

First New Development in the Rapidly Emerging I-10 East / Loop 1604 Trade Area!

Last Space Available  
2,287 SF



**PUNTA VERDE PLAZA**  
Retail Space and Land / Pad Sites Available

Offered by:  
Kimberly S. Gatley  
Andrew J. Lyles

# Table of Contents

Benefits .....	4
Availability & Rates.....	5
Area Residential Developments.....	6
Growing Residential.....	8
FEMA Flood Plain.....	10
Nearest Grocery & Dollar Store.....	12
Nearest Restaurant & QSRs.....	14
Development Site Plan.....	16
Retail Phase 1.....	18
Office Concept.....	19
Market Overview.....	20
Demographics.....	21
TREC Agency Disclosure.....	24



© Apr 2026 REOC San Antonio. REOC San Antonio is a licensed Real Estate broker in the State of Texas operating under REOC General Partner, LLC. The information contained herein is deemed accurate as it has been reported to us by sources which we understand, upon no investigation, to be reliable. As such, we can make no warranty, guarantee or representation as to the accuracy or completeness thereof nor can we accept any liability or responsibility for the accuracy or completeness of the information contained herein. Any reliance on this information is solely at the readers own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Further, the property is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

# Benefits

## Property Highlights

<b>Address</b>	3065 E Loop 1604 & Green Rd. Converse, TX 78109
<b>Location</b>	SWC Loop 1604 & Green Rd.
<b>Land</b>	23 acres
<b>Retail Phase 1</b>	17,476 SF
<b>Legal Description</b>	CB 5088 P-29
<b>Zoning</b>	OCL
<b>Bldg. Status</b>	Retail - Completed   Office - Planned
<b>Retail Parking</b>	117 Parking Spaces, 1:150 sf
<b>Road Frontage</b>	350 ft along Loop 1604
<b>Utilities</b>	All utilities delivered to site; regional detention pond and storm drain facilities installed. Water: East Central Gas & Fiber: Centric Gas Electricity: CPS Energy Sewer: San Antonio River Authority

## Property Description

Punta Verde Plaza is a mixed-use development featuring a 17,476 sf retail center with pad site opportunities along Loop 1604 just south of the IH-10 Interchange. In addition, two small office buildings are planned to bring professional office space to the project.

## Comments

- Elevated site along Loop 1604 with excellent visibility
- Accessible off Loop 1604 and Green Rd
- Conveniently located to serve booming residential communities in Converse and surrounding areas
- Direct ingress/egress from/to southbound Loop 1604; turnarounds serve northbound Loop 1604 traffic
- Pad sites available for ground lease along Loop 1604
- More than 16,000 homes in various stages of development within 5-mile radius (May 2022)
- In addition to retail building, professional office space is also planned in Phase 1
- Additional 11.67 ac available for big box retail or multi-family development

# Availability & Rates

## Retail Leasing

<b>SF Available</b>	Total Available 2,287 Shell Space
<b>Lease Price</b>	\$28.00 - \$32.00 NNN
<b>Finishout</b>	\$25.00 PSF
<b>First Month's Rental</b>	Due upon execution of lease document by Tenant
<b>Term</b>	Five (5) years to ten (10)
<b>Deposit</b>	Equal to one (1) month's Base Rental
<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 one (1) copy should be returned to Landlord's leasing representative

## Office Leasing

### Land Available

<b>Phase 1B:</b>	1.259 acres (Behind existing center along Green Road) - \$17 per sf
<b>Phase 2:</b>	2.61 acres fronting 1604 (Divisible) - Ground Lease – contact broker for pricing
<b>Phase 3:</b>	4.16 acres fronting 1604 (Divisible) - Ground Lease – contact broker for pricing
<b>Phase 4:</b>	11.67 acres - \$12 per sf

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, 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.

