

# 4886 N Loop 1604 W - 63.32 ac.

63.32 acres Now Available in Two Parcels

For Sale



**Blake M. Bonner**  
 Senior Vice President, Director of Brokerage  
 Direct Line 210 524 1305  
[bbonner@reocsanantonio.com](mailto:bbonner@reocsanantonio.com)

**C. Michael Morse**  
 Vice President, Brokerage Services  
 Direct Line 210 524 1312  
[mmorse@reocsanantonio.com](mailto:mmorse@reocsanantonio.com)

**Hans G. Rohl**  
 Commercial Property Specialist  
 Direct Line 210 524 1362  
[hrohl@reocsanantonio.com](mailto:hrohl@reocsanantonio.com)

**210 524 4000**  
 8023 Vantage Drive, Suite 1200  
 San Antonio TX 78230  
[reocsanantonio.com](http://reocsanantonio.com)



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**Blake M. Bonner**  
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Director of Brokerage  
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[bbonner@reocsanantonio.com](mailto:bbonner@reocsanantonio.com)

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**210 524 4000**



# Property Summary

Address	4886 N Loop 1604 W
Location	Loop 1604 and Lockhill Selma Rd
Property Details	63.32 Acres Including 18.84 Acres of Flood Plain with a 60' Buffer Zone
Net Usable Acreage (Total)	44.54 +/- acres
Parcel A	20.24 +/- acres
Parcel B	24.30 +/- acres
Legal Description (Total)	NCB 17700 BLK LOT P-7 (24.81 AC); CB 4782 P-7 ABS 482 (35.67 AC) REFER TO: 8200-000-0710
Zoning Both Parcels	R6, R6-ERZD, C-2 ERZD AHOD MLOD R6 - 22.92 Acres R6-ERZD - 11.84 Acres C-2 ERZD AHOD MLOD - 28.56 Acres (Effective November 27, 2017)
Utilities	Electric, gas, telephone, water, and sewer are available to the property. Please consult with your engineer to verify.
Road Frontage	Parcel A: 1,875 feet +/- Parcel B: 425 feet +/-

## Comments

- Excellent visibility along Loop 1604
- Quick and easy access to and from Loop 1604, IH-10, US-281 and Lockhill-Selma
- Conveniently located near UTSA, La Cantera, The RIM, The Landmark, Hausman-UTSA Development and a multitude of shopping and entertainment options
- Can be developed into a master planned multi-use development with appropriate changes to current zoning
- Surrounded by numerous, well established, affluent subdivisions

\*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities, as well as suitability for development.

Future development will most likely require replatting and shared access at the intersection of Loop 1604 W and Lockhill Selma. (See Conceptual Development Plan)

## Traffic Counts

Loop 1604 at Vance Jackson; 125,424 vpd (2016)  
Source: TxDOT Traffic Count Database System (TCDS)

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# Quote Sheet

Sale Price	Parcel A: \$14,106,500.00 (\$16.00 +/- per usable sf) Parcel B: \$6,616,000.00 (\$6.25 +/- per usable sf)
Title Commitment	Delivered to Buyer within fifteen (15) days of contract Effective Date
Survey	Existing survey delivered to Buyer within ten (10) days of contract Effective Date. Buyer will be responsible for new survey if buying only one parcel.
Earnest Money/ Feasibility Period	Negotiable
Closing	Negotiable
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's representative.

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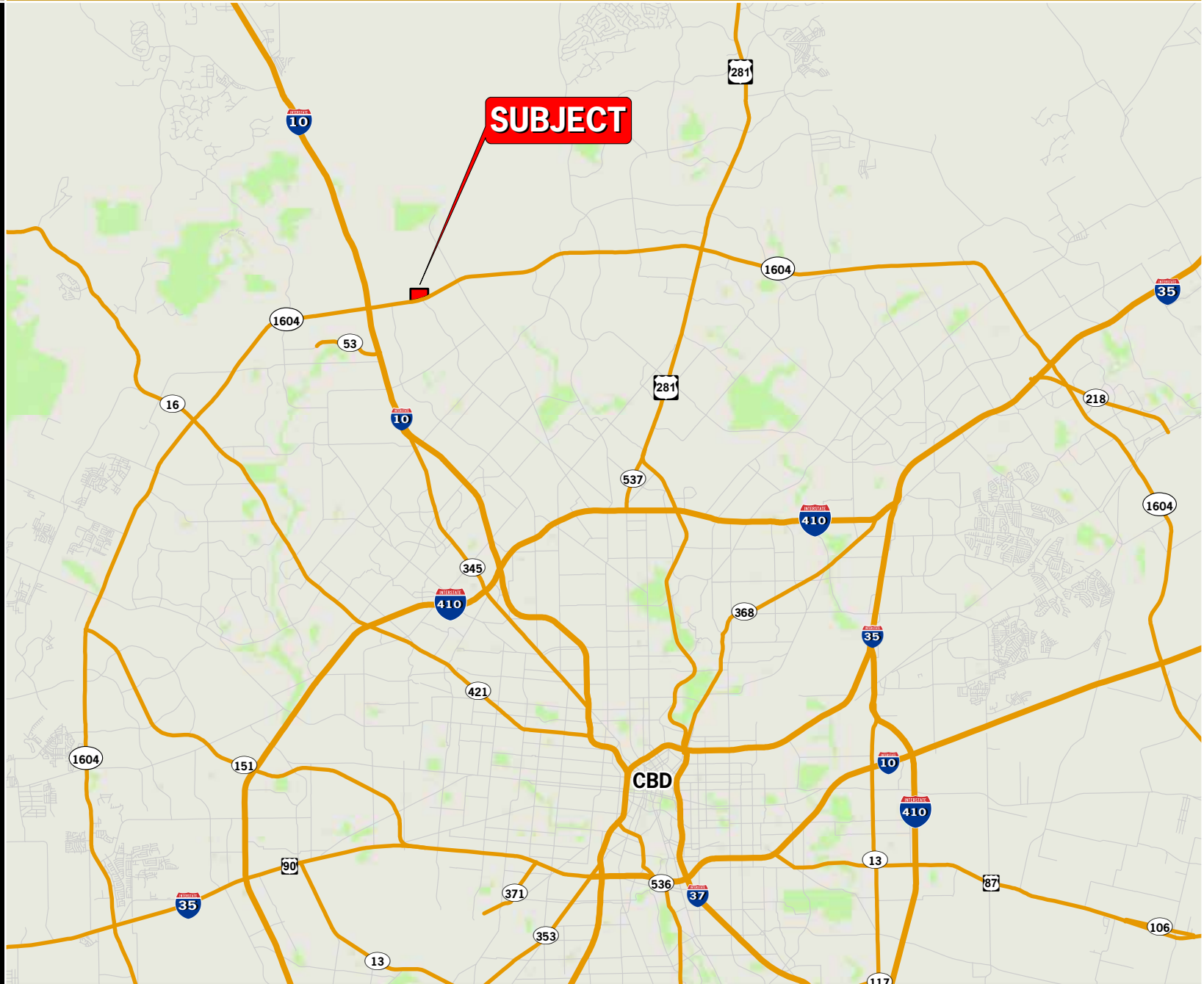
**210 524 4000**

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.



