



7978 Broadway  
San Antonio, TX 78209

Offered by:  
James T. Foreman  
Andrew J. Lyles

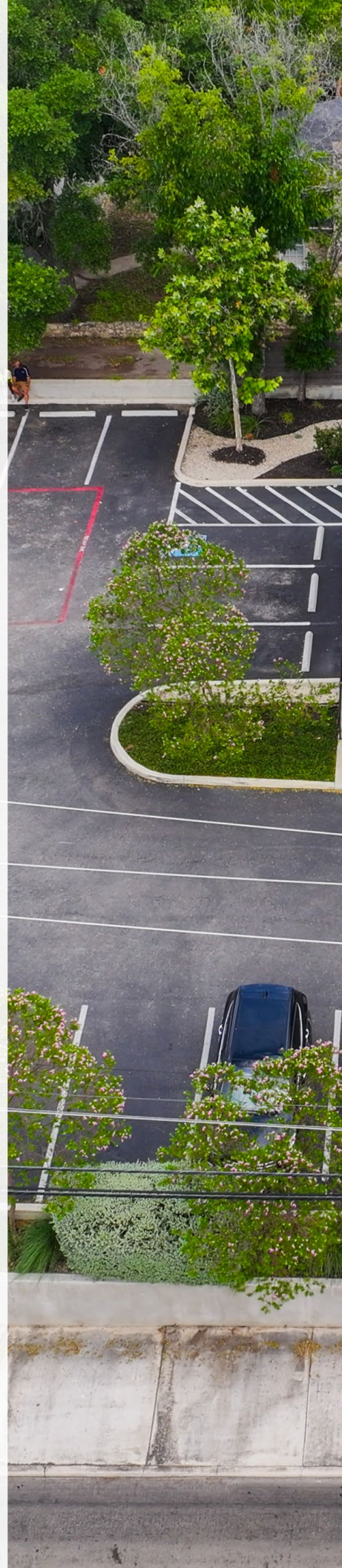


# Table of Contents

---

|                             |    |
|-----------------------------|----|
| Benefits .....              | 4  |
| Maps & Aerials .....        | 6  |
| Floor Plan .....            | 9  |
| Photos .....                | 10 |
| Details .....               | 13 |
| Demographics .....          | 14 |
| Market Overview.....        | 16 |
| TREC Agency Disclosure..... | 17 |

© March 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.







**Mission**  
ORTHODONTICS

**SQUEEZE**  
MASSAGE

SQUEEZE



# Benefits

---

|                   |  |
|-------------------|--|
| Address           | 7978 Broadway, San Antonio, TX 78209         |
| Location          | Broadway and Sunset                          |
| Property Details  | 7,766 SF (Approximately 3,675 RSF Available) |
| Legal Description | NCB 11889 (BCBW HOLDINGS LLC) BLK LOT 101    |
| Bldg. Class       | A  |
| Year Built        | 2020   |
| Floors            | 2  |
| Zoning            | C-2NA  |

## Description

Great Medical/Office User Building along the Sunset and Broadway Medical Corridor in the affluent Alamo Heights, 78209 Market. Established tenant well known in the community.

## Property Highlights

- Excellent visibility
- Corner location offers convenient ingress and egress
- Stable tenant with long term lease
- Great synergy with nearby medical/dental business
- Alamo Heights



[Click Here for 3D Floor Plan & Virtual Walk-Through](#)



Scan for 3D Floor Plan & Virtual Walk-Through

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





7978 BROADWAY  
Mission  
ORTHODONTICS  
Mission  
ORTHODONTICS  
SQUEEZE  
SQUEEZE

Mission  
ORTHODONTICS

SQUEEZE  
MASSAGE



**Medical Users**

- 1 SUNSHINE PEDIATRIC DENTISTRY
- 2 ALAMO HEIGHTS DERMATOLOGY
- 3 DR. TRIPP PUHL CHIROPRACTIC
- 4 ALAMO HEIGHTS IMPLANT CENTER
- 5 DR. BELZ PLASTIC SURGERY
- 6 VISION 3C OPHTHALMOLOGIST
- 7 THE SKIN ATELIER MEDICAL SPA