# Lease Contacts



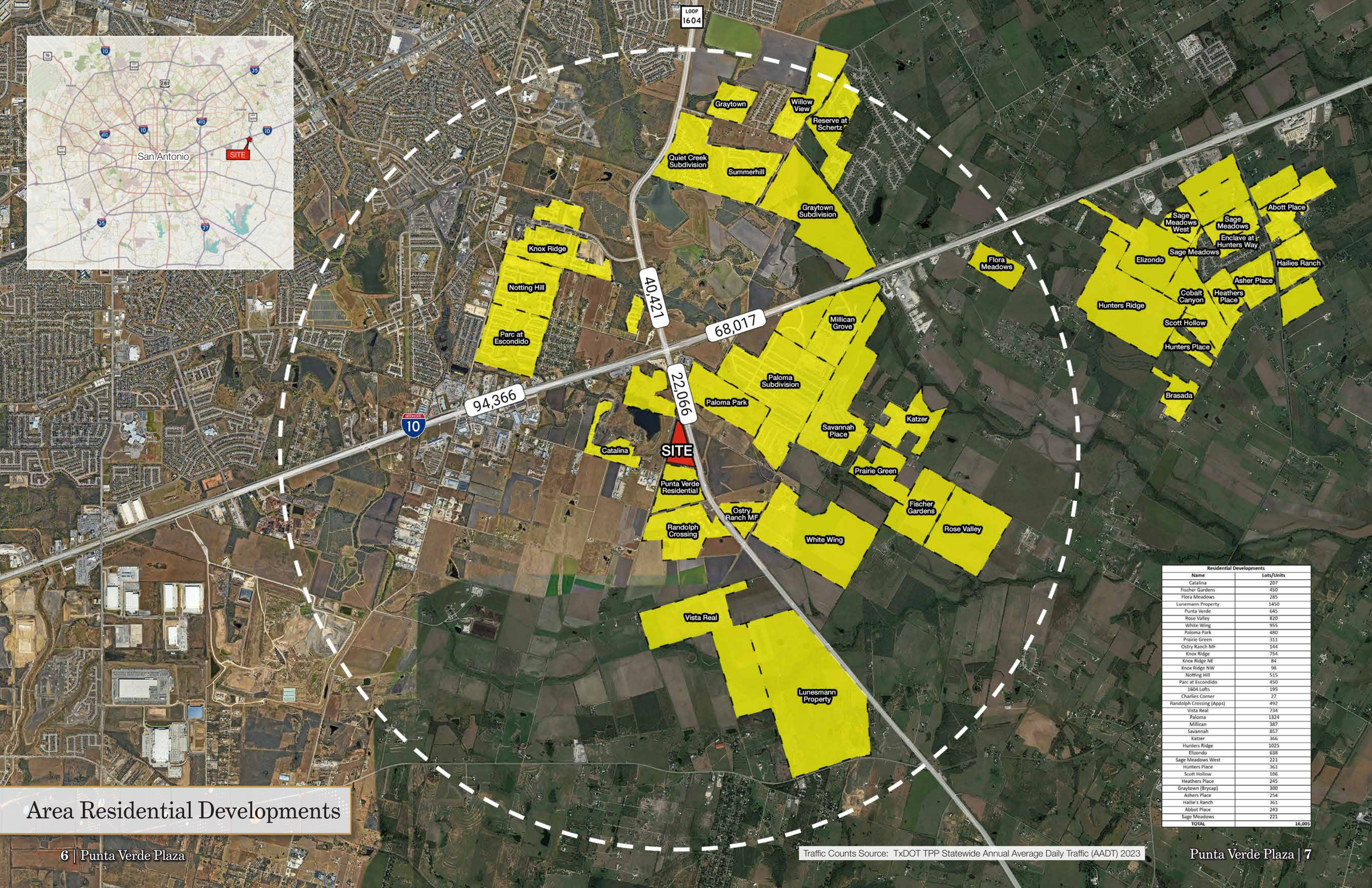
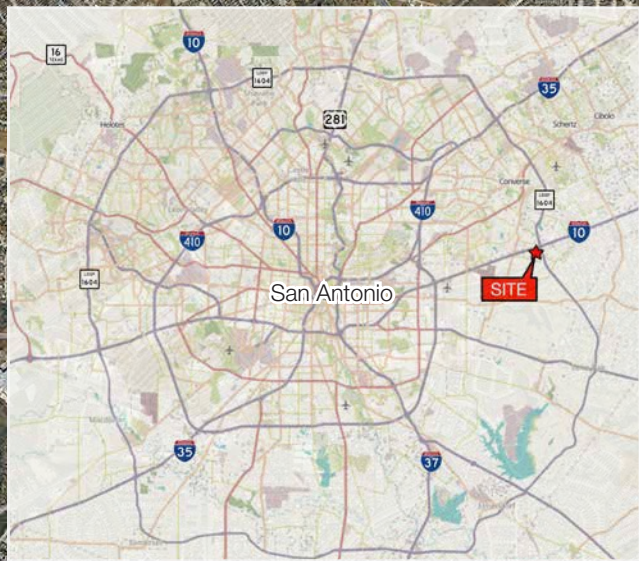
**Andrew J. Lyles**  
Executive Vice President  
210 524 1309

Andrew.Lyles@reocsanantonio.com  
reocsanantonio.com/andrew-lyles



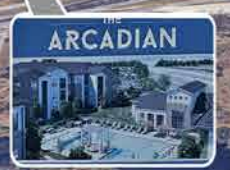
**Kimberly S. Gatley**  
Senior Vice President  
210 524 1320

