

Rare 1604 Development Opportunity | 22.76 AC



Alzafar Shriners' Property

901 N Loop 1604 W, San Antonio, Texas

Offered by:
Charles L. Jeffers
Brian D. Harris, CCIM



LOOP
1604



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Market Summary

- Located at the epicenter of north central San Antonio's most dynamic market
- Great location with 1,600' of frontage on fronting Loop 1604 between Stone Oak and Blanco Rd.
- Fronting one of the most traveled arteries in the city
- Unparalleled visibility from both eastbound and westbound traffic on Loop 1604
- 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
- Adjacent to a network of golf cart paths that provide access to two golf courses, Sonterra Country Club and numerous restaurants for residents living in Stone Oak, Hollywood Park....Located at the epicenter of San Antonio's major growth

Contacts

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Preliminary Site Assessment

Site Location and Information

- ± 22.76-acre platted site within the city of San Antonio (COSA), Bexar County.
- The site is currently developed and zoned C-3.
- The site is not within a mandatory detention area.
- The site is not within a 100-YR FEMA floodplain ("area of minimal flood hazard"), however it does abut the floodplain along the property's entire western edge.
 1. The new Atlas FP pushed this slightly into the site
 2. The site is over the Edwards Aquifer Recharge Zone.
- A new plat will be required for any new development.

Replat Timing

- Major Plat: 4-5 months
- Minor Plat: 3-4 months

Access and Traffic

- There is currently access to the site off of the 1604 access road (UZROW).
- COSA requires that every project submit an analysis of the effects of the proposed project on surrounding traffic in order to plat or permit a property. Any planned uses that generate greater than 75 peak hour trips will trigger the requirements for a Traffic Impact Analysis.
- Unable to decipher any existing TxDOT notes that may be on the current plat.
 1. TxDOT requires 360 linear feet of spacing between drives (including distance from neighboring drives) based on a one-way frontage road speed of 45 mph.

Easements and Setbacks

- There is a variable width sanitary sewer easement shown crossing the lot's north/northwestern edge according to the recent survey.
- There is a 20' electric easement along the eastern edge for an existing OHE.
- There is a 16' electrical easement on the southern edge and a 14' electrical easement on the southern edge as well.
- Lot setbacks and height limit for Commercial use include:
 1. 20' minimum street frontage
 2. 40' front building setback from any property line adjoining a primary or secondary arterial street
 3. 30' side and rear building setback
 4. Buildings shall not exceed a height of 35 feet without obtaining a variance from COSA.

Zoning

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

Tree Preservation/Mitigation

- As shown on the aerial, there are some large oak trees covering the site. If the site is to be re-zoned for multi-family use, heritage trees must be preserved as well as 6" significant trees except for 10" mesquite, hackberry, ash, juniper, ash, and huisache
- Mitigation costs are around \$200/inch
- The site likely is not vested from current COSA ordinances and will therefore need to comply with the 2010 tree ordinance.

Environmental

- All construction activities occupying more than 1 acre require the preparation of a Storm Water Pollution Prevention Plan (SWPPP).
- The site is not within 100-year floodplain, but does abut it.
 1. Floodplain buffers will be required since the site is in the Recharge Zone (worst case: buffer 100' from the floodplain).
 2. Water quality, utilities, and detention ponds are allowed in the buffers but no other impervious cover.
- The site is located within a designated karst zone (1) and is also within a potential warbler habitat.
- Unable to decipher if there are environmental notes on existing plat (WPAP, SWMP, etc.)
- The site is over the recharge zone and any new impervious cover will need to be treated prior to leaving the site.
 1. A category status will be required. Since it was platted in 1194 a category 1 status could be allowed by SAWS (100% impervious cover is allow)
 2. If category 1 status is not achieved the site will be a category 2 site that limits commercial to 65% impervious cover.

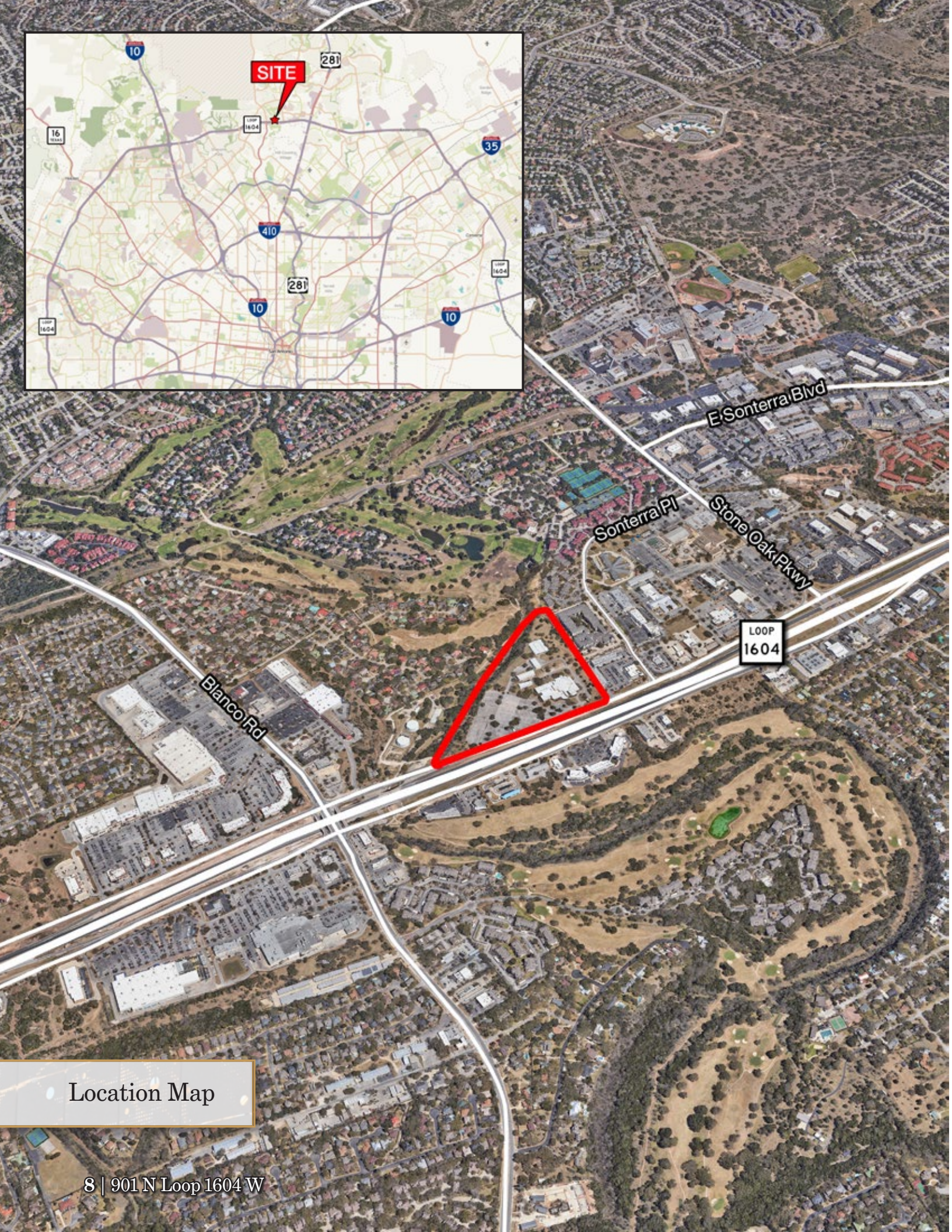
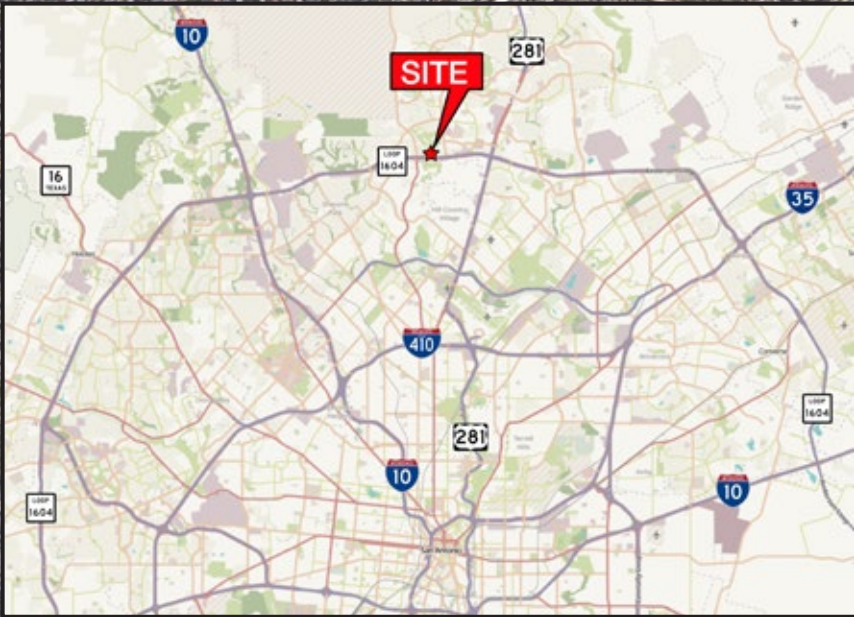
Drainage

