

High-end Retail Space for Lease



La Arcata Retail Center

Phase III - 139 N Loop 1604 E

Offered by:  
Kimberly S. Gatley  
Todd A. Gold, CCIM





# Table of Contents

Market Summary..... 5

Property Summary..... 7

Location Map/Aerial..... 8

Ingress/Egress..... 10

Area Hotels, Event Centers & Hospitals..... 12

Restaurants..... 14

Property Photos..... 16

Quote Sheet..... 18

Plans..... 20

Market Overviews..... 23

Demographics..... 24

TREC Agency Disclosure..... 27

© Jan 2026 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.





# 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





# 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

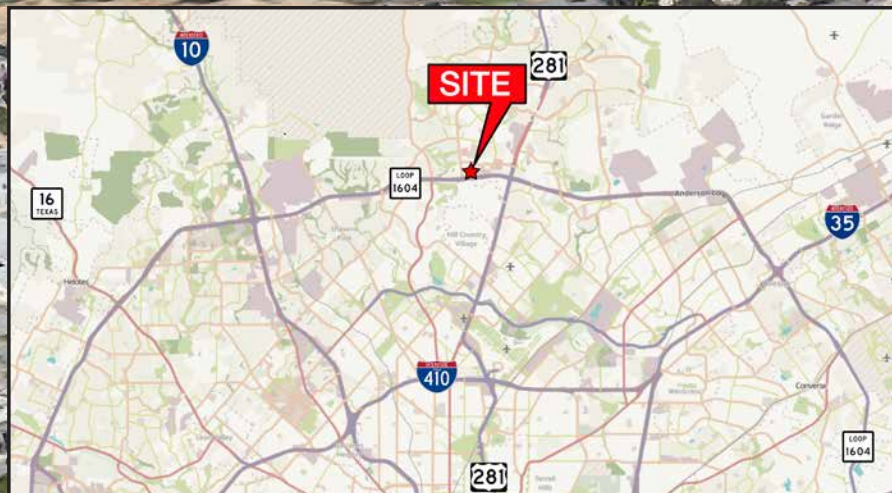
## Use

- Retail and office

## 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



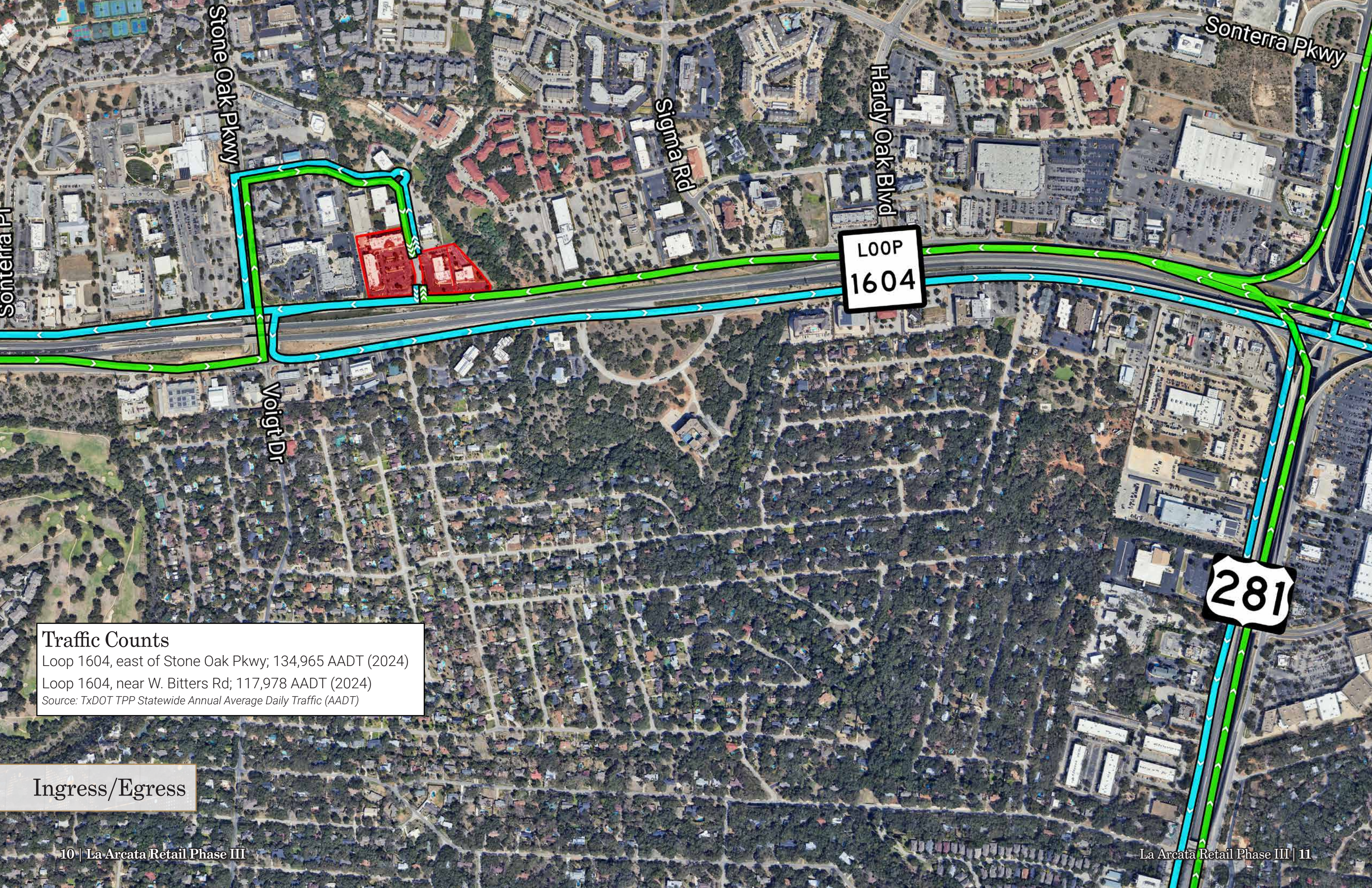


