

Table of Contents

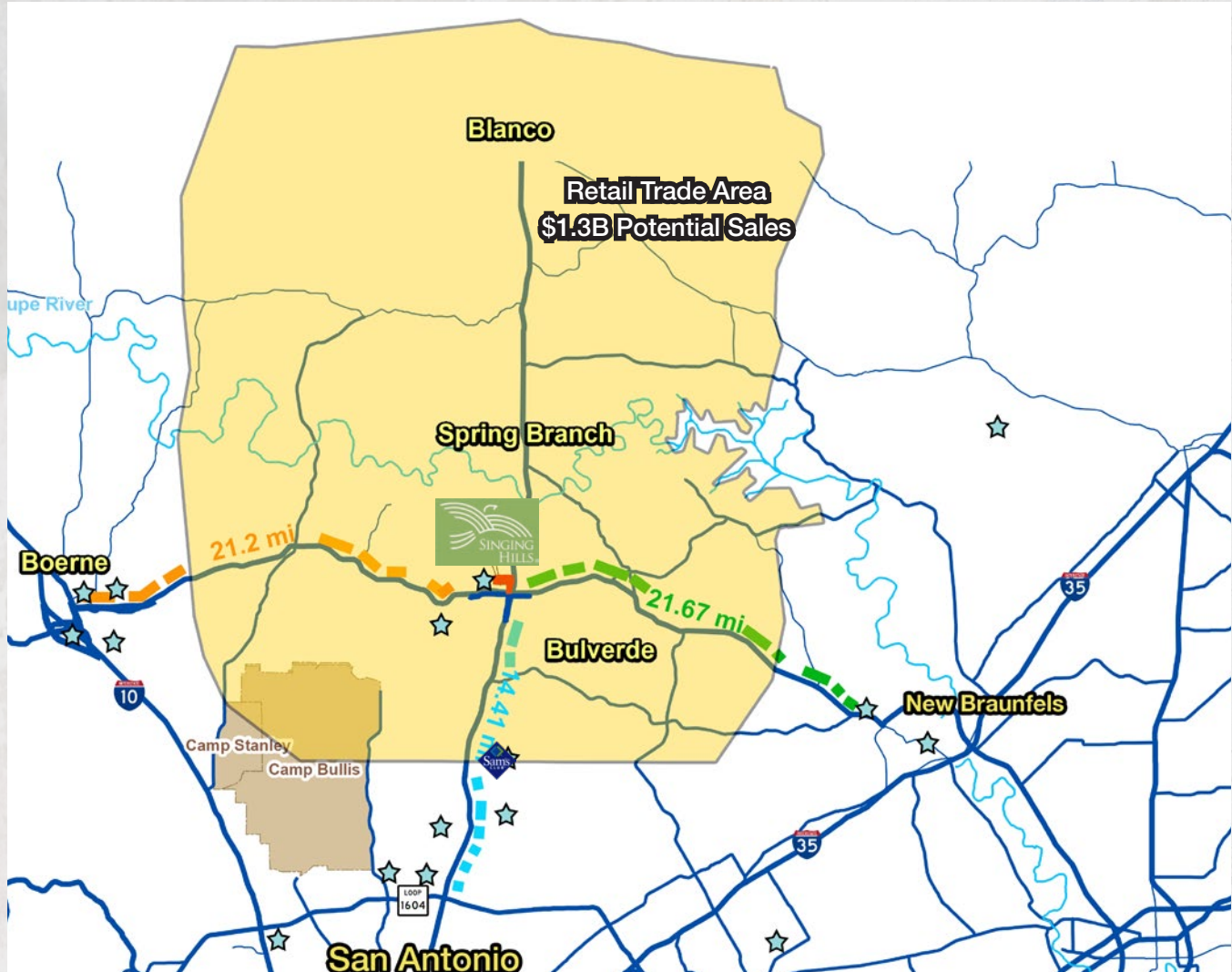
Trade Area.....	4
Market Aerial	6
Site Plans	8
Ingress/Egress	12
Development Summary.....	14
Quote Sheet.....	17
Demographics.....	18
Photos.....	19
Area Overviews.....	22
Development Team.....	25
TREC Agency Disclosure.....	26

©September 2025 REOC San Antonio. REOC San Antonio is a licensed Real Estate broker in the State of Texas operating under REOC General Partner, LLC. The information contained herein is deemed accurate as it has been reported to us by sources which we understand, upon no investigation, to be reliable. As such, we can make no warranty, guarantee or representation as to the accuracy or completeness thereof nor can we accept any liability or responsibility for the accuracy or completeness of the information contained herein. Any reliance on this information is solely at the readers own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Further, the property is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.





Trade Area Map



Retail Trade Area Opportunity Analysis

Description	Potential Sales	Est. Actual Sales
Motor Vehicle and Parts Dealers	524,336,161	4,260,809
Furniture and Home Furnishing Stores	53,498,139	6,394,761
Electronics and Appliance Stores	84,769,984	1,481,314
Building Material, Garden Equip Stores	232,263,475	52,433,932
Food and Beverage Stores	296,933,809	58,222,361
Health and Personal Care Stores	145,018,479	9,592,971
Gasoline Stations	181,073,649	17,489,647
Clothing and Clothing Accessories Stores	101,832,404	6,540,962
Sporting Goods, Hobby, Book, Music Stores	46,742,742	84,580
General Merchandise Stores	266,784,320	80,089,554
Miscellaneous Store Retailers	59,496,831	1,659,101
Non-Store Retailers	104,829,463	1,938,429
Food Service and Drinking Places	254,055,609	22,155,195
Entertainment/Recreation Fees	30,543,125	N/A
Tickets to Movies, etc.	3,233,986	N/A