AIRPORT SECURITY SPRINGHILL  
PARK SUITES  
BY MARRIOTT

410

BROADWAY  
ANIMAL



ALAMO CORPORATE HOUSING

DOG DAY CARE

WSUNSET RD

LA PETITE ACADEMY

FRANKLIN PARK RETIREMENT COMM

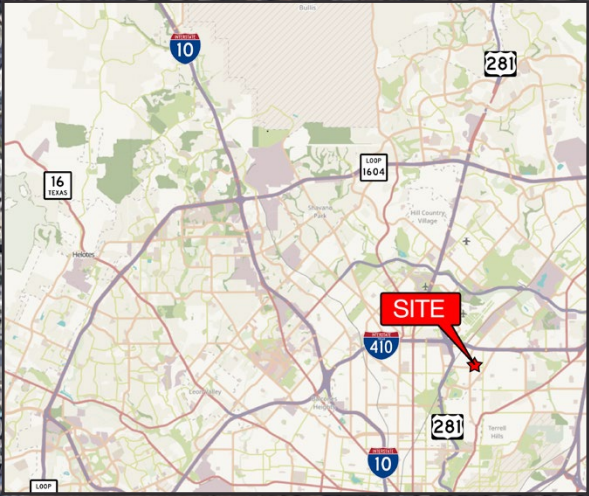
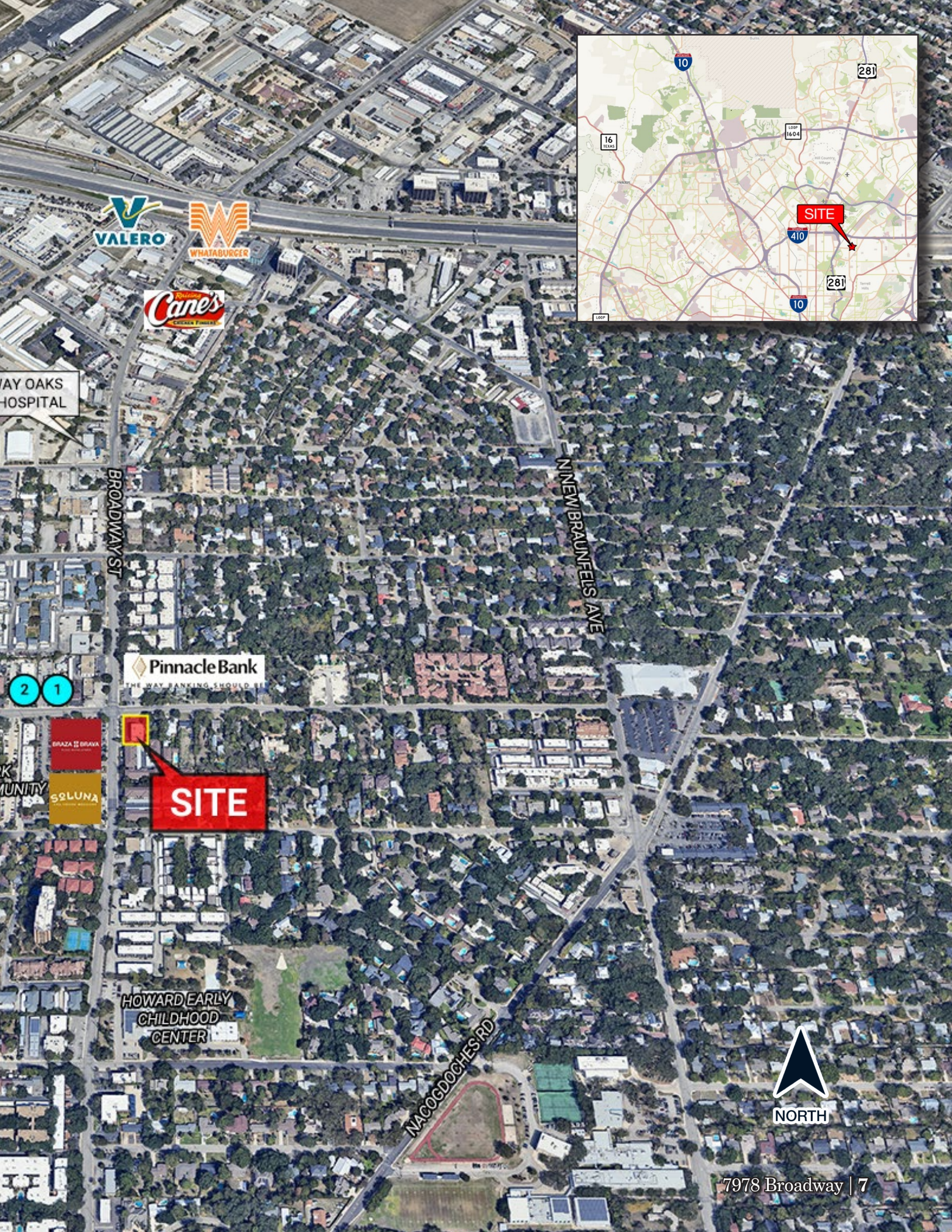
BAPTIST MEDICAL NETWORK

