

High-end Retail Space for Lease



La Arcata Retail Center

Phase III - 139 N Loop 1604 E

Offered by:
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Market Summary

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



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

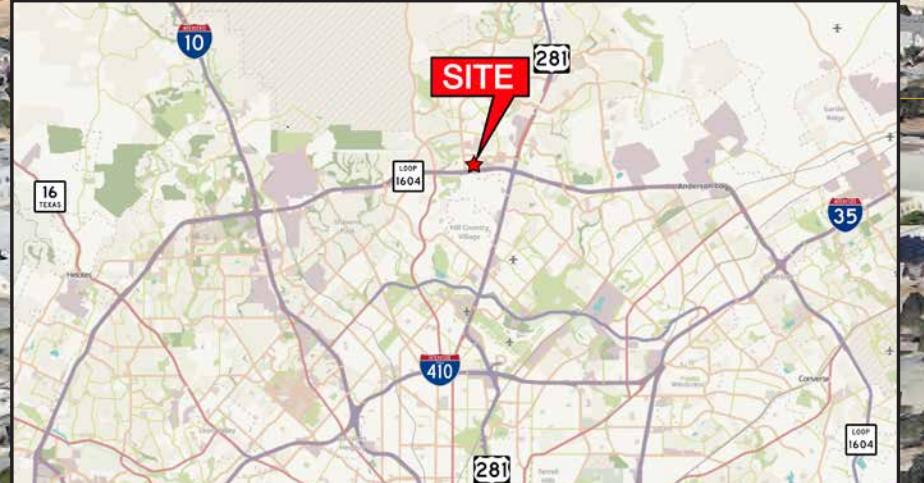
- The site is currently zoned Commercial (C-3) with the following overlays: Loop 1604 Corridor & MLOD – Camp Bullis