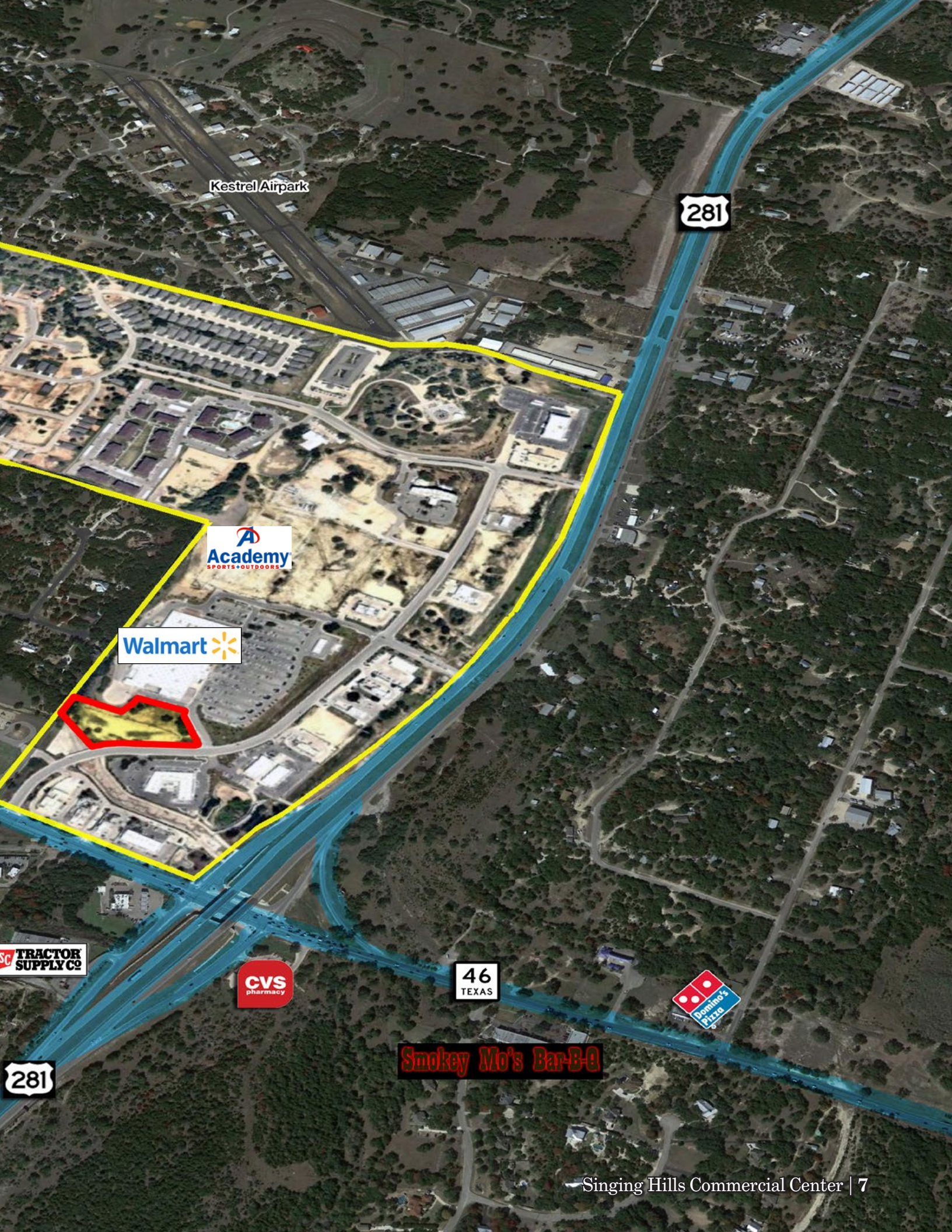
Source: The Retail Coach, 2017

Trade Area Demographics

Summary		Census 2010		Census 2020		2025		2030	
Population		59,138		87,677		111,042		131,502	
Households		22,485		33,060		42,868		51,764	
Families		17,460		25,803		32,859		39,478	
Average Household Size		2.62		2.65		2.59		2.54	
Owner Occupied Housing Units		19,739		29,471		39,040		47,345	
Renter Occupied Housing Units		2,745		3,589		3,828		4,419	
Median Age		45.5		47.6		47.4		47.6	
Trends: 2025-2030 Annual Rate				Area		State		National	
Population		3.44%				1.10%		0.42%	
Households		3.84%				1.41%		0.64%	
Families		3.74%				1.31%		0.54%	
Owner HHHs		3.93%				1.80%		0.91%	
Median Household Income		2.31%				2.27%		2.53%	
Households by Income						2025		2030	
						Number	Percent	Number	Percent
<\$15,000						1,194	2.8%	1,190	2.3%
\$15,000 - \$24,999						1,439	3.4%	1,312	2.5%
\$25,000 - \$34,999						1,719	4.0%	1,622	3.1%
\$35,000 - \$49,999						3,041	7.1%	3,077	5.9%
\$50,000 - \$74,999						5,173	12.1%	5,592	10.8%
\$75,000 - \$99,999						4,314	10.1%	4,744	9.2%
\$100,000 - \$149,999						8,953	20.9%	10,430	20.1%
\$150,000 - \$199,999						5,086	11.9%	6,459	12.5%
\$200,000+						11,948	27.9%	17,336	33.5%
Median Household Income						\$123,430		\$138,365	
Average Household Income						\$166,314		\$182,912	
Per Capita Income						\$64,469		\$72,272	
Population by Age		Census 2010		Census 2020		2025		2030	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4		2,920	4.9%	3,918	4.5%	4,986	4.5%	5,942	4.5%
5 - 9		3,757	6.4%	5,161	5.9%	6,024	5.4%	6,825	5.2%
10 - 14		4,268	7.2%	5,796	6.6%	7,066	6.4%	7,775	5.9%
15 - 19		3,941	6.7%	5,527	6.3%	6,731	6.1%	7,507	5.7%
20 - 24		2,200	3.7%	3,586	4.1%	5,027	4.5%	5,642	4.3%
25 - 34		4,432	7.5%	6,948	7.9%	9,578	8.6%	12,943	9.8%
35 - 44		7,510	12.7%	9,929	11.3%	12,866	11.6%	14,654	11.1%
45 - 54		10,899	18.4%	11,960	13.6%	14,393	13.0%	16,823	12.8%
55 - 64		10,202	17.3%	15,569	17.8%	16,962	15.3%	17,861	13.6%
65 - 74		5,882	9.9%	12,893	14.7%	16,789	15.1%	19,658	14.9%
75 - 84		2,413	4.1%	5,055	5.8%	8,657	7.8%	12,675	9.6%
85+		714	1.2%	1,335	1.5%	1,963	1.8%	3,197	2.4%
Race and Ethnicity		Census 2010		Census 2020		2025		2030	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone		54,121	91.5%	67,301	76.8%	81,879	73.7%	93,863	71.4%
Black Alone		684	1.2%	1,597	1.8%	2,552	2.3%	3,202	2.4%
American Indian Alone		324	0.5%	641	0.7%	847	0.8%	1,036	0.8%
Asian Alone		459	0.8%	951	1.1%	1,491	1.3%	1,903	1.4%
Pacific Islander Alone		29	0.0%	80	0.1%	123	0.1%	151	0.1%
Some Other Race Alone		2,193	3.7%	4,113	4.7%	5,591	5.0%	7,279	5.5%
Two or More Races		1,328	2.2%	12,994	14.8%	18,558	16.7%	24,068	18.3%
Hispanic Origin (Any Race)		10,289	17.4%	19,393	22.1%	27,502	24.8%	35,998	27.4%
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.									



