



# North Pointe Retail Center

19314 & 19422 N US Hwy 281 (US Hwy 281 & Redland Rd)

Two Prime Pad Sites Available for Build-to-Suit or Lease

*Now is the time to consider this ideal location!*



**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)

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



# Table of Contents

SECTION 1	Maps
SECTION 2	Site Plan
SECTION 3	Photos
SECTION 4	Property Summary
SECTION 5	San Antonio Overview
SECTION 6	Demographics
SECTION 7	TREC Agency Disclosure

**Blake M. Bonner**

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

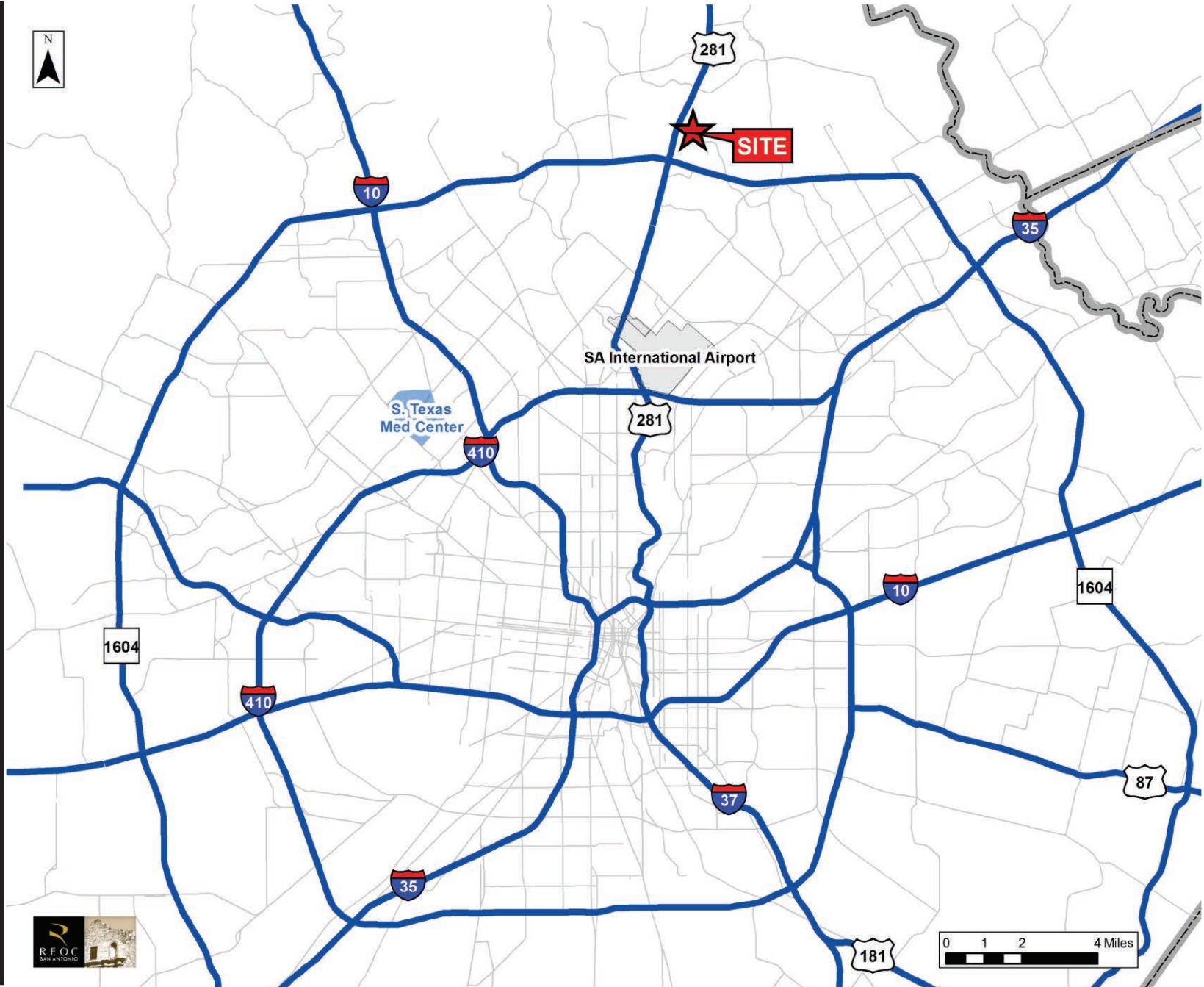
**C. Michael Morse**

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

**210 524 4000**



# City Location Map



**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)

**210 524 4000**



# Aerial Map



**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)

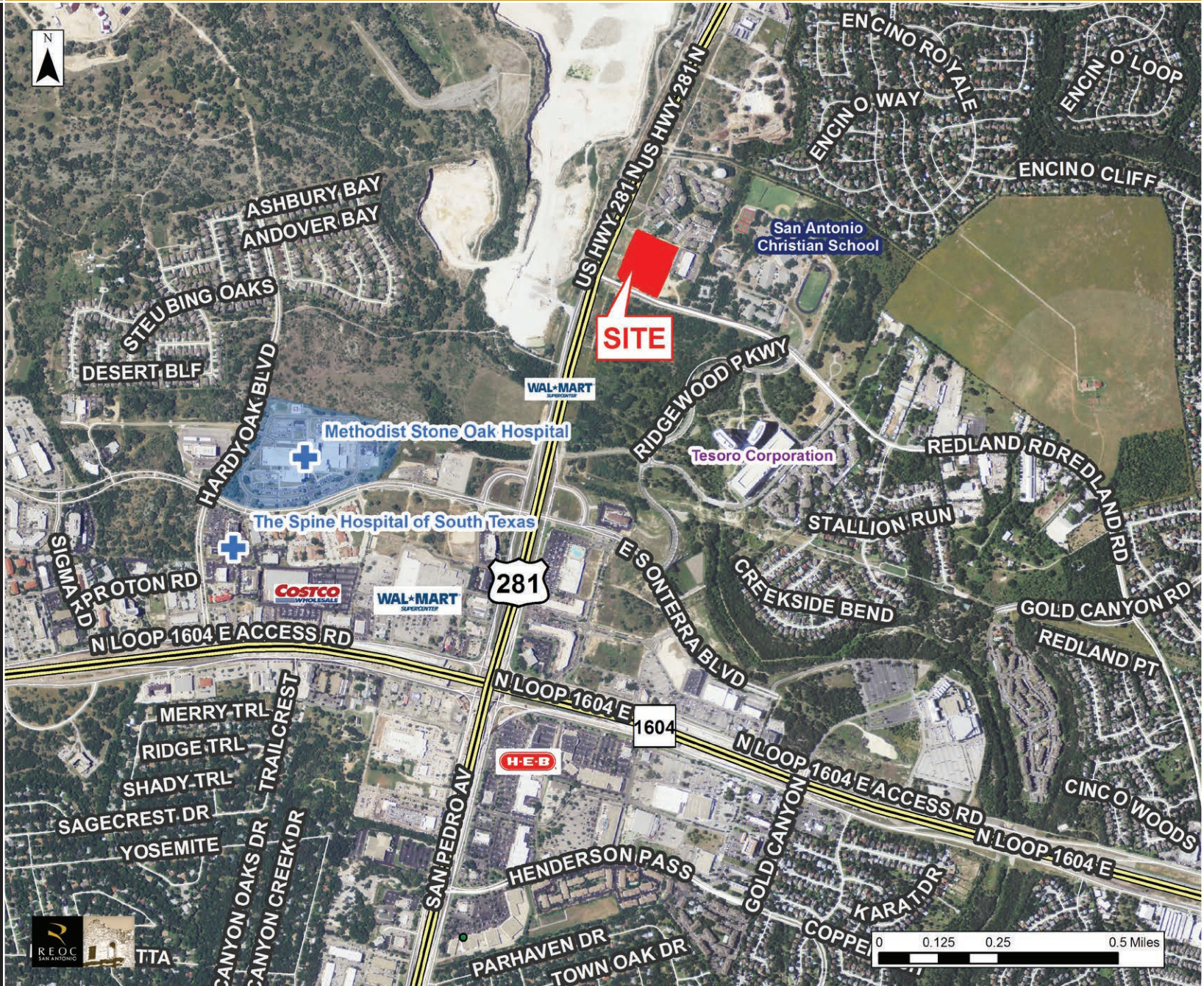
**210 524 4000**



Hardberger



