753	9.7%	736	9.8%	710	9.9%	
75 - 84	292	5.0%	535	6.9%	638	8.5%	673	9.4%	
85+	129	2.2%	325	4.2%	323	4.3%	360	5.0%	

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,918	84.6%	4,789	61.5%	4,465	59.4%	4,114	57.2%
Black Alone	188	3.2%	354	4.5%	348	4.6%	330	4.6%
American Indian Alone	15	0.3%	41	0.5%	42	0.6%	41	0.6%
Asian Alone	341	5.9%	365	4.7%	370	4.9%	363	5.0%
Pacific Islander Alone	5	0.1%	6	0.1%	6	0.1%	6	0.1%
Some Other Race Alone	233	4.0%	598	7.7%	607	8.1%	621	8.6%
Two or More Races	113	1.9%	1,631	21.0%	1,675	22.3%	1,720	23.9%

Hispanic Origin (Any Race)	1,661	28.6%	2,816	36.2%	2,881	38.3%	2,982	41.4%
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Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographics - 3 Mile

Summary	Census 2010	Census 2020	2025	2030
Population	75,744	83,761	84,223	84,086
Households	30,436	34,035	35,348	36,096
Families	20,358	22,618	22,554	22,770
Average Household Size	2.47	2.44	2.36	2.31
Owner Occupied Housing Units	19,453	20,066	20,639	21,467
Renter Occupied Housing Units	10,983	13,969	14,709	14,629
Median Age	37.8	39.7	40.4	41.1

Trends: 2025-2030 Annual Rate	Area	State	National
Population	-0.03%	1.10%	0.42%
Households	0.42%	1.41%	0.64%
Families	0.19%	1.31%	0.54%
Owner HHs	0.79%	1.80%	0.91%
Median Household Income	1.77%	2.27%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	1,354	3.8%	1,268	3.5%
\$15,000 - \$24,999	1,015	2.9%	862	2.4%
\$25,000 - \$34,999	1,916	5.4%	1,651	4.6%
\$35,000 - \$49,999	3,150	8.9%	2,874	8.0%
\$50,000 - \$74,999	5,268	14.9%	5,047	14.0%
\$75,000 - \$99,999	4,515	12.8%	4,381	12.1%
\$100,000 - \$149,999	6,791	19.2%	6,726	18.6%
\$150,000 - \$199,999	4,032	11.4%	4,364	12.1%
\$200,000+	7,307	20.7%	8,923	24.7%

Median Household Income	\$102,455	\$111,855
Average Household Income	\$140,034	\$152,067
Per Capita Income	\$58,541	\$64,981

Population by Age	Census 2010		Census 2020		2025		2030		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	4,245	5.6%	4,209	5.0%	4,136	4.9%	4,133	4.9%
	5 - 9	5,201	6.9%	5,009	6.0%	4,540	5.4%	4,241	5.0%
	10 - 14	5,813	7.7%	5,674	6.8%	5,055	6.0%	4,586	5.5%
	15 - 19	5,200	6.9%	5,567	6.6%	5,187	6.2%	4,623	5.5%
	20 - 24	4,692	6.2%	5,226	6.2%	5,179	6.1%	4,903	5.8%
	25 - 34	9,665	12.8%	10,987	13.1%	12,029	14.3%	12,332	14.7%
	35 - 44	11,234	14.8%	10,963	13.1%	11,148	13.2%	11,520	13.7%
	45 - 54	12,062	15.9%	11,328	13.5%	10,800	12.8%	10,361	12.3%
55 - 64	9,290	12.3%	10,620	12.7%	10,317	12.2%	9,885	11.8%	
65 - 74	4,688	6.2%	8,285	9.9%	8,282	9.8%	8,600	10.2%	
75 - 84	2,504	3.3%	4,163	5.0%	5,564	6.6%	6,380	7.6%	
85+	1,151	1.5%	1,729	2.1%	1,987	2.4%	2,521	3.0%	

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	63,585	83.9%	50,209	59.9%	48,489	57.6%	46,295	55.1%
Black Alone	2,725	3.6%	3,813	4.6%	3,990	4.7%	3,991	4.7%
American Indian Alone	274	0.4%	538	0.6%	574	0.7%	591	0.7%
Asian Alone	3,862	5.1%	4,830	5.8%	5,186	6.2%	5,395	6.4%
Pacific Islander Alone	72	0.1%	99	0.1%	104	0.1%	107	0.1%
Some Other Race Alone	3,136	4.1%	5,581	6.7%	5,938	7.1%	6,365	7.6%
Two or More Races	2,089	2.8%	18,691	22.3%	19,942	23.7%	21,343	25.4%

Hispanic Origin (Any Race)	22,228	29.3%	29,967	35.8%	31,944	37.9%	34,495	41.0%
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Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