Market Aerial



Kestrel Airpark

281

Academy
SPORTS+OUTDOORS

Walmart

TRACTOR
SUPPLY CO

CVS
pharmacy

46
TEXAS

Domino's
Pizza

Smokey Mo's Bar-B-Q

281



**SH COMMERCIAL CENTER
PRE-LEASING**

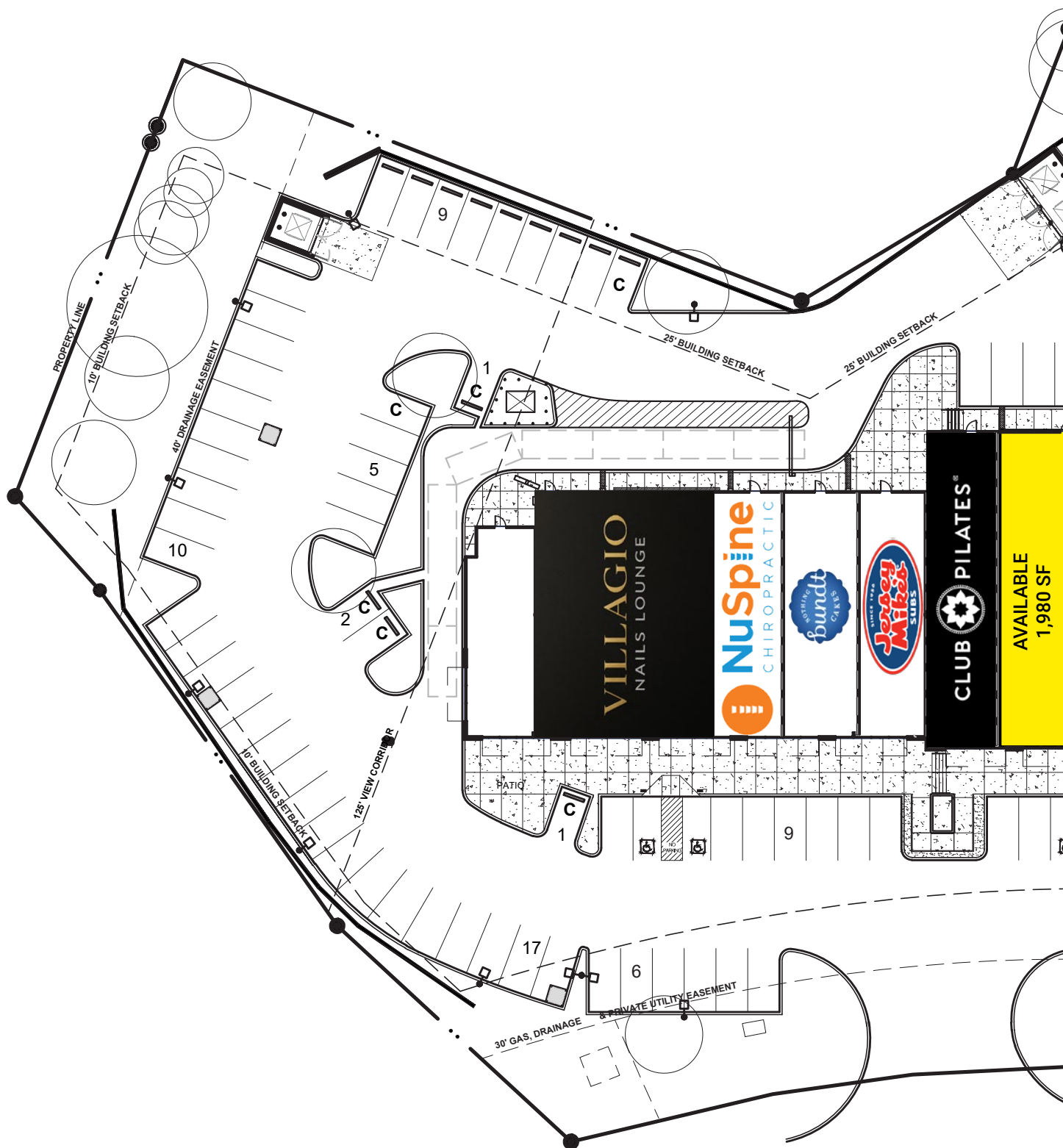
- NuSpine CHIROPRACTIC
- Broth and Basil PHO AND THAI CUISINE
- CLUB PILATES
- VILLAGIO NAILS LOUNGE
- bundt cakes
- Jordan Mixx SUBS



