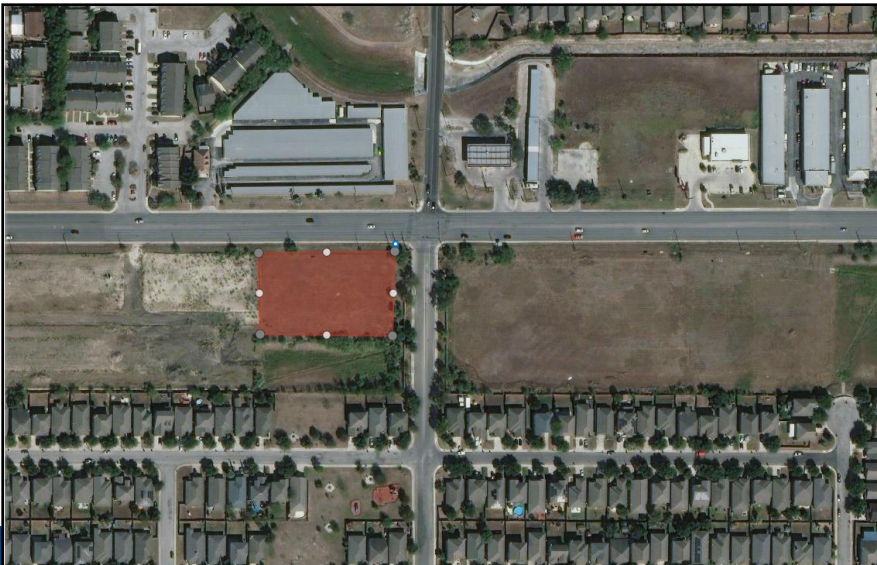


# WESTBURY HEIGHTS RETAIL CENTER

Hard Corner of Marbach and Holwick

## New Retail Coming 2026



**Price: \$30-38 PSF + NNN**

### Property Highlights

- Retail Center is at a signalized intersection
- Rates start at \$30-\$38 PSF for the end cap space plus NNN expenses
- Suite sizes range from 1000-11,280 SF
- Contact Sean Ferris (210-428-0204) for more information



Sean Ferris, CCIM  
210-824-3323  
sferris@pfproperties.net

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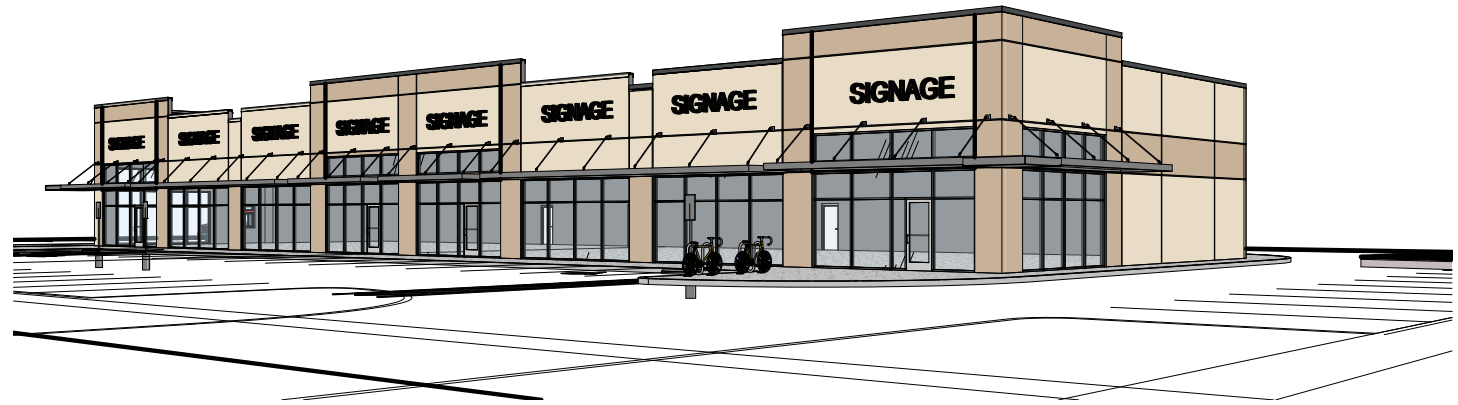
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**SEAN FERRIS, CCIM**

O: 210-824-3323

C: 210-428-0204

[sferris@pfproperties.net](mailto:sferris@pfproperties.net)