CEVEY PEDIATRICS  
ALAMO NEUROSURGICAL INSTITUTE  
STRATTON REHABILITATION



**Aerial & Location Map**





WAY OAKS HOSPITAL

BROADWAY ST

N NEW BRAUNFELS AVE



HOWARD EARLY CHILDHOOD CENTER

NACOGDOCHES RD

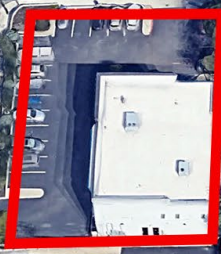






W SUNSET RD

BROADWAY ST



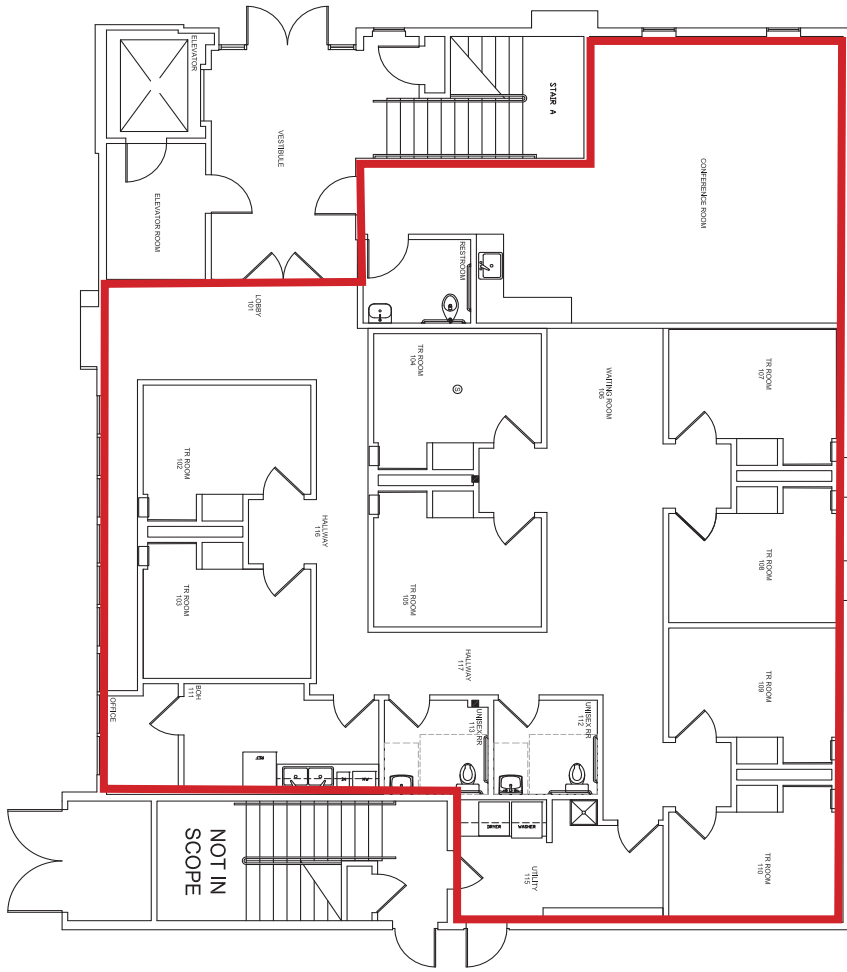
Site Aerial



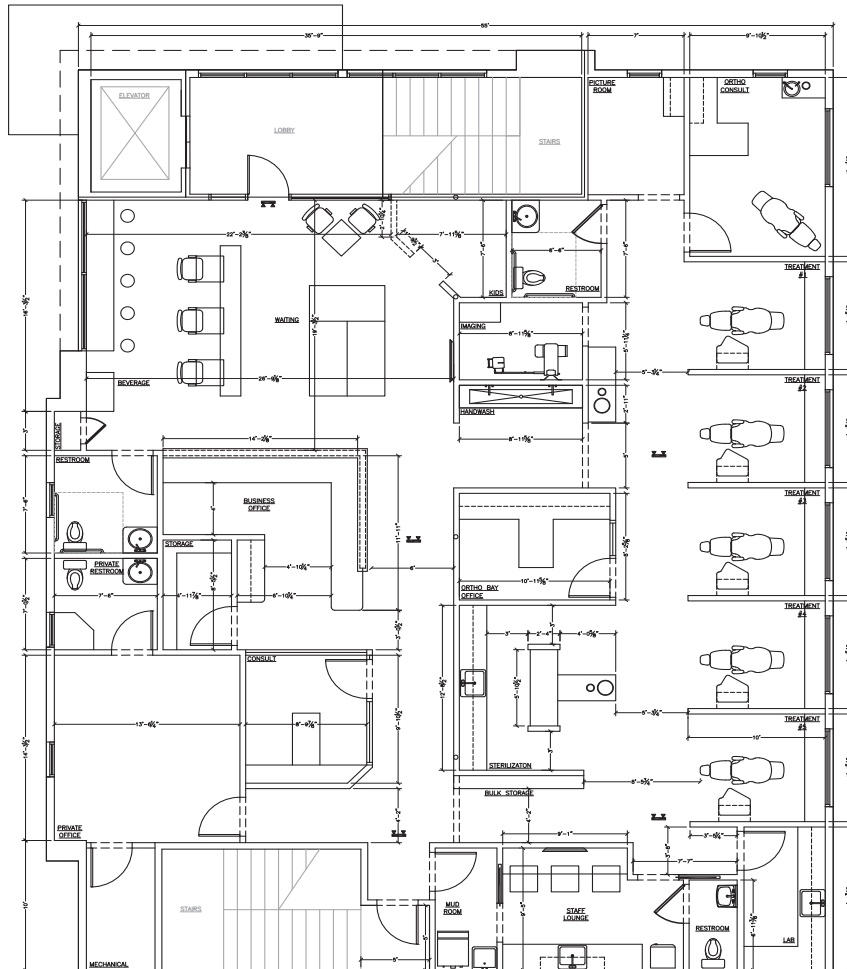
NORTH

8 | 7978 Broadway





~3,675 RSF Available





# Mission Orthodontics









# Squeeze Massage





# Details

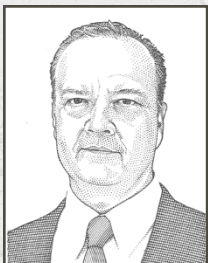
---

|                              |   |
|------------------------------|---|
| <b>Building Size</b>         | 7,766 (Approximately 3,675 RSF Available)   |
| <b>Sale Price</b>            | Contact Broker  |
| <b>Note</b>                  | 10-year lease with Mission Orthodontics   |
| <b>Add-On Factor</b>         | 13%   |
| <b>Financial Information</b> | Required prior to submission of sale document by Seller   |
| <b>Disclosure</b>            | A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's representative. |

Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller. 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 sale 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.

# Contacts

---



**James T. Foreman**

Vice President  
210 524 1315

[jforeman@reocsanantonio.com](mailto:jforeman@reocsanantonio.com)  
[reocsanantonio.com/james-foreman](http://reocsanantonio.com/james-foreman)



**Andrew J. Lyles**

Vice President  
210 524 1306

[Andrew.Lyles@reocsanantonio.com](mailto:Andrew.Lyles@reocsanantonio.com)  
[reocsanantonio.com/andrew-lyles](http://reocsanantonio.com/andrew-lyles)