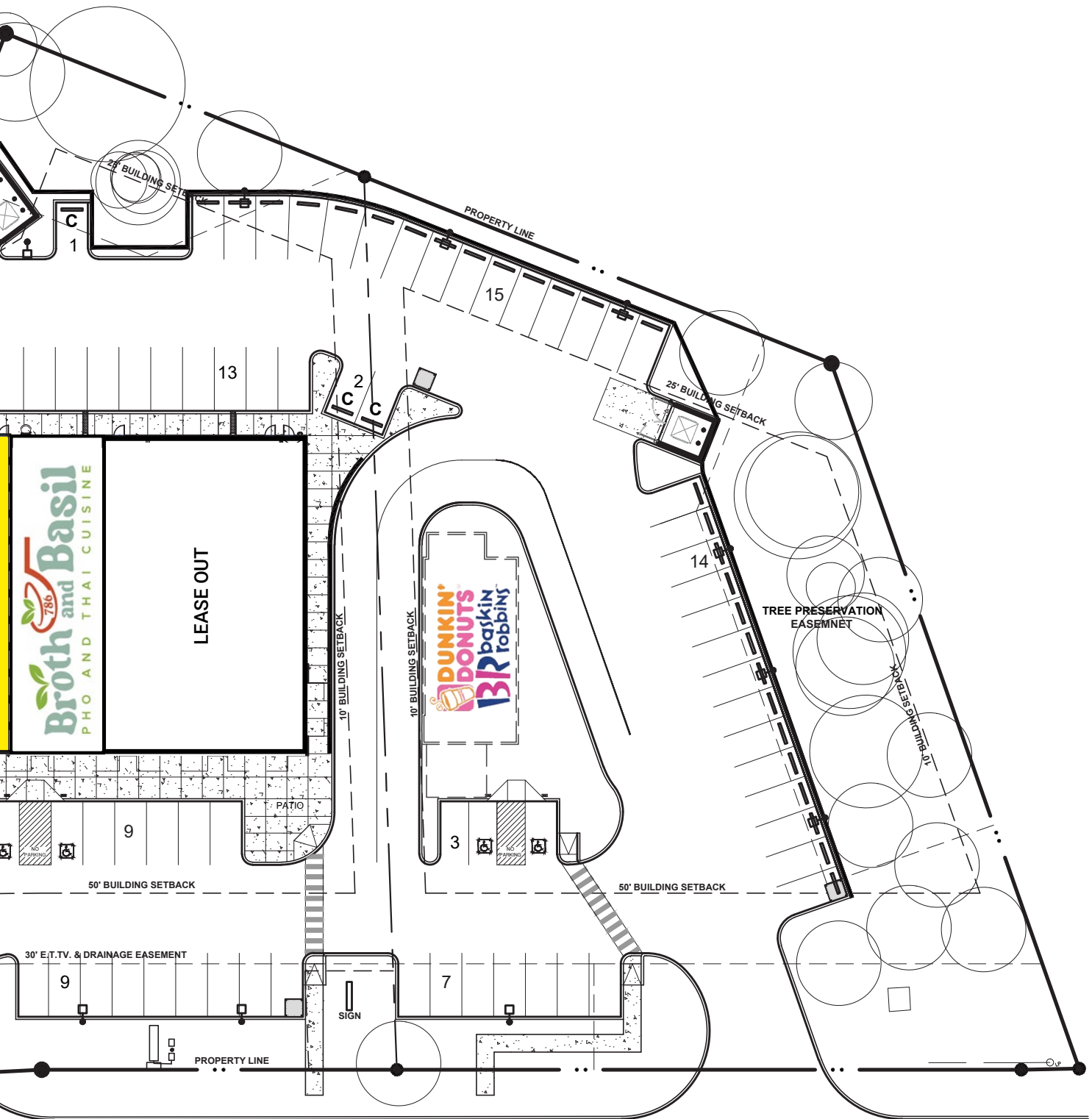
Commercial Site Plan

KESTREL AIR PARK
SUBDIVISION

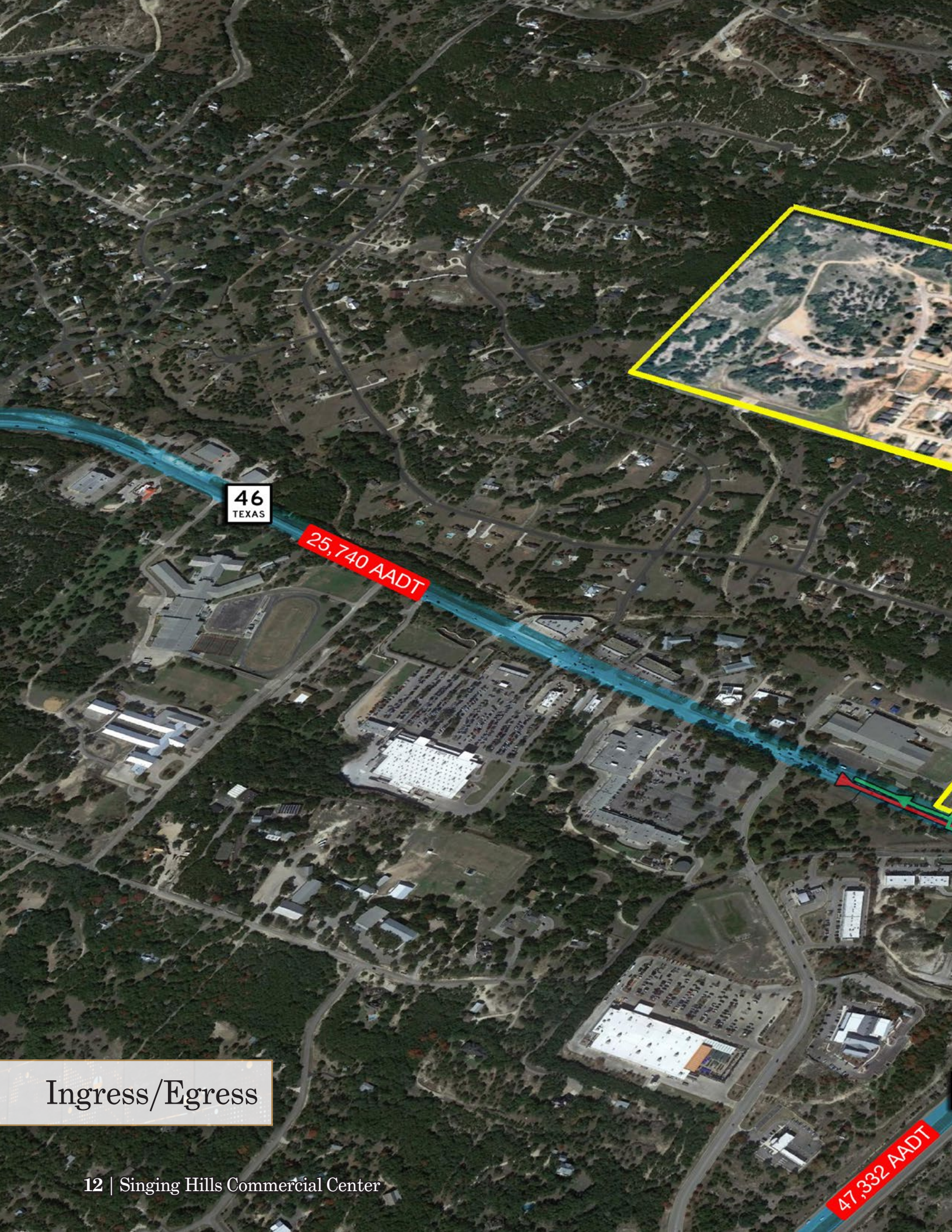




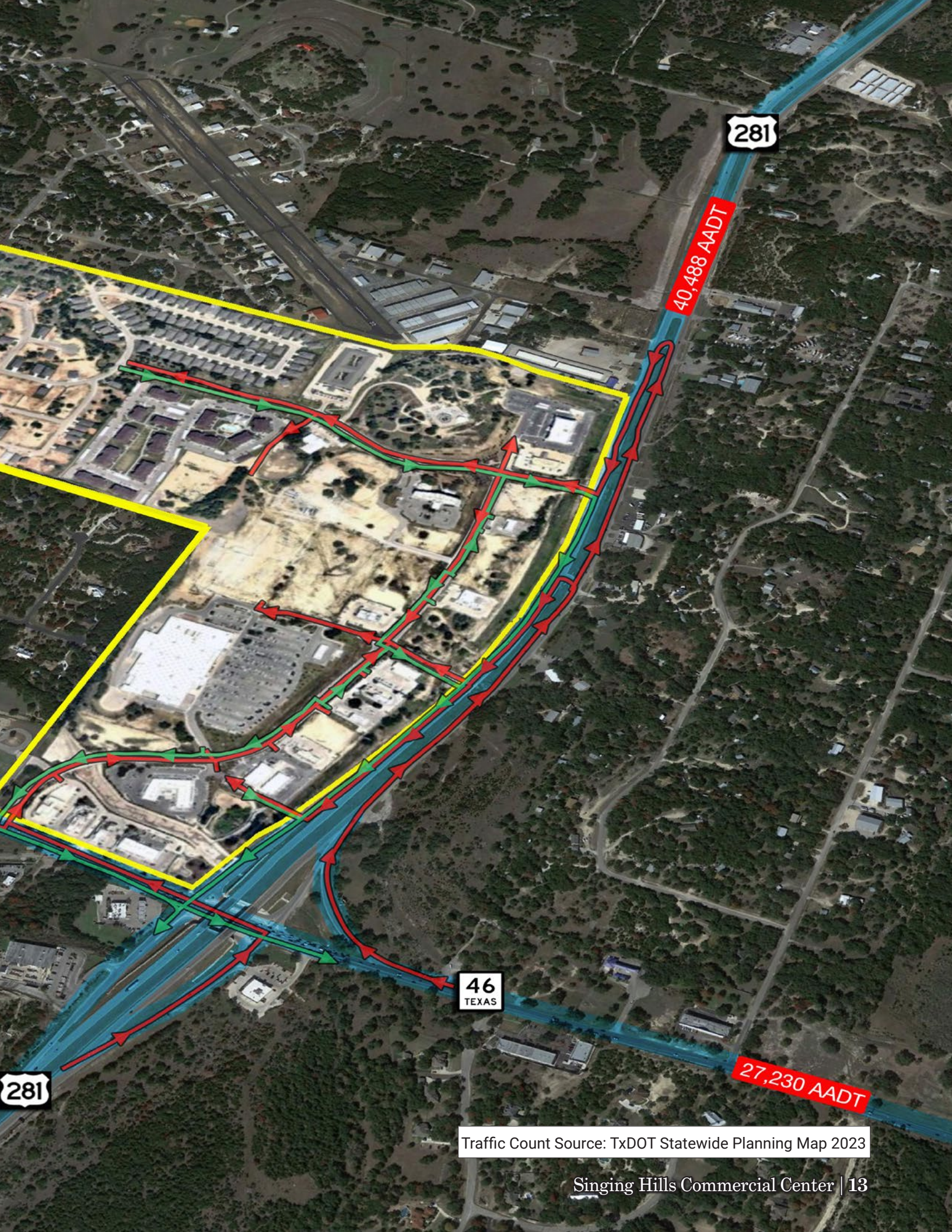
Site Plan



SINGING OAKS



Ingress/Egress



Traffic Count Source: TxDOT Statewide Planning Map 2023

Development Summary

Location	NWC of US Hwy 281 & State Hwy 46 in Bulverde, Texas	
Description	250-acre mixed-use project in the Texas Hill Country approximately 15 miles north of Loop 1604 from San Antonio and 20 west of Loop 337 from New Braunfels. Singing Hills draws from a significant market area that includes areas north of Bulverde and surrounding communities. (See Trade Area)	
Existing	228,364 sf in three inline retail shopping centers Last two available pads in negotiation 180,000 sf Walmart Supercenter 288 unit Multi-family site - The Villas at Bulverde 60,000 sf Medical Office Building 84 room Hotel - Hampton Inn Pre-School/Daycare Site - The Pillars Early Learning Center 331 residences (50' x 120' & 60' x 120' lots)	
Frontage	<u>US Hwy 281</u> 4,100 feet (sites from 135' to 225' wide and 265' to 330' deep)	<u>State Hwy 46</u> 925 feet (sites from 135' to 265' wide and 260' to 335' deep)
Ingress/Egress	Super street-style turn-arounds at both Hwy 281 Main entries Right turn in/out at Hwy 281 southern most entry Traffic signal at Hwy 46 western most entry Right turn in/out at Hwy 46 eastern most entry	
Utilities	Water*	Texas Water Company (TWC)
	Wastewater	City of Bulverde (CoB)
	Electrical	Perdenales Electric Cooperative (PEC)
	Gas	City Public Service (CPS)
Zoning	C-3 in the City of Bulverde	
Vested Rights	Development of Singing Hills is based on city ordinances in effect as of April 19, 2011	

*Treated water to be provided via "purple pipe" for irrigation for all commercial tracts

Development Agreement

A development agreement with the City of Bulverde controls design, use and other matters

Restrictions

Reasonable architectural and landscape design guidelines established to attract quality national, regional and local retailers, while complementing the desires of the community