## WESTBURY HEIGHTS RETAIL

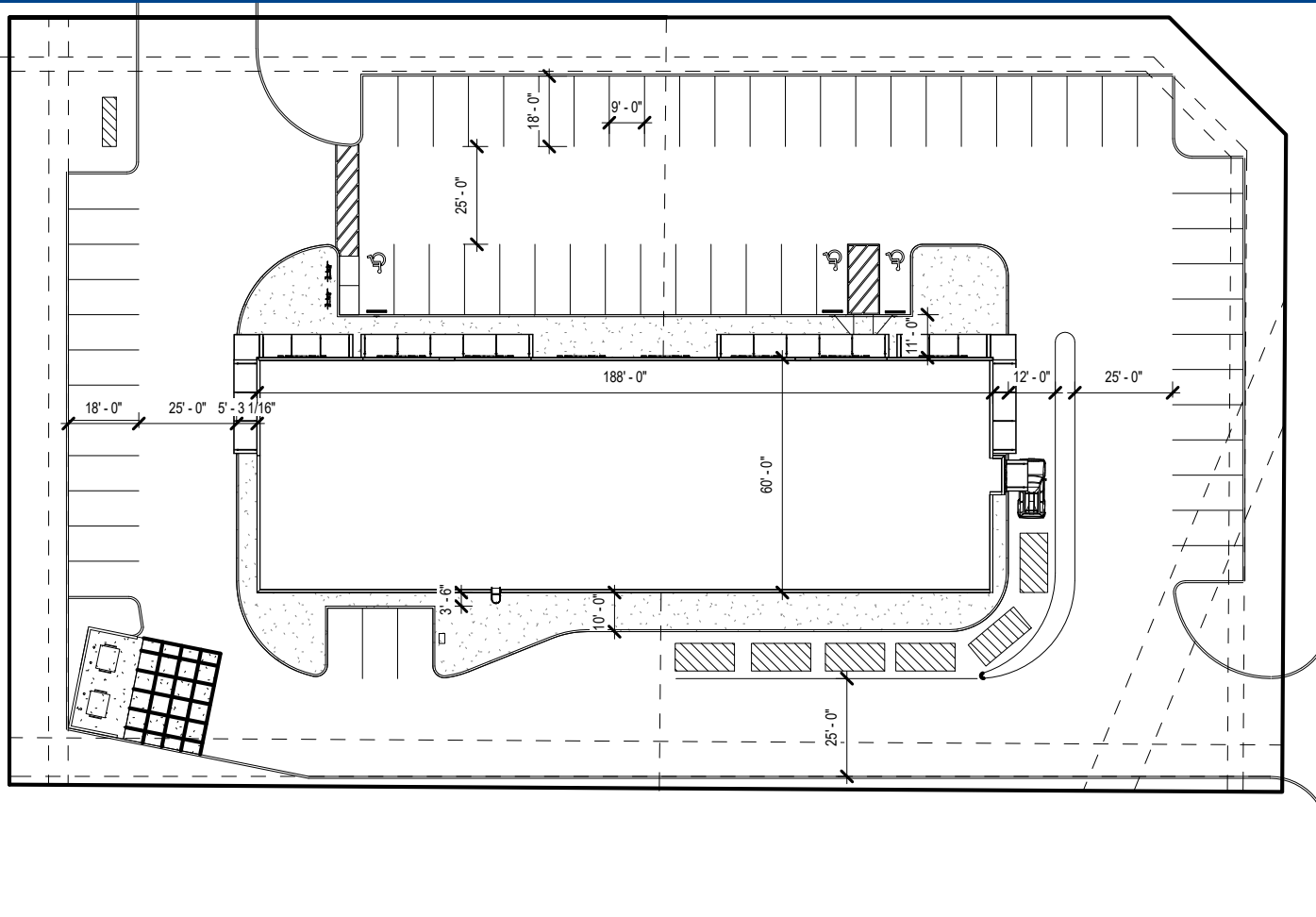
MARBACH RD, SAN ANTONIO ,TX

## SCHEMATIC PERSPECTIVE

project #: 20.263

Issue Date

**A1.0**



HOLWIC

**1 SITE PLAN**  
SCALE: 1" = 30'-0"



### WESTBURY HEIGHTS RETAIL

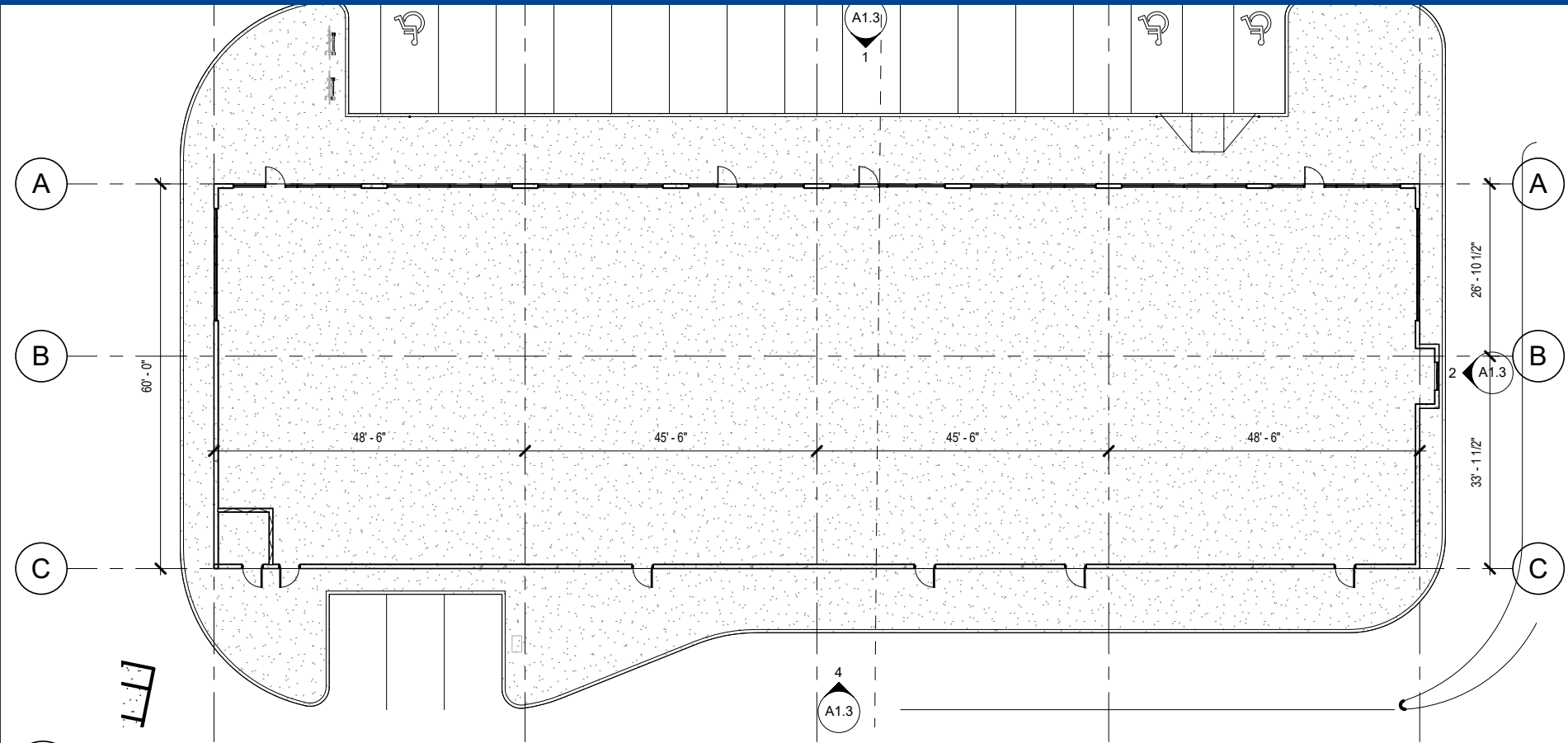
MARBACH RD, SAN ANTONIO ,TX

### SCHEMATIC SITE

project #: 20.263

Issue Date

**A1.1**



**1 FIRST FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



**WESTBURY HEIGHTS RETAIL**

MARBACH RD, SAN ANTONIO ,TX

**SCHEMATIC PLAN**

project #: 20.263

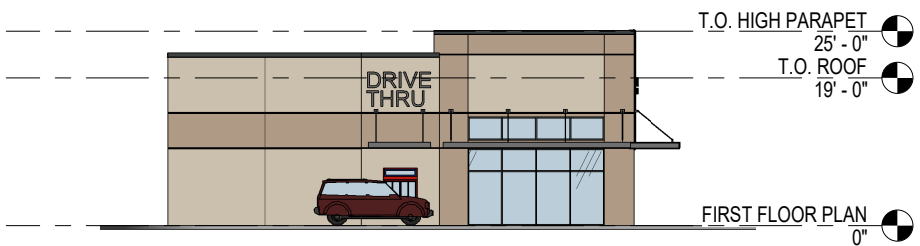
Issue Date

**A1.2**

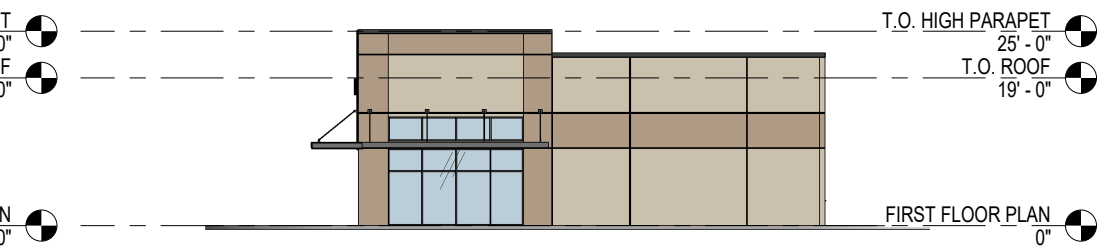




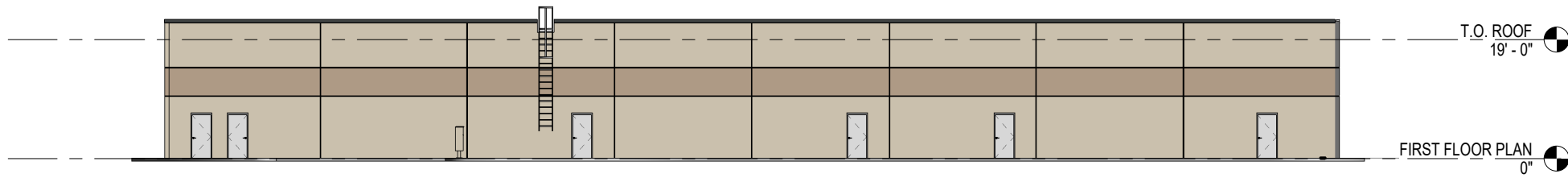
**1 NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**2 EAST ELEVATION**  
SCALE: 1/16" = 1'-0"



**3 WEST ELEVATION**  
SCALE: 1/16" = 1'-0"



**4 SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"



## WESTBURY HEIGHTS RETAIL

MARBACH RD, SAN ANTONIO ,TX

### SCHEMATIC ELEVATIONS

project #: 20.263  
Issue Date  
**A1.3**



9326 Marbach Rd, San Antonio, Texas, 78245  
Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 29.41767  
Longitude: -98.66908

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
2000 Population	10,871	59,136	64,678
2010 Population	17,386	92,885	96,316
2020 Population	22,110	115,149	120,219
2025 Population	24,175	124,782	130,108
2000-2010 Annual Rate	4.81%	4.62%	4.06%
2010-2020 Annual Rate	2.37%	2.12%	2.19%
2020-2025 Annual Rate	1.80%	1.62%	1.59%
2020 Male Population	48.4%	49.4%	50.8%
2020 Female Population	51.6%	50.6%	49.2%
2020 Median Age	29.6	30.3	30.3

In the identified area, the current year population is 120,219. In 2010, the Census count in the area was 96,316. The rate of change since 2010 was 2.19% annually. The five-year projection for the population in the area is 130,108 representing a change of 1.59% annually from 2020 to 2025. Currently, the population is 50.8% male and 49.2% female.

### Median Age

The median age in this area is 29.6, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	65.0%	66.2%	67.9%
2020 Black Alone	10.2%	9.5%	9.7%
2020 American Indian/Alaska Native Alone	0.9%	0.9%	0.8%
2020 Asian Alone	2.3%	2.7%	2.9%
2020 Pacific Islander Alone	0.1%	0.2%	0.3%
2020 Other Race	17.0%	15.8%	14.2%
2020 Two or More Races	4.5%	4.7%	4.2%
2020 Hispanic Origin (Any Race)	73.6%	68.9%	63.2%

Persons of Hispanic origin represent 63.2% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 74.8 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	43	54	61
2000 Households	3,603	18,077	19,714
2010 Households	5,979	28,490	29,436
2020 Total Households	7,458	35,673	37,118
2025 Total Households	8,147	38,702	40,259
2000-2010 Annual Rate	5.20%	4.65%	4.09%
2010-2020 Annual Rate	2.18%	2.22%	2.29%
2020-2025 Annual Rate	1.78%	1.64%	1.64%
2020 Average Household Size	2.96	3.14	3.02