- COSA requires the developer of the property to mitigate effects any increased runoff from the site through one of two methods:
 1. On-Site detention of the increased amount of storm water runoff.
 2. Make modifications off site to allow for the increased runoff without impacting downstream landowners.
- The site appears to drain from east to southwest and enter into Panther Creek.
- Fee-In-Lieu-Of (FILO) should be an option.
- A storm water management plan will have to be done to see the impact of proposed impervious cover.
- You will only be required to mitigate or pay a the FILO fee for any new impervious cover added to the site.

Utilities

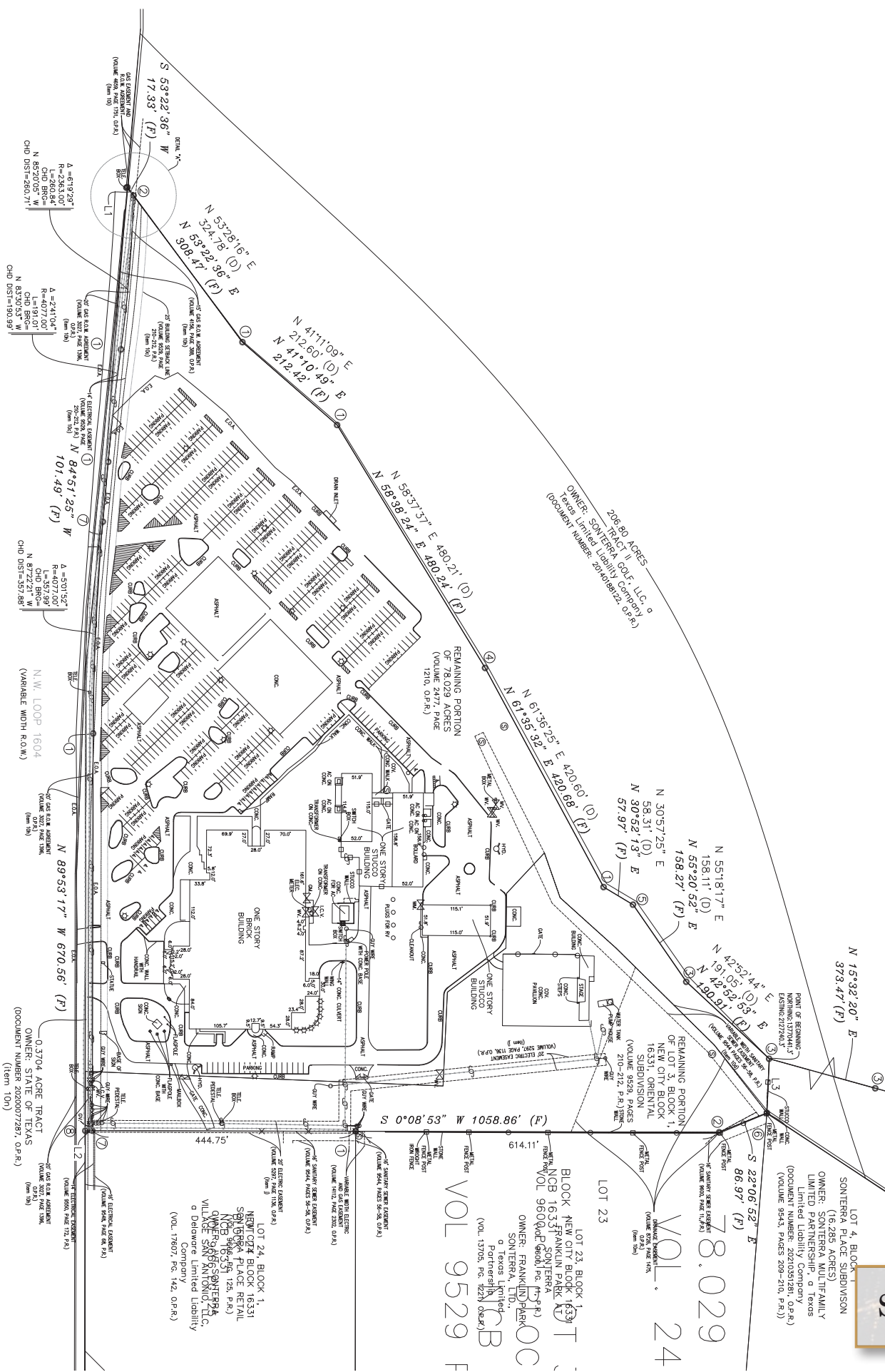
- An 8" sanitary sewer main crosses the site and flows into a 24" sanitary sewer main which provides plenty of capacity.
- A 12" water main is at the site's southeastern most corner, but a SAWS extension will most likely be required.
 1. It is anticipated that they will require us to border the front of our property, but they might require it to loop back to another main.
 2. It appears that the site currently operates off of an onsite well.
- A Utility Service Agreement (USA) is required for sites that require greater than 100 EDUs and over the Recharge Zone.
- Overhead electric is present along the eastern edge and southern edge.

The above is a high-level, preliminary site assessment prepared by Pape-Dawson and as such, it should not be considered to be a comprehensive assessment of the property. Rather, REOC advises interested parties to engage the services of a qualified civil engineer such as Pape-Dawson, that is familiar with commercial development in the City of San Antonio, to perform a comprehensive property site assessment.