### La Arcata Retail Center Tenants

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

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

2. DRURY INN & SUITES SAN ANTONIO NEAR LA CANTERA PKWY

3. LA CANTERA HOTEL

4. EILAN HOTEL AND SPA

5. HILTON GARDEN INN SAN ANTONIO AT THE RIM

6. HOME2 SUITES BY HILTON SAN ANTONIO AT THE RIM

7. RESIDENCE INN BY MARRIOTT SAN ANTONIO SIX FLAGS® AT THE RIM

8. COURTYARD BY MARRIOTT SAN ANTONIO SIX FLAGS® AT THE RIM

9. SPRINGHILL SUITES BY MARRIOTT SAN ANTONIO NORTHWEST AT THE RIM

10. HOMEWOOD SUITES BY HILTON SAN ANTONIO NORTH

11. DRURY INN & SUITES SAN ANTONIO NORTH STONE OAK

12. DRURY PLAZA HOTEL SAN ANTONIO NORTH STONE OAK

13. STAYBRIDGE SUITES SAN ANTONIO - STONE OAK

14. LA QUINTA INN & SUITES SAN ANTONIO NORTH STONE OAK

15. RESIDENCE INN BY MARRIOTT SAN ANTONIO NORTH/STONE OAK
16. FAIRFIELD INN & SUITES BY MARRIOTT SAN ANTONIO NORTH/STONE OAK