# City Location Map



**Blake M. Bonner**  
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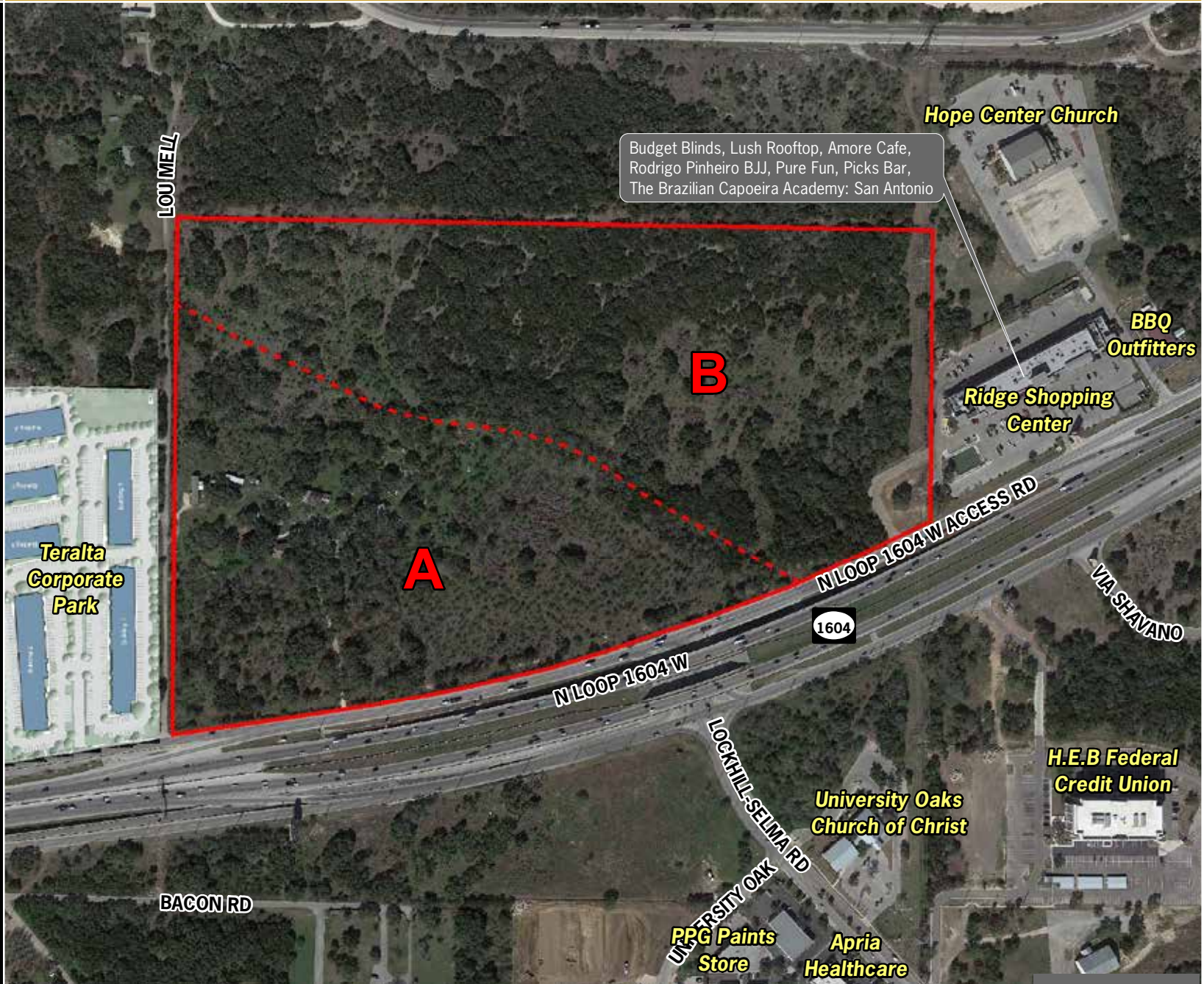
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# Aerial Map



**Blake M. Bonner**  
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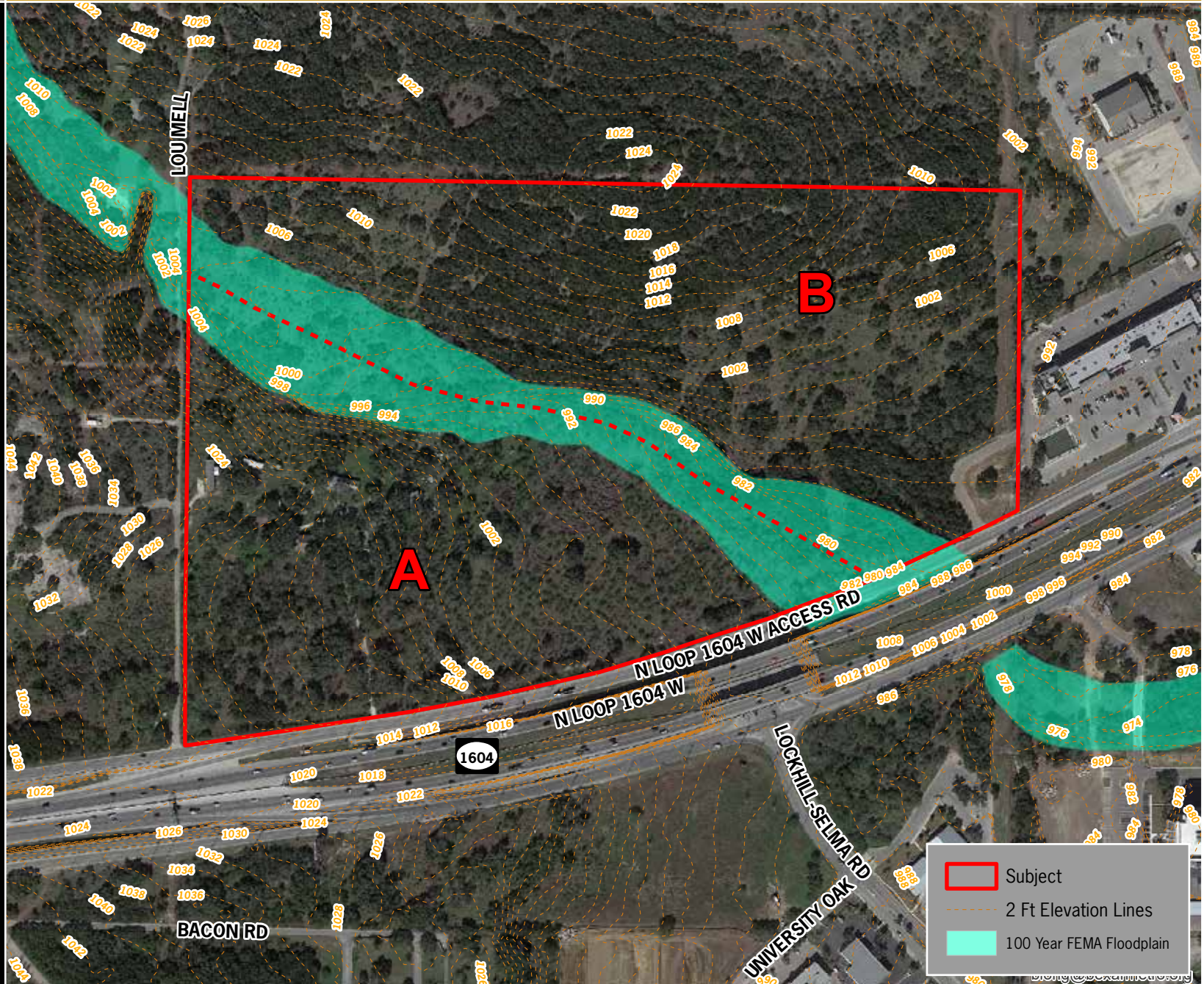
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# Flood Map