# Aerial Map



**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)

**210 524 4000**



# Site Aerial



**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)

**210 524 4000**



# New intersection under construction



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

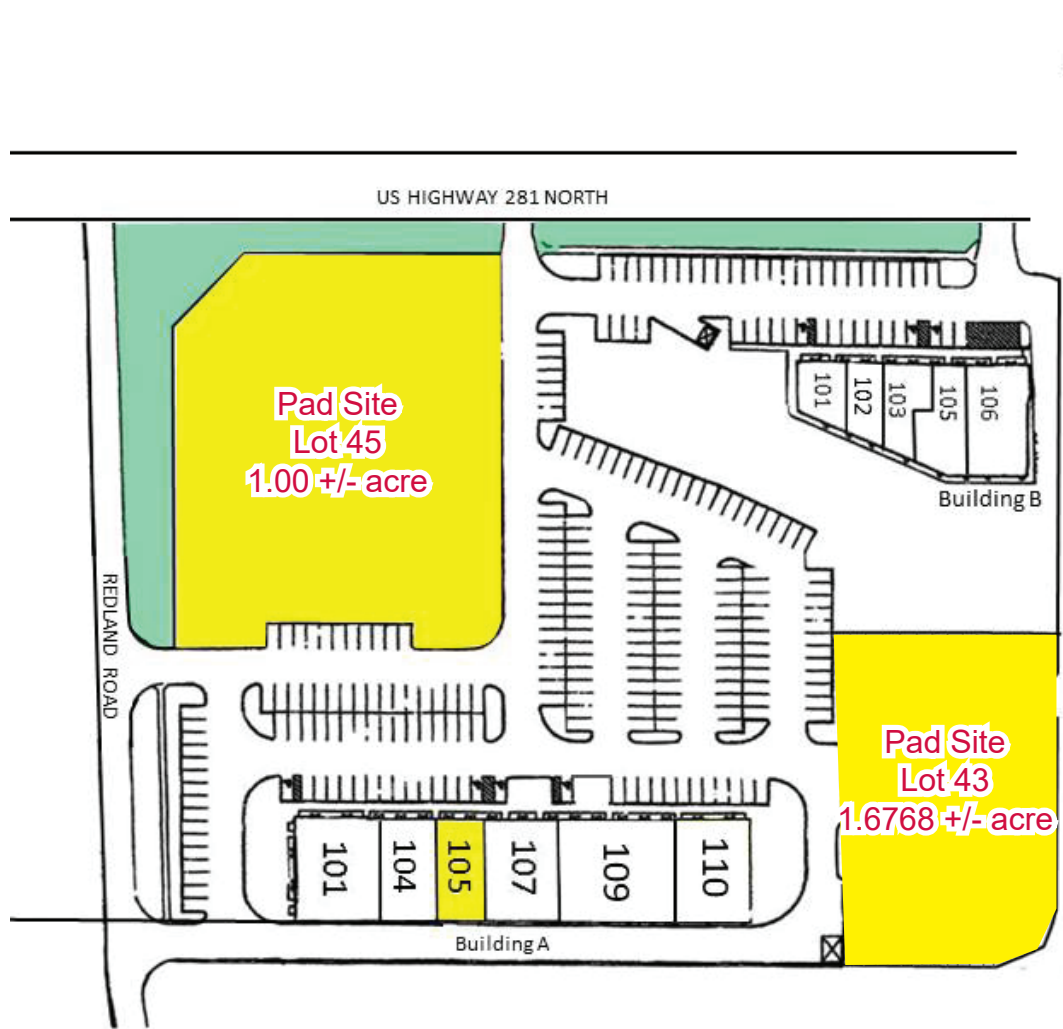
**C. Michael Morse**  
Vice President,  
Brokerage Services  
Direct Line 210 524 1312  
[mmorse@reocsanantonio.com](mailto:mmorse@reocsanantonio.com)