17. DAYS INN & SUITES BY WYNDHAM SAN ANTONIO NORTH/STONE OAK

18. HYATT PLACE SAN ANTONIO - NORTH/ STONE OAK

19. BEST WESTERN PLUS HILL COUNTRY SUITES

20. COMFORT SUITES SAN ANTONIO NORTH - STONE OAK

21. HAMPTON INN SAN ANTONIO - NORTHWOODS

22. WOODSPRING SUITES SAN ANTONIO STONE OAK

23. HOME2 SUITES BY HILTON SAN ANTONIO NORTH STONE OAK

24. COURTYARD BY MARRIOTT SAN ANTONIO NORTH/STONE OAK AT LEGACY

25. HOLIDAY INN SAN ANTONIO - STONE OAK AREA

26. CANDLEWOOD SUITES SAN ANTONIO - STONE OAK AREA

27. JW MARRIOTT SAN ANTONIO HILL COUNTRY RESORT & SPA

28. SPRING HILL EVENTS CENTER

29. NOAH’S EVENT VENUE

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

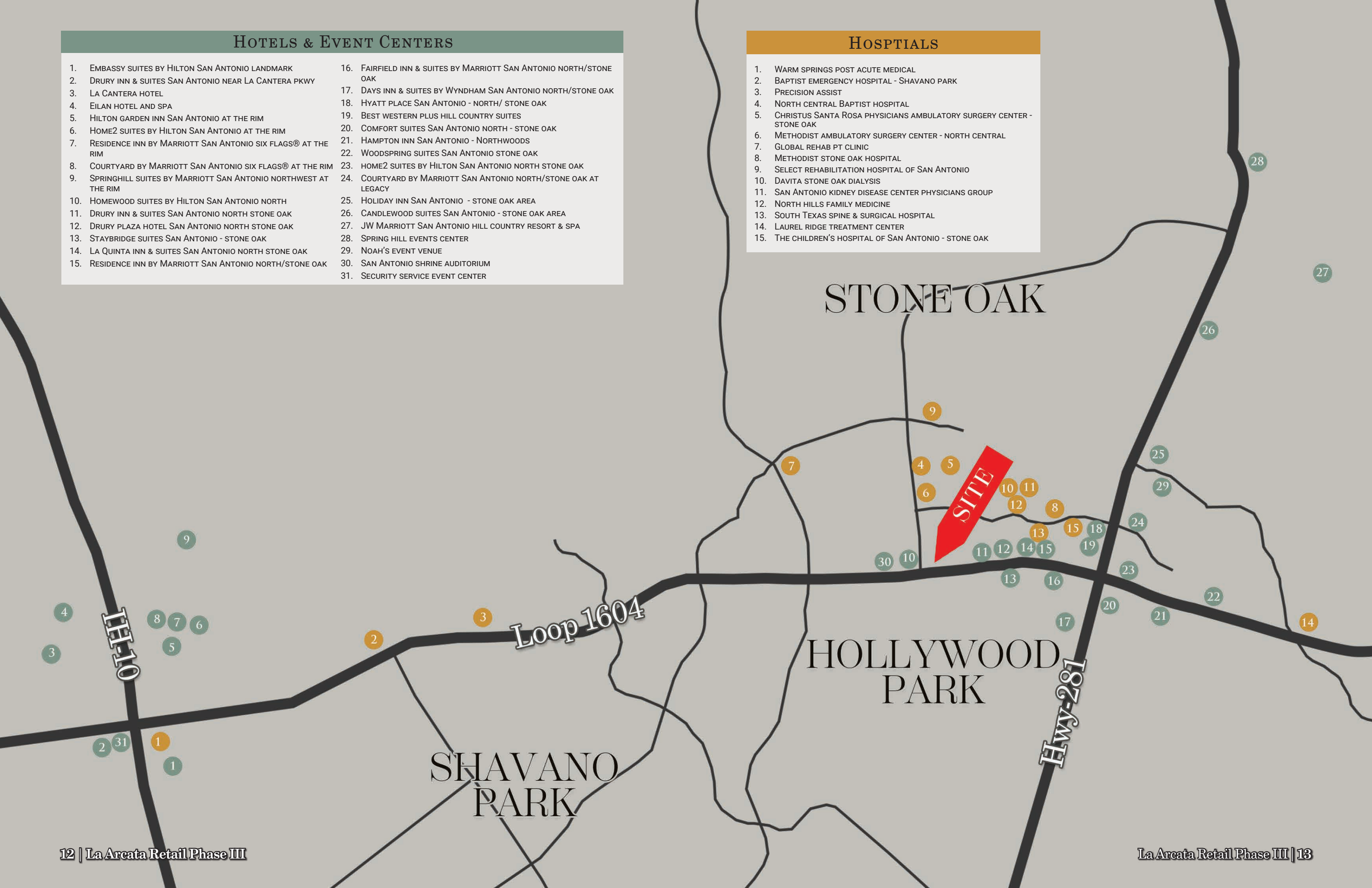
11. SAN ANTONIO KIDNEY DISEASE CENTER PHYSICIANS GROUP

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

2. LONGHORN STEAKHOUSE

3. OLIVE GARDEN

4. BOB'S CHOP HOUSE

5. PIATTI

6. PAPPADAEUX'S

7. CHUY'S

8. CHEDDAR'S

9. CAR-B-CUTIE SMOKEHOUSE

10. RUTHS CHRIS

11. BUSH'S CHICKEN

12. FREDDY'S FROZEN CUSTARD

13. WILLIE'S GRILL & ICEHOUSE

14. SCUZZI'S ITALIAN RESTAURANT

15. MCALISTER'S DELI

16. PAESANOS 1604

17. THAI HUT

18. PAPA JOHN'S PIZZA

19. CHIN'S GARDEN

20. SUBWAY

21. BIG'Z BURGER JOINT

22. GALPÃO GAUCHO BRAZILIAN STEAKHOUSE

23. BURGER KING

24. EDDIE V'S PRIME SEAFOOD

25. COVER 3 SAN ANTONIO

26. TACO CABANA

27. JIM'S RESTAURANT

28. THE LONGHORN CAFE

29. EL JALISCO GRILL & CANTINA
30. PIZZA HUT

31. MOD PIZZA

32. J-PRIME STEAKHOUSE

33. SNOOZE AN A.M. EATERY

34. PASHA MEDITERRANEAN GRILL

35. PANERA BREAD

36. ALDINO THE VINEYARD

37. WHICH WHICH

38. CHIPOTLE

39. STONE WERKS BIG ROCK GRILLE

40. DEMO'S GREEK FOOD

41. SUSHISHIMA JAPANESE RESTAURANT

42. WENDY'S

43. SAKE CAFE

44. EL TACO GRILL

45. HEAVENLY PHO VIETNAMESE CUISINE

46. POPEYE'S LOUISIANA KITCHEN

47. MCDONALD'S

48. LUBY'S