# Demographics: 1-mile

| Summary                       | Census 2010 | Census 2020 | 2024   | 2029   |
|-------------------------------|-------------|-------------|--------|--------|
| Population                    | 11,618      | 12,339      | 12,030 | 12,116 |
| Households                    | 5,095       | 5,472       | 5,441  | 5,534  |
| Families                      | 2,614       | 2,958       | 2,785  | 2,775  |
| Average Household Size        | 2.16        | 2.21        | 2.16   | 2.14   |
| Owner Occupied Housing Units  | 2,526       | 2,513       | 2,543  | 2,598  |
| Renter Occupied Housing Units | 2,570       | 2,959       | 2,898  | 2,936  |
| Median Age                    | 42.2        | 41.1        | 41.3   | 42.2   |

| Trends: 2024-2029 Annual Rate | Area   | State | National |
|-------------------------------|--------|-------|----------|
| Population                    | 0.14%  | 1.09% | 0.38%    |
| Households                    | 0.34%  | 1.36% | 0.64%    |
| Families                      | -0.07% | 1.26% | 0.56%    |
| Owner HHs                     | 0.43%  | 1.82% | 0.97%    |
| Median Household Income       | 1.75%  | 2.65% | 2.95%    |

| Households by Income  | 2024   |         | 2029   |         |
|-----------------------|--------|---------|--------|---------|
|                       | Number | Percent | Number | Percent |
| <\$15,000             | 301    | 5.5%    | 257    | 4.6%    |
| \$15,000 - \$24,999   | 275    | 5.1%    | 207    | 3.7%    |
| \$25,000 - \$34,999   | 345    | 6.3%    | 293    | 5.3%    |
| \$35,000 - \$49,999   | 578    | 10.6%   | 505    | 9.1%    |
| \$50,000 - \$74,999   | 1,200  | 22.1%   | 1,195  | 21.6%   |
| \$75,000 - \$99,999   | 823    | 15.1%   | 858    | 15.5%   |
| \$100,000 - \$149,999 | 519    | 9.5%    | 522    | 9.4%    |
| \$150,000 - \$199,999 | 652    | 12.0%   | 822    | 14.9%   |
| \$200,000+            | 749    | 13.8%   | 875    | 15.8%   |

|                          |           |           |
|--------------------------|-----------|-----------|
| Median Household Income  | \$75,489  | \$82,347  |
| Average Household Income | \$117,943 | \$133,568 |
| Per Capita Income        | \$55,274  | \$63,046  |

| Population by Age | Census 2010 |         | Census 2020 |         | 2024   |         | 2029   |         |
|-------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
|                   | Number      | Percent | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 531         | 4.6%    | 558         | 4.5%    | 538    | 4.5%    | 530    | 4.4%    |
| 5 - 9             | 724         | 6.2%    | 745         | 6.0%    | 612    | 5.1%    | 562    | 4.6%    |
| 10 - 14           | 749         | 6.4%    | 821         | 6.7%    | 678    | 5.6%    | 607    | 5.0%    |
| 15 - 19           | 707         | 6.1%    | 796         | 6.5%    | 729    | 6.1%    | 672    | 5.5%    |
| 20 - 24           | 657         | 5.7%    | 698         | 5.7%    | 905    | 7.5%    | 845    | 7.0%    |
| 25 - 34           | 1,400       | 12.1%   | 1,555       | 12.6%   | 1,606  | 13.3%   | 1,764  | 14.6%   |
| 35 - 44           | 1,413       | 12.2%   | 1,606       | 13.0%   | 1,524  | 12.7%   | 1,476  | 12.2%   |
| 45 - 54           | 1,603       | 13.8%   | 1,521       | 12.3%   | 1,506  | 12.5%   | 1,497  | 12.4%   |
| 55 - 64           | 1,397       | 12.0%   | 1,383       | 11.2%   | 1,270  | 10.6%   | 1,293  | 10.7%   |
| 65 - 74           | 860         | 7.4%    | 1,258       | 10.2%   | 1,206  | 10.0%   | 1,219  | 10.1%   |
| 75 - 84           | 824         | 7.1%    | 792         | 6.4%    | 861    | 7.2%    | 993    | 8.2%    |
| 85+               | 752         | 6.5%    | 605         | 4.9%    | 595    | 4.9%    | 659    | 5.4%    |