kgatley@reocsanantonio.com  
reocsanantonio.com/kim-gatley



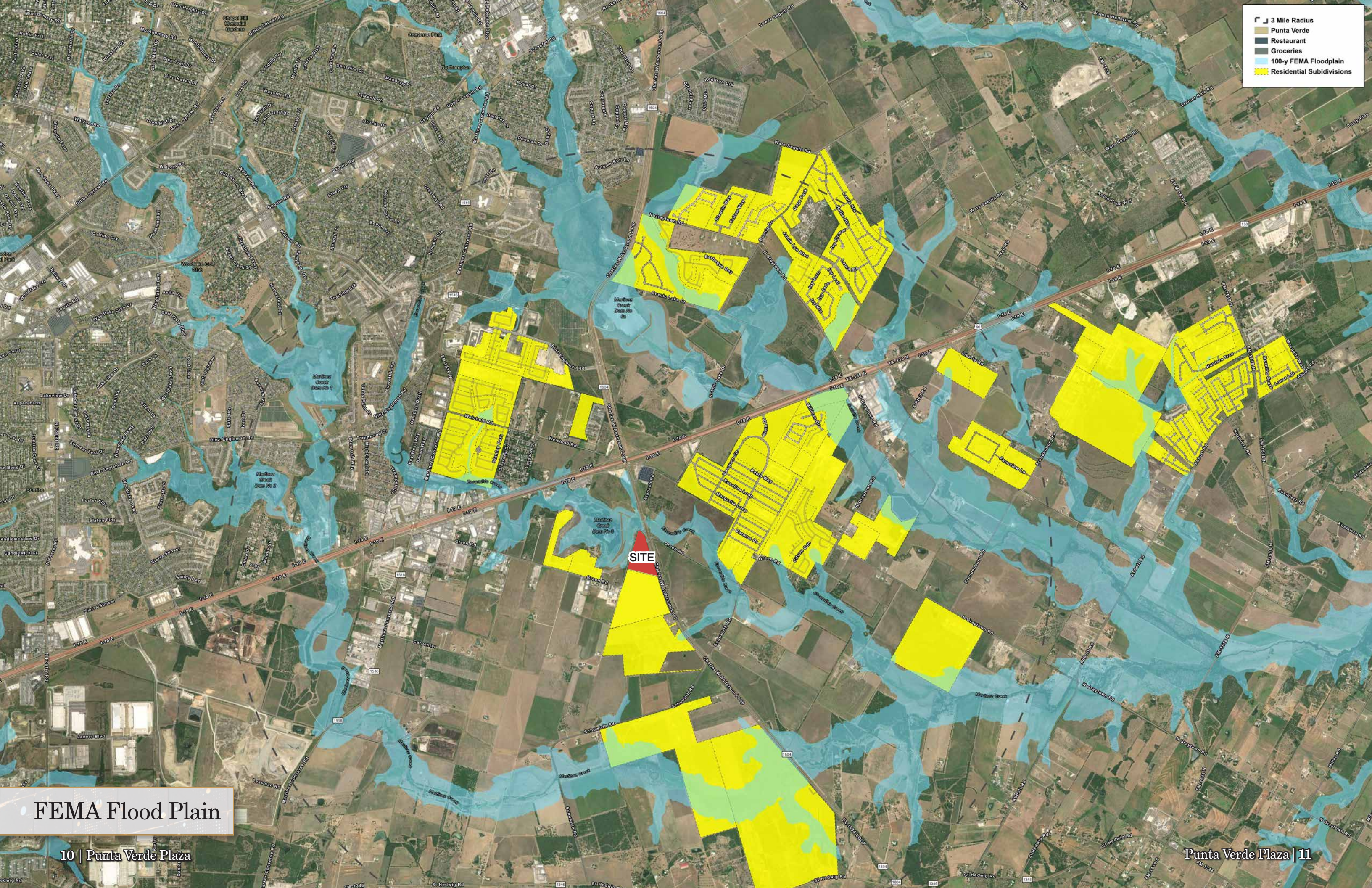
Residential Developments	
Name	Lots/Units
Catalina	207
Fischer Gardens	450
Flora Meadows	285
Lunemann Property	1450
Punta Verde	645
Rose Valley	820
White Wing	955
Paloma Park	480
Prairie Green	311
Ostry Ranch MF	144
Knox Ridge	754
Knox Ridge NE	84
Knox Ridge NW	98
Nothing Hill	515
Parc at Escondido	450
1604 Lofts	195
Charles Corner	27
Randolph Crossing (Apps)	492
Vista Real	734
Paloma	1324
Millican	387
Savannah	857
Katzer	366
Hunters Ridge	1025
Elizondo	638
Sage Meadows West	221
Hunters Place	361
Scott Hollow	106
Heathers Place	245
Graytown (Brycap)	300
Ashers Place	254
Hallie's Ranch	361
Abbot Place	243
Sage Meadows	221
<b>TOTAL</b>	<b>16,005</b>

## Area Residential Developments



# Growing Residential Developments

-  3 Mile Radius
-  Punta Verde
-  Restaurant
-  Groceries
-  100-y FEMA Floodplain
-  Residential Subdivisions