Location Map

8 | 901 N Loop 1604 W

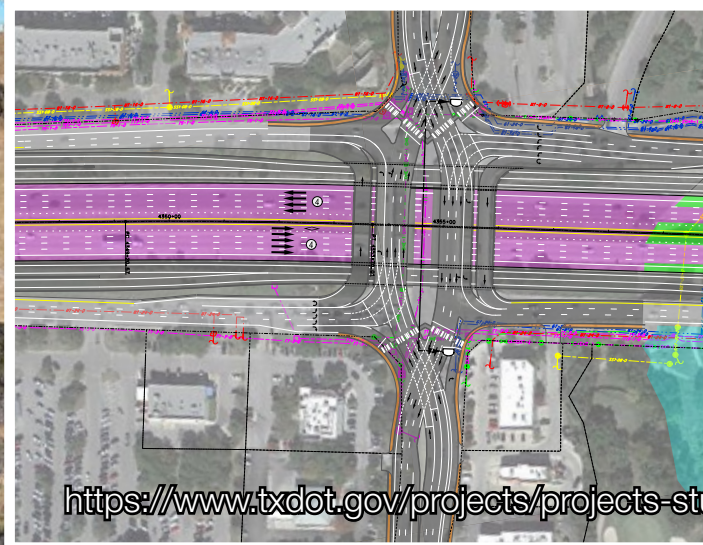


Survey



Ingress/Egress

10 | 901 N Loop 1604 W



<https://www.txdot.gov/projects/projects-st>

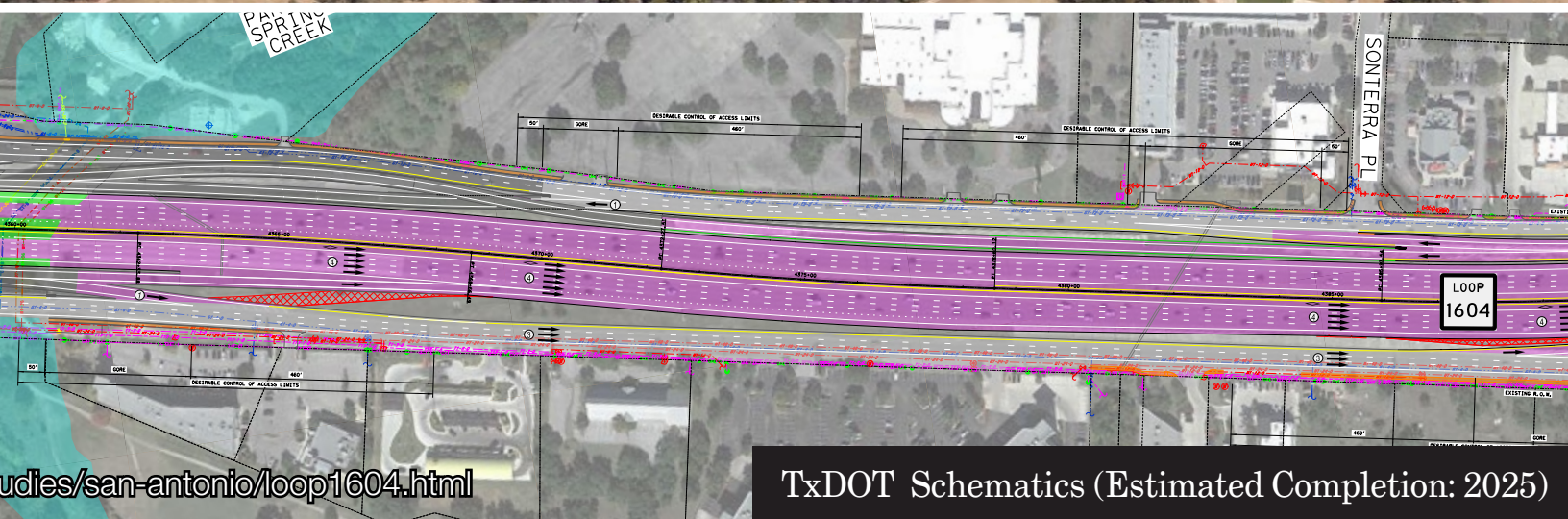


Traffic Counts

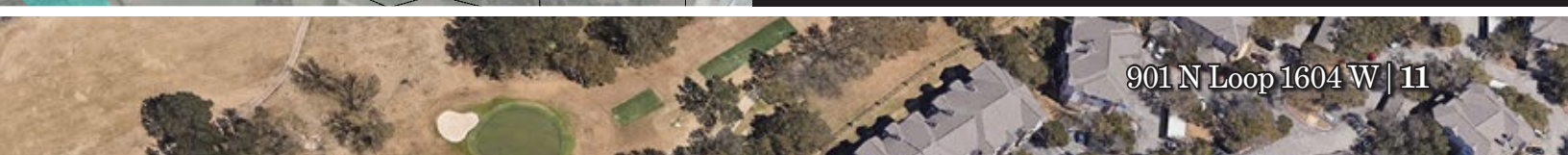
Loop 1604, east of Stone Oak Pkwy; 125,841 AADT (2022)

Loop 1604, near W. Bitters Rd; 116,008 AADT (2022)

Source: TxDOT TPP Statewide Annual Average Daily Traffic (AADT)



TxDOT Schematics (Estimated Completion: 2025)