The household count in this area has changed from 29,436 in 2010 to 37,118 in the current year, a change of 2.29% annually. The five-year projection of households is 40,259, a change of 1.64% annually from the current year total. Average household size is currently 3.02, compared to 2.97 in the year 2010. The number of families in the current year is 27,559 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.





9326 Marbach Rd, San Antonio, Texas, 78245  
Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 29.41767  
Longitude: -98.66908

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	12.2%	11.6%	13.2%
<b>Median Household Income</b>			
2020 Median Household Income	\$49,970	\$56,949	\$56,488
2025 Median Household Income	\$51,987	\$60,333	\$60,075
2020-2025 Annual Rate	0.79%	1.16%	1.24%
<b>Average Household Income</b>			
2020 Average Household Income	\$58,156	\$68,891	\$71,264
2025 Average Household Income	\$62,868	\$75,103	\$77,854
2020-2025 Annual Rate	1.57%	1.74%	1.78%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$18,934	\$21,929	\$22,854
2025 Per Capita Income	\$20,457	\$23,874	\$24,926
2020-2025 Annual Rate	1.56%	1.71%	1.75%

Current median household income is \$56,488 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$60,075 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$71,264 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$77,854 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$22,854 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$24,926 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	156	165	146
2000 Total Housing Units	3,807	19,035	20,835
2000 Owner Occupied Housing Units	2,211	11,552	11,827
2000 Renter Occupied Housing Units	1,392	6,524	7,888
2000 Vacant Housing Units	204	959	1,120
2010 Total Housing Units	6,574	30,222	31,418
2010 Owner Occupied Housing Units	3,401	19,088	17,458
2010 Renter Occupied Housing Units	2,578	9,402	11,978
2010 Vacant Housing Units	595	1,732	1,982
2020 Total Housing Units	7,635	36,838	38,434
2020 Owner Occupied Housing Units	4,026	22,542	22,182
2020 Renter Occupied Housing Units	3,432	13,131	14,935
2020 Vacant Housing Units	177	1,165	1,316
2025 Total Housing Units	8,320	39,888	41,576
2025 Owner Occupied Housing Units	4,367	24,461	24,542
2025 Renter Occupied Housing Units	3,781	14,240	15,717
2025 Vacant Housing Units	173	1,186	1,317

Currently, 57.7% of the 38,434 housing units in the area are owner occupied; 38.9%, renter occupied; and 3.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 31,418 housing units in the area - 55.6% owner occupied, 38.1% renter occupied, and 6.3% vacant. The annual rate of change in housing units since 2010 is 9.37%. Median home value in the area is \$178,105, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.85% annually to \$195,239.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.