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



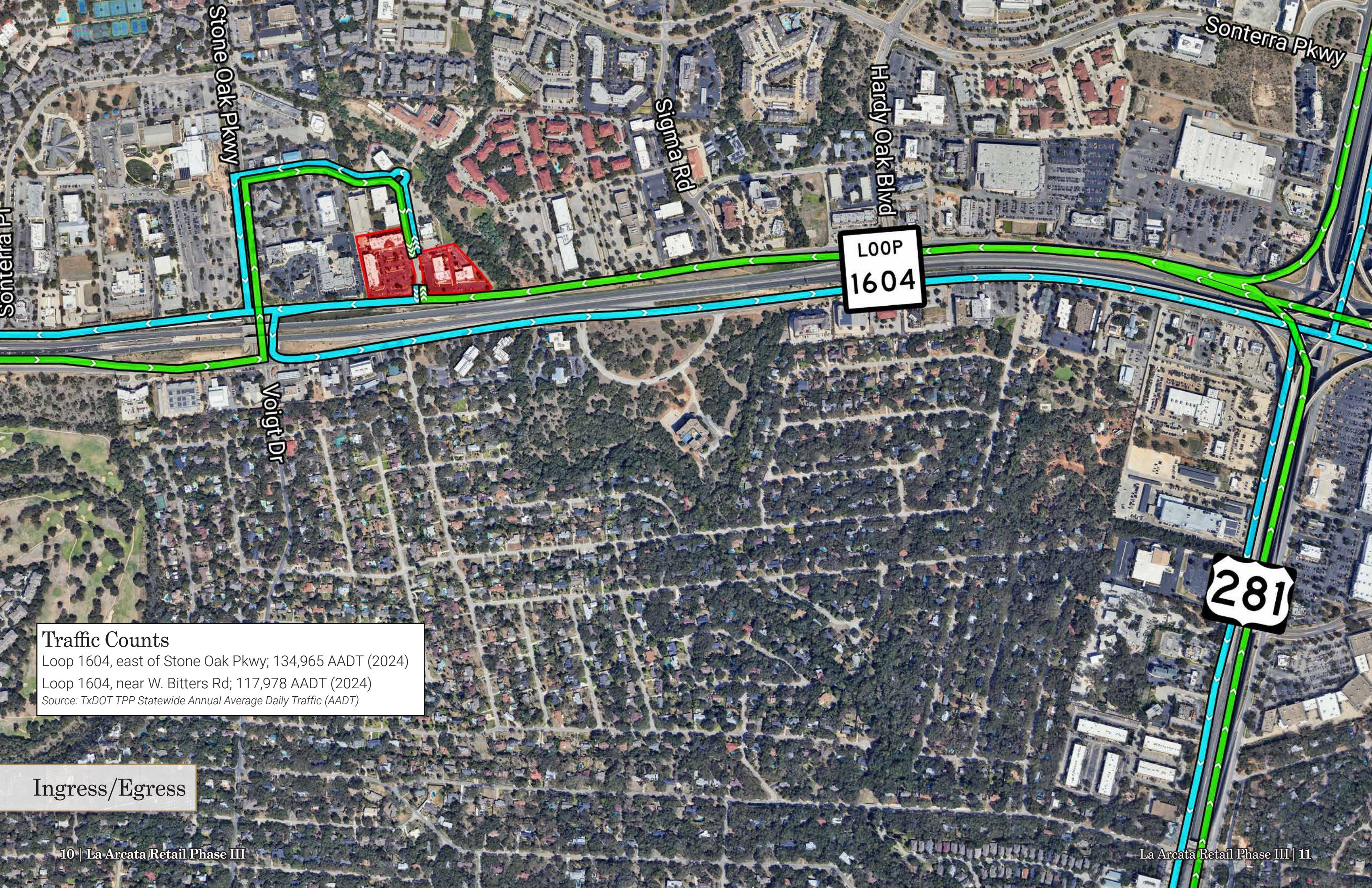
La Arcata Retail Center Tenants

- Toro Kitchen & Bar
- Eye Theory
- David Seguin, DDS
- Bunker Mixology
- Cushe Foods
- Mellow Mushroom
- Piori Nails
- Joyez Beauty Salon

- Trinity Title
- Mindful Health
- Fred Astaire Dance Studio
- Dr. Seda's Wellness Allegiance
- Sinus and Allergy Specialists
- Shelby Kennedy Foundation
- Dr. Phillips Chiropractic
- Brazen Lash



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. PAPPADEAUX'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. POPOYE'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'S 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 RESTAURANT
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

STONE OAK

- 82 70
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HOLLYWOOD PARK

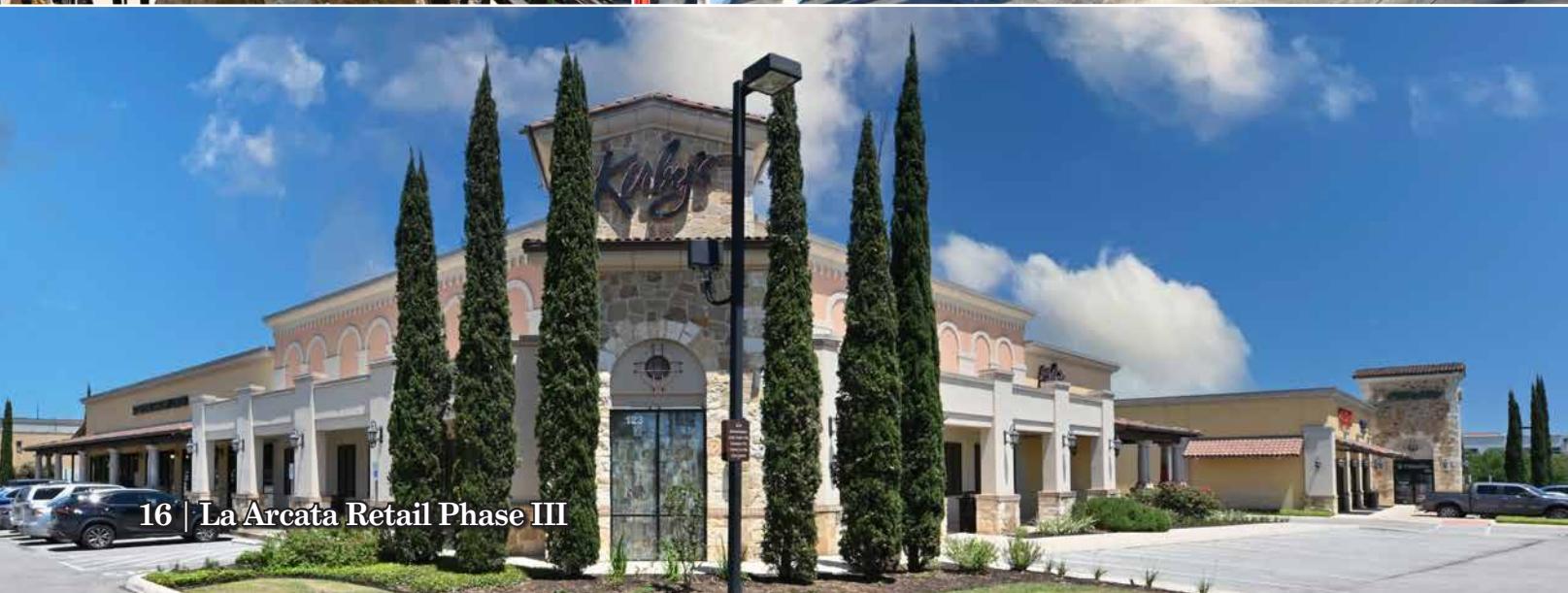
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SHAVANO PARK