| Race and Ethnicity         | Census 2010 |         | Census 2020 |         | 2024   |         | 2029   |         |
|----------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
|                            | Number      | Percent | Number      | Percent | Number | Percent | Number | Percent |
| White Alone                | 9,996       | 86.0%   | 7,799       | 63.2%   | 7,346  | 61.1%   | 7,147  | 59.0%   |
| Black Alone                | 278         | 2.4%    | 389         | 3.2%    | 387    | 3.2%    | 377    | 3.1%    |
| American Indian Alone      | 70          | 0.6%    | 102         | 0.8%    | 108    | 0.9%    | 110    | 0.9%    |
| Asian Alone                | 220         | 1.9%    | 375         | 3.0%    | 385    | 3.2%    | 402    | 3.3%    |
| Pacific Islander Alone     | 8           | 0.1%    | 8           | 0.1%    | 9      | 0.1%    | 9      | 0.1%    |
| Some Other Race Alone      | 789         | 6.8%    | 1,099       | 8.9%    | 1,138  | 9.5%    | 1,212  | 10.0%   |
| Two or More Races          | 257         | 2.2%    | 2,567       | 20.8%   | 2,657  | 22.1%   | 2,859  | 23.6%   |
| Hispanic Origin (Any Race) | 4,347       | 37.4%   | 4,739       | 38.4%   | 4,903  | 40.8%   | 5,260  | 43.4%   |