# FEMA Flood Plain



- Punta Verde
- Nearby Restaurant & QSRs
- 3 Mile Radius

HEB  
Kitty Hawk and Loop 1604

Walmart  
Kitty Hawk

Dollar General  
Loop 1604

Walmart  
Crestway and Seguin Rd

HEB  
N. Foster and Seguin Rd

HEB Owned Land

Walmart  
N. Foster and Binz-Engleman

SITE

Nearest Grocery & Dollar Stores

 Punta Verde  
 Nearby Restaurant & QSRs  
 3 Mile Radius

Marcos Pizza  
Autumn Run & 1604 S

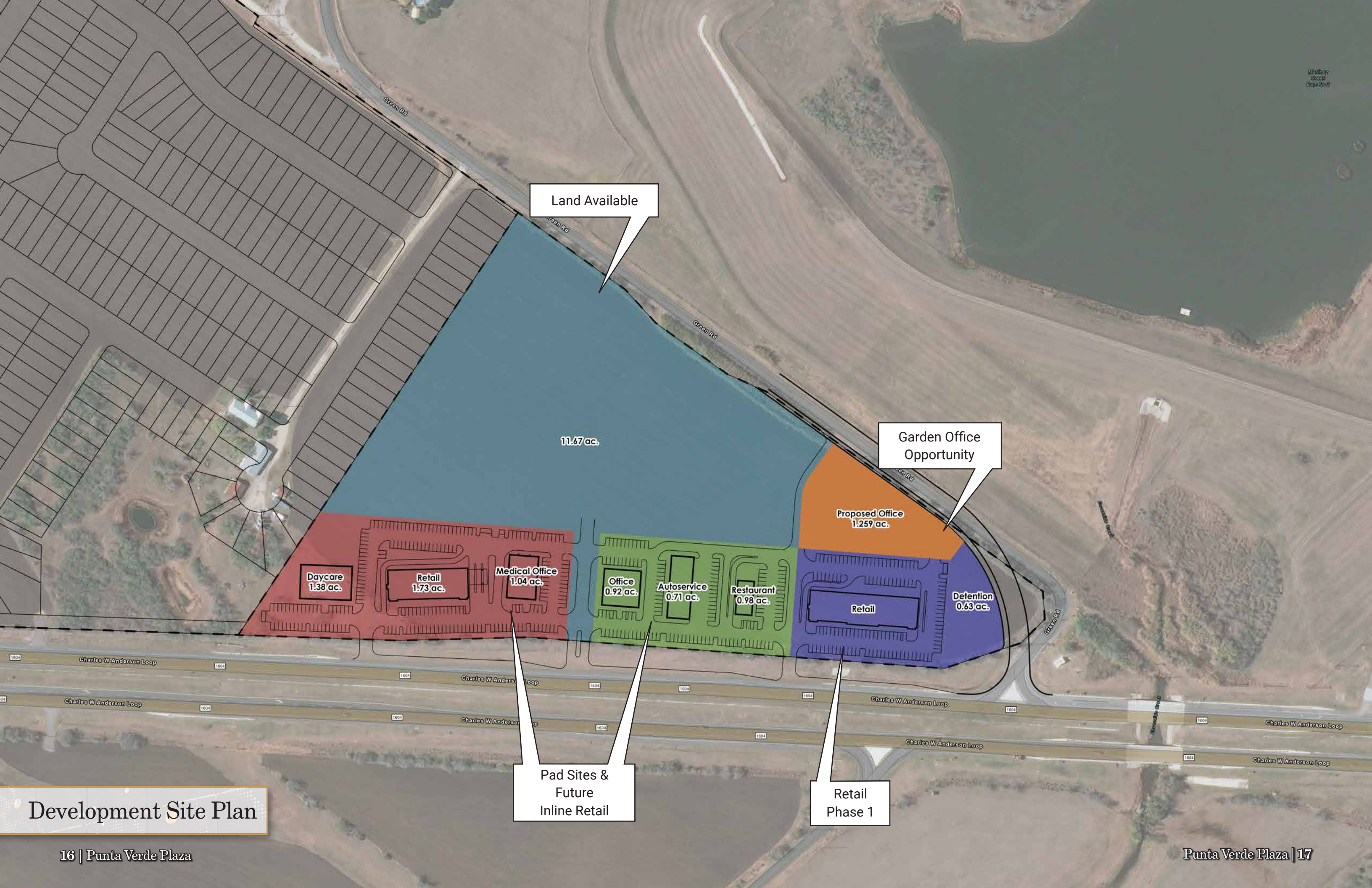
LOOP  
1604

Whataburger & McDonald's  
Weichold Rd. & 1604 Frontage Rd.

SITE

10

## Nearest Restaurant & QSRs



Land Available

11.67 ac.

Garden Office Opportunity

Proposed Office  
1.259 ac.

Daycare  
1.38 ac.

Retail  
1.73 ac.

Medical Office  
1.04 ac.

Office  
0.92 ac.

Autoservice  
0.71 ac.

Restaurant  
0.98 ac.