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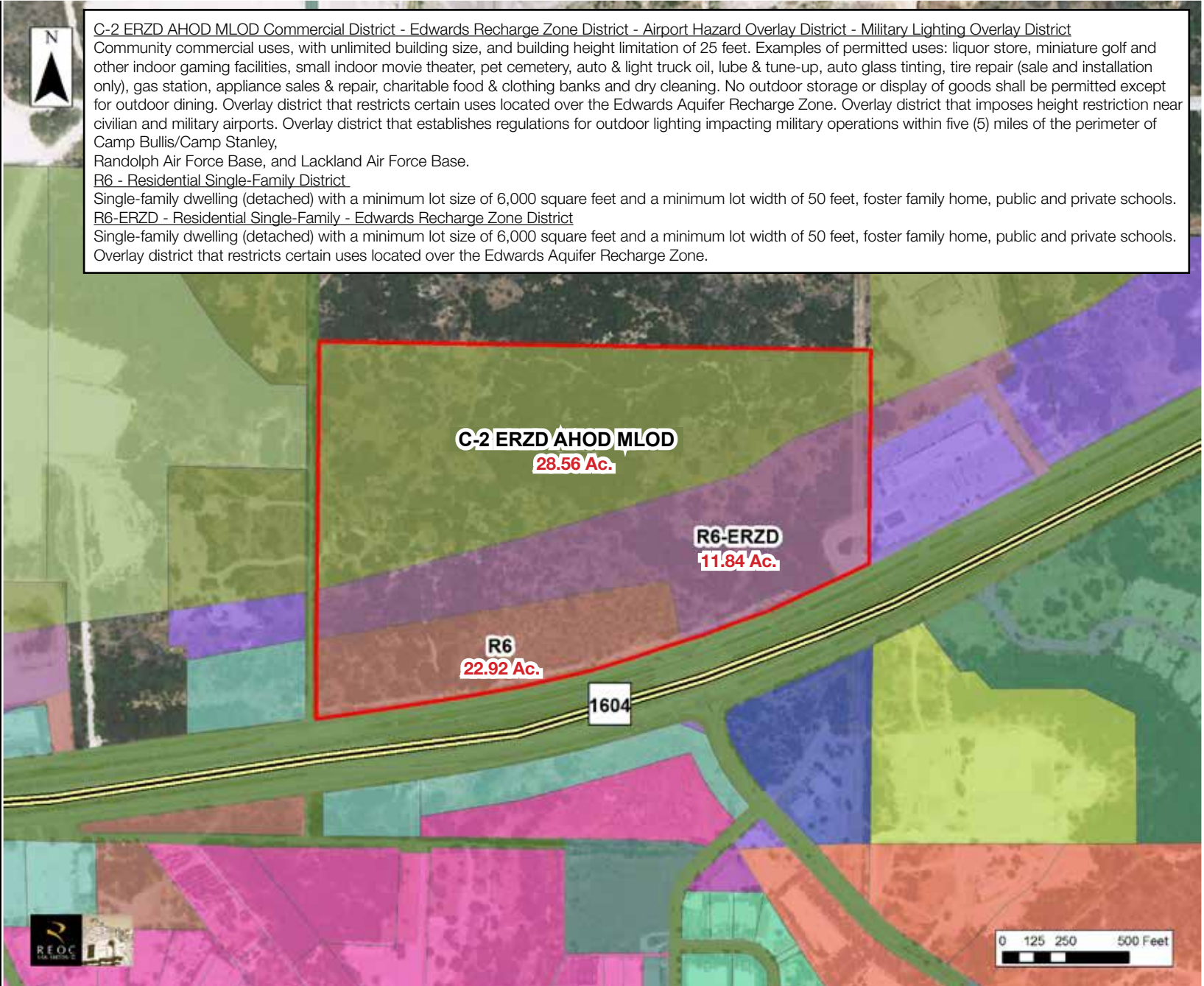
# Zoning Map



**C-2 ERZD AHOD MLOD Commercial District - Edwards Recharge Zone District - Airport Hazard Overlay District - Military Lighting Overlay District**  
Community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining. Overlay district that restricts certain uses located over the Edwards Aquifer Recharge Zone. Overlay district that imposes height restriction near civilian and military airports. Overlay district that establishes regulations for outdoor lighting impacting military operations within five (5) miles of the perimeter of Camp Bullis/Camp Stanley, Randolph Air Force Base, and Lackland Air Force Base.

**R6 - Residential Single-Family District**  
Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

**R6-ERZD - Residential Single-Family - Edwards Recharge Zone District**  
Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools. Overlay district that restricts certain uses located over the Edwards Aquifer Recharge Zone.