WCID

Project is part of Water Control Improvement District (WCID #6)¹

Timeline

<u>Project</u>	<u>Construction Start</u>	<u>Expected Completion</u>
Retail 2		Complete
Retail 3		Complete
Retail 4		Complete
Commercial Center	4Q 2024	4Q 2025
The Arborwalk Phase I	3Q 2024	1Q 2025
The Arborwalk Phase II	2Q 2025	1Q 2026
The Arborwalk Phase III	1Q 2026	4Q 2026
Hilltop	TBA	TBA

Ad Valorem Tax Rates**

Comal County	0.226200%
Comal ISD	1.089200%
City of Bulverde	0.197090%
ESD #1	0.069826%
ESD #4	0.059007%
Lateral Road	0.049515%
<u>WCID #6</u>	<u>0.850000%</u>
Total	2.540838%

**The information provided above has been provided by others and is deemed reliable; however, all tenants and buyers of property at Singing Hills are encouraged to check with all taxing entities to obtain the most accurate information as no warranties or representations as to the accuracy are intended, whether expressed or implied.

Development Summary

ONLY MAJOR COMMERCIAL & MIXED USE DEVELOPMENT IN THE BULVERDE AREA WITH A PUBLIC SEWER SYSTEM

Benefits

- Walmart Supercenter anchored retail development
- At the crossroads of two major traffic arteries in the center of commerce in west Comal County
- Vibrant mixed-use project with a variety of essential services, retailers and businesses
- Hwy 46 is becoming San Antonio's "outer loop", connecting Seguin, New Braunfels, Bulverde, Bergheim, Boerne and Bandera
- Only significant development in the market area with municipal quality wastewater service
- Strong demographic profile
- Underserved retail market area due to lack of municipal infrastructure
- Developer invested over \$70 million in site infrastructure
- Near numerous destinations, including Canyon Lake, Guadalupe River, Landa Park and Guadalupe State Park and several wineries and distilleries
- High visibility, easy accessibility, easy ingress & egress
- Distinctive project identification signage at three entrances to the site
- Access enhanced by signalized intersection on SH 46 and two super street access points along US Hwy 281
- Four-lane interior loop road ensures unimpeded circulation
- Vibrant mixed-use project with a variety of essential services, retailers and businesses

Area Retailers

- HEB Plus
- Home Depot
- Bealls
- Tractor Supply Co.
- Auto Zone
- NAPA Auto Parts
- Wells Fargo
- Broadway Bank
- Starbucks
- McDonald's
- Sonic
- Domino's Pizza
- Pizza Hut
- Blanco National Bank
- Walgreens
- CVS

Opportunities

- Full service restaurants
- Quick service restaurants
- General merchandise
- Apparel
- Medical Services
- Professional Offices
- Variety Stores
- Discount Stores
- Daily Needs
- Entertainment Concepts
- Movie Theaters
- Climate control storage
- Independent Living

Quote Sheet

Total Bldg. Size	20,162 SF
RSF Available	1,980
Base Rental	\$35.00 (plus \$0.75 annual rent increases)
First Month's Rental	Due upon full execution of lease document by Tenant
Term	Five (5) to ten (10) years
Improvements	\$25.00
Deposit	Equal to one (1) month's Base Rent (typical)
Financial Information	Required prior to submission of lease document by Landlord
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.

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.

Leasing Contacts



Andrew J. Lyles
Vice President
210 524 1306

Andrew.Lyles@reocsanantonio.com
reocsanantonio.com/andrew-lyles



Kimberly S. Gatley
Senior Vice President
210 524 1320

kgatley@reocsanantonio.com
reocsanantonio.com/kim-gatley

15-Mile Demographics

Summary	Census 2010		Census 2020		2024		2029	
Population	206,410		283,715		320,073		350,918	
Households	75,579		103,610		118,056		131,526	
Families	57,660		78,802		87,700		97,097	
Average Household Size	2.72		2.72		2.70		2.66	
Owner Occupied Housing Units	59,030		78,944		90,670		102,610	
Renter Occupied Housing Units	16,549		24,666		27,386		28,916	
Median Age	38.4		40.6		41.3		42.2	
Trends: 2024-2029 Annual Rate	Area		State		State		National	
Population	1.86%		1.09%		1.09%		0.38%	
Households	2.18%		1.36%		1.36%		0.64%	
Families	2.06%		1.26%		1.26%		0.56%	
Owner HHs	2.51%		1.82%		1.82%		0.97%	
Median Household Income	2.54%		2.65%		2.65%		2.95%	
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			4,508	3.8%	4,386	3.3%		
\$15,000 - \$24,999			3,186	2.7%	2,580	2.0%		
\$25,000 - \$34,999			4,604	3.9%	4,064	3.1%		
\$35,000 - \$49,999			7,857	6.7%	7,183	5.5%		
\$50,000 - \$74,999			16,067	13.6%	15,974	12.1%		
\$75,000 - \$99,999			16,332	13.8%	17,156	13.0%		
\$100,000 - \$149,999			21,965	18.6%	23,767	18.1%		
\$150,000 - \$199,999			17,536	14.9%	23,351	17.8%		
\$200,000+			26,002	22.0%	33,064	25.1%		
Median Household Income			\$110,884		\$125,690			
Average Household Income			\$151,887		\$170,747			
Per Capita Income			\$56,048		\$64,045			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,768	6.2%	14,742	5.2%	16,487	5.2%	17,964	5.1%
5 - 9	15,642	7.6%	18,974	6.7%	19,570	6.1%	19,523	5.6%
10 - 14	17,177	8.3%	21,619	7.6%	22,428	7.0%	22,402	6.4%
15 - 19	14,525	7.0%	20,770	7.3%	21,815	6.8%	21,666	6.2%
20 - 24	9,436	4.6%	14,916	5.3%	18,413	5.8%	18,726	5.3%
25 - 34	22,988	11.1%	29,617	10.4%	34,654	10.8%	42,833	12.2%
35 - 44	32,377	15.7%	38,440	13.5%	43,707	13.7%	45,309	12.9%
45 - 54	34,051	16.5%	40,977	14.4%	45,119	14.1%	47,642	13.6%
55 - 64	25,930	12.6%	38,434	13.5%	41,515	13.0%	44,756	12.8%
65 - 74	13,574	6.6%	28,743	10.1%	33,559	10.5%	39,242	11.2%
75 - 84	5,919	2.9%	12,515	4.4%	17,675	5.5%	23,842	6.8%
85+	2,021	1.0%	3,967	1.4%	5,133	1.6%	7,014	2.0%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	174,564	84.6%	179,738	63.4%	197,502	61.7%	209,737	59.8%
Black Alone	7,863	3.8%	13,036	4.6%	15,157	4.7%	16,654	4.7%
American Indian Alone	963	0.5%	1,971	0.7%	2,344	0.7%	2,652	0.8%
Asian Alone	7,643	3.7%	13,704	4.8%	15,780	4.9%	17,507	5.0%
Pacific Islander Alone	261	0.1%	430	0.2%	513	0.2%	580	0.2%
Some Other Race Alone	9,049	4.4%	17,418	6.1%	20,582	6.4%	24,091	6.9%
Two or More Races	6,067	2.9%	57,418	20.2%	68,195	21.3%	79,698	22.7%
Hispanic Origin (Any Race)	55,319	26.8%	89,924	31.7%	106,633	33.3%	125,395	35.7%