**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: 3-mile

| Summary                       | Census 2010 |         | Census 2020 |         | 2024      |         | 2029   |         |
|-------------------------------|-------------|---------|-------------|---------|-----------|---------|--------|---------|
| Population                    | 85,504      |         | 87,407      |         | 85,618    |         | 85,353 |         |
| Households                    | 36,135      |         | 36,845      |         | 36,717    |         | 37,015 |         |
| Families                      | 20,287      |         | 21,306      |         | 20,153    |         | 19,962 |         |
| Average Household Size        | 2.29        |         | 2.31        |         | 2.26      |         | 2.24   |         |
| Owner Occupied Housing Units  | 18,783      |         | 18,652      |         | 18,791    |         | 19,192 |         |
| Renter Occupied Housing Units | 17,352      |         | 18,193      |         | 17,926    |         | 17,823 |         |
| Median Age                    | 38.6        |         | 39.4        |         | 39.9      |         | 41.0   |         |
| Trends: 2024-2029 Annual Rate | Area        |         | State       |         | National  |         |        |         |
| Population                    | -0.06%      |         | 1.09%       |         | 0.38%     |         |        |         |
| Households                    | 0.16%       |         | 1.36%       |         | 0.64%     |         |        |         |
| Families                      | -0.19%      |         | 1.26%       |         | 0.56%     |         |        |         |
| Owner HHs                     | 0.42%       |         | 1.82%       |         | 0.97%     |         |        |         |
| Median Household Income       | 2.16%       |         | 2.65%       |         | 2.95%     |         |        |         |
| Households by Income          |             |         | 2024        |         | 2029      |         |        |         |
|                               |             |         | Number      | Percent | Number    | Percent |        |         |
| <\$15,000                     |             |         | 3,176       | 8.7%    | 2,842     | 7.7%    |        |         |
| \$15,000 - \$24,999           |             |         | 2,542       | 6.9%    | 1,942     | 5.2%    |        |         |
| \$25,000 - \$34,999           |             |         | 2,853       | 7.8%    | 2,561     | 6.9%    |        |         |
| \$35,000 - \$49,999           |             |         | 3,988       | 10.9%   | 3,626     | 9.8%    |        |         |
| \$50,000 - \$74,999           |             |         | 6,764       | 18.4%   | 6,780     | 18.3%   |        |         |
| \$75,000 - \$99,999           |             |         | 4,545       | 12.4%   | 4,792     | 12.9%   |        |         |
| \$100,000 - \$149,999         |             |         | 4,071       | 11.1%   | 4,318     | 11.7%   |        |         |
| \$150,000 - \$199,999         |             |         | 3,092       | 8.4%    | 3,830     | 10.3%   |        |         |
| \$200,000+                    |             |         | 5,685       | 15.5%   | 6,322     | 17.1%   |        |         |
| Median Household Income       |             |         | \$70,164    |         | \$78,080  |         |        |         |
| Average Household Income      |             |         | \$119,494   |         | \$133,580 |         |        |         |
| Per Capita Income             |             |         | \$51,806    |         | \$58,524  |         |        |         |
| Population by Age             | Census 2010 |         | Census 2020 |         | 2024      |         | 2029   |         |
|                               | Number      | Percent | Number      | Percent | Number    | Percent | Number | Percent |
| 0 - 4                         | 5,367       | 6.3%    | 4,559       | 5.2%    | 4,368     | 5.1%    | 4,217  | 4.9%    |
| 5 - 9                         | 5,248       | 6.1%    | 5,056       | 5.8%    | 4,706     | 5.5%    | 4,331  | 5.1%    |
| 10 - 14                       | 5,184       | 6.1%    | 5,098       | 5.8%    | 4,647     | 5.4%    | 4,592  | 5.4%    |
| 15 - 19                       | 5,656       | 6.6%    | 5,842       | 6.7%    | 5,258     | 6.1%    | 5,171  | 6.1%    |
| 20 - 24                       | 6,043       | 7.1%    | 6,050       | 6.9%    | 6,301     | 7.4%    | 5,783  | 6.8%    |
| 25 - 34                       | 11,380      | 13.3%   | 12,065      | 13.8%   | 12,043    | 14.1%   | 11,548 | 13.5%   |
| 35 - 44                       | 10,680      | 12.5%   | 11,113      | 12.7%   | 11,295    | 13.2%   | 11,415 | 13.4%   |
| 45 - 54                       | 12,241      | 14.3%   | 10,554      | 12.1%   | 10,312    | 12.0%   | 10,439 | 12.2%   |
| 55 - 64                       | 10,026      | 11.7%   | 10,964      | 12.5%   | 10,057    | 11.7%   | 9,406  | 11.0%   |
| 65 - 74                       | 5,938       | 6.9%    | 8,832       | 10.1%   | 8,846     | 10.3%   | 9,253  | 10.8%   |
| 75 - 84                       | 4,769       | 5.6%    | 4,721       | 5.4%    | 5,206     | 6.1%    | 6,322  | 7.4%    |
| 85+                           | 2,971       | 3.5%    | 2,554       | 2.9%    | 2,578     | 3.0%    | 2,874  | 3.4%    |
| Race and Ethnicity            | Census 2010 |         | Census 2020 |         | 2024      |         | 2029   |         |
|                               | Number      | Percent | Number      | Percent | Number    | Percent | Number | Percent |
| White Alone                   | 67,702      | 79.2%   | 49,536      | 56.7%   | 47,083    | 55.0%   | 45,277 | 53.0%   |
| Black Alone                   | 4,020       | 4.7%    | 5,131       | 5.9%    | 5,084     | 5.9%    | 4,958  | 5.8%    |
| American Indian Alone         | 636         | 0.7%    | 864         | 1.0%    | 892       | 1.0%    | 904    | 1.1%    |
| Asian Alone                   | 1,509       | 1.8%    | 2,129       | 2.4%    | 2,198     | 2.6%    | 2,308  | 2.7%    |
| Pacific Islander Alone        | 86          | 0.1%    | 98          | 0.1%    | 100       | 0.1%    | 105    | 0.1%    |
| Some Other Race Alone         | 8,922       | 10.4%   | 10,510      | 12.0%   | 10,708    | 12.5%   | 11,181 | 13.1%   |
| Two or More Races             | 2,630       | 3.1%    | 19,139      | 21.9%   | 19,553    | 22.8%   | 20,619 | 24.2%   |
| Hispanic Origin (Any Race)    | 37,161      | 43.5%   | 39,254      | 44.9%   | 40,023    | 46.7%   | 42,139 | 49.4%   |