9326 Marbach Rd, San Antonio, Texas, 78245  
Ring Band: 0 - 1 mile radius

Prepared by Esri  
Latitude: 29.41767  
Longitude: -98.66908

Summary	Census 2010	2020	2025
Population	17,386	22,110	24,175
Households	5,979	7,458	8,147
Families	4,380	5,349	5,789
Average Household Size	2.91	2.96	2.97
Owner Occupied Housing Units	3,401	4,026	4,367
Renter Occupied Housing Units	2,578	3,432	3,781
Median Age	28.5	29.6	29.8
Trends: 2020-2025 Annual Rate	Area	State	National
Population	1.80%	1.54%	0.72%
Households	1.78%	1.51%	0.72%
Families	1.59%	1.47%	0.64%
Owner HHs	1.64%	1.53%	0.72%
Median Household Income	0.79%	1.43%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	1,125	15.1%	1,179	14.5%
\$15,000 - \$24,999	704	9.4%	705	8.7%
\$25,000 - \$34,999	891	11.9%	943	11.6%
\$35,000 - \$49,999	1,010	13.5%	1,047	12.9%
\$50,000 - \$74,999	1,545	20.7%	1,678	20.6%
\$75,000 - \$99,999	1,033	13.9%	1,184	14.5%
\$100,000 - \$149,999	935	12.5%	1,134	13.9%
\$150,000 - \$199,999	180	2.4%	241	3.0%
\$200,000+	34	0.5%	37	0.5%
Median Household Income	\$49,970		\$51,987	
Average Household Income	\$58,156		\$62,868	
Per Capita Income	\$18,934		\$20,457	

Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,622	9.3%	1,940	8.8%	2,145	8.9%
5 - 9	1,552	8.9%	1,772	8.0%	1,942	8.0%
10 - 14	1,525	8.8%	1,622	7.3%	1,837	7.6%
15 - 19	1,430	8.2%	1,586	7.2%	1,663	6.9%
20 - 24	1,458	8.4%	2,032	9.2%	2,049	8.5%
25 - 34	3,014	17.3%	4,091	18.5%	4,760	19.7%
35 - 44	2,230	12.8%	3,037	13.7%	3,337	13.8%
45 - 54	1,882	10.8%	2,263	10.2%	2,453	10.1%
55 - 64	1,304	7.5%	1,821	8.2%	1,870	7.7%
65 - 74	889	5.1%	1,192	5.4%	1,289	5.3%
75 - 84	407	2.3%	591	2.7%	647	2.7%
85+	73	0.4%	161	0.7%	185	0.8%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,775	67.7%	14,366	65.0%	15,632	64.7%
Black Alone	1,634	9.4%	2,264	10.2%	2,546	10.5%
American Indian Alone	167	1.0%	207	0.9%	225	0.9%
Asian Alone	327	1.9%	506	2.3%	624	2.6%
Pacific Islander Alone	19	0.1%	31	0.1%	37	0.2%
Some Other Race Alone	2,739	15.8%	3,751	17.0%	4,015	16.6%
Two or More Races	725	4.2%	985	4.5%	1,098	4.5%
Hispanic Origin (Any Race)	12,319	70.9%	16,277	73.6%	18,031	74.6%

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

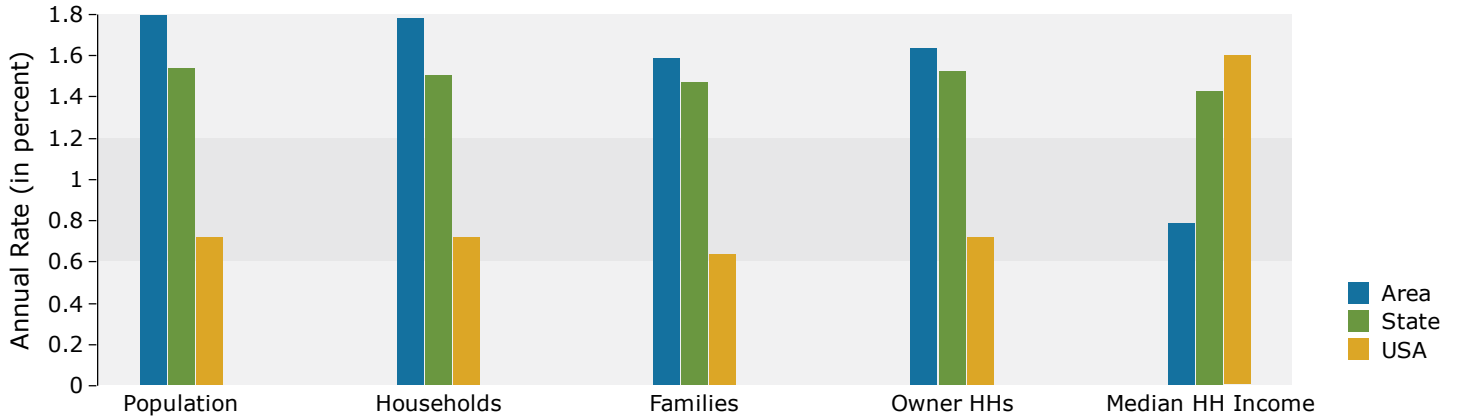




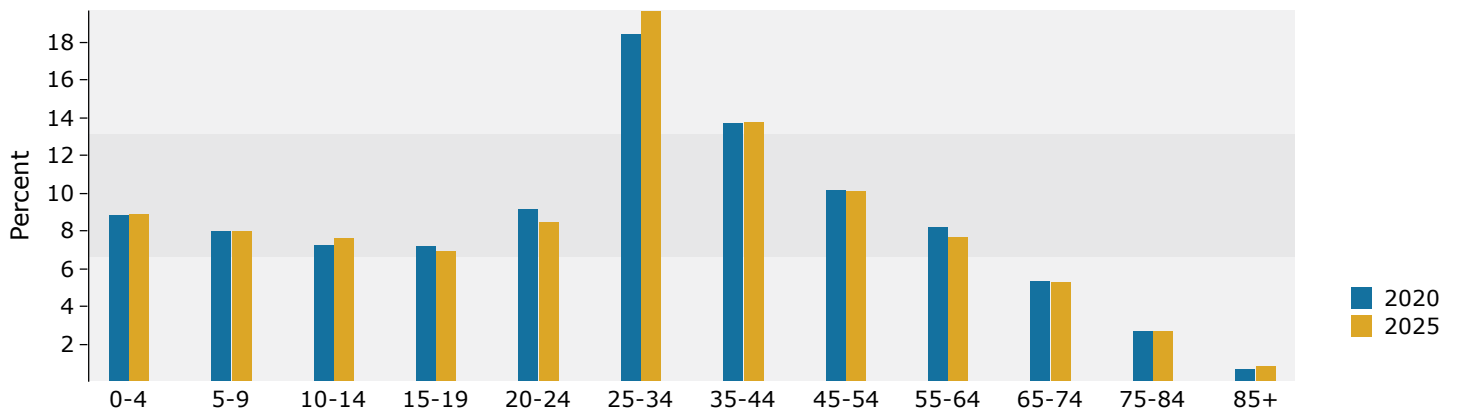
9326 Marbach Rd, San Antonio, Texas, 78245  
Ring Band: 0 - 1 mile radius