**210 524 4000**

Source: TxDOT US 281 Project Visualization Animation Video



# Site Plan




## BUILDING A - 19314

SUITE	TENANT	SQFT
101	SIG GROUP ENTERTAINMENT	4,046
104	GINZA RAMEN AND POKE	1,650
<b>105</b>	<b>VACANT</b>	<b>1,136</b>
107	ANGRY ELEPHANT	3,408
109	ROO PUB	6,000
110	FSS VENTURES	5,551

## BUILDING B - 19422

SUITE	TENANT	SQFT
101	CODY POOLS	1,744
102	SONNY DISTRIBUTION	980
103	SWEETWATER SERVICES	2,318
105	SMOKERS GALAXY	1,984
106	URGENT CARE CLINIC	3,184

 = Available

**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)

**210 524 4000**





# Photos



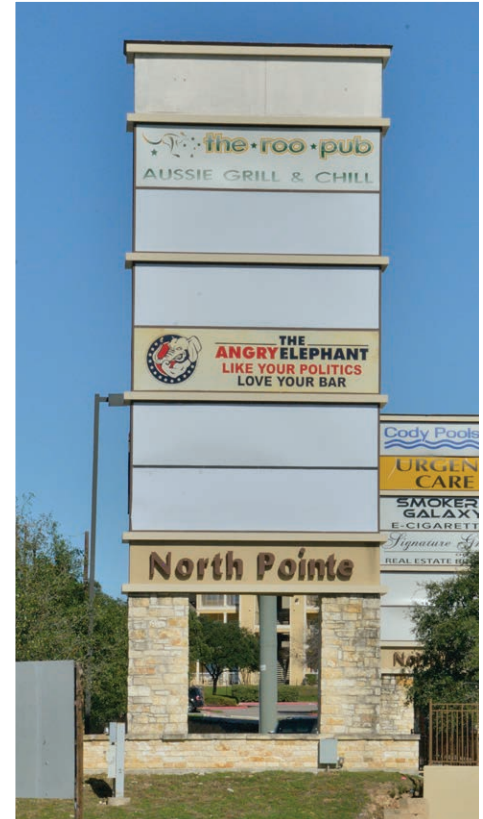
**Blake M. Bonner**  
Senior Vice President,  
Director of Brokerage  
Direct Line 210 524 1305  
[bbonner@reocsanantonio.com](mailto:bbonner@reocsanantonio.com)

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

**210 524 4000**



# Photos



**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)

**210 524 4000**



# Property Summary

***Now is the time to get started on your new location!***

The highway 281 expansion is well underway and due to be completed in 2020. This new freeway includes an overpass at Redland Road which will allow for convenient north/south access to the site.

<b>Location</b>	Redland Rd. and US Hwy 281	<b>Comments</b>
<b>Property Details</b>	Lot 43 - 1.6768 +/- acres Lot 45 - 1.00 +/- acre	<ul style="list-style-type: none"> <li>▪ US 281 expansion currently underway. This project provides for an overpass at Redland Rd which will allow easy access to the property from both the north and south bound lanes</li> <li>▪ Two pads available for lease and/or build-to-suit</li> <li>▪ Excellent visibility</li> <li>▪ Access to adjoining businesses</li> <li>▪ Convenient to the executive residential areas of Stone Oak</li> <li>▪ Easy ingress and egress to US 281/Redland Road</li> <li>▪ Dramatic Hill Country and Cityscape views</li> <li>▪ Ideal for a wide variety of commercial uses</li> <li>▪ Surrounded by numerous well established subdivisions, retail and office developments</li> </ul>
<b>Legal Description</b>	Lot 43 - NCB 17586 BLK 6 LOT 43 NORTH POINTE SUBD Lot 45 - NCB 17586 BLK 6 LOT 45 NORTH POINTE SUBD	
<b>Ground Lease</b>	Contact broker for lease or build-to-suit information	
<b>Taxes</b>	Approximately \$2,000 per month	
<b>Term</b>	Ten (10) years minimum	
<b>Deposit</b>	Equal to one (1) month's Base Rental (typical)	
<b>Financial Information</b>	Required prior to submission of lease document by Landlord	
<b>Disclosure</b>	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative.	