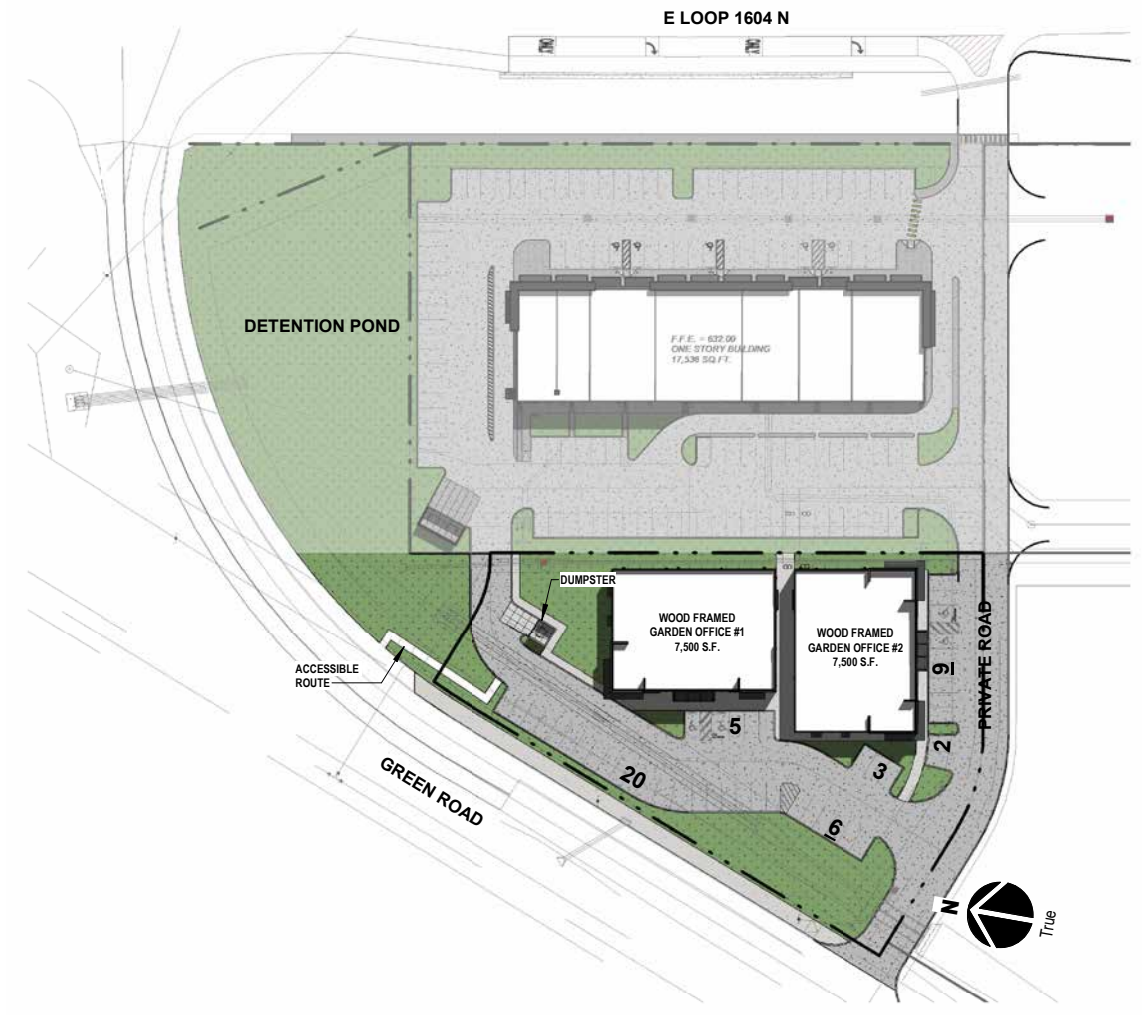
Retail

Detention  
0.63 ac.

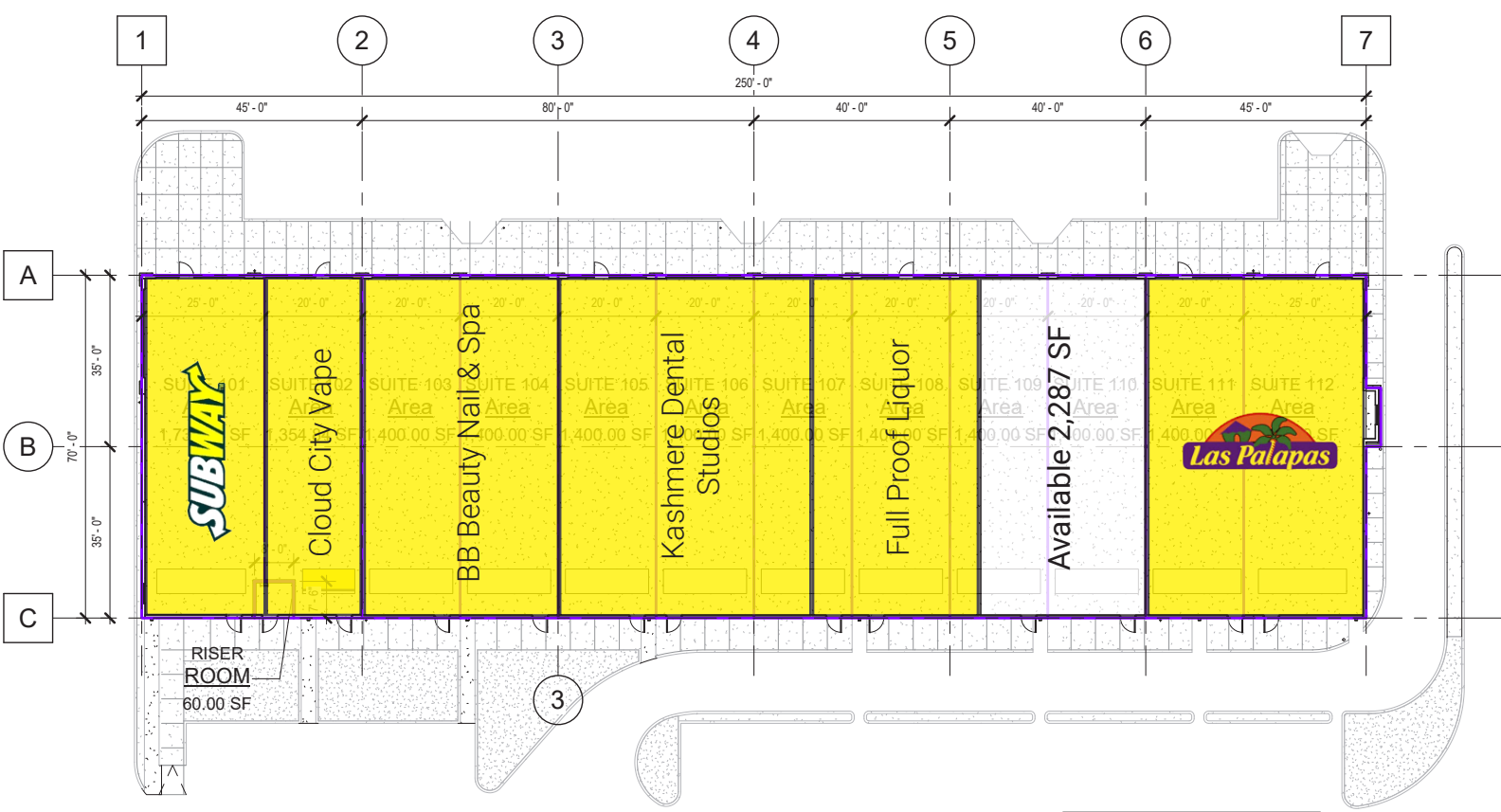
Pad Sites &  
Future  
Inline Retail

Retail  
Phase 1

# Development Site Plan



Leased



Retail Phase 1

TOTAL AREA:	17,536 S.F.
RISER ROOM:	60 S.F.
G.L.A.:	17,476 S.F.