Prepared by Esri  
Latitude: 29.41767  
Longitude: -98.66908

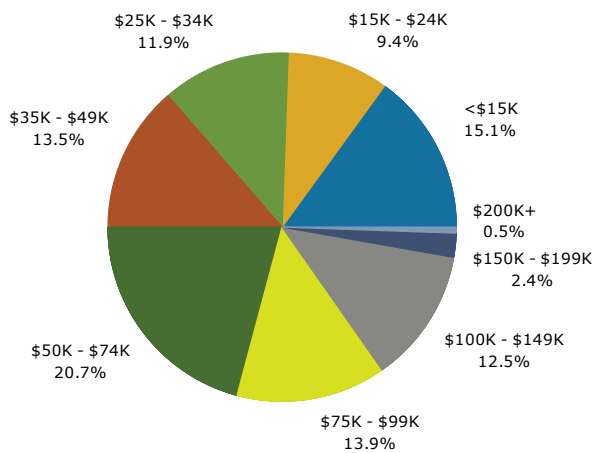
**Trends 2020-2025**



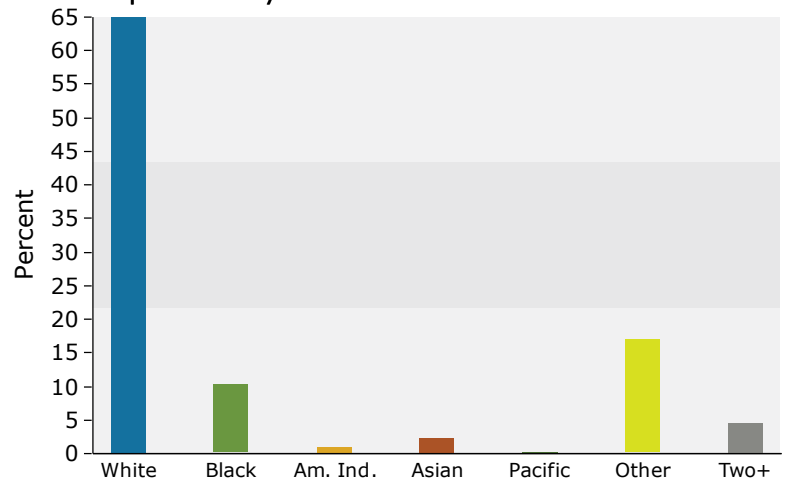
**Population by Age**



**2020 Household Income**



**2020 Population by Race**



2020 Percent Hispanic Origin: 73.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.





9326 Marbach Rd, San Antonio, Texas, 78245  
Ring Band: 1 - 3 mile radius

Prepared by Esri  
Latitude: 29.41767  
Longitude: -98.66908

Summary	Census 2010	2020	2025
Population	92,885	115,149	124,782
Households	28,490	35,673	38,702
Families	21,840	26,560	28,627
Average Household Size	3.15	3.14	3.14
Owner Occupied Housing Units	19,088	22,542	24,461
Renter Occupied Housing Units	9,402	13,131	14,240
Median Age	28.8	30.3	30.5
Trends: 2020-2025 Annual Rate	Area	State	National
Population	1.62%	1.54%	0.72%
Households	1.64%	1.51%	0.72%
Families	1.51%	1.47%	0.64%
Owner HHs	1.65%	1.53%	0.72%
Median Household Income	1.16%	1.43%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	3,356	9.4%	3,391	8.8%
\$15,000 - \$24,999	2,853	8.0%	2,825	7.3%
\$25,000 - \$34,999	3,307	9.3%	3,343	8.6%
\$35,000 - \$49,999	5,334	15.0%	5,422	14.0%
\$50,000 - \$74,999	7,968	22.3%	8,435	21.8%
\$75,000 - \$99,999	5,638	15.8%	6,358	16.4%
\$100,000 - \$149,999	5,417	15.2%	6,631	17.1%
\$150,000 - \$199,999	1,108	3.1%	1,478	3.8%
\$200,000+	692	1.9%	818	2.1%
Median Household Income	\$56,949		\$60,333	
Average Household Income	\$68,891		\$75,103	
Per Capita Income	\$21,929		\$23,874	

Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,315	9.0%	9,594	8.3%	10,629	8.5%
5 - 9	8,238	8.9%	9,381	8.1%	10,073	8.1%
10 - 14	7,902	8.5%	8,697	7.6%	9,849	7.9%
15 - 19	8,082	8.7%	8,638	7.5%	9,208	7.4%
20 - 24	7,705	8.3%	9,681	8.4%	9,917	7.9%
25 - 34	15,759	17.0%	20,197	17.5%	23,255	18.6%
35 - 44	12,979	14.0%	16,360	14.2%	17,800	14.3%
45 - 54	10,690	11.5%	12,795	11.1%	13,179	10.6%
55 - 64	6,998	7.5%	10,083	8.8%	9,936	8.0%
65 - 74	3,766	4.1%	6,179	5.4%	6,847	5.5%
75 - 84	1,943	2.1%	2,665	2.3%	3,106	2.5%
85+	506	0.5%	880	0.8%	983	0.8%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	63,944	68.8%	76,215	66.2%	82,024	65.7%
Black Alone	8,098	8.7%	10,968	9.5%	12,229	9.8%
American Indian Alone	843	0.9%	1,043	0.9%	1,118	0.9%
Asian Alone	1,943	2.1%	3,125	2.7%	3,880	3.1%
Pacific Islander Alone	193	0.2%	281	0.2%	333	0.3%
Some Other Race Alone	13,911	15.0%	18,137	15.8%	19,197	15.4%
Two or More Races	3,953	4.3%	5,379	4.7%	6,000	4.8%
Hispanic Origin (Any Race)	62,035	66.8%	79,369	68.9%	87,214	69.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