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



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

STONE OAK

HOLLYWOOD
PARK

Hwy-281

RESTAURANTS

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



STONE OAK

SITE

HOLLYWOOD
PARK

Hwy-281



Nearby Retailers

16 | 901 N Loop 1604 W





San Antonio Market Overview

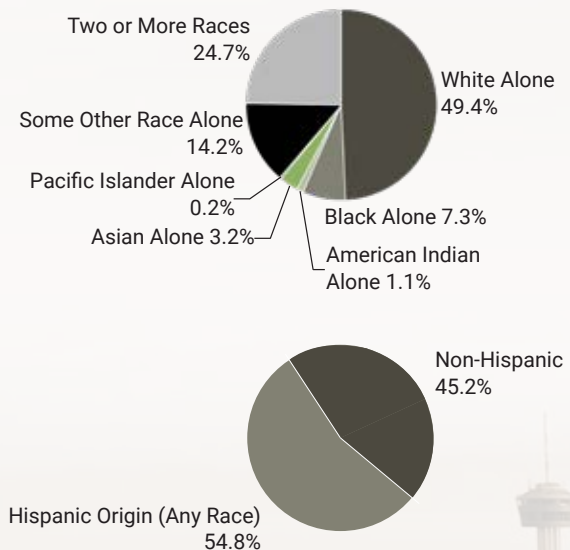
Largest U.S. Cities

- 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

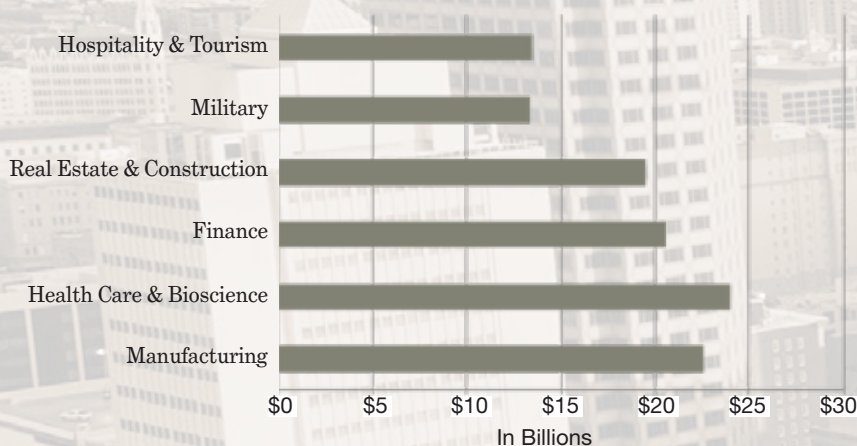


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

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

	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

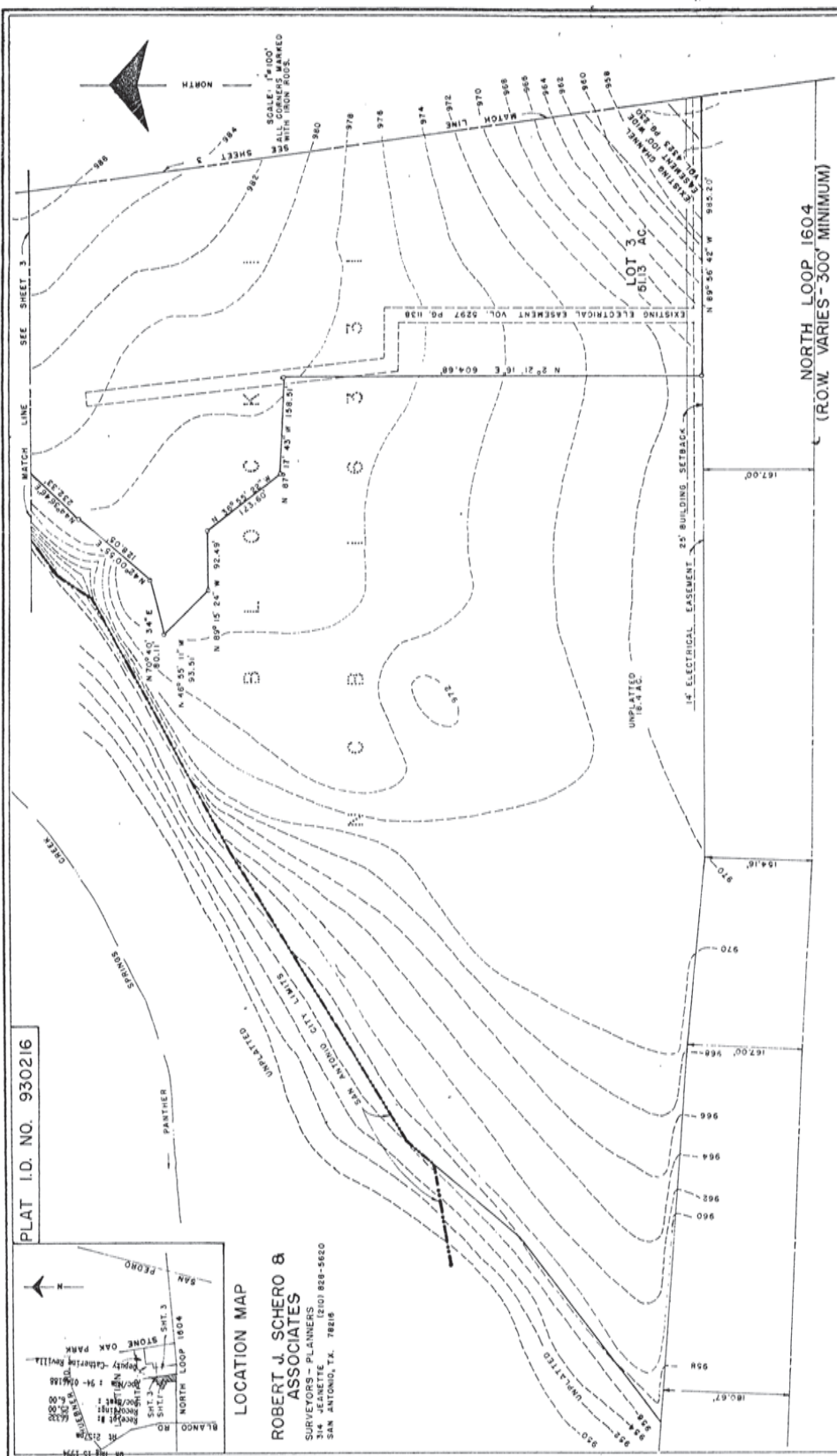
Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2023 & 2028; Fortune