49. CHICK-FIL-A

50. WHATABURGER

51. WAHKEE CHINESE SEAFOOD RESTAURANT

52. TACO BLVD

53. SILO

54. COSTA PACIFICA

55. EGGSPECTATION

56. ZOE'S KITCHEN
57. CHAMA GAUCHA BRAZILIAN STEAKHOUSE

58. TARKA INDIAN KITCHEN

59. TORCHY'STACOS

60. JERUSALEM GRILL

61. SONIC DRIVE-IN

62. RAISING CANE'S CHICKEN FINGERS

63. SUSHI SEVEN

64. LI'S SICHUAN RESTAURANT

65. THAI CHILI CUISINE

66. VIDA MIA

67. TRILOGY PIZZA

68. TACO CABANA

69. IHOP

70. MILANO ITALIAN GRILL

71. L TACO STONE OAK

72. LITTLE CAESER'S PIZZA

73. PIZZA HUT

74. JERSEY MIKE'S SUBS

75. WENDY'S

76. LUCIANO NEIGHBORHOOD PIZZERIA

77. TAIPEI RESTAUARANT

78. MARIOLI MEXICAN CUISINE

79. CORNER BAKERY CAFÉ

80. SUSHI ZUSHI

81. MELLOW MUSHROOM

82. LE PEEP

83. THUNDERCLOUD SUBS
84. DELICIOUS TAMALES

85. TORO KITCHEN + BAR

86. KIRBY'S STEAKHOUSE

87. LITTLE WOODROWS STONE OAK

88. THE HOPPY MONK

89. FIRST WATCH - SONTERRA

90. KUMORI SUSHI & TEPPANYAKI

91. JASON'S DELI

92. SMASHIN' CRAB

93. EMBERS WOOD FIRE KITCHEN & TAP

94. GORDITAS DONA TOTA

95. KRISPY KREME DOUGHNUTS

96. FIVE GUYS

97. CHIK-FIL-A

98. WHATABURGER

99. SONIC DRIVE-IN

100. MCDONALD'S

101. BUFFALO WILD WINGS

102. PERICO'S RESTAURANT

103. SUBWAY RESTAURANTS

104. LAS PALAPAS

105. RED ROBIN GOURMET BURGERS

106. PEI WEI

107. FISH CITY GRILL

108. ZIO'S ITALIAN KITCHEN

109. CHUY'S

110. CHILI'S GRILL & BAR

111. SIZZLING WOK











# Quote Sheet

SF Available	2,602
Base Rental	Contact Broker
First Month's Rental	Due upon execution of lease document by Tenant
Triple Net	Contact Broker
Term	Five (5) years
Improvements	Negotiable
Pylon Signage	\$100 per month
Deposit	Equal to one (1) month's Base Rental (typical)
Financial Information	Required prior to submission of lease document by Landlord
Parking	Ample surface parking available
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).