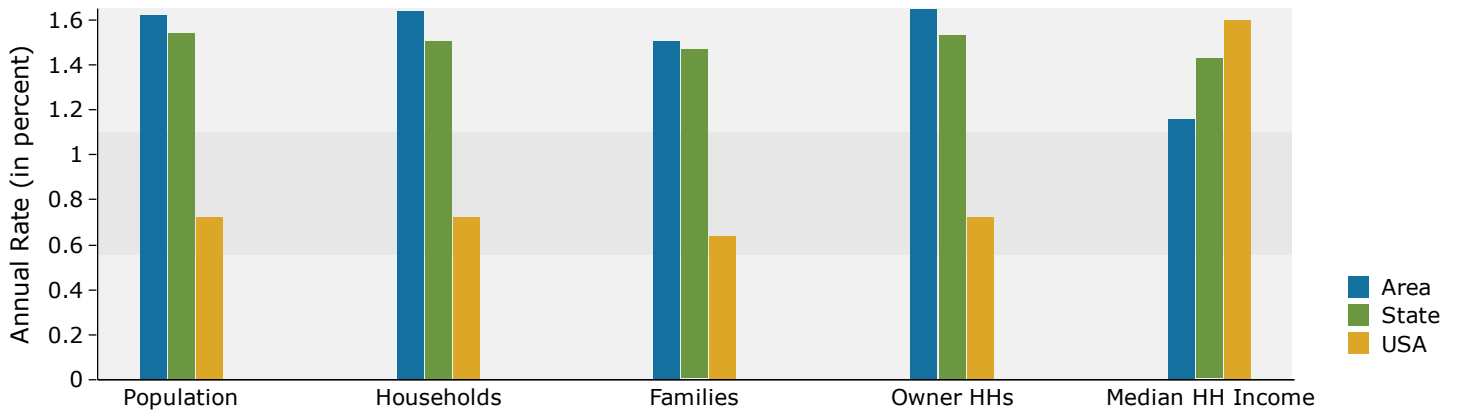




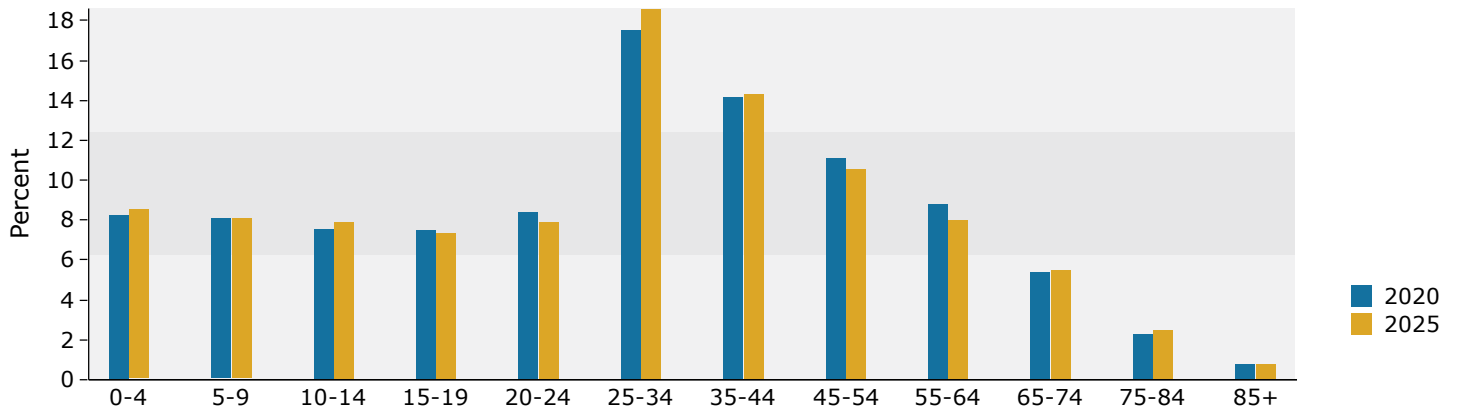
9326 Marbach Rd, San Antonio, Texas, 78245  
Ring Band: 1 - 3 mile radius

Prepared by Esri  
Latitude: 29.41767  
Longitude: -98.66908

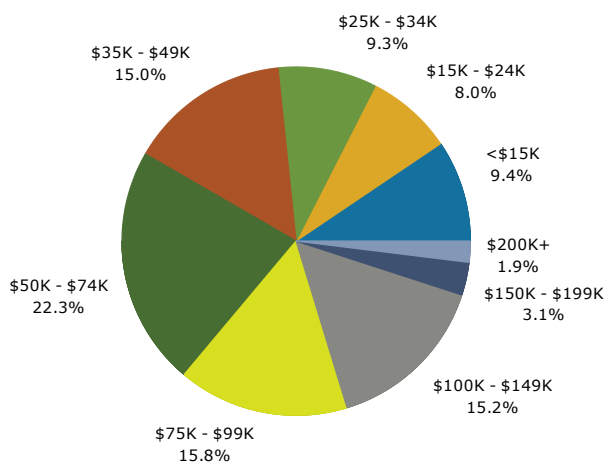
Trends 2020-2025



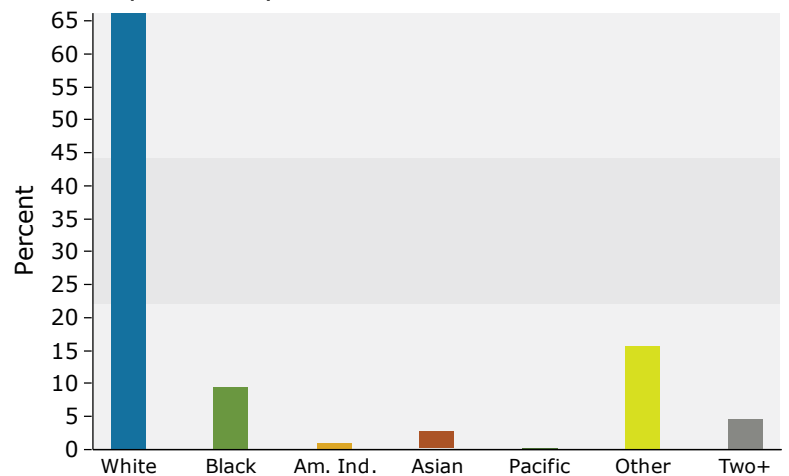
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 68.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.