### Traffic Counts

US Hwy 281 at Redland; 98,947 vpd (2015)  
 US Hwy 281, north of Loop 1604; 103,023 vpd (2015)  
 Traffic counts by TxDOT Statewide Planning Map

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

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

**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  
[cmorse@reocsanantonio.com](mailto:cmorse@reocsanantonio.com)

**210 524 4000**



# San Antonio Overview

## Largest U.S. Cities

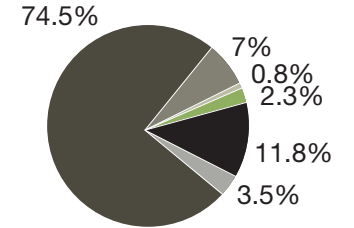
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 **San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

## San Antonio-New Braunfels Metro Area

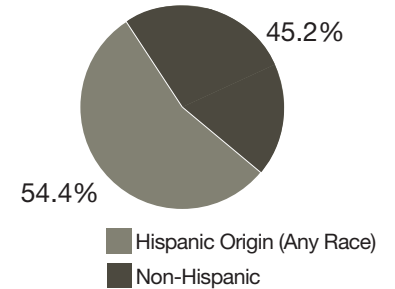
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2014 Estimate	2,278,077	34.6	814,855
2019 Projection	2,480,672	35.4	890,616

	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
2014 Estimate	\$70,522	\$51,881	\$25,601
2019 Projection	\$82,936	\$60,615	\$30,207

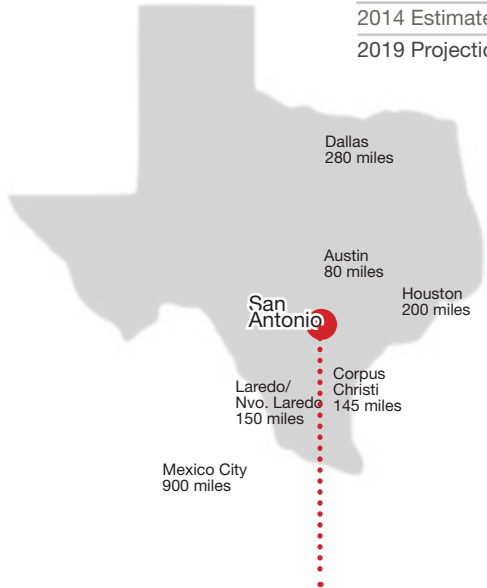
## Ethnicity



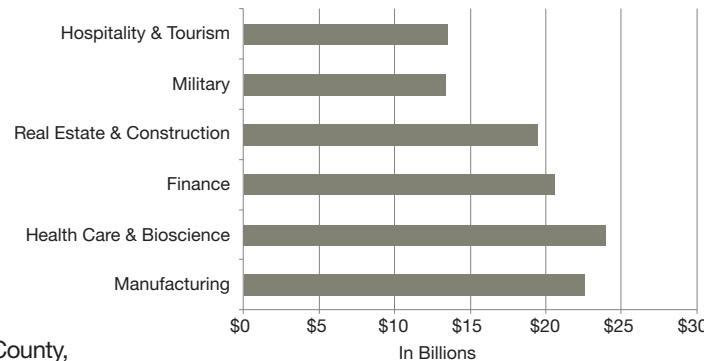
- Black Alone
- American Indian Alone
- Asian Alone
- Some Other Race Alone
- Two or More Races
- White Alone



- Hispanic Origin (Any Race)
- Non-Hispanic



## Major Industries



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.