# Contacts



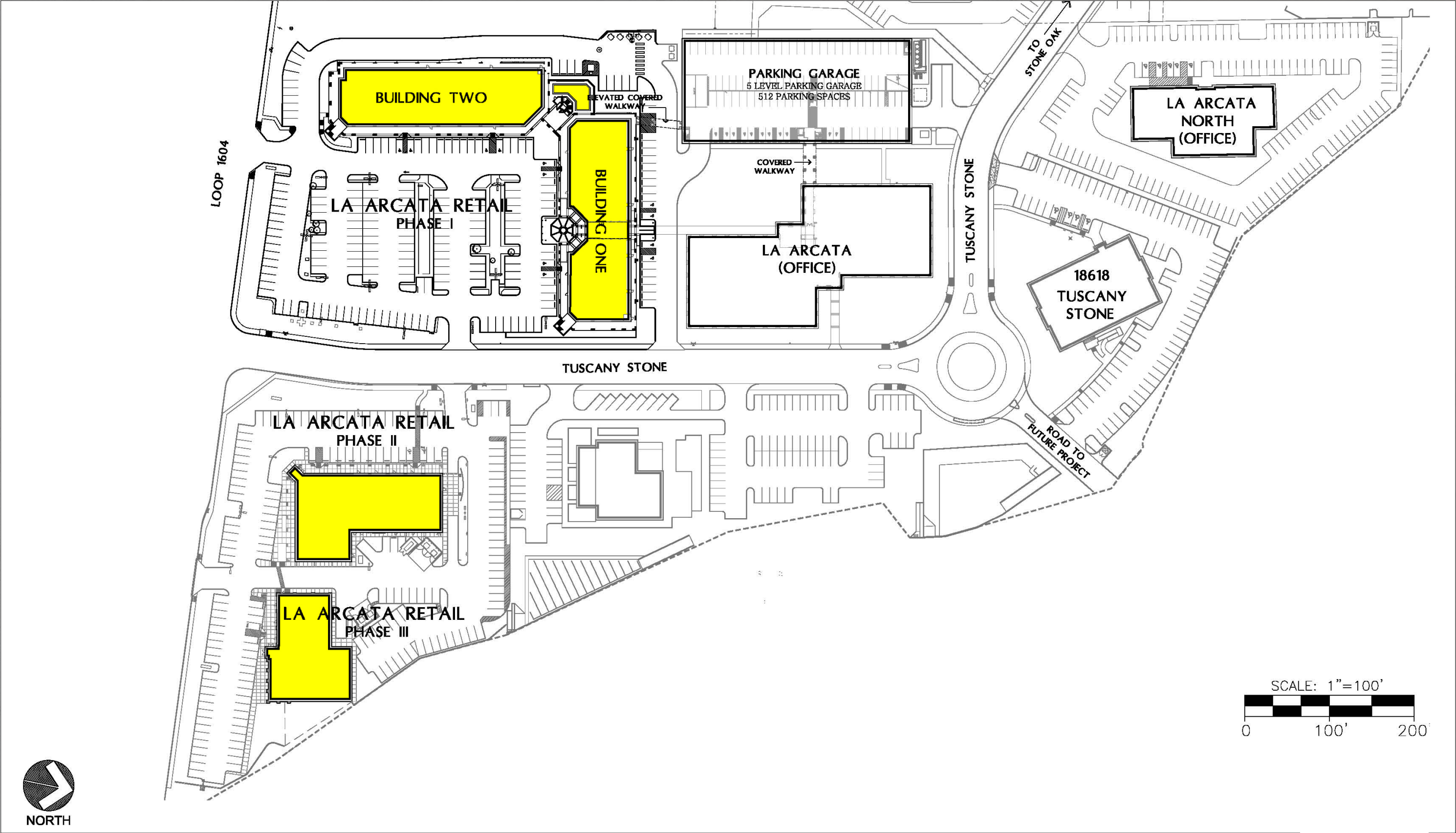
**Kimberly S. Gatley**  
Senior Vice President  
210 524 1320  
  