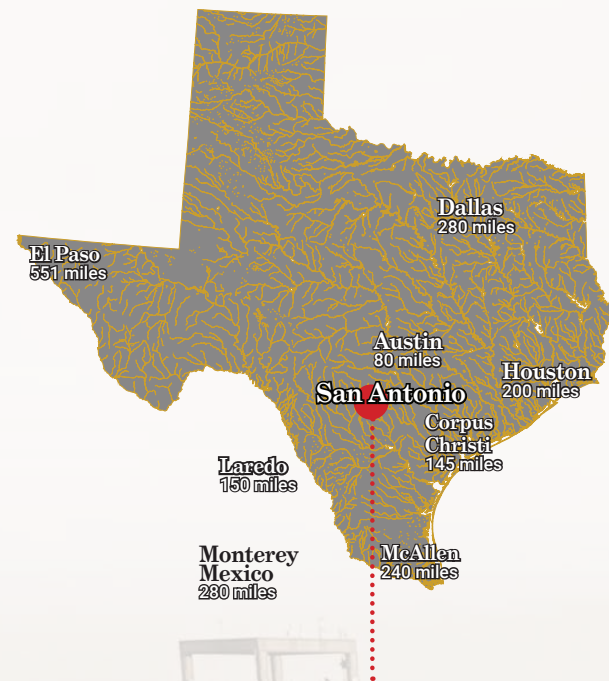


Garden Office - Coming Soon

# San Antonio Market Overview

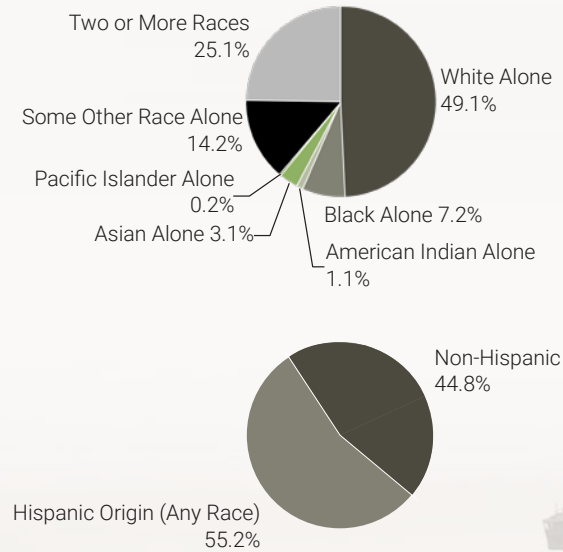
## Largest U.S. Cities

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

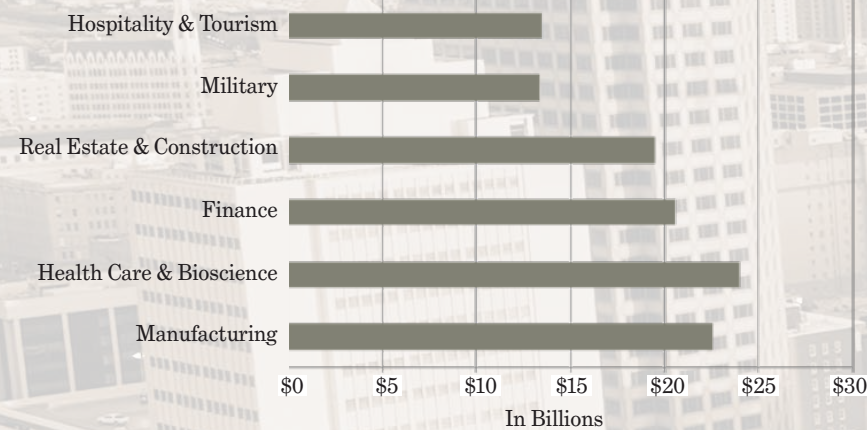


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

## Ethnicity 2024 Forecast



## Major Industries



## Fortune 500 Companies

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

## San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	2,142,508	34.1	763,022	-	-	-
2020 Census	2,558,143	36.0	925,609	-	-	-
2024 Estimate	2,733,998	36.7	996,691	\$102,854	\$75,580	\$36,100
2029 Projection	2,931,790	37.8	1,080,836	\$118,460	\$84,692	\$41,175

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2024 & 2029; Fortune

Market | 17

# Demographics: 3-Mile

Summary	Census 2020	2025	2030
Total Population	21,539	37,184	44,033
Total Households	6,847	12,422	15,146
Family Households	5,468	9,622	11,597
Average Household Size	3.14	2.99	2.90
Owner Occupied Housing Units	5,298	10,613	12,964
Renter Occupied Housing Units	1,549	1,809	2,181
Median Age	32.3	33.5	34.6

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,585	7.4%	2,663	7.2%	3,073	7.0%
5-9	1,742	8.1%	2,820	7.6%	3,058	6.9%
10-14	1,938	9.0%	2,873	7.7%	3,154	7.2%
15-19	1,812	8.4%	2,839	7.6%	2,917	6.6%
20-24	1,347	6.3%	2,598	7.0%	2,941	6.7%
25-29	1,522	7.1%	2,755	7.4%	3,778	8.6%
30-34	1,764	8.2%	2,895	7.8%	3,402	7.7%
35-39	1,772	8.2%	2,988	8.0%	3,357	7.6%
40-44	1,500	7.0%	2,917	7.8%	3,349	7.6%
45-49	1,450	6.7%	2,400	6.5%	3,136	7.1%
50-54	1,284	6.0%	2,265	6.1%	2,587	5.9%
55-59	1,190	5.5%	1,919	5.2%	2,376	5.4%
60-64	1,014	4.7%	1,736	4.7%	2,017	4.6%
65-69	687	3.2%	1,438	3.9%	1,788	4.1%
70-74	436	2.0%	964	2.6%	1,407	3.2%
75-79	225	1.0%	598	1.6%	889	2.0%
80-84	150	0.7%	291	0.8%	498	1.1%
Age 85+	123	0.6%	225	0.6%	307	0.7%