## Fortune 500 Companies

SAT	Ranking	US
1	Valero Energy	10
2	Tesoro Corp	75
3	USAA	141
4	CST Brands, Inc	266
5	CC MediaHoldings	419
6	NuStar Energy	661

Sources: U.S. Census; ESRI 2014 Estimates; U.S. Census Bureau 2010, ESRI forecasts for 2014 & 2019; Fortune

**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)

**210 524 4000**



# Demographics: 1-Mile

<b>Summary</b>	<b>Census 2010</b>		<b>2018</b>		<b>2023</b>	
Population	3,403		3,859		4,463	
Households	1,429		1,649		1,909	
Families	934		1,079		1,243	
Average Household Size	2.30		2.27		2.28	
Owner Occupied Housing Units	874		778		964	
Renter Occupied Housing Units	555		872		946	
Median Age	37.4		37.3		36.6	
<b>Trends: 2018 - 2023 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	2.95%		1.65%		0.83%	
Households	2.97%		1.62%		0.79%	
Families	2.87%		1.58%		0.71%	
Owner HHs	4.38%		2.09%		1.16%	
Median Household Income	0.91%		2.23%		2.50%	
<b>Households by Income</b>	<b>Census 2010</b>		<b>2018</b>		<b>2023</b>	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	59	3.6%	60	3.1%	60	3.1%
\$15,000 - \$24,999	68	4.1%	71	3.7%	71	3.7%
\$25,000 - \$34,999	79	4.8%	82	4.3%	82	4.3%
\$35,000 - \$49,999	137	8.3%	143	7.5%	143	7.5%
\$50,000 - \$74,999	268	16.3%	290	15.2%	290	15.2%
\$75,000 - \$99,999	217	13.2%	241	12.6%	241	12.6%
\$100,000 - \$149,999	414	25.1%	511	26.8%	511	26.8%
\$150,000 - \$199,999	204	12.4%	245	12.8%	245	12.8%
\$200,000+	203	12.3%	267	14.0%	267	14.0%
Median Household Income	\$99,480		\$104,112		\$104,112	
Average Household Income	\$117,943		\$128,928		\$128,928	
Per Capita Income	\$46,189		\$50,408		\$50,408	
<b>Population by Age</b>	<b>Census 2010</b>		<b>2018</b>		<b>2023</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	174	5.1%	199	5.2%	250	5.6%
5 - 9	226	6.6%	215	5.6%	230	5.2%
10 - 14	291	8.5%	261	6.8%	242	5.4%
15 - 19	270	7.9%	260	6.7%	257	5.8%
20 - 24	196	5.8%	263	6.8%	275	6.2%
25 - 34	429	12.6%	606	15.7%	864	19.4%
35 - 44	518	15.2%	527	13.7%	641	14.4%
45 - 54	539	15.8%	530	13.7%	538	12.1%
55 - 64	340	10.0%	457	11.8%	516	11.6%
65 - 74	165	4.8%	273	7.1%	357	8.0%
75 - 84	132	3.9%	145	3.8%	174	3.9%
85+	124	3.6%	123	3.2%	119	2.7%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2018</b>		<b>2023</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,785	81.9%	3,048	79.0%	3,436	77.0%
Black Alone	161	4.7%	204	5.3%	252	5.6%
American Indian Alone	11	0.3%	14	0.4%	17	0.4%
Asian Alone	184	5.4%	252	6.5%	340	7.6%
Pacific Islander Alone	5	0.1%	7	0.2%	9	0.2%
Some Other Race Alone	161	4.7%	208	5.4%	249	5.6%
Two or More Races	95	2.8%	126	3.3%	159	3.6%
Hispanic Origin (Any Race)	1,037	30.5%	1,333	34.5%	1,652	37.0%