kgatley@reocsanantonio.com  
reocsanantonio.com/kimberly-gatley



**Todd A. Gold, CCIM**  
CEO, Principal  
210 524 1309  
  
tgold@reocsanantonio.com  
reocsanantonio.com/todd-gold

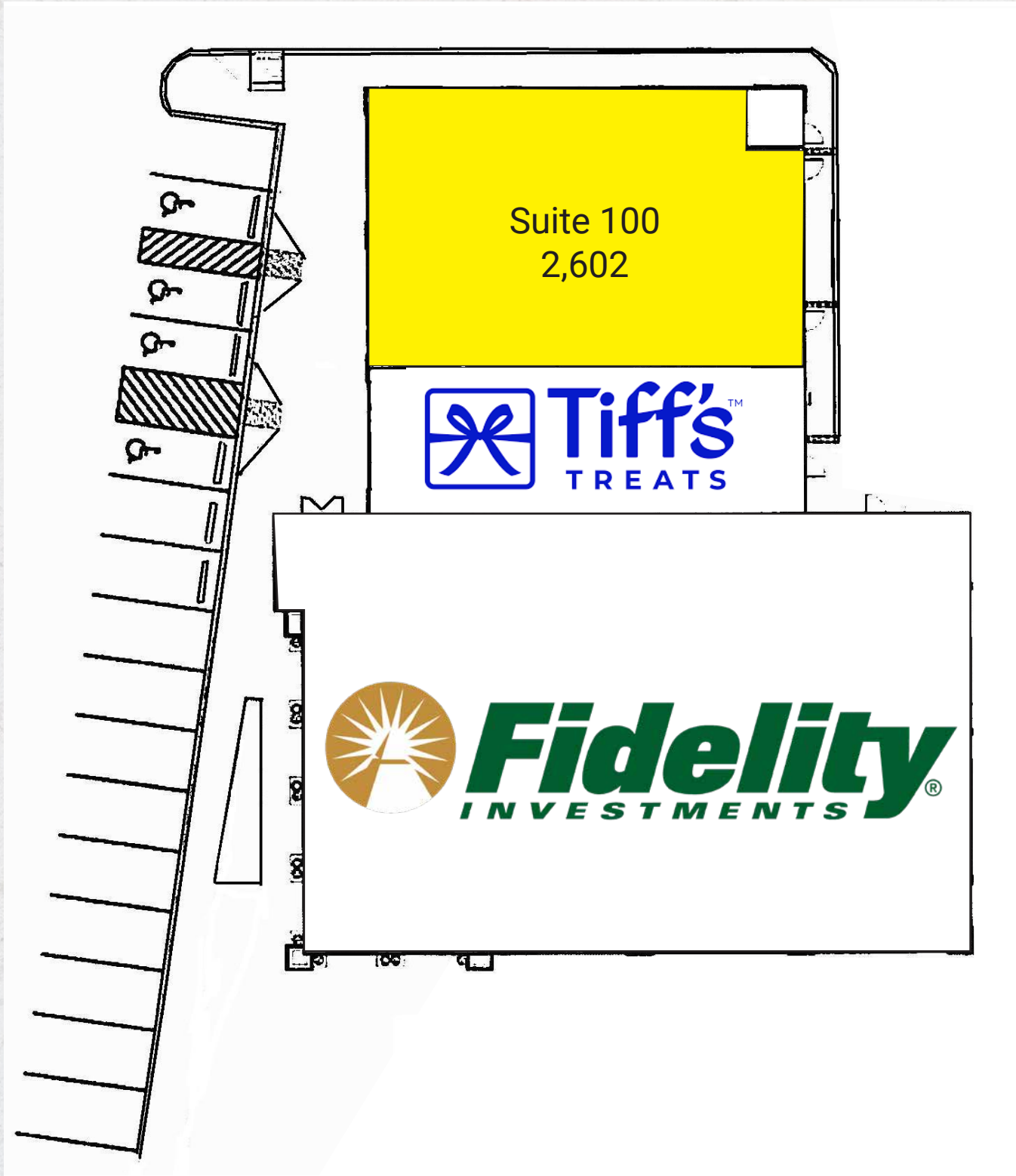


# Site Plan - La Arcata Development

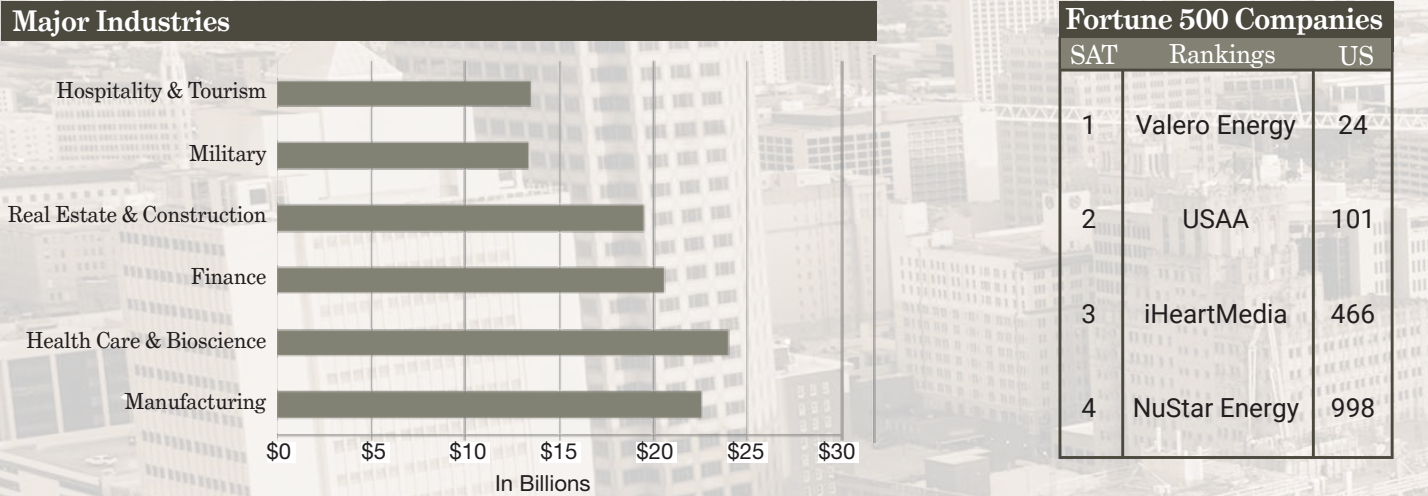
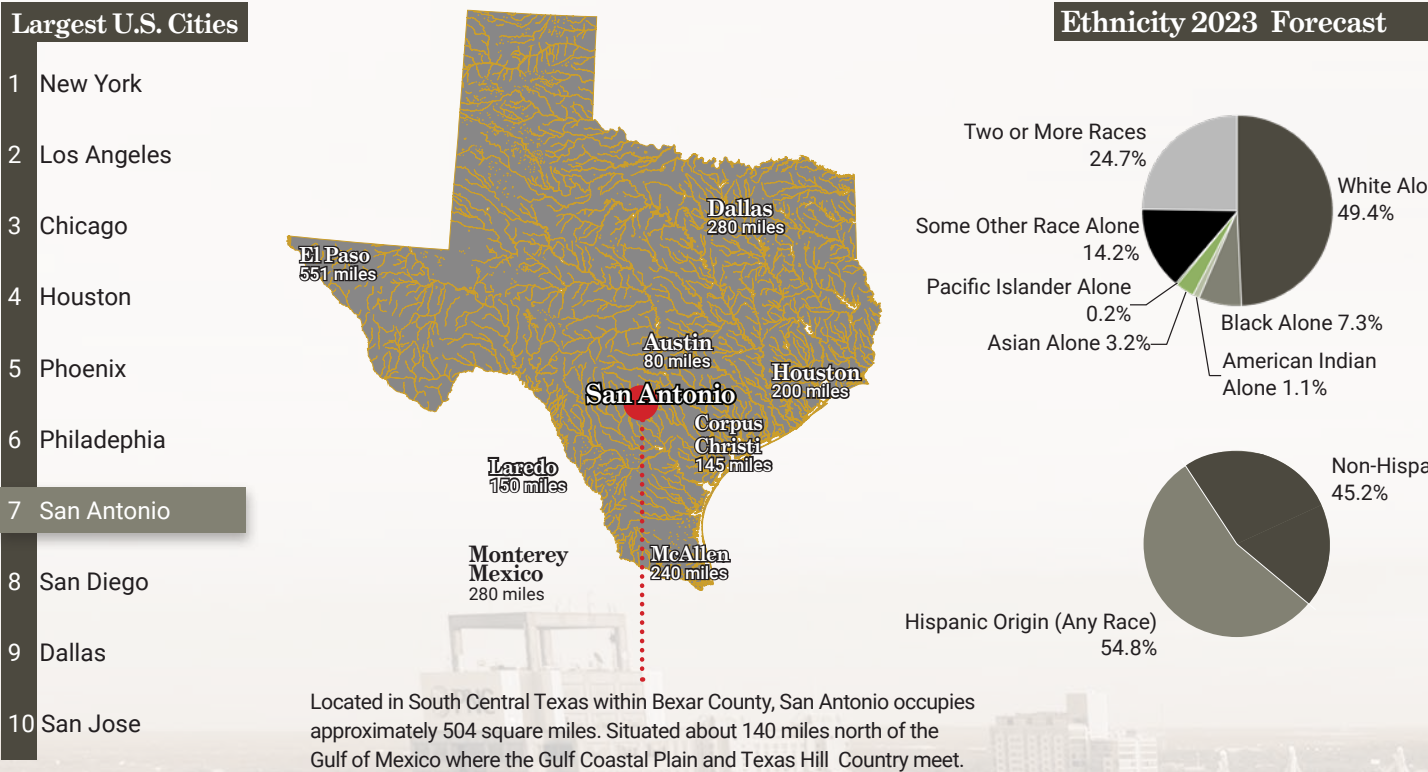




# Floor Plan



# San Antonio Market Overview



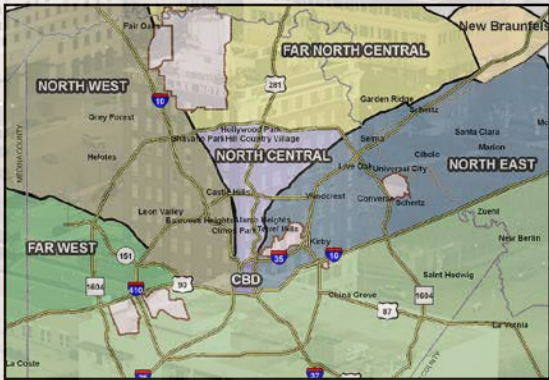
San Antonio-New Braunfels Metro Area						
	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	2,142,508	34.1	763,022	-	-	-
2020 Census	2,558,143	36.0	925,609	-	-	-
2023 Estimate	2,698,487	36.5	984,040	\$98,647	\$68,549	\$36,100
2028 Projection	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