9326 Marbach Rd, San Antonio, Texas, 78245  
Ring Band: 3 - 5 mile radius

Prepared by Esri  
Latitude: 29.41767  
Longitude: -98.66908

<b>Summary</b>	<b>Census 2010</b>		<b>2020</b>		<b>2025</b>	
Population	96,316		120,219		130,108	
Households	29,436		37,118		40,259	
Families	22,093		27,559		29,770	
Average Household Size	2.97		3.02		3.03	
Owner Occupied Housing Units	17,458		22,182		24,542	
Renter Occupied Housing Units	11,978		14,935		15,717	
Median Age	28.3		30.3		30.9	
<b>Trends: 2020-2025 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	1.59%		1.54%		0.72%	
Households	1.64%		1.51%		0.72%	
Families	1.56%		1.47%		0.64%	
Owner HHs	2.04%		1.53%		0.72%	
Median Household Income	1.24%		1.43%		1.60%	
<b>Households by Income</b>			<b>2020</b>		<b>2025</b>	
			Number	Percent	Number	Percent
<\$15,000			3,752	10.1%	3,742	9.3%
\$15,000 - \$24,999			2,779	7.5%	2,728	6.8%
\$25,000 - \$34,999			3,906	10.5%	3,971	9.9%
\$35,000 - \$49,999			5,581	15.0%	5,750	14.3%
\$50,000 - \$74,999			7,325	19.7%	7,848	19.5%
\$75,000 - \$99,999			5,309	14.3%	5,992	14.9%
\$100,000 - \$149,999			5,721	15.4%	6,728	16.7%
\$150,000 - \$199,999			1,876	5.1%	2,452	6.1%
\$200,000+			869	2.3%	1,047	2.6%
Median Household Income			\$56,488		\$60,075	
Average Household Income			\$71,264		\$77,854	
Per Capita Income			\$22,854		\$24,926	
<b>Population by Age</b>	<b>Census 2010</b>		<b>2020</b>		<b>2025</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,997	8.3%	9,283	7.7%	10,160	7.8%
5 - 9	8,059	8.4%	8,926	7.4%	9,570	7.4%
10 - 14	7,569	7.9%	8,334	6.9%	9,184	7.1%
15 - 19	8,589	8.9%	9,734	8.1%	9,868	7.6%
20 - 24	9,952	10.3%	11,779	9.8%	11,917	9.2%
25 - 34	17,025	17.7%	21,065	17.5%	23,787	18.3%
35 - 44	12,977	13.5%	16,067	13.4%	17,756	13.6%
45 - 54	10,717	11.1%	12,906	10.7%	13,347	10.3%
55 - 64	7,232	7.5%	10,310	8.6%	10,536	8.1%
65 - 74	3,696	3.8%	6,967	5.8%	7,772	6.0%
75 - 84	1,884	2.0%	3,374	2.8%	4,418	3.4%
85+	619	0.6%	1,474	1.2%	1,792	1.4%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2020</b>		<b>2025</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	68,173	70.8%	81,663	67.9%	87,593	67.3%
Black Alone	8,586	8.9%	11,709	9.7%	13,113	10.1%
American Indian Alone	732	0.8%	910	0.8%	972	0.7%
Asian Alone	2,095	2.2%	3,453	2.9%	4,287	3.3%
Pacific Islander Alone	277	0.3%	380	0.3%	449	0.3%
Some Other Race Alone	12,870	13.4%	17,049	14.2%	18,023	13.9%
Two or More Races	3,582	3.7%	5,053	4.2%	5,671	4.4%
Hispanic Origin (Any Race)	58,975	61.2%	75,985	63.2%	83,740	64.4%

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

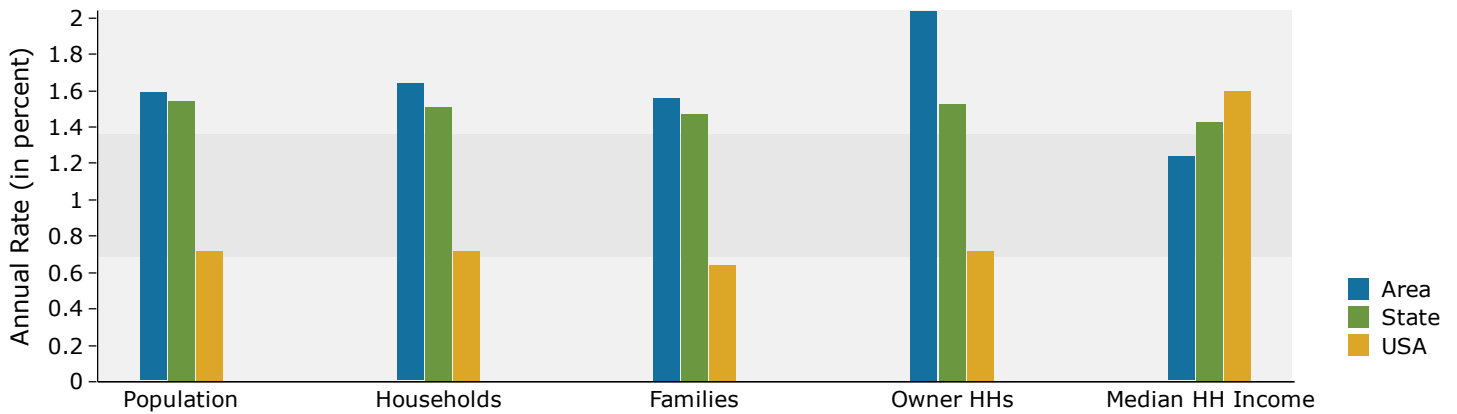




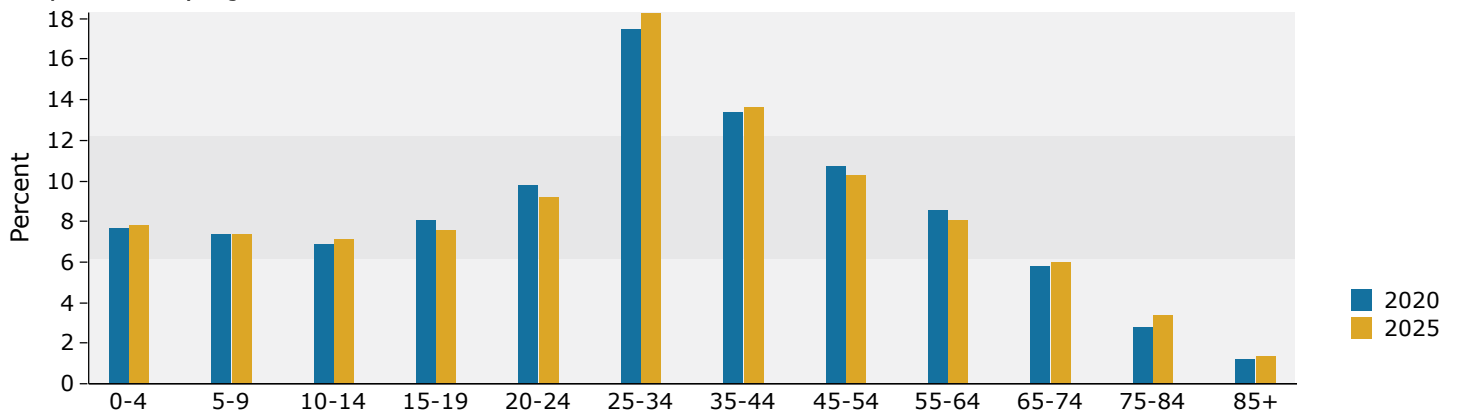
9326 Marbach Rd, San Antonio, Texas, 78245  
Ring Band: 3 - 5 mile radius