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



PROPERTY EXHIBITS



PLAT I.D. NO. 930216



LOCATION MAP
ROBERT J. SCHERO & ASSOCIATES
 SURVEYORS - PLANNERS
 314 JEANETTE
 SAN ANTONIO, TX 78218

ORIENTAL SUBDIVISION

BEING LOTS 3, SHEET 1 OF 3,
 BLOCK 1633,
 SAN ANTONIO, BEXAR COUNTY, TEXAS AND CONTAINING
 513 ACRES



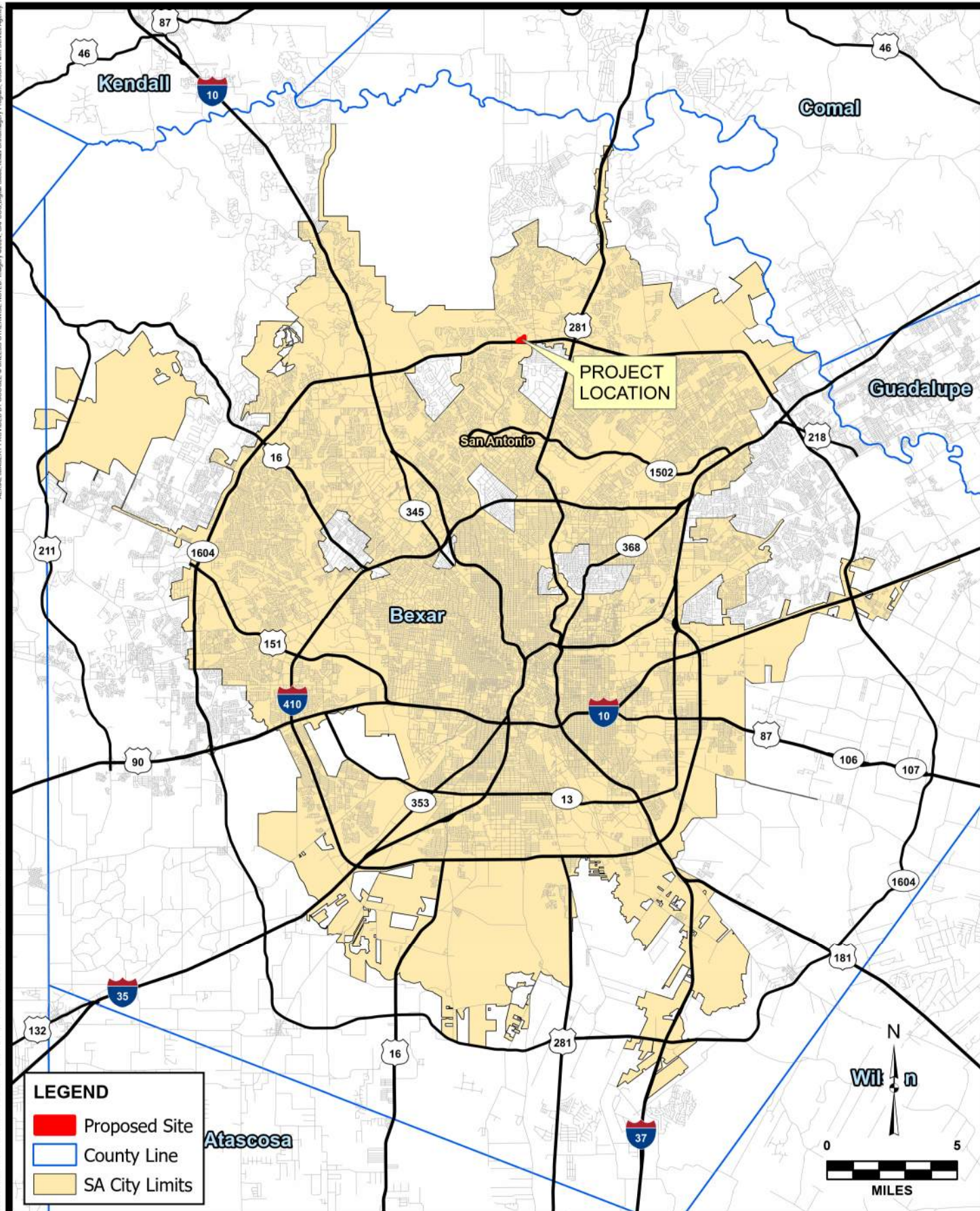
STATE OF TEXAS
 COUNTY OF BEXAR
 I, **Robert J. Schero**, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in my office on this 15th day of **April**, 1981.

STATE OF TEXAS
 COUNTY OF BEXAR
 I, **Robert J. Schero**, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in my office on this 15th day of **April**, 1981.

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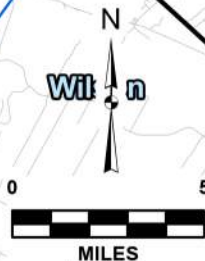
AERIAL IMAGERY PROVIDED BY GOOGLE © UNLESS OTHERWISE NOTED. Imagery ©2024, CAPCOOL Digital Globe, Thras Otopography Program, USDA Farm Service Agency

Date: Mar 08, 2024 9:14 AM User: SDurham
File: C:\Users\SDurham\OneDrive\Documents\20240308_1604Spring\CA\AFPC\AFPC.aprx Layout: 01 Alzar Temple Location Map 8.5x11P Map: 01_LocationalMap



LEGEND

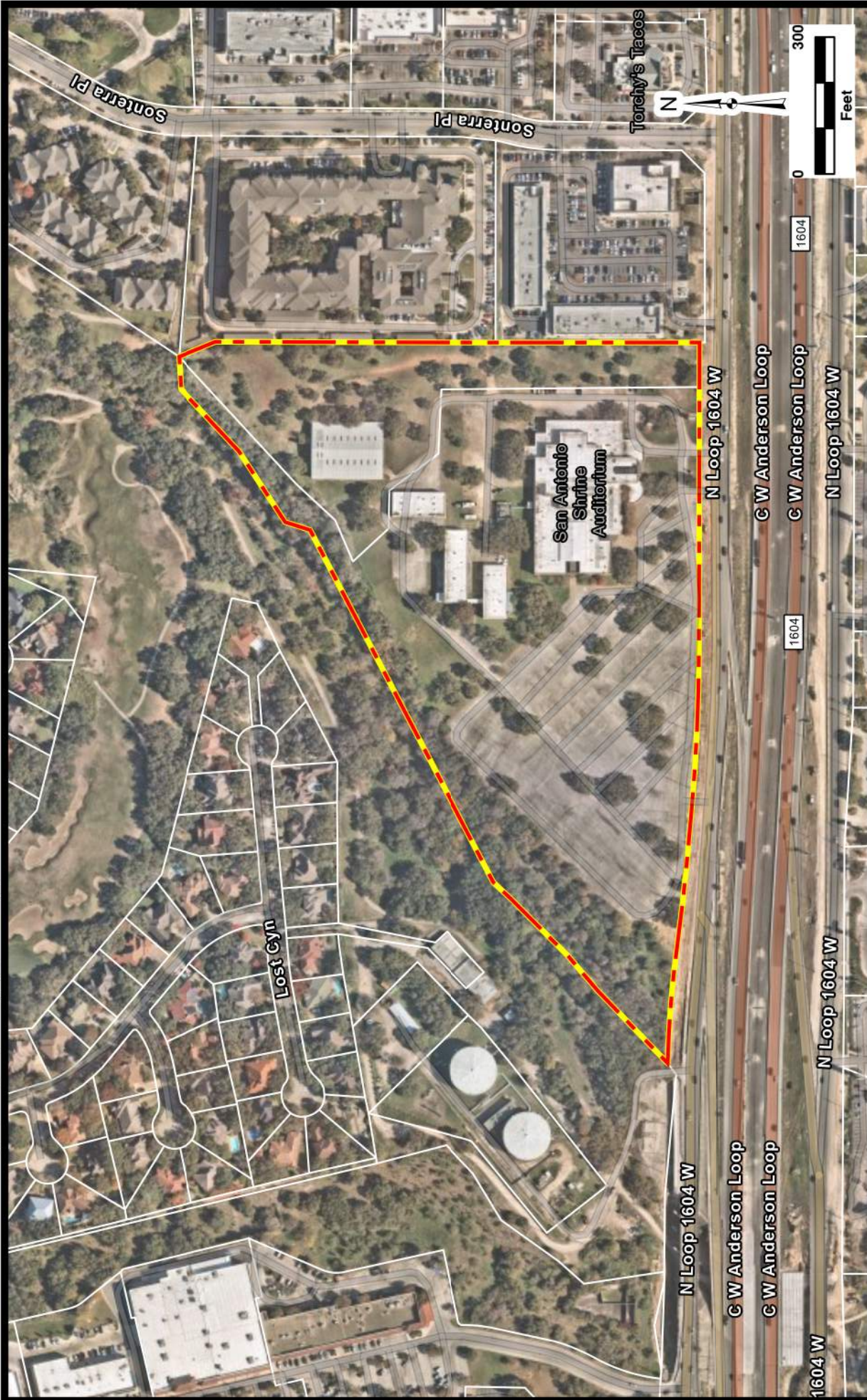
- Proposed Site
- County Line
- SA City Limits