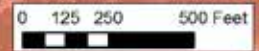


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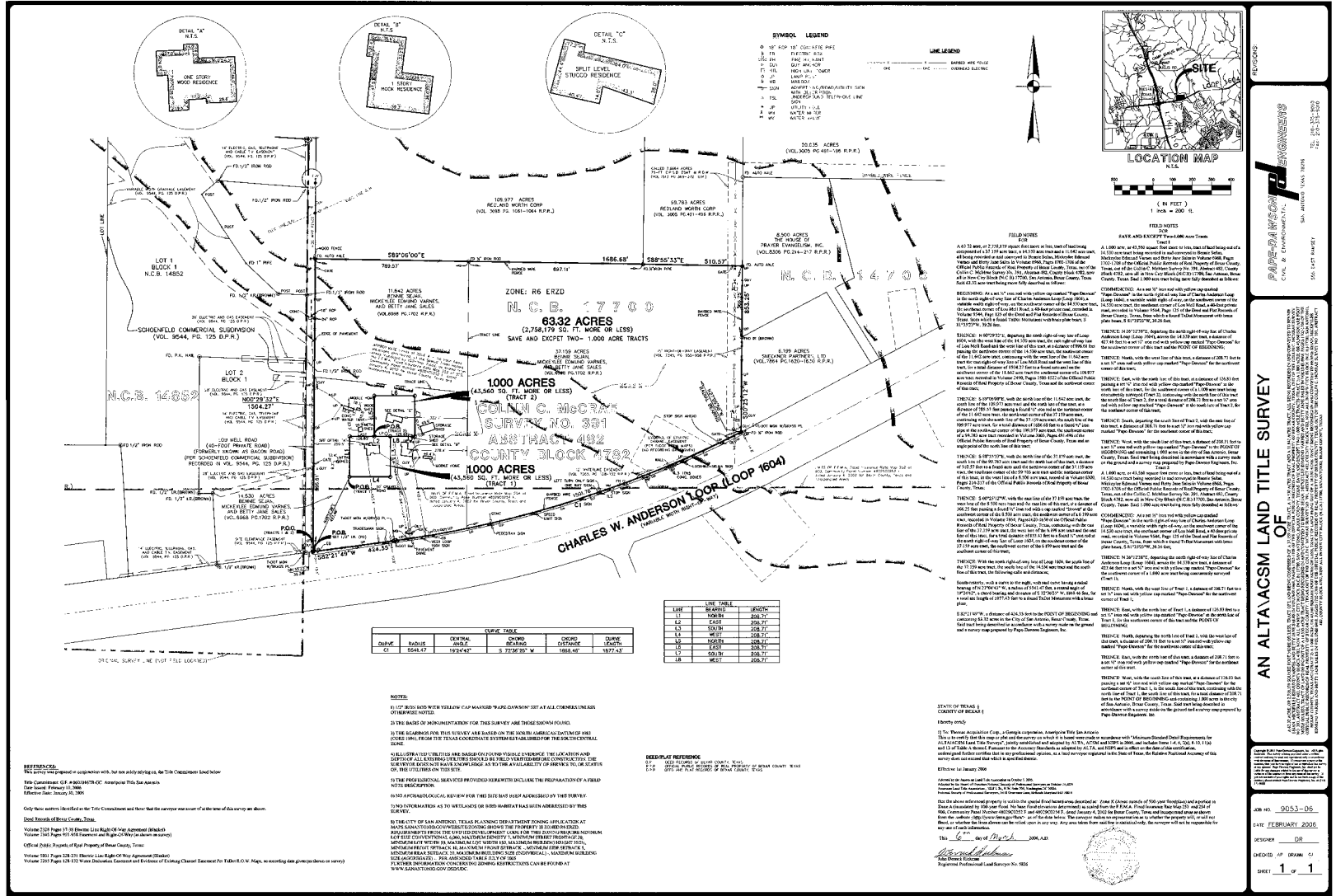
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# Survey



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**REOC**  
SAN ANTONIO  
CIVIL & ENVIRONMENTAL ENGINEERS

**AN ALTA/ACSM LAND TITLE SURVEY OF**

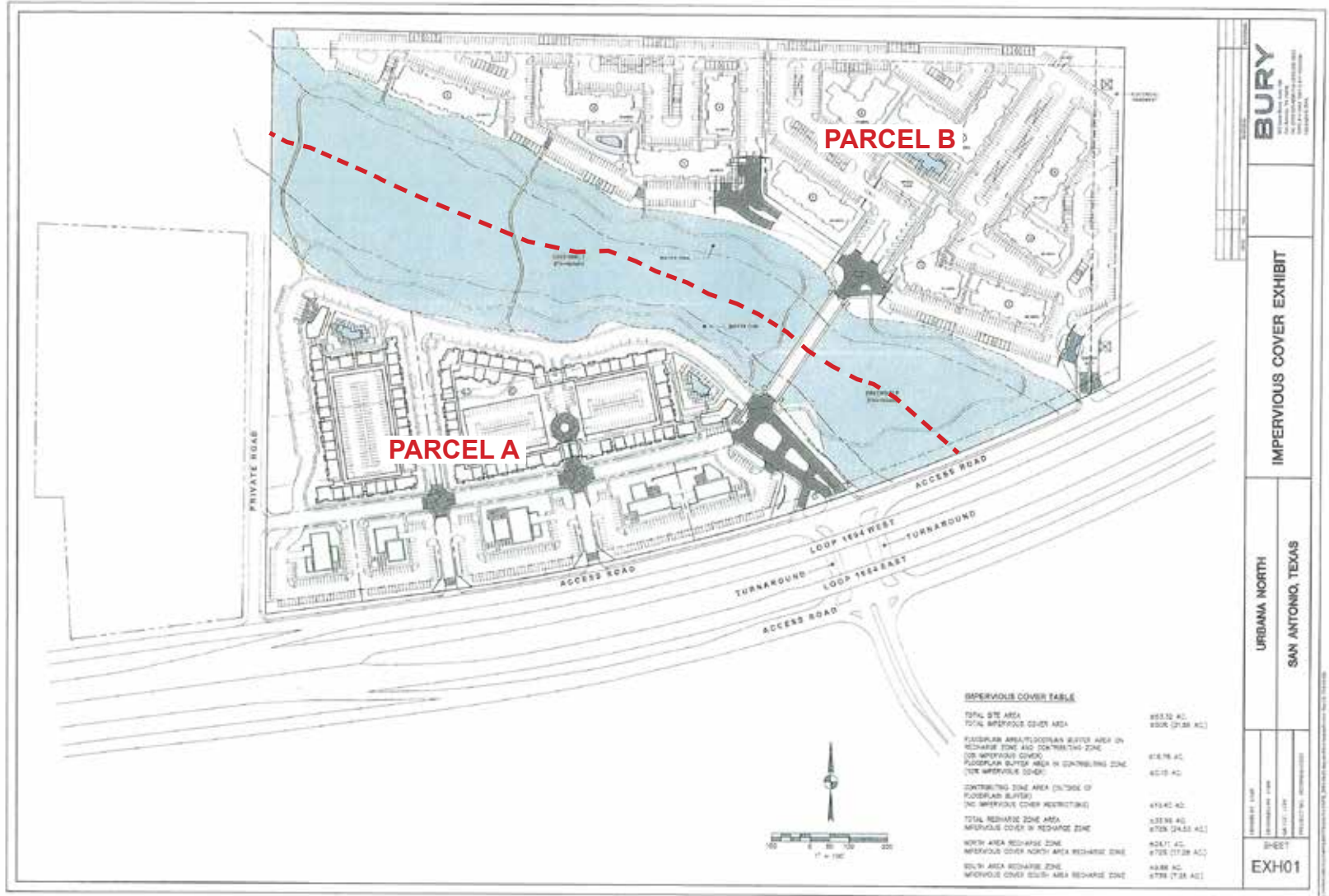
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# Conceptual Development Plan



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# San Antonio Overview

## Largest U.S. Cities

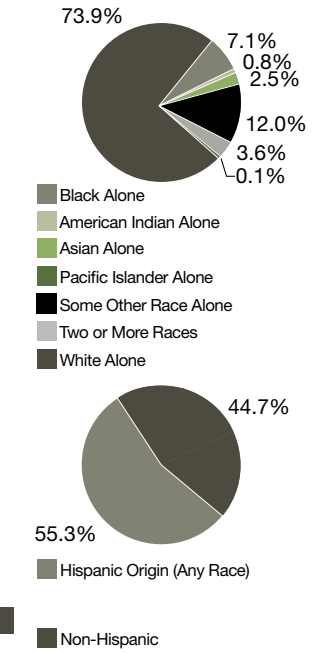
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