San Antonio Market Overview

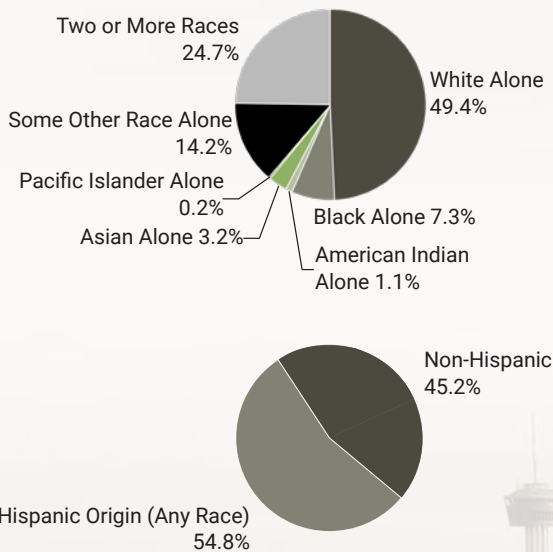
Largest U.S. Cities

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

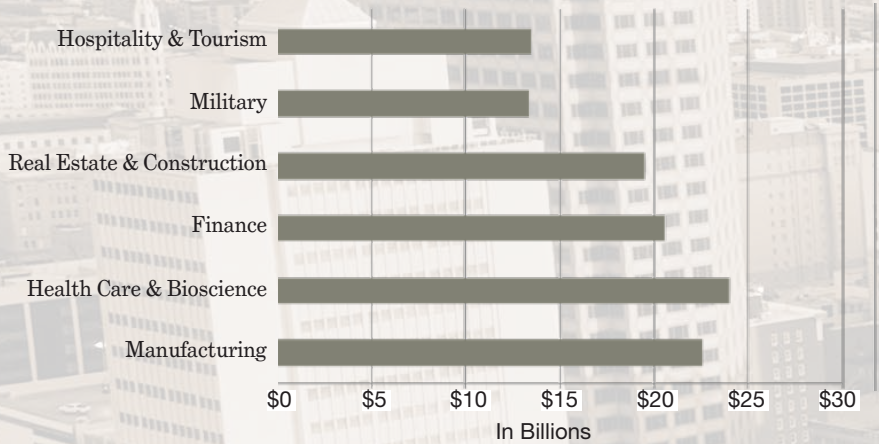


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Ethnicity 2023 Forecast



Major Industries



Fortune 500 Companies

Rankings		
SAT	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	—	—	—
2020 Census	2,558,143	36.0	925,609	—	—	—
2023 Estimate	2,698,487	36.5	984,040	\$98,647	\$68,549	\$36,100
2028 Projection	2,872,957	37.3	1,059,737	\$111,302	\$77,763	\$41,175

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2023 & 2028; Fortune

Stone Oak Area Overview

- Situated in the rolling plains of the Texas Hill Country in the northern suburbs of San Antonio
- With a residential concentration of more than fifty subdivisions, Stone Oak is a vibrant, fully self-sustaining community which serves as the centerpiece of the sprawling Far North sector
- Considered to be one of the most upscale and desirable areas of San Antonio featuring master-planned communities like Sonterra and Stone Oak as well as other affluent neighborhoods
- Known for having some of the top schools and largest mega-churches in San Antonio
- Conveniently located near the crossroads of Loop 1604 & US 281 – just minutes away from The University of Texas at San Antonio, South Texas Medical Center and Stone Oak Medical Center
- Served by a maturing medical hub anchored by North Central Baptist Hospital and Stone Oak Methodist Hospital
- The northern rim of Loop 1604, sometimes referred to as the “Energy Corridor” is anchored by Andeavor (formerly Tesoro) Headquarters, NuStar Energy Headquarters, Valero Headquarters, EOG Resources Regional Headquarters, Schlumberger, and other oil & gas companies
- Other major area employers include Clear Channel Media/iHeart Radio and Chase Bank Operations
- Nearby retail centers offer a wide selection of full-service and quick-service restaurants, shopping, services and other amenities
- Area recreational facilities include Top Golf, iFly along with Six Flags Fiesta Texas, Sonterra Country Club, Lifetime Fitness, Gold’s Gym, LA Fitness and more
- JW Marriot San Antonio Hill Country Resort, La Cantera Hill Country Resort and Eilan Hotel Resort and Spa
- As of the spring semester 2018, 28,675 students were enrolled at nearby UTSA, more than 1,600 from one year ago
- REOC San Antonio tracks more than 5.3 million square feet of retail lease space in the Far North sector along with nearly 3.1 million square feet of multi-tenant office lease space in addition to roughly 1.2 million square feet of medical-only office space





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.

<u>REOC General Partner, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>493853</u> License No.	<u>alyles@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
<u>Andrew J. Lyles</u> Designated Broker of Firm	<u>720555</u> License No.	<u>alyles@reocsanantonio.com</u> Email	<u>(210) 524-1306</u> Phone
<u>Andrew J. Lyles</u> Licensed Supervisor of Sales Agent/ Associate	<u>720555</u> License No.	<u>alyles@reocsanantonio.com</u> Email	<u>(210) 524-1306</u> Phone
<u>Kimberly Sue Gatley</u> Sales Agent/Associate’s Name	<u>652669</u> License No.	<u>kgatley@reocsanantonio.com</u> Email	<u>(210) 524-1320</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

REOC San Antonio 8023 Vantage Dr, Suite 100, San Antonio, TX 78230

Phone 210 524 4000 Fax 210 5244029

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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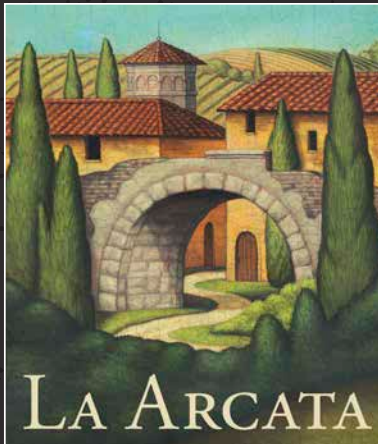
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