JOB NO.	--
DATE	Mar 2024
DESIGNER	AB
CHECKED	AB
DRAWN	SD
SHEET	1.0

ALZAFAR TEMPLE
LOCATION MAP
CITY OF SAN ANTONIO, TEXAS

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

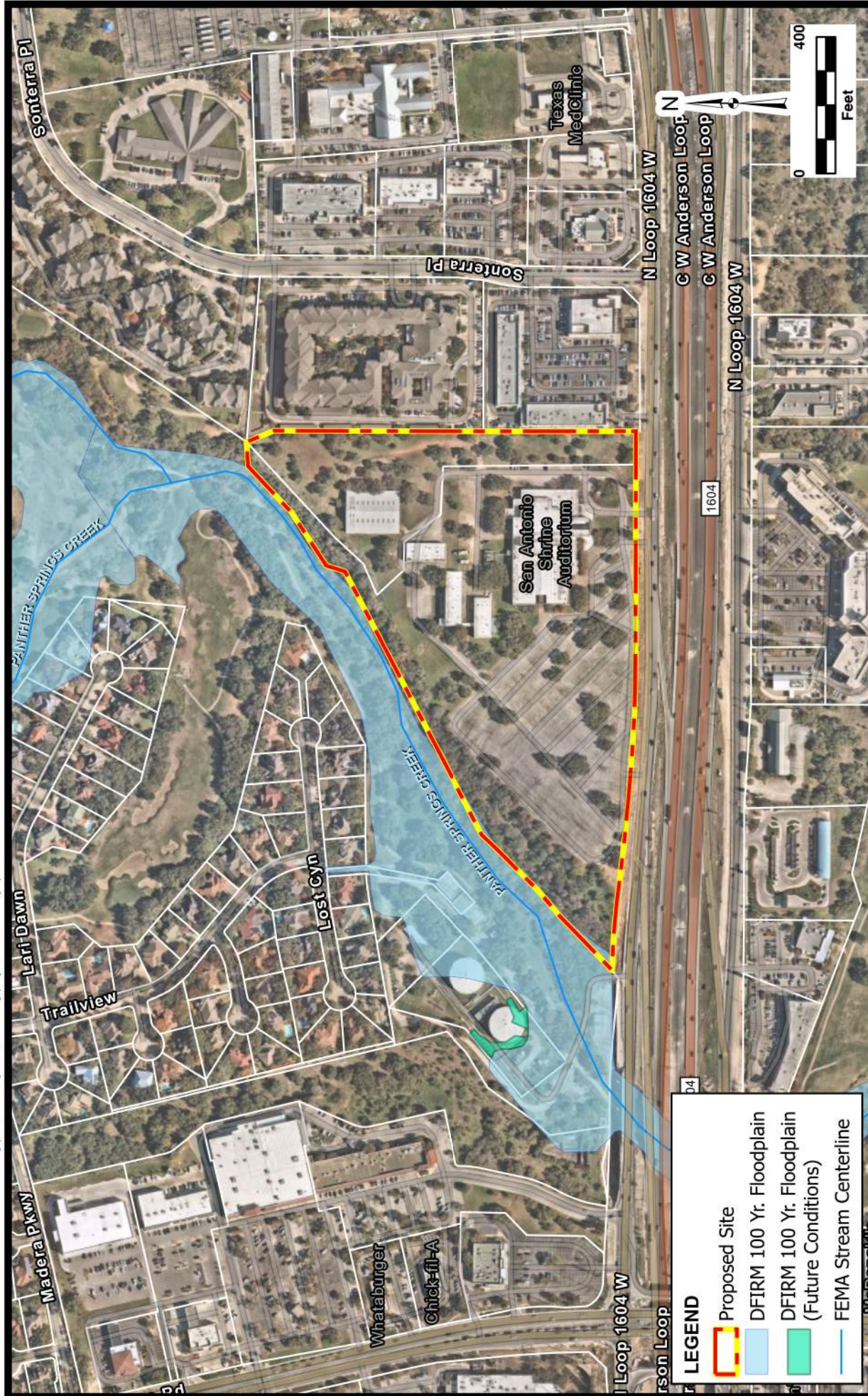


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DESIGNER	AB
CHECKED	AB
DRAWN	SD
SHEET	2.0

ALZAFAR TEMPLE
AERIAL MAP
CITY OF SAN ANTONIO, TEXAS

PAPE-DAWSON
ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



LEGEND

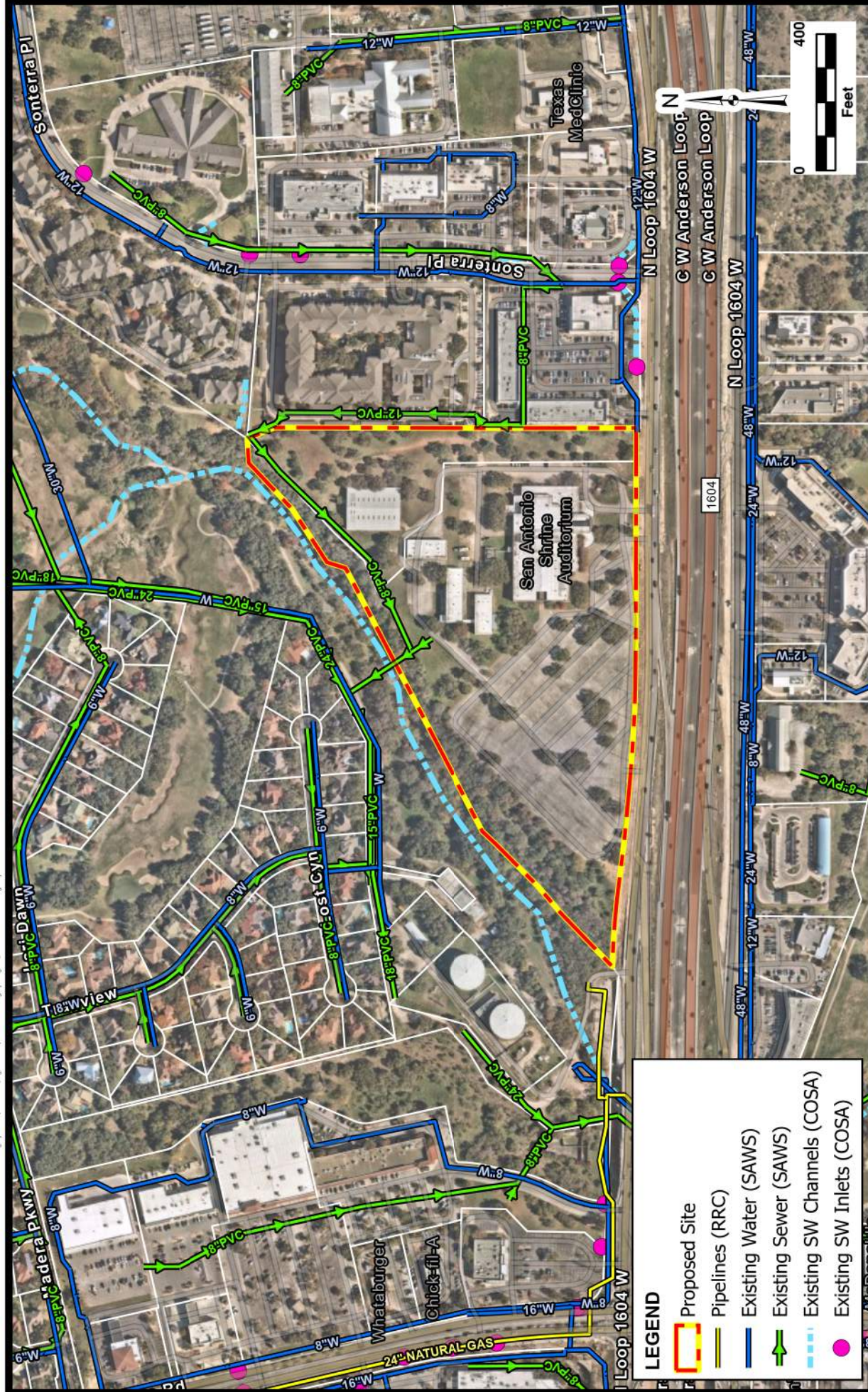
- Proposed Site
- DFIRM 100 Yr. Floodplain
- DFIRM 100 Yr. Floodplain (Future Conditions)
- FEMA Stream Centerline