## San Antonio-New Braunfels Metro Area

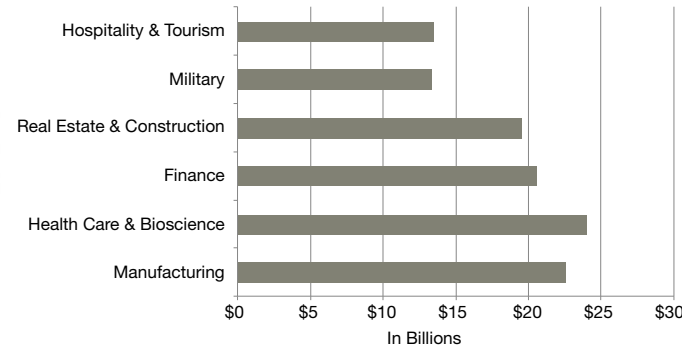
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2016 Estimate	2,392,282	35.0	846,066
2021 Projection	2,632,711	35.8	928,458

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2016 Estimate	\$74,515	\$54,186	\$26,902
2021 Projection	\$80,710	\$59,097	\$28,962

## Ethnicity



## Major Industries



## Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	32
2	Tesoro Corp	98
3	USAA	114
4	CST Brands, Inc	299
5	iHeartMedia	414

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.

Sources: U.S. Census; ESRI 2014 Estimates; U.S. Census Bureau 2010, ESRI forecasts for 2016 & 2021; Fortune

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# Office Market Snapshot - 3Q 2017

## Citywide

	3Q 2017	3Q 2016
<b>All Classes</b>		
Inventory	30,224,492	29,940,341
Direct Vacant	4,416,727	4,673,386
%Vacant	14.6%	15.6%
Average Rent	\$23.30	\$23.87
3Q Absorption	121,083	391,324
YTD Absorption	325,320	841,500
<b>Class A Space</b>		
Inventory	11,721,456	11,224,965
Direct Vacant	1,515,712	1,311,201
%Vacant	12.9%	11.7%
Average Rent	\$27.92	\$27.86
3Q Absorption	140,516	214,458
YTD Absorption	123,640	453,299
<b>Class B Space</b>		
Inventory	15,452,300	15,360,965
Direct Vacant	2,387,089	2,610,388
%Vacant	15.4%	17.0%
Average Rent	\$20.77	\$21.92
3Q Absorption	(26,373)	137,101
YTD Absorption	175,354	324,848
<b>Class C Space</b>		
Inventory	3,050,736	3,354,411
Direct Vacant	513,926	751,797
%Vacant	16.8%	22.4%
Average Rent	\$16.91	\$16.84
3Q Absorption	6,940	39,765
YTD Absorption	26,326	63,353

## Central Business District

	3Q 2017	3Q 2016
<b>All Classes</b>		
Inventory	5,127,025	5,504,574
Direct Vacant	823,111	1,024,096
%Vacant	16.1%	18.6%
Average Rent	\$21.16	\$23.57
3Q Absorption	(23,382)	15,497
YTD Absorption	(14,198)	91,157
<b>Class A Space</b>		
Inventory	2,002,381	2,002,381
Direct Vacant	253,841	238,180
%Vacant	12.7%	11.9%
Average Rent	\$26.17	\$27.71
3Q Absorption	(23,981)	(10,615)
YTD Absorption	(35,922)	20,854
<b>Class B Space</b>		
Inventory	2,374,905	2,566,490
Direct Vacant	386,373	461,688
%Vacant	16.3%	18.0%
Average Rent	\$18.60	\$21.75
3Q Absorption	8,924	17,390
YTD Absorption	37,309	64,289
<b>Class C Space</b>		
Inventory	749,739	935,703
Direct Vacant	182,897	324,228
%Vacant	24.4%	34.7%
Average Rent	\$16.54	\$15.51
3Q Absorption	(8,325)	8,722
YTD Absorption	(15,585)	6,014

## Suburban (Non-CBD)

	3Q 2017	3Q 2016
<b>All Classes</b>		
Inventory	25,097,467	24,435,767
Direct Vacant	3,593,616	3,649,290
%Vacant	14.3%	14.9%
Average Rent	\$23.74	\$24.05
3Q Absorption	144,465	375,827
YTD Absorption	339,518	750,343
<b>Class A Space</b>		
Inventory	9,719,075	9,222,584
Direct Vacant	1,261,871	1,073,021
%Vacant	13.0%	11.6%
Average Rent	\$28.25	\$27.93
3Q Absorption	164,497	225,073
YTD Absorption	159,562	432,445
<b>Class B Space</b>		
Inventory	13,077,395	12,794,475
Direct Vacant	2,000,716	2,148,700
%Vacant	15.3%	16.8%
Average Rent	\$21.16	\$21.99
3Q Absorption	(35,297)	119,711
YTD Absorption	138,045	260,559
<b>Class C Space</b>		
Inventory	2,300,997	2,418,708
Direct Vacant	331,029	427,569
%Vacant	14.4%	17.7%
Average Rent	\$17.08	\$17.14
3Q Absorption	15,265	31,043
YTD Absorption	41,911	57,339

Analysis by REOC San Antonio based on data provided by Xceligent and approved by the San Antonio Office Advisory Board.

Statistical Information is calculated for multi-tenant office bldgs 20,000 sf and larger (excluding Single-Tenant, Owner-Occupied, Gov't and Medical Buildings).

Rental rates reflect non-weighted strict average asking rental rates quoted on an annual full-service basis. Rents quoted on a non-full-service basis (such as NNN) have been calculated up to reflect the full-service rate.

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# Medical Market Snapshot - 3Q 2017

## Citywide

	3Q 2017	3Q 2016
<b>All Classes</b>		
Inventory	7,232,344	7,063,146
Available	1,450,914	1,450,695
%Vacant	20.1%	20.5%
Average Rent	\$25.12	\$24.67
3Q Absorption	(7,248)	36,926
YTD Absorption	48,301	67,574
<b>Class A Space</b>		
Inventory	2,661,503	2,618,192
Available	478,463	501,960
%Vacant	18.0%	19.2%
Average Rent	\$29.17	\$28.15
3Q Absorption	4,757	3,373
YTD Absorption	54,631	47,304
<b>Class B Space</b>		
Inventory	4,013,867	3,926,590
Available	821,804	800,040
%Vacant	20.5%	20.4%
Average Rent	\$23.18	\$23.04
3Q Absorption	(3,123)	33,553
YTD Absorption	(4,466)	13,193
<b>Class C Space</b>		
Inventory	556,974	518,364
Available	150,647	148,695
%Vacant	27.0%	28.7%
Average Rent	\$19.69	\$19.45
3Q Absorption	(8,882)	0
YTD Absorption	(1,864)	7,077