**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.



# San Antonio Market Overview

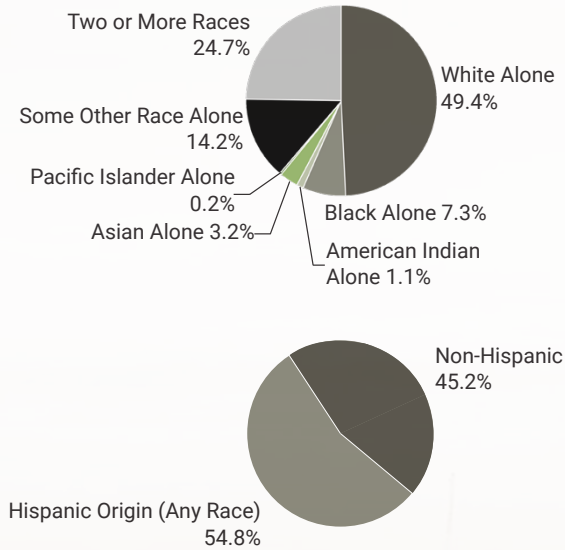
## Largest U.S. Cities

- 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

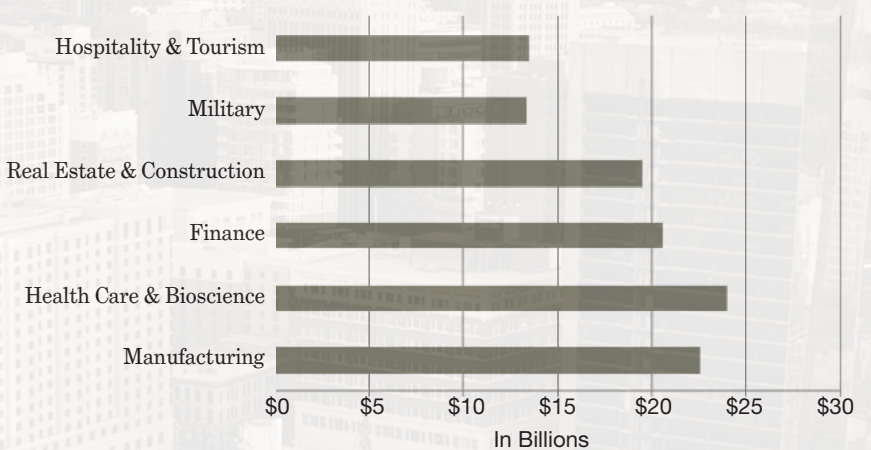


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

## Ethnicity 2023 Forecast



## Major Industries



## Fortune 500 Companies

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

## San Antonio-New Braunfels Metro Area

| Year            | 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





# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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><br>Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | <b>493853</b><br>License No. | <b><a href="mailto:bharris@reocsanantonio.com">bharris@reocsanantonio.com</a></b><br>Email   | <b>(210) 524-4000</b><br>Phone |
| <b>Brian Dale Harris</b><br>Designated Broker of Firm   | <b>405243</b><br>License No. | <b><a href="mailto:bharris@reocsanantonio.com">bharris@reocsanantonio.com</a></b><br>Email   | <b>(210) 524-4000</b><br>Phone |
| <b>Brian Dale Harris</b><br>Licensed Supervisor of Sales Agent/<br>Associate                              | <b>405243</b><br>License No. | <b><a href="mailto:bharris@reocsanantonio.com">bharris@reocsanantonio.com</a></b><br>Email   | <b>(210) 524-1314</b><br>Phone |
| <b>James Todd Foreman</b><br>Sales Agent/Associate's Name   | <b>482014</b><br>License No. | <b><a href="mailto:jforeman@reocsanantonio.com">jforeman@reocsanantonio.com</a></b><br>Email | <b>(210) 524-4000</b><br>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.



## 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:bharris@reocsanantonio.com">bharris@reocsanantonio.com</a></b> | <b>(210) 524-4000</b> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.   | Email   | Phone                 |
| <b>Brian Dale Harris</b>   | <b>405243</b> | <b><a href="mailto:bharris@reocsanantonio.com">bharris@reocsanantonio.com</a></b> | <b>(210) 524-4000</b> |
| Designated Broker of Firm  | License No.   | Email   | Phone                 |
| <b>Brian Dale Harris</b>   | <b>405243</b> | <b><a href="mailto:bharris@reocsanantonio.com">bharris@reocsanantonio.com</a></b> | <b>(210) 524-1314</b> |
| Licensed Supervisor of Sales Agent/ Associate                      | License No.   | Email   | Phone                 |
| <b>Andrew J. Lyles</b>   | <b>720555</b> | <b><a href="mailto:alyles@reocsanantonio.com">alyles@reocsanantonio.com</a></b>   | <b>(210) 524-4000</b> |
| 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](http://reocsanantonio.com)