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.





Vantage Apartments (Multi-Family) 288 units



Retail Phase 3



Retail Phase 4



Hampton Inn (Hotel) 84 rooms



Walmart Supercenter



Professional Bldg.



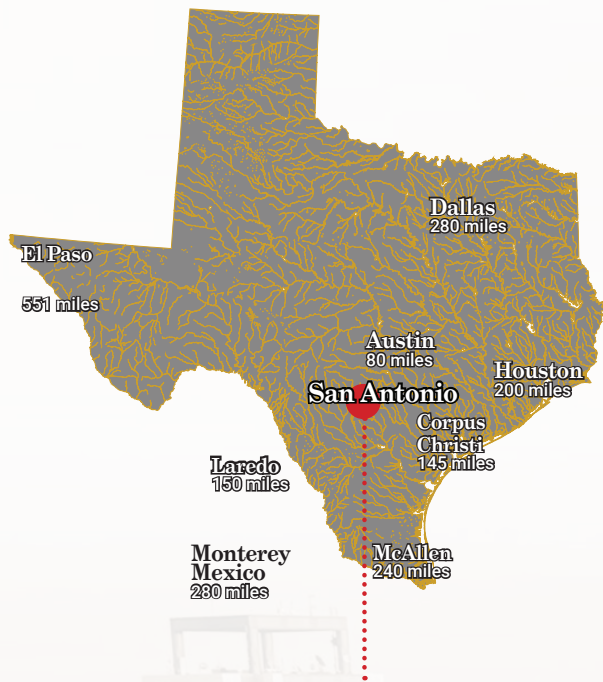
Security Service, Whataburger & Popeyes

Singing Hills Commercial Center | 21

San Antonio Market Overview

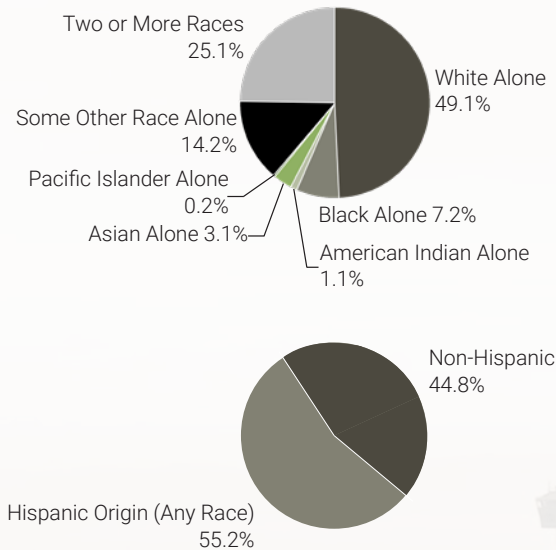
Largest U.S. Cities

- 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

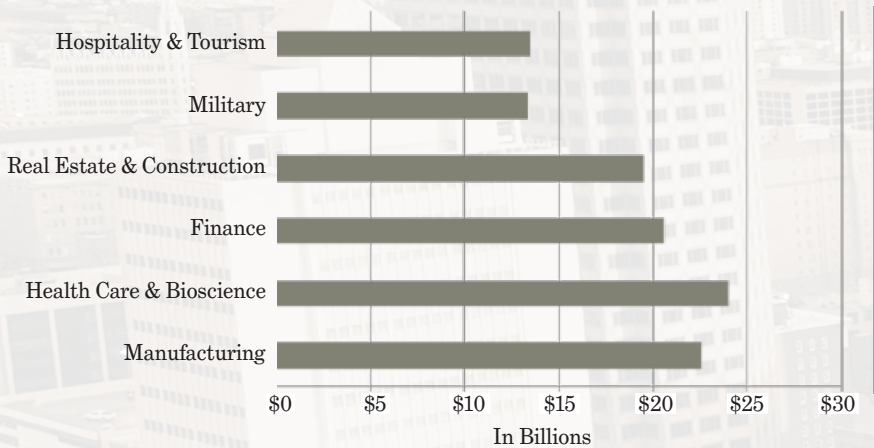


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Ethnicity 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	-	-	-
2020 Census	2,558,143	36.0	925,609	-	-	-
2024 Estimate	2,733,998	36.7	996,691	\$102,854	\$75,580	\$36,100
2029 Projection	2,931,790	37.8	1,080,836	\$118,460	\$84,692	\$41,175