Prepared by Esri  
Latitude: 29.41767  
Longitude: -98.66908

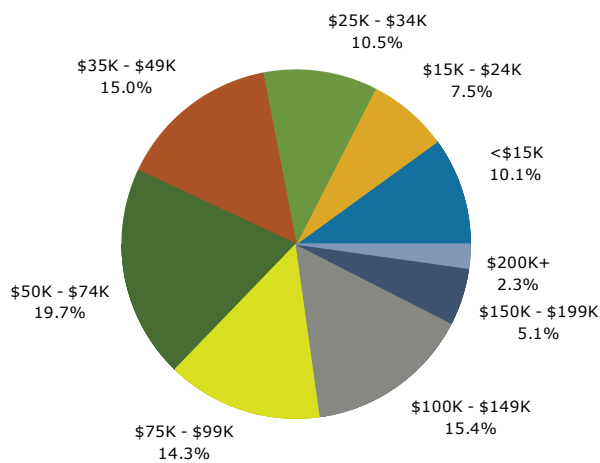
**Trends 2020-2025**



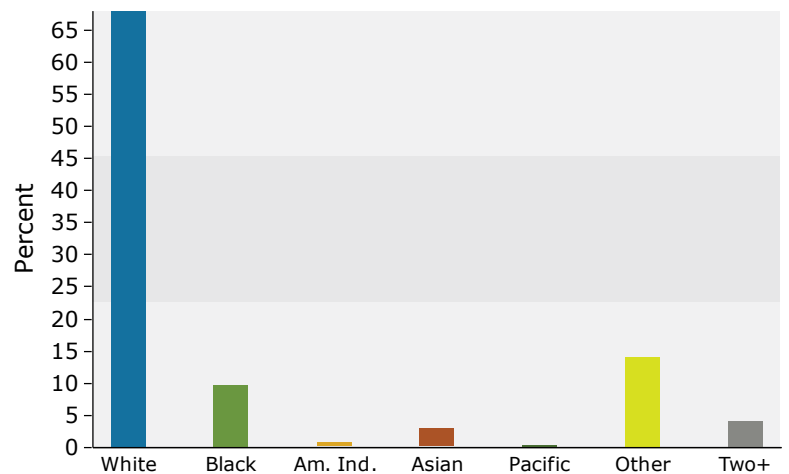
**Population by Age**



**2020 Household Income**



**2020 Population by Race**



2020 Percent Hispanic Origin: 63.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

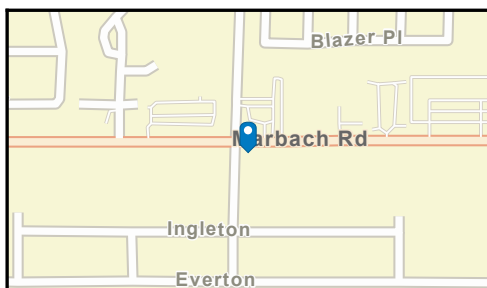
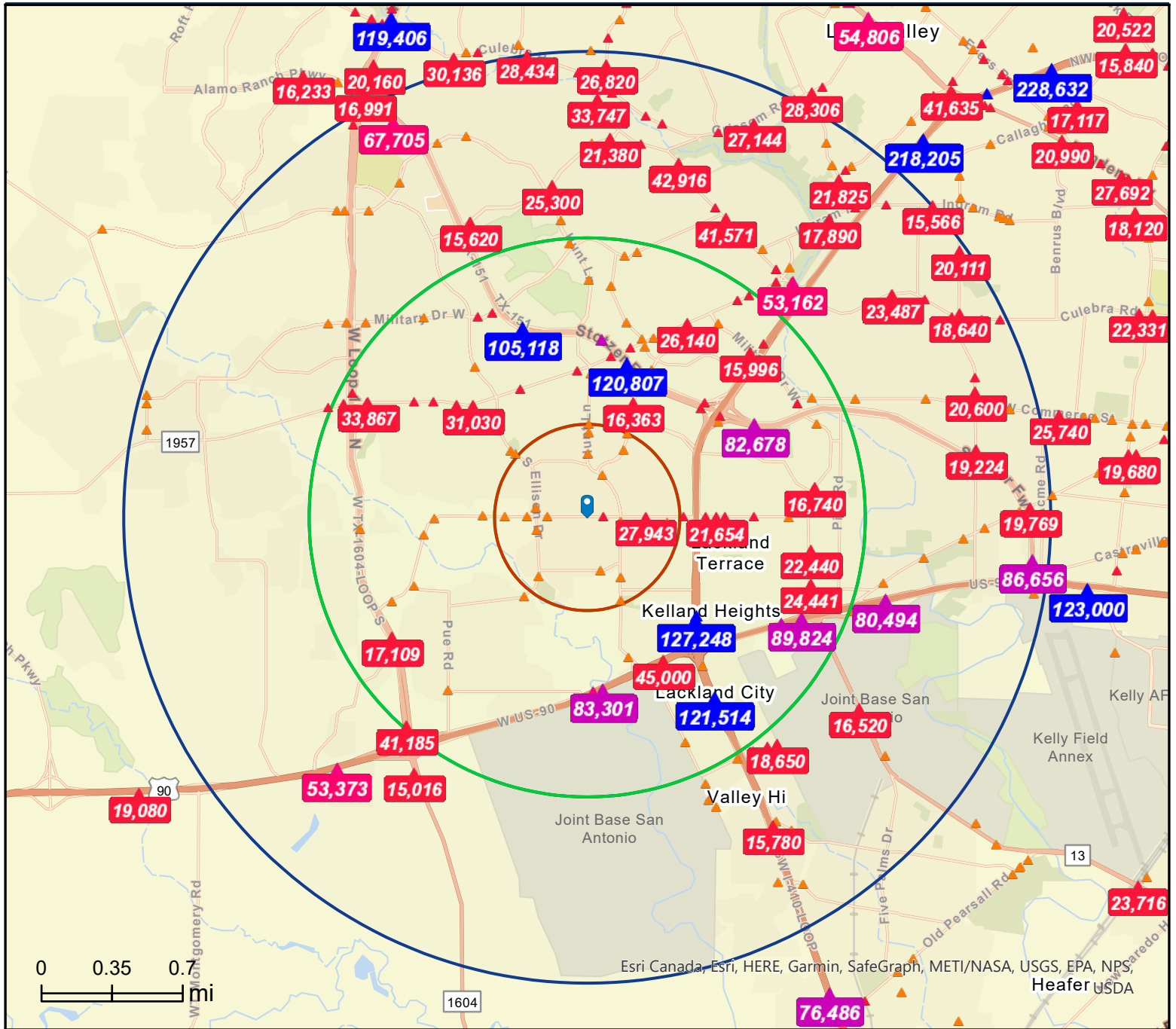


# TRAFFIC COUNT

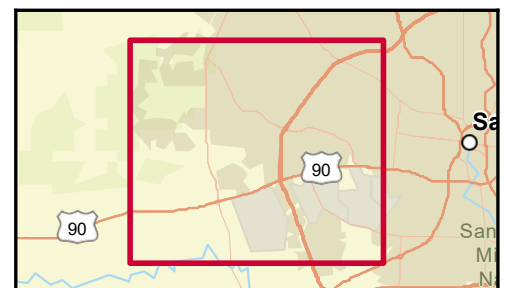
Westbury Heights  
Marbach Road | San Antonio, TX 78245

9326 Marbach Rd, San Antonio, Texas, 78245  
Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 29.41767  
Longitude: -98.66908



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2021 Kalibrate Technologies (Q1 2021).





## Information About Brokerage Services

*Texas law requires all real estate licensees 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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>PF Properties</b>	<b>592395</b>	<b>sferris@pfproperties.net</b>	<b>(210)824-3323</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Sean Ferris</b>	<b>671522</b>	<b>sferris@pfproperties.net</b>	<b>(210)428-0204</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Sean Ferris</b>	<b>671522</b>	<b>sferris@pfproperties.net</b>	<b>(210)824-3323</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**  
TXR-2501

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**  
IABS 1-0 Date