## Central Business District

	3Q 2017	3Q 2016
<b>All Classes</b>		
Inventory	1,111,002	1,035,440
Available	200,555	187,300
%Vacant	18.1%	18.1%
Average Rent	\$20.93	\$20.83
3Q Absorption	0	6,022
YTD Absorption	(4,786)	(12,659)
<b>Class A Space</b>		
Inventory	121,886	121,886
Available	30,048	33,114
%Vacant	24.7%	27.2%
Average Rent	\$24.07	\$24.07
3Q Absorption	0	0
YTD Absorption	0	(9,216)
<b>Class B Space</b>		
Inventory	880,365	842,413
Available	161,251	144,459
%Vacant	18.3%	17.1%
Average Rent	\$20.77	\$20.56
3Q Absorption	0	6,022
YTD Absorption	(4,786)	(4,670)
<b>Class C Space</b>		
Inventory	108,751	71,141
Available	9,256	9,727
%Vacant	8.5%	13.7%
Average Rent	\$18.70	\$18.54
3Q Absorption	0	0
YTD Absorption	0	1,227

## Suburban (Non-CBD)

	3Q 2017	3Q 2016
<b>All Classes</b>		
Inventory	6,121,342	6,027,706
Available	1,250,359	1,263,395
%Vacant	20.4%	21.0%
Average Rent	\$25.88	\$25.33
3Q Absorption	(7,248)	30,904
YTD Absorption	53,087	80,233
<b>Class A Space</b>		
Inventory	2,539,617	2,496,306
Available	448,415	468,846
%Vacant	17.7%	18.8%
Average Rent	\$29.41	\$28.35
3Q Absorption	4,757	3,373
YTD Absorption	54,631	56,520
<b>Class B Space</b>		
Inventory	3,133,502	3,084,177
Available	660,553	655,581
%Vacant	21.1%	21.3%
Average Rent	\$19.93	\$23.72
3Q Absorption	(3,123)	27,531
YTD Absorption	320	17,863
<b>Class C Space</b>		
Inventory	448,223	447,223
Available	141,391	138,968
%Vacant	31.5%	31.1%
Average Rent	\$19.93	\$19.60
3Q Absorption	(8,882)	0
YTD Absorption	(1,864)	5,850

Source: REOC San Antonio

Statistical Information is calculated for all multi-tenant medical office buildings 20,000 sq. ft. and larger (excluding Single-Tenant, Owner-Occupied, Government & Clinical Facilities). Average Rental Rates reflect asking rental rates quoted on an annual full-service basis. Individual building rates are weighted by the total rentable square footage of the building.

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# Retail Market Snapshot - 3Q 2017

## Citywide

	3Q 2017	3Q 2016
<b>All Types</b>		
Inventory	50,434,592	47,956,476
Direct Vacant	3,606,972	3,826,022
%Vacant	7.2%	8.0%
Average Rent	\$16.62	\$16.65
3Q Absorption	137,594	(53,553)
YTD Absorption	204,777	693,589
<b>Regional Malls</b>		
Inventory	7,430,208	7,430,208
Direct Vacant	82,856	45,739
%Vacant	1.1%	0.6%
3Q Absorption	(39,979)	0
YTD Absorption	(31,175)	493,111
<b>Power Centers (250K+ sf)</b>		
Inventory	13,757,864	12,800,531
Direct Vacant	740,484	735,360
%Vacant	5.4%	5.7%
Average Rent	\$21.07	\$22.53
3Q Absorption	39,824	(13,918)
YTD Absorption	(34,845)	67,762
<b>Community Centers (100K-249K sf)</b>		
Inventory	6,921,749	6,577,529
Direct Vacant	421,568	447,263
%Vacant	6.1%	6.8%
Average Rent	\$15.48	\$16.80
3Q Absorption	22,616	(38,852)
YTD Absorption	48,815	(48,784)
<b>Neighborhood Centers (30K-99K sf)</b>		
Inventory	19,072,798	18,639,695
Direct Vacant	2,031,253	2,234,485
%Vacant	10.7%	12.0%
Average Rent	\$15.26	\$14.83
3Q Absorption	69,801	(4,444)
YTD Absorption	152,254	151,247
<b>Strip Centers (Less than 30K sf)</b>		
Inventory	3,251,973	2,508,513
Direct Vacant	330,811	363,175
%Vacant	10.2%	14.5%
Average Rent	\$17.61	\$15.01
3Q Absorption	45,332	3,661
YTD Absorption	69,728	30,253

## CBD/South

	3Q 2017	3Q 2016
<b>All Types</b>		
Inventory	6,693,710	6,883,412
Direct Vacant	416,091	351,076
%Vacant	6.2%	5.1%
Average Rent	\$19.55	\$16.25
3Q Absorption	19,008	17,130
YTD Absorption	(36,762)	483,480
<b>Regional Malls</b>		
Inventory	1,854,483	1,854,483
Direct Vacant	5,942	0
%Vacant	0.3%	0.0%
3Q Absorption	0	0
YTD Absorption	0	488,363
<b>Power Centers</b>		
Inventory	1,433,062	1,433,062
Direct Vacant	77,543	57,794
%Vacant	5.4%	4.0%
Average Rent	\$23.36	\$22.10
3Q Absorption	1,826	(5,497)
YTD Absorption	(13,199)	5,632
<b>Community Centers</b>		
Inventory	814,703	964,703
Direct Vacant	27,915	18,645
%Vacant	3.4%	1.9%
Average Rent	\$14.09	\$15.00
3Q Absorption	0	3,500
YTD Absorption	(6,270)	(1,418)
<b>Neighborhood Centers</b>		
Inventory	2,450,309	2,490,011
Direct Vacant	296,053	250,559
%Vacant	12.1%	10.1%
Average Rent	\$15.53	\$13.50
3Q Absorption	9,182	23,127
YTD Absorption	(22,733)	(4,484)
<b>Strip Centers</b>		
Inventory	141,153	141,153
Direct Vacant	8,638	24,078
%Vacant	6.1%	17.1%
Average Rent	\$22.82	\$15.17
3Q Absorption	8,000	(4,000)
YTD Absorption	5,440	(4,613)

## Non-CBD/North

	3Q 2017	3Q 2016
<b>All Types</b>		
Inventory	43,740,882	41,073,064
Direct Vacant	3,190,881	3,474,946
%Vacant	7.3%	8.5%
Average Rent	\$16.34	\$16.69
3Q Absorption	118,586	(70,683)
YTD Absorption	241,539	210,109
<b>Regional Malls</b>		
Inventory	5,575,725	5,575,725
Direct Vacant	76,914	45,739
%Vacant	1.4%	0.8%
3Q Absorption	(39,979)	0
YTD Absorption	(31,175)	4,748
<b>Power Centers</b>		
Inventory	12,324,802	11,367,469
Direct Vacant	662,941	677,566
%Vacant	5.4%	6.0%
Average Rent	\$20.39	\$22.58
3Q Absorption	37,998	(8,421)
YTD Absorption	(21,646)	62,130
<b>Community Centers</b>		
Inventory	6,107,046	5,612,826
Direct Vacant	393,653	428,618
%Vacant	6.4%	7.6%
Average Rent	\$15.48	\$16.96
3Q Absorption	22,616	(42,352)
YTD Absorption	55,085	(47,366)
<b>Neighborhood Centers</b>		
Inventory	16,622,489	16,149,684
Direct Vacant	1,735,200	1,983,926
%Vacant	10.4%	12.3%
Average Rent	\$15.24	\$14.95
3Q Absorption	60,619	(27,571)
YTD Absorption	174,987	155,731
<b>Strip Centers</b>		
Inventory	3,110,820	2,367,360
Direct Vacant	322,173	339,097
%Vacant	10.4%	14.3%
Average Rent	\$17.46	\$15.00
3Q Absorption	37,332	7,661
YTD Absorption	64,288	34,866