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

Bulverde Overview

- Situated 20 minutes due north of San Antonio, Bulverde is an affluent bedroom community located at the major commercial crossroads of US Hwy 281 & Hwy 46 at the edge of the Texas Hill Country
- Property values are strong and residents enjoy a median household income substantially greater than nearby cities
- Highway 46 is quickly becoming San Antonio's "outer loop" for commuter traffic connecting Seguin, New Braunfels, Bulverde, Bergheim, Boerne and Bandera; construction is already underway to widen Hwy 46 to six lanes at the intersection of US Hwy 281 and SH 46
- US 281 Highway improvements are nearing completion which has already relieved congestion between Loop 1604 & the Bexar/Comal County line
- 40,488 annual average daily cars travel along US 281 just north of Hwy 46; 27,230 pass Singing Hills on the Hwy 46 side
- Over the past decade, urban sprawl has pushed steadily northward from San Antonio along the US 281 corridor developing once rural ranch land into well-planned residential communities like Johnson Ranch, The Preserve at Singing Hills, Ventana, Hidden Trails and others.
- The area enjoys a strong demographic profile and the retail trade area encompasses a population of more than 99,000
- Daytime population within a 10-mile radius of Singing Hills tops 82,263
- Population is deceptively strong; even though figures are relatively low for the narrowly defined boundaries of the city limits, the trade area actually draws from a much broader market area
- Following the residential growth of the area, commercial development is bringing new retailers and services along with quick and full-service restaurants to the under-served area
- A \$1.3 billion trade gap estimated for the retail trade area indicates strong potential sales revenues was performed in 2017
- Retail sales have shown a steady upward trend as evidenced by reported sales tax reports from the Texas Comptroller
- Singing Hills is anchored by Walmart Supercenter (180,000 sf), and includes inline retail space, quick-service and sit-down restaurants, a hotel, a skilled nursing facility, an early learning center, a medical professional office building, 288 multi-family units and 331 single-family homes

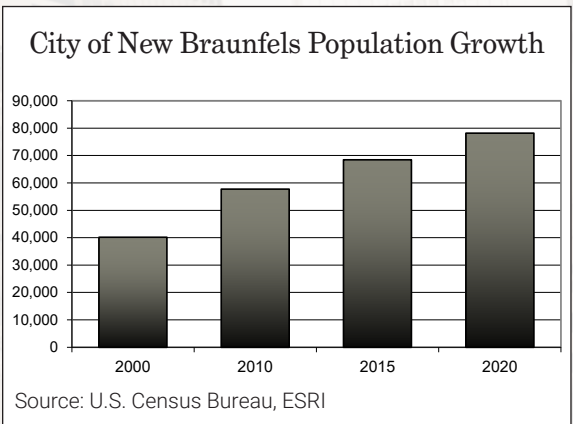
Major Employers



New Braunfels Overview

- As of 2022, the region’s population increased by 31.5% since 2017, growing by 44,261; Population is expected to increase another 26.6% by 2027 with an additional 49,130.
- Comal County ranks among the fastest-growing counties in the nation
- The number of jobs in Comal County increased by 24.6% between for the 5-years ending 2022, which significantly outpaced the national growth rate of 2.4%.
- The top three industries in 2022 included (1) Restaurants and Other Eating Places, (2) Education and Hospitals (Local Government), and (3) Building Equipment Contractors
- Enrollment at Smithson Valley High School tops 2,500 students and Canyon Lake High School tops 1,000
- New Braunfels is a growing satellite community in the greater San Antonio- New Braunfels metropolitan statistical area. It sits squarely in the path of growth along the busy IH-35 corridor between San Antonio and Austin.
- The city of New Braunfels boasts its own diversified economy and cultural identity rooted in old-world German heritage which is celebrated every year at Wurstfest- a citywide party for the whole family.
- The historic district of Gruene offers year-round music and attracts major recording artists of Americana music. Gruene Hall is a popular venue and is listed as Texas’ Oldest Dance Hall, being the oldest continually operating dance hall since being built in 1878
- Nestled along the Comal River, Schlitterbahn Waterpark & Resort is a major attraction to the New Braunfels area encompassing over 70 acres of family fun and relaxation
- As a tourist destination, New Braunfels sees more than 3 million visitors each year. The hospitality industry generates an annual economic impact of 705 million (20)
- New Braunfels is home to a growing list of businesses including manufacturing, logistics and distribution companies as well as an expanding roster of health groups

New Braunfels - Major Employers	
<u>1000+ Employees</u>	
Comal ISD School District	
New Braunfels ISD	
Schlitterbahn	
Walmart Distribution	
<u>500-599</u>	
CHRISTUS Santa Rosa	
City of New Braunfels	
Comal County	
Hunter Industries	
Patrick S. Molak Corp	
Rush Enterprises, Inc.	
Sysco	



City of New Braunfels	2020 Census	2024 Estimate	2029 Forecast
Population	90,382	102,134	122,954
Total Households	34,064	39,521	47,832
Median Age	36.5	37.2	38.3
Avg HH Income	-	\$110,239	\$127,724
Median HH Income	-	\$85,546	\$95,295

Source: U.S. Census Bureau, Census 2010 Summary File 1.
Esri forecasts for 2024 and 2029.

Development Team



REOC Development, LLC
8023 Vantage Dr, Suite 100
San Antonio, TX 78230
phone: 210 524 4000
web: www.reocsanantonio.com



REOC San Antonio
8023 Vantage Dr, Suite 100
San Antonio, TX 78230
phone: 210 524 4000
web: www.reocsanantonio.com



Middleman Construction Company
9639 McCullough Ave.
San Antonio, TX 78216
phone: 210 342 6322
web: www.middlemanconstruction.com



Cleary Zimmermann Engineers
6477 FM 311
Spring Branch, TX 78070
phone: 830 228 5446
web: www.msengr.com



Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, TX 78213
phone: 877 572 3647
web: www.pape-dawson.com



Aetna Sign Group
2438 Freedom Dr
San Antonio, TX 78217
phone: 210 826 2800
web: www.aetnasign.com



Chesney Morales Partners
4901 Broadway, Suite 250
San Antonio, TX 78209
phone: 210 828 9481
web: www.chesneymorales.com



Coleman & Associates Landscape Architecture
9890 Silver Mountain Drive
Austin, TX 78737
phone: 512 476 2090
web: www.colemanandassoc.com



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	493853	alyles@reocsanantonio.com	(210) 524-4000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	(210) 524-4000
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	alyles@reocsanantonio.com	(210) 524-4000
Sales Agent/Associate's Name	License No.	Email	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.

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	493853	alyles@reocsanantonio.com	(210) 524-4000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	(210) 524-4000
Designated Broker of Firm	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	(210) 524-4000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kimberly Sue Gatley	652669	kgatley@reocsanantonio.com	(210) 524-1320
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



8023 Vantage Dr.
Suite 100
San Antonio, Texas 78230

210 524 4000
reocsanantonio.com

Windsong Hills Commercial Center