ALZAFAR TEMPLE
FEMA FLOODPLAIN MAP
CITY OF SAN ANTONIO, TEXAS

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

JOB NO.	---
DATE	Mar 2024
DESIGNER	AB
CHECKED	AB
DRAWN	SD
SHEET	4.0



LEGEND

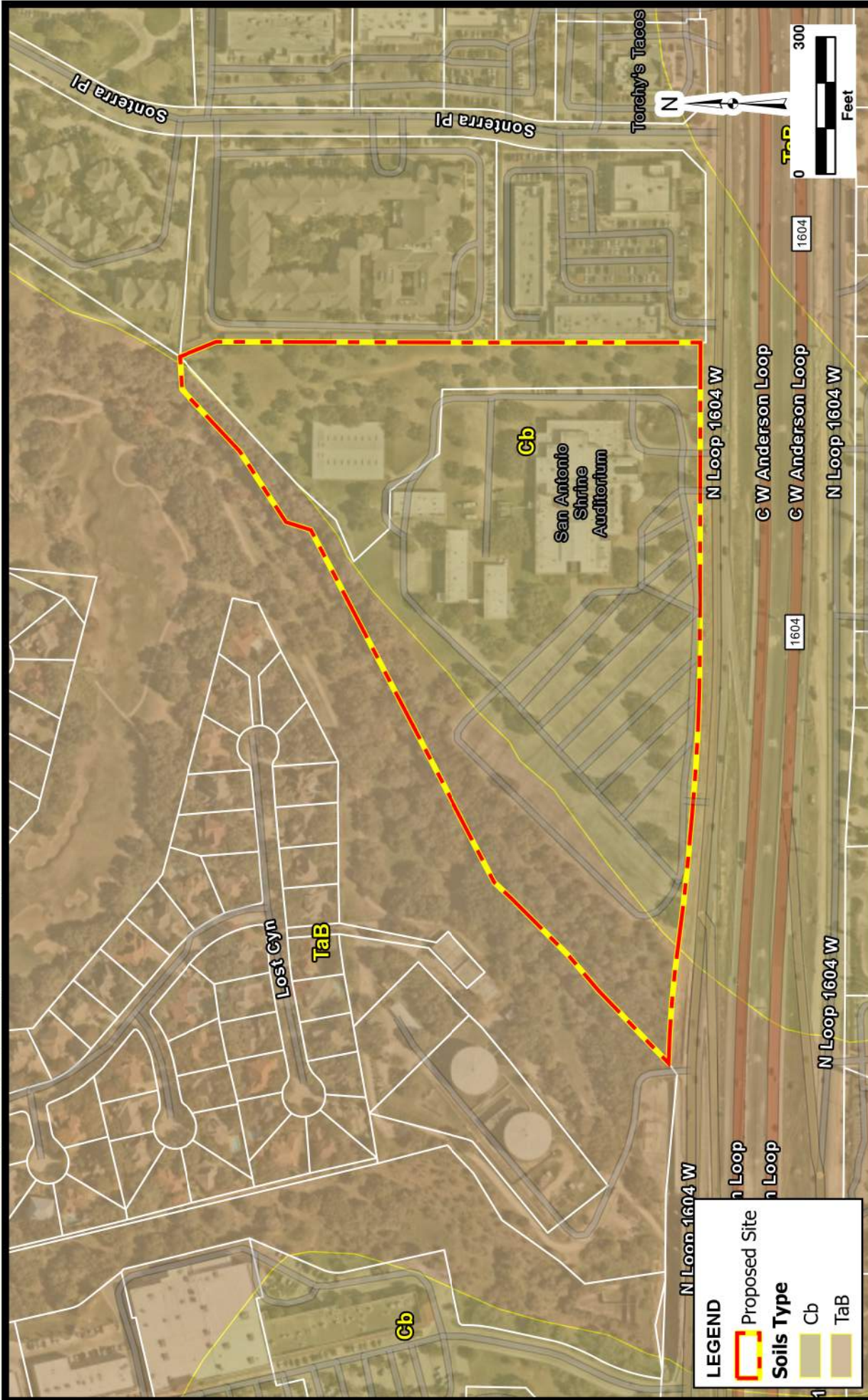
- Proposed Site
- Pipelines (RRC)
- Existing Water (SAWS)
- Existing Sewer (SAWS)
- Existing SW Channels (COSA)
- Existing SW Inlets (COSA)

ALZAFAR TEMPLE UTILITIES MAP CITY OF SAN ANTONIO, TEXAS

**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

JOB NO.	---
DATE	Mar 2024
DESIGNER	AB
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DRAWN	SD
SHEET	6.0