# 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%
						2025		2030
Households by Income				Number		Percent		Number
<\$15,000				1,354		3.8%		1,268
\$15,000 - \$24,999				1,015		2.9%		862
\$25,000 - \$34,999				1,916		5.4%		1,651
\$35,000 - \$49,999				3,150		8.9%		2,874
\$50,000 - \$74,999				5,268		14.9%		5,047
\$75,000 - \$99,999				4,515		12.8%		4,381
\$100,000 - \$149,999				6,791		19.2%		6,726
\$150,000 - \$199,999				4,032		11.4%		4,364
\$200,000+				7,307		20.7%		8,923
Median Household Income				\$102,455		\$111,855		
Average Household Income				\$140,034		\$152,067		
Per Capita Income				\$58,541		\$64,981		
		Census 2010		Census 2020		2025		2030
Population by Age		Number	Percent	Number	Percent	Number	Percent	Number
0 - 4		4,245	5.6%	4,209	5.0%	4,136	4.9%	4,133
5 - 9		5,201	6.9%	5,009	6.0%	4,540	5.4%	4,241
10 - 14		5,813	7.7%	5,674	6.8%	5,055	6.0%	4,586
15 - 19		5,200	6.9%	5,567	6.6%	5,187	6.2%	4,623
20 - 24		4,692	6.2%	5,226	6.2%	5,179	6.1%	4,903
25 - 34		9,665	12.8%	10,987	13.1%	12,029	14.3%	12,332
35 - 44		11,234	14.8%	10,963	13.1%	11,148	13.2%	11,520
45 - 54		12,062	15.9%	11,328	13.5%	10,800	12.8%	10,361
55 - 64		9,290	12.3%	10,620	12.7%	10,317	12.2%	9,885
65 - 74		4,688	6.2%	8,285	9.9%	8,282	9.8%	8,600
75 - 84		2,504	3.3%	4,163	5.0%	5,564	6.6%	6,380
85+		1,151	1.5%	1,729	2.1%	1,987	2.4%	2,521
		Census 2010		Census 2020		2025		2030
Race and Ethnicity		Number	Percent	Number	Percent	Number	Percent	Number
White Alone		63,585	83.9%	50,209	59.9%	48,489	57.6%	46,295
Black Alone		2,725	3.6%	3,813	4.6%	3,990	4.7%	3,991
American Indian Alone		274	0.4%	538	0.6%	574	0.7%	591
Asian Alone		3,862	5.1%	4,830	5.8%	5,186	6.2%	5,395
Pacific Islander Alone		72	0.1%	99	0.1%	104	0.1%	107
Some Other Race Alone		3,136	4.1%	5,581	6.7%	5,938	7.1%	6,365
Two or More Races		2,089	2.8%	18,691	22.3%	19,942	23.7%	21,343
Hispanic Origin (Any Race)		22,228	29.3%	29,967	35.8%	31,944	37.9%	34,495
Data Note: Income is expressed in current dollars.								
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in								



# Demographics - 1 Mile



**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.*



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%		
Households by Income					2025		2030		
					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%
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.									

**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>	<a href="mailto:alyles@reocsanantonio.com">alyles@reocsanantonio.com</a>	<b>(210) 524-4000</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Andrew J. Lyles</b>	<b>720555</b>	<a href="mailto:alyles@reocsanantonio.com">alyles@reocsanantonio.com</a>	<b>(210) 524-1306</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Andrew J. Lyles</b>	<b>720555</b>	<a href="mailto:alyles@reocsanantonio.com">alyles@reocsanantonio.com</a>	<b>(210) 524-1306</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Kimberly Sue Gatley</b>	<b>652669</b>	<a href="mailto:kgatley@reocsanantonio.com">kgatley@reocsanantonio.com</a>	<b>(210) 524-1320</b>
Sales Agent/Associate’s Name	License No.	Email	Phone





# 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.

<b>REOC General Partner, LLC</b>	<b>493853</b>	<b><a href="mailto:alyles@reocsanantonio.com">alyles@reocsanantonio.com</a></b>	<b>(210) 524-4000</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	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) 524-1306</b>
Designated Broker of Firm	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) 524-1306</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Todd Alan Gold</b>	<b>366305</b>	<b><a href="mailto:tgold@reocsanantonio.com">tgold@reocsanantonio.com</a></b>	<b>(210) 524-1309</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date