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Loop 1604

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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



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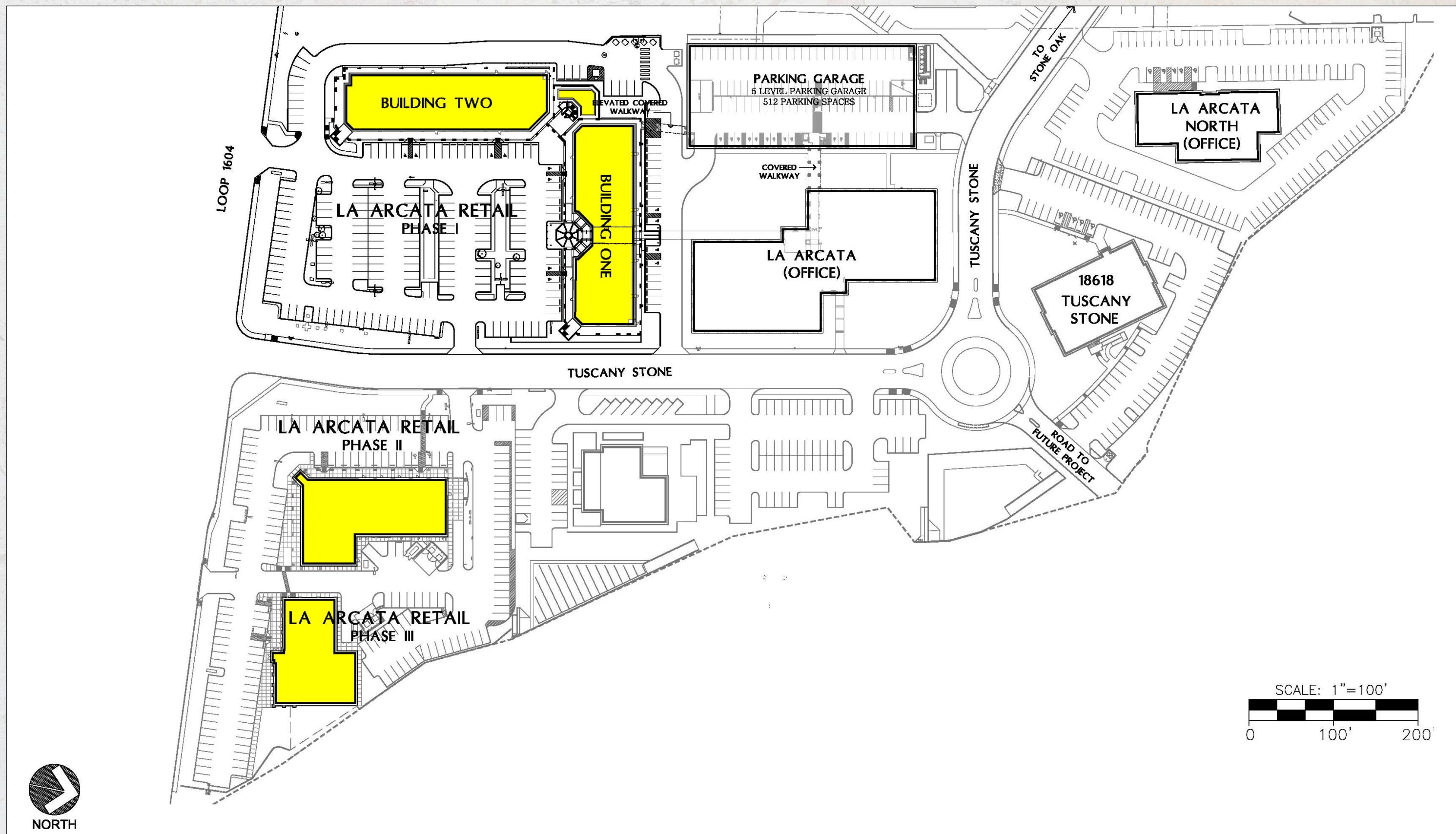
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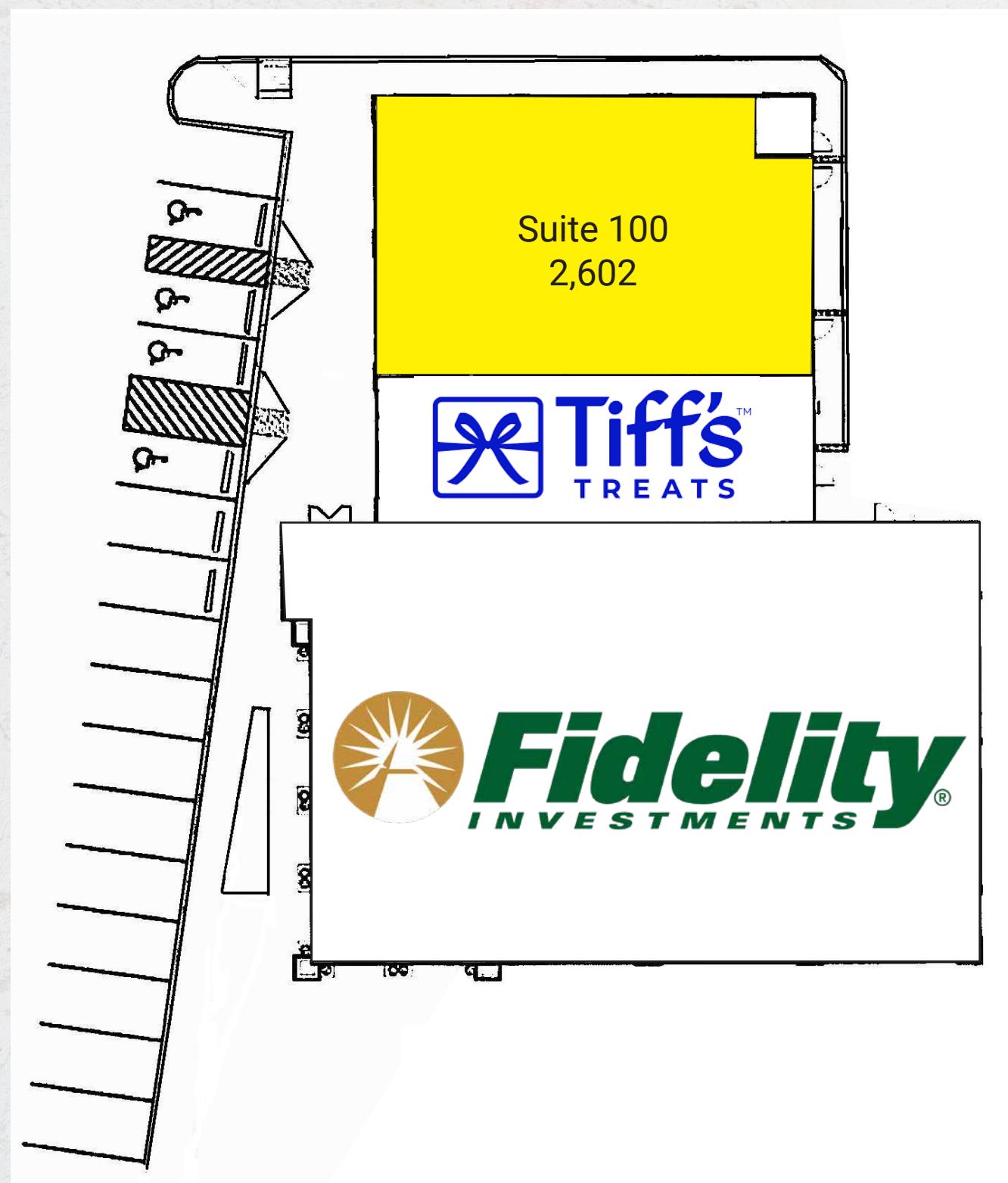
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Site Plan - La Arcata Development