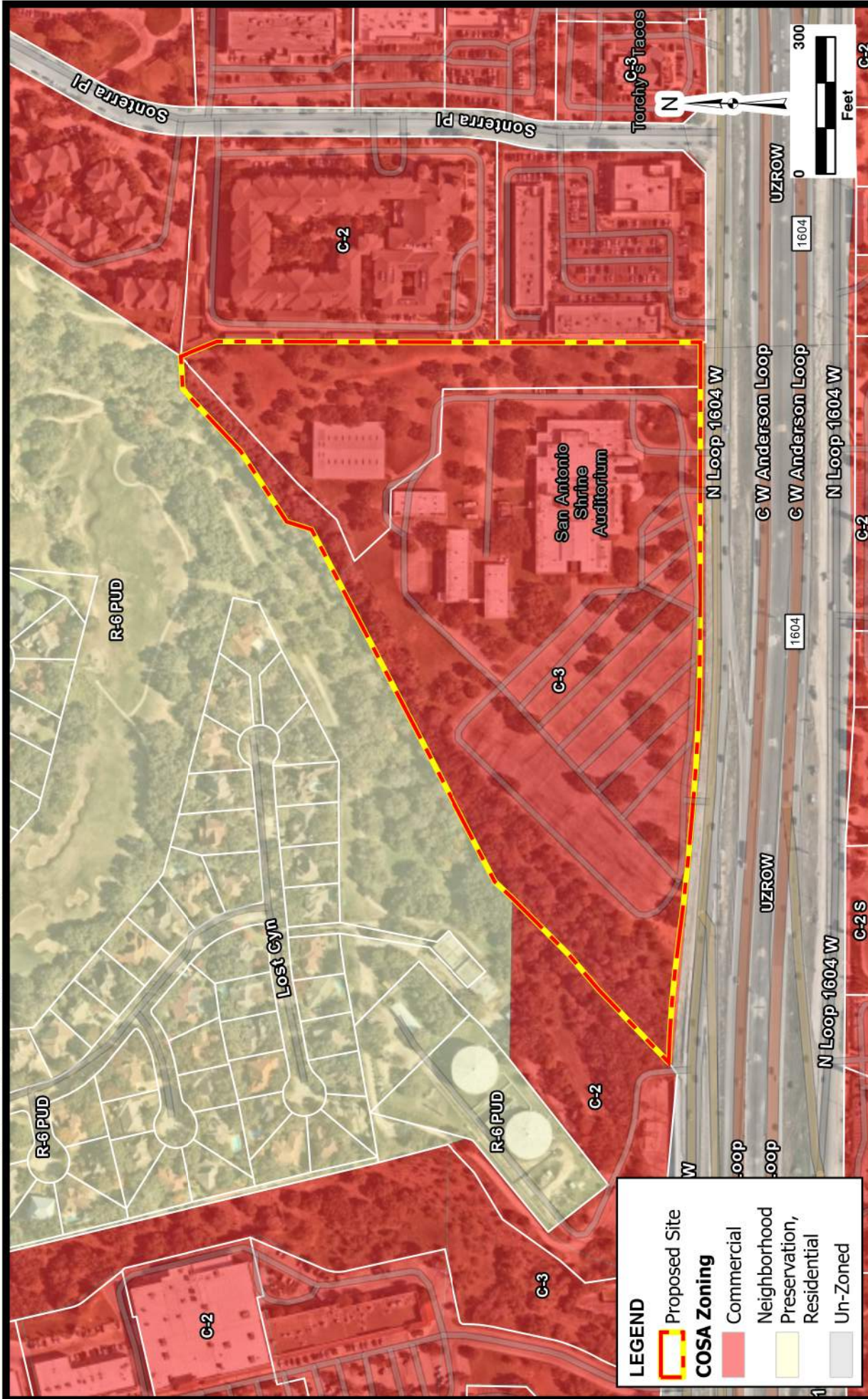


ALZAFAR TEMPLE
SOILS MAP
CITY OF SAN ANTONIO, TEXAS

PAPE-DAWSON
ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

JOB NO.	---
DATE	Mar 2024
DESIGNER	AB
CHECKED	AB
DRAWN	SD
SHEET	7.0

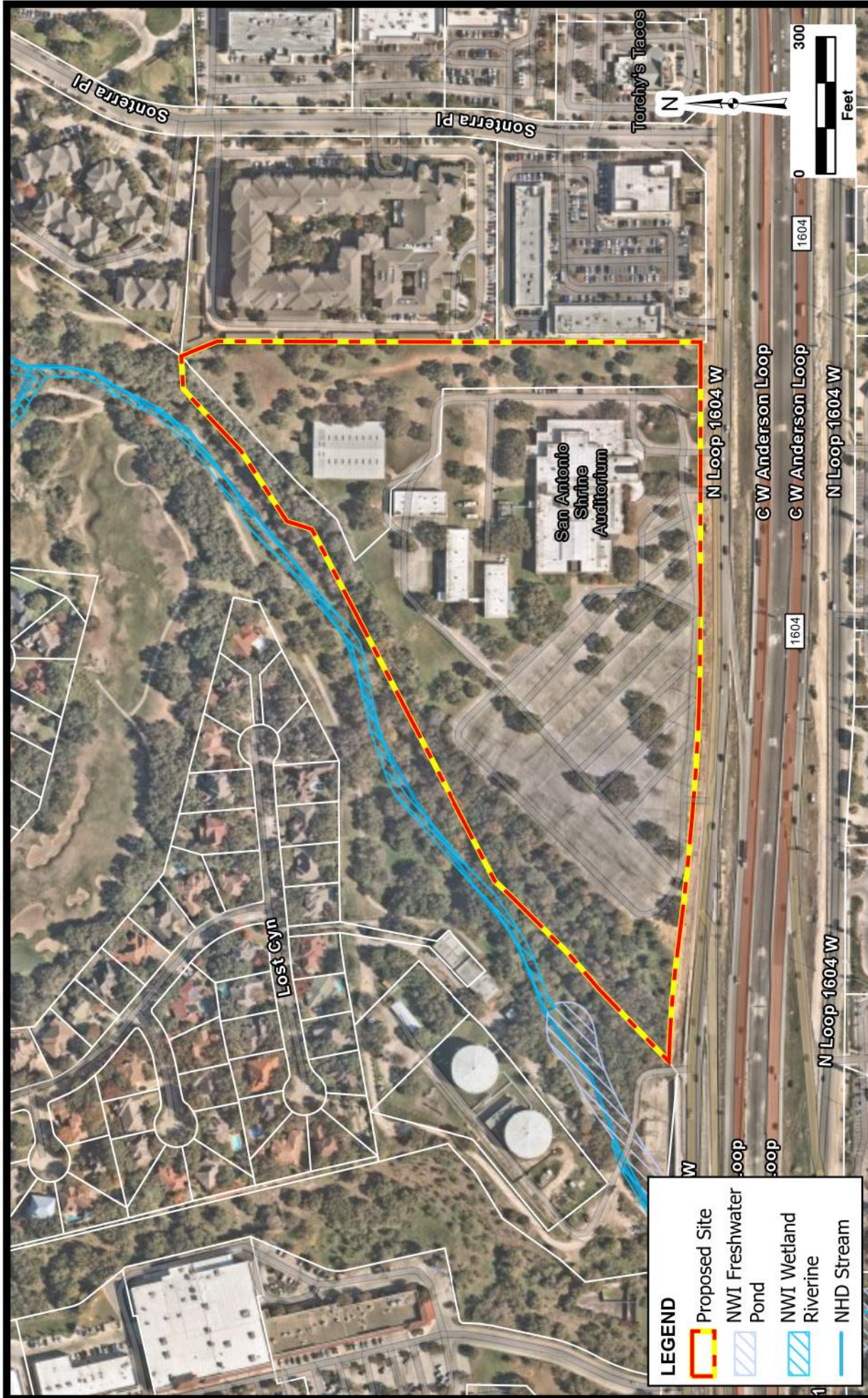


ALZAFAR TEMPLE ZONING MAP CITY OF SAN ANTONIO, TEXAS

**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

JOB NO.	---
DATE	Mar 2024
DESIGNER	AB
CHECKED	AB
DRAWN	SD
SHEET	8.0



ALZAFAR TEMPLE
NHD & NWI MAP
CITY OF SAN ANTONIO, TEXAS

PAPE-DAWSON
ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

JOB NO.	---
DATE	Mar 2024
DESIGNER	AB
CHECKED	AB
DRAWN	SD
SHEET	9.0



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>REOC General Partner, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>493853</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
<u>Brian Dale Harris</u> Designated Broker of Firm	<u>405243</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
<u>Brian Dale Harris</u> Licensed Supervisor of Sales Agent/ Associate	<u>405243</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-1314</u> Phone
<u>Charles L. Jeffers, Jr.</u> Sales Agent/Associate's Name	<u>162202</u> License No.	<u>cjeffers@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> 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):

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Buyer/Tenant/Seller/Landlord Initials

Date



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