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

**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)

**210 524 4000**



# Demographics: 3-Mile

<b>Summary</b>	<b>Census 2010</b>		<b>2018</b>		<b>2023</b>			
Population	67,766		80,230		87,311			
Households	25,748		30,456		33,120			
Families	18,178		21,370		23,170			
Average Household Size	2.61		2.62		2.62			
Owner Occupied Housing Units	17,114		18,132		20,186			
Renter Occupied Housing Units	8,634		12,324		12,934			
Median Age	36.7		37.8		37.8			
<b>Trends: 2018 - 2023 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>			
Population	1.71%		1.65%		0.83%			
Households	1.69%		1.62%		0.79%			
Families	1.63%		1.58%		0.71%			
Owner HHs	2.17%		2.09%		1.16%			
Median Household Income	1.00%		2.23%		2.50%			
<b>Households by Income</b>					<b>2018</b>		<b>2023</b>	
			Number	Percent	Number	Percent	Number	Percent
<\$15,000			1,109	3.6%	1,016	3.1%	1,016	3.1%
\$15,000 - \$24,999			1,293	4.2%	1,199	3.6%	1,199	3.6%
\$25,000 - \$34,999			1,627	5.3%	1,564	4.7%	1,564	4.7%
\$35,000 - \$49,999			2,812	9.2%	2,852	8.6%	2,852	8.6%
\$50,000 - \$74,999			4,514	14.8%	4,720	14.3%	4,720	14.3%
\$75,000 - \$99,999			4,166	13.7%	4,461	13.5%	4,461	13.5%
\$100,000 - \$149,999			7,269	23.9%	8,389	25.3%	8,389	25.3%
\$150,000 - \$199,999			3,894	12.8%	4,295	13.0%	4,295	13.0%
\$200,000+			3,770	12.4%	4,624	14.0%	4,624	14.0%
Median Household Income			\$97,746		\$102,739			
Average Household Income			\$119,261		\$129,963			
Per Capita Income			\$45,522		\$49,534			
<b>Population by Age</b>	<b>Census 2010</b>		<b>2018</b>		<b>2023</b>			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	4,069	6.0%	4,532	5.6%	5,124	5.9%		
5 - 9	5,011	7.4%	5,078	6.3%	5,322	6.1%		
10 - 14	5,703	8.4%	5,756	7.2%	5,503	6.3%		
15 - 19	4,910	7.2%	5,441	6.8%	5,330	6.1%		
20 - 24	3,901	5.8%	4,793	6.0%	4,682	5.4%		
25 - 34	8,542	12.6%	11,268	14.0%	13,795	15.8%		
35 - 44	10,786	15.9%	11,601	14.5%	13,343	15.3%		
45 - 54	10,734	15.8%	11,574	14.4%	11,387	13.0%		
55 - 64	7,552	11.1%	10,089	12.6%	10,585	12.1%		
65 - 74	3,707	5.5%	6,158	7.7%	7,414	8.5%		
75 - 84	1,937	2.9%	2,696	3.4%	3,504	4.0%		
85+	913	1.3%	1,244	1.6%	1,322	1.5%		
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2018</b>		<b>2023</b>			
	Number	Percent	Number	Percent	Number	Percent		
White Alone	55,252	81.5%	62,969	78.5%	66,917	76.6%		
Black Alone	3,095	4.6%	4,139	5.2%	4,784	5.5%		
American Indian Alone	312	0.5%	386	0.5%	427	0.5%		
Asian Alone	3,972	5.9%	5,629	7.0%	7,024	8.0%		
Pacific Islander Alone	86	0.1%	121	0.2%	146	0.2%		
Some Other Race Alone	2,953	4.4%	4,047	5.0%	4,540	5.2%		
Two or More Races	2,097	3.1%	2,938	3.7%	3,474	4.0%		
Hispanic Origin (Any Race)	20,531	30.3%	27,567	34.4%	32,081	36.7%		