Analysis by REOC San Antonio based on data provided by Xceligent and approved by the San Antonio Retail Advisory Board.  
 Statistical information is calculated on multi-tenant centers totaling 20,000 sf and larger (including both leaseable and separately owned inline space).  
 Rental rates reflect non-weighted strict average asking rates quoted on an annual triple net basis (excluding regional malls).

**Blake M. Bonner**  
 Senior Vice President,  
 Director of Brokerage  
 Direct Line 210 524 1305  
[bbonner@reocsanantonio.com](mailto:bbonner@reocsanantonio.com)

**C. Michael Morse**  
 Vice President,  
 Brokerage Services  
 Direct Line 210 524 1312  
[mmorse@reocsanantonio.com](mailto:mmorse@reocsanantonio.com)

**Hans G. Rohl**  
 Commercial Property Specialist  
 Direct Line 210 524 1362  
[hrohl@reocsanantonio.com](mailto:hrohl@reocsanantonio.com)

**210 524 4000**



# Demographics: 1-Mile

Summary	Census 2010	2017	2022			
Population	2,305	3,312	3,739			
Households	990	1,457	1,648			
Families	681	926	1,036			
Average Household Size	2.33	2.27	2.27			
Owner Occupied Housing Units	749	944	1,054			
Renter Occupied Housing Units	241	513	594			
Median Age	46.9	44.9	44.1			
Trends: 2017 - 2022 Annual Rate	Area	State	National			
Population	2.45%	1.67%	0.83%			
Households	2.49%	1.63%	0.79%			
Families	2.27%	1.58%	0.71%			
Owner HHs	2.23%	1.58%	0.72%			
Median Household Income	1.58%	2.23%	2.12%			
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	77	5.3%	82	5.0%		
\$15,000 - \$24,999	53	3.6%	52	3.2%		
\$25,000 - \$34,999	86	5.9%	80	4.9%		
\$35,000 - \$49,999	76	5.2%	70	4.2%		
\$50,000 - \$74,999	290	19.9%	294	17.8%		
\$75,000 - \$99,999	255	17.5%	297	18.0%		
\$100,000 - \$149,999	285	19.6%	368	22.3%		
\$150,000 - \$199,999	124	8.5%	157	9.5%		
\$200,000+	210	14.4%	247	15.0%		
Median Household Income	\$87,349		\$94,452			
Average Household Income	\$127,655		\$139,627			
Per Capita Income	\$57,620		\$63,052			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	86	3.7%	121	3.7%	143	3.8%
5 - 9	104	4.5%	134	4.0%	154	4.1%
10 - 14	123	5.3%	157	4.7%	170	4.5%
15 - 19	143	6.2%	155	4.7%	166	4.4%
20 - 24	131	5.7%	232	7.0%	224	6.0%
25 - 34	235	10.2%	494	14.9%	575	15.4%
35 - 44	257	11.2%	366	11.1%	476	12.7%
45 - 54	407	17.7%	410	12.4%	417	11.2%
55 - 64	384	16.7%	514	15.5%	522	14.0%
65 - 74	291	12.6%	441	13.3%	493	13.2%
75 - 84	108	4.7%	223	6.7%	315	8.4%
85+	33	1.4%	65	2.0%	83	2.2%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,002	86.9%	2,788	84.2%	3,091	82.7%
Black Alone	58	2.5%	91	2.7%	110	2.9%
American Indian Alone	7	0.3%	12	0.4%	14	0.4%
Asian Alone	86	3.7%	164	5.0%	217	5.8%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	101	4.4%	164	5.0%	192	5.1%
Two or More Races	50	2.2%	91	2.7%	113	3.0%
Hispanic Origin (Any Race)	628	27.2%	1,053	31.8%	1,277	34.2%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

**Blake M. Bonner**  
Senior Vice President,  
Director of Brokerage  
Direct Line 210 524 1305  
[bbonner@reocsanantonio.com](mailto:bbonner@reocsanantonio.com)

**C. Michael Morse**  
Vice President,  
Brokerage Services  
Direct Line 210 524 1312  
[mmorse@reocsanantonio.com](mailto:mmorse@reocsanantonio.com)

**Hans G. Rohl**  
Commercial Property Specialist  
Direct Line 210 524 1362  
[hrohl@reocsanantonio.com](mailto:hrohl@reocsanantonio.com)

**210 524 4000**





# Demographics: 3-Mile

Summary	Census 2010	2017	2022			
Population	48,827	57,072	62,422			
Households	19,379	22,842	25,171			
Families	10,965	12,552	13,641			
Average Household Size	2.34	2.35	2.34			
Owner Occupied Housing Units	10,337	11,198	12,099			
Renter Occupied Housing Units	9,042	11,644	13,072			
Median Age	29.6	31.7	32.8			
Trends: 2017 - 2022 Annual Rate	Area	State	National			
Population	1.81%	1.67%	0.83%			
Households	1.96%	1.63%	0.79%			
Families	1.68%	1.58%	0.71%			
Owner HHs	1.56%	1.58%	0.72%			
Median Household Income	1.91%	2.23%	2.12%			
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	2,525	11.1%	2,669	10.6%		
\$15,000 - \$24,999	1,450	6.3%	1,414	5.6%		
\$25,000 - \$34,999	1,486	6.5%	1,398	5.6%		
\$35,000 - \$49,999	1,834	8.0%	1,714	6.8%		
\$50,000 - \$74,999	3,737	16.4%	3,827	15.2%		
\$75,000 - \$99,999	2,805	12.3%	3,233	12.8%		
\$100,000 - \$149,999	3,640	15.9%	4,560	18.1%		
\$150,000 - \$199,999	1,999	8.8%	2,449	9.7%		
\$200,000+	3,363	14.7%	3,908	15.5%		
Median Household Income	\$77,702		\$85,404			
Average Household Income	\$118,372		\$130,187			
Per Capita Income	\$48,601		\$53,577			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,263	4.6%	2,489	4.4%	2,792	4.5%
5 - 9	2,482	5.1%	2,644	4.6%	2,777	4.4%
10 - 14	2,656	5.4%	2,831	5.0%	2,967	4.8%
15 - 19	6,419	13.1%	6,487	11.4%	6,684	10.7%
20 - 24	6,939	14.2%	7,238	12.7%	7,352	11.8%
25 - 34	6,613	13.5%	9,671	16.9%	10,902	17.5%
35 - 44	5,544	11.4%	6,435	11.3%	7,788	12.5%
45 - 54	6,167	12.6%	6,218	10.9%	6,335	10.1%
55 - 64	5,261	10.8%	6,225	10.9%	6,496	10.4%
65 - 74	2,769	5.7%	4,380	7.7%	5,070	8.1%
75 - 84	1,342	2.7%	1,830	3.2%	2,509	4.0%
85+	371	0.8%	625	1.1%	751	1.2%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	37,832	77.5%	42,776	75.0%	45,799	73.4%
Black Alone	2,639	5.4%	3,189	5.6%	3,564	5.7%
American Indian Alone	223	0.5%	280	0.5%	318	0.5%
Asian Alone	3,363	6.9%	4,662	8.2%	5,792	9.3%
Pacific Islander Alone	87	0.2%	110	0.2%	128	0.2%
Some Other Race Alone	3,044	6.2%	3,882	6.8%	4,283	6.9%
Two or More Races	1,639	3.4%	2,172	3.8%	2,538	4.1%
Hispanic Origin (Any Race)	17,221	35.3%	21,759	38.1%	24,972	40.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