Median Household Income	\$92,672	-	\$102,522	-
Average Household Income	\$107,711	-	\$119,371	-
Per Capita Income	\$35,428	-	\$40,301	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,611	35.3%	13,454	36.2%	15,785	35.9%
Black Alone	5,559	25.8%	8,871	23.9%	9,865	22.4%
American Indian	254	1.2%	453	1.2%	538	1.2%
Asian Alone	554	2.6%	955	2.6%	1,112	2.5%
Pacific Islander	70	0.3%	106	0.3%	118	0.3%
Some Other Race	3,015	14.0%	5,338	14.4%	6,713	15.3%
Two or More Races	4,476	20.8%	8,007	21.5%	9,903	22.5%
Hispanic (Any Race)	9,682	45.0%	17,303	46.5%	21,660	49.2%

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

© 2026 Esri

# Demographics: 5-Mile

Summary	Census 2020	2025	2030
Total Population	88,635	113,226	125,777
Total Households	28,945	38,159	43,390
Family Households	22,335	28,673	32,341
Average Household Size	3.05	2.96	2.89
Owner Occupied Housing Units	20,547	29,619	34,574
Renter Occupied Housing Units	8,398	8,540	8,816
Median Age	33.1	34.0	35.1

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	6,347	7.2%	7,972	7.0%	8,687	6.9%
5-9	6,854	7.7%	8,312	7.3%	8,596	6.8%
10-14	7,570	8.5%	8,344	7.4%	8,783	7.0%
15-19	7,015	7.9%	8,432	7.5%	8,136	6.5%
20-24	5,787	6.5%	7,740	6.8%	8,278	6.6%
25-29	6,512	7.3%	8,609	7.6%	10,360	8.2%
30-34	6,865	7.8%	8,961	7.9%	9,824	7.8%
35-39	6,645	7.5%	8,656	7.6%	9,699	7.7%
40-44	5,792	6.5%	8,250	7.3%	9,174	7.3%
45-49	5,671	6.4%	6,893	6.1%	8,440	6.7%
50-54	5,139	5.8%	6,703	5.9%	7,060	5.6%
55-59	5,172	5.8%	5,844	5.2%	6,722	5.3%
60-64	4,624	5.2%	5,628	5.0%	5,797	4.6%
65-69	3,430	3.9%	4,937	4.4%	5,489	4.4%
70-74	2,372	2.7%	3,563	3.1%	4,627	3.7%
75-79	1,365	1.5%	2,292	2.0%	3,100	2.5%
80-84	813	0.9%	1,239	1.1%	1,860	1.5%
Age 85+	663	0.8%	852	0.8%	1,145	0.9%
Median Household Income	\$82,896	-	\$93,878	-	-	-
Average Household Income	\$100,504	-	\$112,120	-	-	-
Per Capita Income	\$33,820	-	\$38,617	-	-	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	31,302	35.3%	39,634	35.0%	43,251	34.4%
Black Alone	21,635	24.4%	26,819	23.7%	28,465	22.6%
American Indian	1,042	1.2%	1,365	1.2%	1,520	1.2%
Asian Alone	2,556	2.9%	3,268	2.9%	3,615	2.9%
Pacific Islander	333	0.4%	396	0.3%	425	0.3%
Some Other Race	12,775	14.4%	16,803	14.8%	19,682	15.7%
Two or More Races	18,991	21.4%	24,941	22.0%	28,819	22.9%
Hispanic (Any Race)	41,770	47.1%	54,730	48.3%	63,845	50.8%

<sup>i</sup> [Source](#): Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

# Demographics: 10-Mile

Summary	Census 2020	2025	2030
Total Population	419,195	457,628	483,077
Total Households	150,122	168,330	180,892
Family Households	104,680	113,849	121,532
Average Household Size	2.75	2.68	2.63
Owner Occupied Housing Units	92,603	108,371	120,371
Renter Occupied Housing Units	57,519	59,959	60,521
Median Age	35.2	36.0	37.1

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	27,387	6.5%	29,337	6.4%	30,483	6.3%
5-9	29,767	7.1%	30,467	6.7%	30,125	6.2%
10-14	31,479	7.5%	31,001	6.8%	30,885	6.4%
15-19	31,016	7.4%	32,764	7.2%	31,402	6.5%
20-24	28,591	6.8%	32,151	7.0%	33,263	6.9%
25-29	30,153	7.2%	32,891	7.2%	36,619	7.6%
30-34	30,311	7.2%	33,731	7.4%	34,252	7.1%
35-39	29,290	7.0%	32,361	7.1%	34,657	7.2%
40-44	25,855	6.2%	31,210	6.8%	33,049	6.8%
45-49	25,148	6.0%	26,912	5.9%	31,311	6.5%
50-54	24,721	5.9%	26,372	5.8%	26,986	5.6%
55-59	25,686	6.1%	24,732	5.4%	25,705	5.3%
60-64	23,576	5.6%	25,097	5.5%	24,149	5.0%
65-69	19,004	4.5%	22,754	5.0%	24,135	5.0%
70-74	14,997	3.6%	17,818	3.9%	21,119	4.4%
75-79	9,765	2.3%	13,244	2.9%	15,722	3.3%
80-84	6,334	1.5%	8,028	1.8%	10,809	2.2%
Age 85+	6,115	1.5%	6,758	1.5%	8,405	1.7%
Median Household Income	\$74,247	-	\$81,887	-	-	-
Average Household Income	\$94,942	-	\$104,215	-	-	-
Per Capita Income	\$35,113	-	\$39,208	-	-	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	183,446	43.8%	192,241	42.0%	196,210	40.6%
Black Alone	71,988	17.2%	79,515	17.4%	81,692	16.9%
American Indian	4,742	1.1%	5,428	1.2%	5,779	1.2%
Asian Alone	11,855	2.8%	13,570	3.0%	14,641	3.0%
Pacific Islander	1,262	0.3%	1,426	0.3%	1,516	0.3%
Some Other Race	56,154	13.4%	63,752	13.9%	70,975	14.7%
Two or More Races	89,747	21.4%	101,695	22.2%	112,263	23.2%
Hispanic (Any Race)	195,234	46.6%	220,790	48.2%	245,558	50.8%