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

**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)

**210 524 4000**



# Demographics: 5-Mile

Summary	Census 2010		2018		2023	
Population	179,180		210,313		229,888	
Households	68,303		79,427		86,376	
Families	48,325		56,011		60,867	
Average Household Size	2.61		2.64		2.65	
Owner Occupied Housing Units	47,921		52,574		58,138	
Renter Occupied Housing Units	20,382		26,853		28,238	
Median Age	36.6		37.7		37.7	
Trends: 2018 - 2023 Annual Rate	Area	State	National			
Population	1.80%	1.65%	0.83%			
Households	1.69%	1.62%	0.79%			
Families	1.68%	1.58%	0.71%			
Owner HHs	2.03%	2.09%	1.16%			
Median Household Income	1.28%	2.23%	2.50%			
Households by Income	2018		2023			
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,564	3.2%	2,323	2.7%		
\$15,000 - \$24,999	3,410	4.3%	3,090	3.6%		
\$25,000 - \$34,999	4,215	5.3%	3,966	4.6%		
\$35,000 - \$49,999	7,256	9.1%	7,199	8.3%		
\$50,000 - \$74,999	12,471	15.7%	12,788	14.8%		
\$75,000 - \$99,999	10,851	13.7%	11,593	13.4%		
\$100,000 - \$149,999	18,306	23.0%	21,229	24.6%		
\$150,000 - \$199,999	9,495	12.0%	10,682	12.4%		
\$200,000+	10,860	13.7%	13,506	15.6%		
Median Household Income	\$96,923		\$103,292			
Average Household Income	\$122,572		\$134,813			
Per Capita Income	\$46,450		\$50,810			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,390	6.4%	12,536	6.0%	14,129	6.1%
5 - 9	13,401	7.5%	14,142	6.7%	15,084	6.6%
10 - 14	14,572	8.1%	15,448	7.3%	15,615	6.8%
15 - 19	12,258	6.8%	13,764	6.5%	14,061	6.1%
20 - 24	9,726	5.4%	12,039	5.7%	11,626	5.1%
25 - 34	23,840	13.3%	28,717	13.7%	34,419	15.0%
35 - 44	28,856	16.1%	31,375	14.9%	35,954	15.6%
45 - 54	28,187	15.7%	30,286	14.4%	30,098	13.1%
55 - 64	20,658	11.5%	26,250	12.5%	27,282	11.9%
65 - 74	9,875	5.5%	16,592	7.9%	19,698	8.6%
75 - 84	4,685	2.6%	6,698	3.2%	9,143	4.0%
85+	1,734	1.0%	2,466	1.2%	2,782	1.2%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	147,682	82.4%	166,953	79.4%	178,383	77.6%
Black Alone	7,773	4.3%	10,393	4.9%	12,173	5.3%
American Indian Alone	775	0.4%	958	0.5%	1,068	0.5%
Asian Alone	8,332	4.7%	11,909	5.7%	15,031	6.5%
Pacific Islander Alone	237	0.1%	340	0.2%	420	0.2%
Some Other Race Alone	8,798	4.9%	11,930	5.7%	13,464	5.9%
Two or More Races	5,584	3.1%	7,831	3.7%	9,350	4.1%
Hispanic Origin (Any Race)	55,862	31.2%	74,254	35.3%	86,891	37.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

**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)

**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>493853</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>bbonner@reocsanantonio.com</u>	<u>N/A</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------

**Regulated by the Texas Real Estate Commission** Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

REOC San Antonio, 8023 Vantage Dr, Suite 1200 San Antonio, TX 78230  
Blake Bonner

Phone: 2105244000 Fax: 2105244029  
Produced with zipform® by ziplogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)

IABS 1-0  
IABS Form





# 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.

<b>REOC General Partner, LLC</b> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<b>493853</b> License No.	<b>bharris@reocsanantonio.com</b> Email	<b>N/A</b> Phone
<b>Brian Dale Harris</b> Designated Broker of Firm	<b>405243</b> License No.	<b>bharris@reocsanantonio.com</b> Email	<b>N/A</b> Phone
<b>N/A</b> Licensed Supervisor of Sales Agent/ Associate	<b>N/A</b> License No.	<b>N/A</b> Email	<b>N/A</b> Phone
<b>Christopher Michael Morse</b> Sales Agent/Associate's Name	<b>629643</b> License No.	<b>mmorse@reocsanantonio.com</b> Email	<b>N/A</b> Phone

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

### Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

REOC San Antonio, 8023 Vantage Dr, Suite 1200 San Antonio, TX 78230  
Blake Bommer

Phone: 2105244000 Fax: 2105244029  
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)

IABS 1-0  
IABS Form