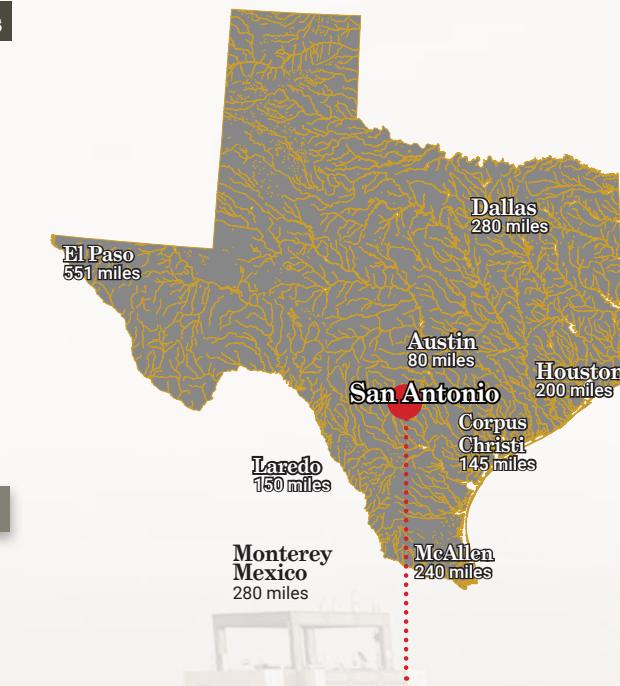
Floor Plan



San Antonio Market Overview

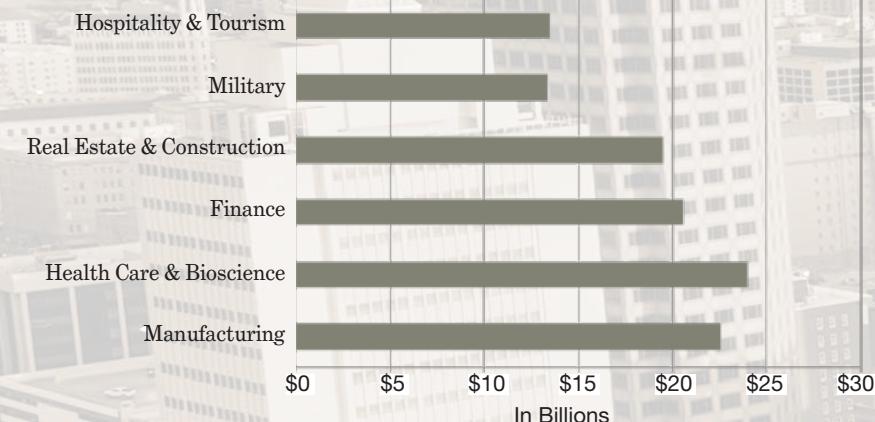
Largest U.S. Cities

- 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

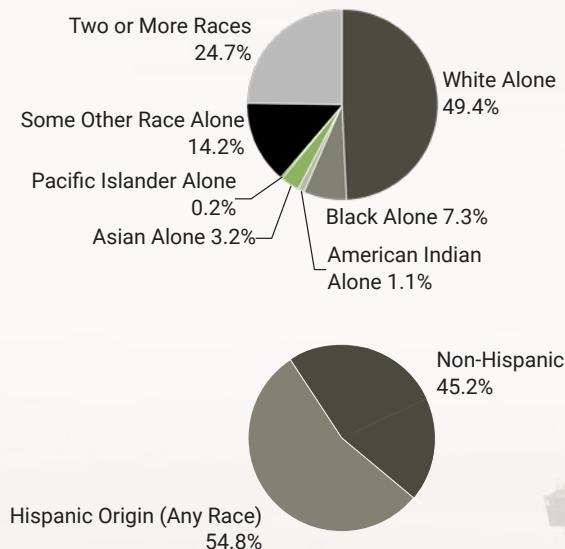


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Major Industries



Ethnicity 2023 Forecast



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

San Antonio-New Braunfels Metro Area

2010 Census	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
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	Percent
<\$15,000	1,354	3.8%	1,268	3.5%
\$15,000 - \$24,999	1,015	2.9%	862	2.4%
\$25,000 - \$34,999	1,916	5.4%	1,651	4.6%
\$35,000 - \$49,999	3,150	8.9%	2,874	8.0%
\$50,000 - \$74,999	5,268	14.9%	5,047	14.0%
\$75,000 - \$99,999	4,515	12.8%	4,381	12.1%
\$100,000 - \$149,999	6,791	19.2%	6,726	18.6%
\$150,000 - \$199,999	4,032	11.4%	4,364	12.1%
\$200,000+	7,307	20.7%	8,923	24.7%
Median Household Income	\$102,455		\$111,855	
Average Household Income	\$140,034		\$152,067	
Per Capita Income	\$58,541		\$64,981	
Population by Age	Census 2010	Census 2020	2025	2030
	Number	Percent	Number	Percent
0 - 4	4,245	5.6%	4,209	5.0%
5 - 9	5,201	6.9%	5,009	6.0%
10 - 14	5,813	7.7%	5,674	6.8%
15 - 19	5,200	6.9%	5,567	6.6%
20 - 24	4,692	6.2%	5,226	6.2%
25 - 34	9,665	12.8%	10,987	13.1%
35 - 44	11,234	14.8%	10,963	13.1%
45 - 54	12,062	15.9%	11,328	13.5%
55 - 64	9,290	12.3%	10,620	12.7%
65 - 74	4,688	6.2%	8,285	9.9%
75 - 84	2,504	3.3%	4,163	5.0%
85+	1,151	1.5%	1,729	2.1%
Race and Ethnicity	Census 2010	Census 2020	2025	2030
	Number	Percent	Number	Percent
White Alone	63,585	83.9%	50,209	59.9%
Black Alone	2,725	3.6%	3,813	4.6%
American Indian Alone	274	0.4%	538	0.6%
Asian Alone	3,862	5.1%	4,830	5.8%
Pacific Islander Alone	72	0.1%	99	0.1%
Some Other Race Alone	3,136	4.1%	5,581	6.7%
Two or More Races	2,089	2.8%	18,691	22.3%
Hispanic Origin (Any Race)	22,228	29.3%	29,967	35.8%

Data Note: Income is expressed in current dollars.

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

Demographics - 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%	