**Blake M. Bonner**  
Senior Vice President,  
Director of Brokerage  
Direct Line 210 524 1305  
[bbonner@reocsanantonio.com](mailto:bbonner@reocsanantonio.com)

**C. Michael Morse**  
Vice President,  
Brokerage Services  
Direct Line 210 524 1312  
[mmorse@reocsanantonio.com](mailto:mmorse@reocsanantonio.com)

**Hans G. Rohl**  
Commercial Property Specialist  
Direct Line 210 524 1362  
[hrohl@reocsanantonio.com](mailto:hrohl@reocsanantonio.com)

**210 524 4000**



# Demographics: 5-Mile

Summary	Census 2010		2017		2022	
Population	176,875		197,534		211,839	
Households	73,462		81,477		87,426	
Families	42,475		46,389		49,323	
Average Household Size	2.35		2.37		2.38	
Owner Occupied Housing Units	37,425		38,941		41,296	
Renter Occupied Housing Units	36,037		42,536		46,130	
Median Age	32.2		33.7		34.4	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	1.41%		1.67%		0.83%	
Households	1.42%		1.63%		0.79%	
Families	1.23%		1.58%		0.71%	
Owner HHs	1.18%		1.58%		0.72%	
Median Household Income	2.56%		2.23%		2.12%	
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	7,688	9.4%	7,945	9.1%		
\$15,000 - \$24,999	6,539	8.0%	6,261	7.2%		
\$25,000 - \$34,999	6,975	8.6%	6,420	7.3%		
\$35,000 - \$49,999	9,263	11.4%	8,605	9.8%		
\$50,000 - \$74,999	13,550	16.6%	13,730	15.7%		
\$75,000 - \$99,999	10,109	12.4%	11,562	13.2%		
\$100,000 - \$149,999	12,633	15.5%	15,393	17.6%		
\$150,000 - \$199,999	6,143	7.5%	7,323	8.4%		
\$200,000+	8,578	10.5%	10,188	11.7%		
Median Household Income	\$67,181		\$76,233			
Average Household Income	\$99,874		\$111,773			
Per Capita Income	\$41,735		\$46,645			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,632	6.0%	10,992	5.6%	12,025	5.7%
5 - 9	10,711	6.1%	11,105	5.6%	11,396	5.4%
10 - 14	10,681	6.0%	11,164	5.7%	11,413	5.4%
15 - 19	14,455	8.2%	14,929	7.6%	15,253	7.2%
20 - 24	19,786	11.2%	19,321	9.8%	20,311	9.6%
25 - 34	29,153	16.5%	35,722	18.1%	37,790	17.8%
35 - 44	23,088	13.1%	26,096	13.2%	29,846	14.1%
45 - 54	23,402	13.2%	23,302	11.8%	23,360	11.0%
55 - 64	18,323	10.4%	21,355	10.8%	22,230	10.5%
65 - 74	9,618	5.4%	14,557	7.4%	16,995	8.0%
75 - 84	5,073	2.9%	6,475	3.3%	8,403	4.0%
85+	1,952	1.1%	2,515	1.3%	2,818	1.3%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	135,529	76.6%	146,492	74.2%	154,062	72.7%
Black Alone	9,219	5.2%	10,892	5.5%	12,055	5.7%
American Indian Alone	966	0.5%	1,111	0.6%	1,215	0.6%
Asian Alone	11,365	6.4%	14,978	7.6%	18,166	8.6%
Pacific Islander Alone	208	0.1%	255	0.1%	296	0.1%
Some Other Race Alone	13,358	7.6%	16,040	8.1%	17,240	8.1%
Two or More Races	6,229	3.5%	7,766	3.9%	8,805	4.2%
Hispanic Origin (Any Race)	70,543	39.9%	84,048	42.5%	93,946	44.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

**Blake M. Bonner**  
Senior Vice President,  
Director of Brokerage  
Direct Line 210 524 1305  
[bbonner@reocsanantonio.com](mailto:bbonner@reocsanantonio.com)

**C. Michael Morse**  
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[hrohl@reocsanantonio.com](mailto:hrohl@reocsanantonio.com)

**210 524 4000**



# Information About Brokerage Services

11-2-2015

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.

**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.

**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>	<u>4933853</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</u>
Designated Broker of Firm	License No.	Email	Phone

<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Blake McFarlane Bonner</u>	<u>334780</u>	<u>dbonner@reocsanantonio.com</u>	<u>N/A</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission Information available at [www.trec.texas.gov](http://www.trec.texas.gov)



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- **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.

**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.

**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>4993853</b>	<b>bharris@reocsanantonio.com</b>	<b>N/A</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<b>Brian Dale Harris</b>	<b>405243</b>	<b>bharris@reocsanantonio.com</b>	<b>N/A</b>
Designated Broker of Firm	License No.	Email	Phone

<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<b>Christopher Michael Morse</b>	<b>629643</b>	<b>mmorse@reocsanantonio.com</b>	<b>N/A</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission Information available at [www.trec.texas.gov](http://www.trec.texas.gov)



# Information About Brokerage Services

11-2-2015

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.

**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.

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**REOC General Partner, LLC** License No. **493853** Email **bharris@reocsanantonio.com** Phone **(210) 524-4000**  
 Licensed Broker/Broker Firm Name or Primary Assumed Business Name

**Brian Dale Harris** License No. **405243** Email **bharris@reocsanantonio.com** Phone **(210) 524-4000**  
 Designated Broker of Firm

**Brian Dale Harris** License No. **405243** Email **bharris@reocsanantonio.com** Phone **(210) 524-4000**  
 Licensed Supervisor of Sales Agent/ Associate

**Hans G. Rohl** License No. **371771** Email **hrohl@reocsanantonio.com** Phone **(210) 524-4000**  
 Sales Agent/Associate's Name

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

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