<sup>i</sup> [Source](#): Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data



# Information About Brokerage Services

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

11-03-2025



# Information About Brokerage Services

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

11-03-2025



## TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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

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

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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

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

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

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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

REOC General Partner, LLC	493853	alyles@reocsanantonio.com	210-524-4000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	210-524-1306
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
N/A	N/A	N/A	N/A
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	(210) 524-1306
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Phone 210 524 4000 Fax 210 524 4029

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov) IABS 1-2

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

## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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

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

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

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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

REOC General Partner, LLC	493853	alyles@reocsanantonio.com	210-524-4000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	210-524-1306
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	210-524-1306
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Kimberly Sue Gatley	652669	kgatley@reocsanantonio.com	(210) 524-1320
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

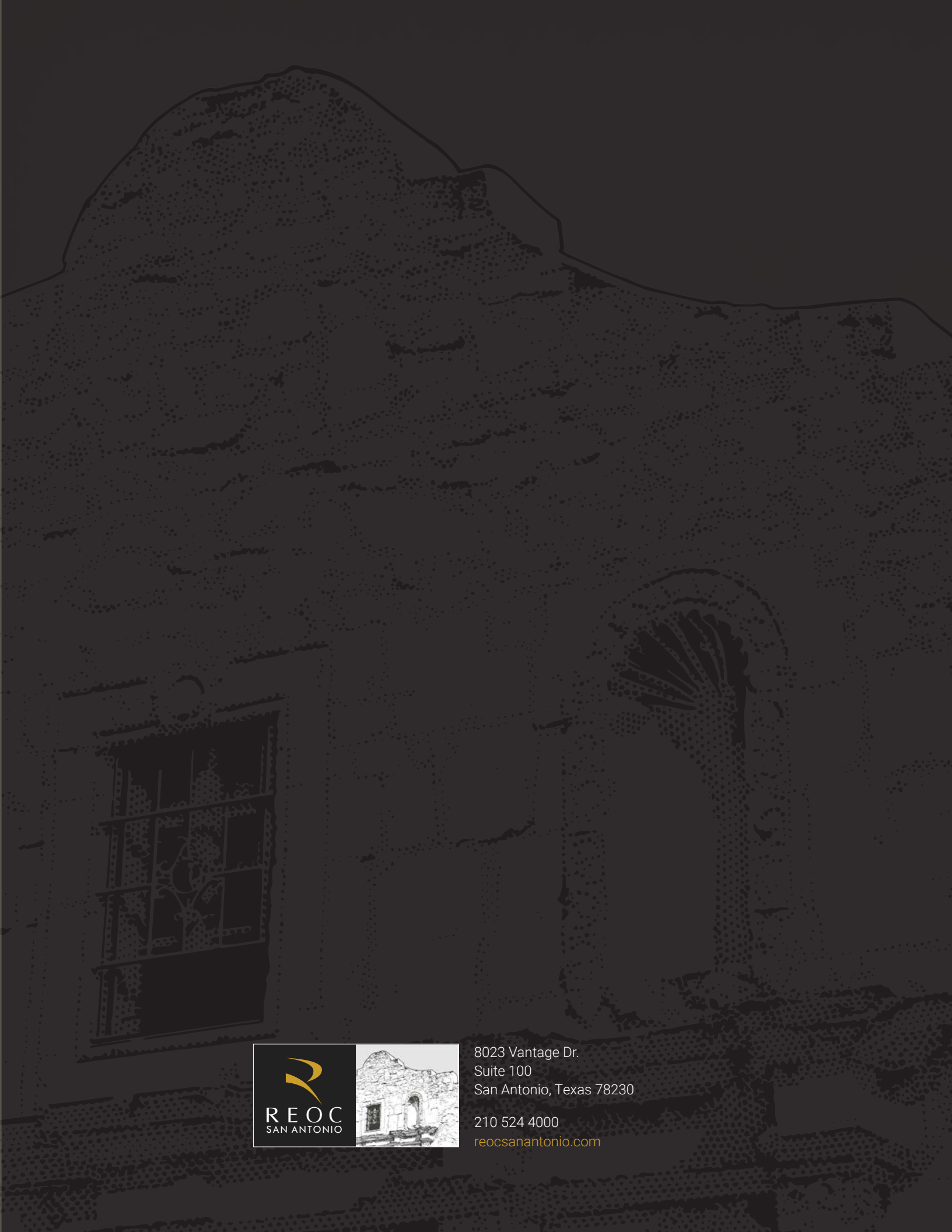
Date

Phone 210 524 4000 Fax 210 524 4029

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov) IABS 1-2

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



8023 Vantage Dr.  
Suite 100  
San Antonio, Texas 78230

210 524 4000  
[reocsanantonio.com](http://reocsanantonio.com)