		2025	2030	
Households by Income	Number	Percent	Number	Percent
<\$15,000	113	3.2%	108	3.1%
\$15,000 - \$24,999	162	4.5%	133	3.8%
\$25,000 - \$34,999	227	6.3%	193	5.5%
\$35,000 - \$49,999	336	9.4%	293	8.4%
\$50,000 - \$74,999	704	19.7%	665	19.1%
\$75,000 - \$99,999	342	9.6%	326	9.4%
\$100,000 - \$149,999	657	18.4%	641	18.4%
\$150,000 - \$199,999	293	8.2%	300	8.6%
\$200,000+	742	20.7%	828	23.8%
Median Household Income	\$91,737		\$101,473	
Average Household Income	\$138,108		\$147,746	
Per Capita Income	\$65,044		\$70,861	
	Census 2010	Census 2020	2025	2030
Population by Age	Number	Percent	Number	Percent
0 - 4	244	4.2%	364	4.7%
5 - 9	282	4.9%	410	5.3%
10 - 14	362	6.2%	424	5.4%
15 - 19	399	6.9%	432	5.5%
20 - 24	409	7.0%	541	6.9%
25 - 34	847	14.6%	1,255	16.1%
35 - 44	720	12.4%	964	12.4%
45 - 54	869	14.9%	869	11.2%
55 - 64	778	13.4%	912	11.7%
65 - 74	483	8.3%	753	9.7%
75 - 84	292	5.0%	535	6.9%
85+	129	2.2%	325	4.2%
	Census 2010	Census 2020	2025	2030
Race and Ethnicity	Number	Percent	Number	Percent
White Alone	4,918	84.6%	4,789	61.5%
Black Alone	188	3.2%	354	4.5%
American Indian Alone	15	0.3%	41	0.5%
Asian Alone	341	5.9%	365	4.7%
Pacific Islander Alone	5	0.1%	6	0.1%
Some Other Race Alone	233	4.0%	598	7.7%
Two or More Races	113	1.9%	1,631	21.0%
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.

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) 524-1306
Designated Broker of Firm	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	(210) 524-1306
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

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

Regulated by the Texas Real Estate Commission

Phone 210 524 4000 Fax 210 5244029

Information available at www.trec.texas.gov



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.

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Andrew J. Lyles Licensed Supervisor of Sales Agent/Associate	720555 License No.	alyles@reocsanantonio.com Email	(210) 524-1306 Phone
Todd Alan Gold Sales Agent/Associate's Name	366305 License No.	tgold@reocsanantonio.com Email	(210) 524-1309 Phone

Buyer/Tenant/Seller/Landlord Initials

Date