

# MONTERREY VILLAGE | PHASE VIII

SWQ OF LOOP 410 & HWY 151, SAN ANTONIO, TX

*±1 to 8.93 Acres - For Sale*





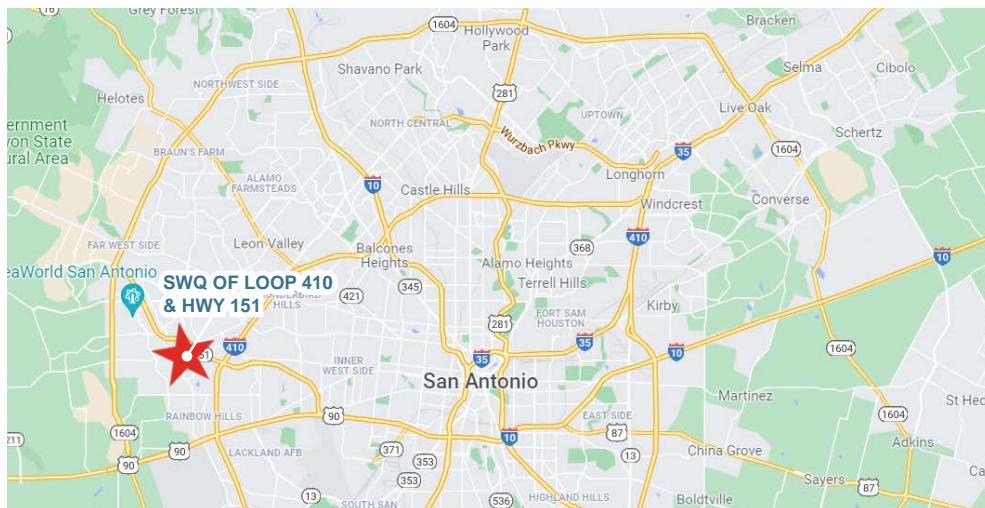
# MONTERREY VILLAGE | PHASE VIII / SITE OVERVIEW

*±1 to 8.93 Acres - For Sale*

SWQ OF LOOP 410 & HWY 151, SAN ANTONIO, TX 78254

<b>Location:</b>	Monterrey Village is a premier mixed-use master planned development located on the SWQ of NW Loop 410 & State Hwy 151 in San Antonio, TX 78245
<b>Size:</b>	The property consists of ± 1 - 8.93 acres - See aerial map for more information on specific tracts and sizes.
<b>Zoning:</b>	MPCD - GC2/C3 - Master Planned Community District with commercial zoning allowing a variety of uses including, but not limited to : retail, office, medical, senior living, hotel, self-storage, charter school, etc.
<b>Frontage:</b>	Monterrey Village offers excellent frontage and visibility on State Hwy 151, Hunt Ln., Vista W Dr. and Ingram Rd.
<b>Traffic Count:</b>	98,514 vpd (Source: CoStar)
<b>Asking Price:</b>	Contact Broker for pricing details
<b>Utilities*:</b>	Available to site

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



## ZONING AND ENTITLEMENTS:

- Located within a Master Planned Community Development (MPCD)
- MPCD allows for C-3 uses
- Hard corner available
- To date, no on-site detention has been required for any of the tracts within Monterrey Village
- No Edwards Aquifer Recharge Zone limitations

## AREA HIGHLIGHTS:

Monterrey Village is strategically located on the southern boundary of the Westover Hills submarket. This area has become the hub for corporate campus and data center users in San Antonio. The west side of San Antonio also continues to be the fastest growing corridor from a commercial and single-family standpoint. Reasons for this continued trend include availability of utilities and technology infrastructure, lower development costs, moderately priced land and no applicable Edwards Aquifer Recharge Zone restrictions.

## AREA EMPLOYERS:

Large corporate campuses and data center users in this submarket include: Nationwide, National Security Agency (NSA), Petco, Wells Fargo, Northwest Vista College, CitiBank, Southwest Research Institute, Hyatt Hill Country Resort, SeaWorld San Antonio, Christus Santa Rosa Hospital, Frost Bank, JPMorgan Chase, Kohl's, The Hartford, The Capital Group, Microsoft and Lowe's.

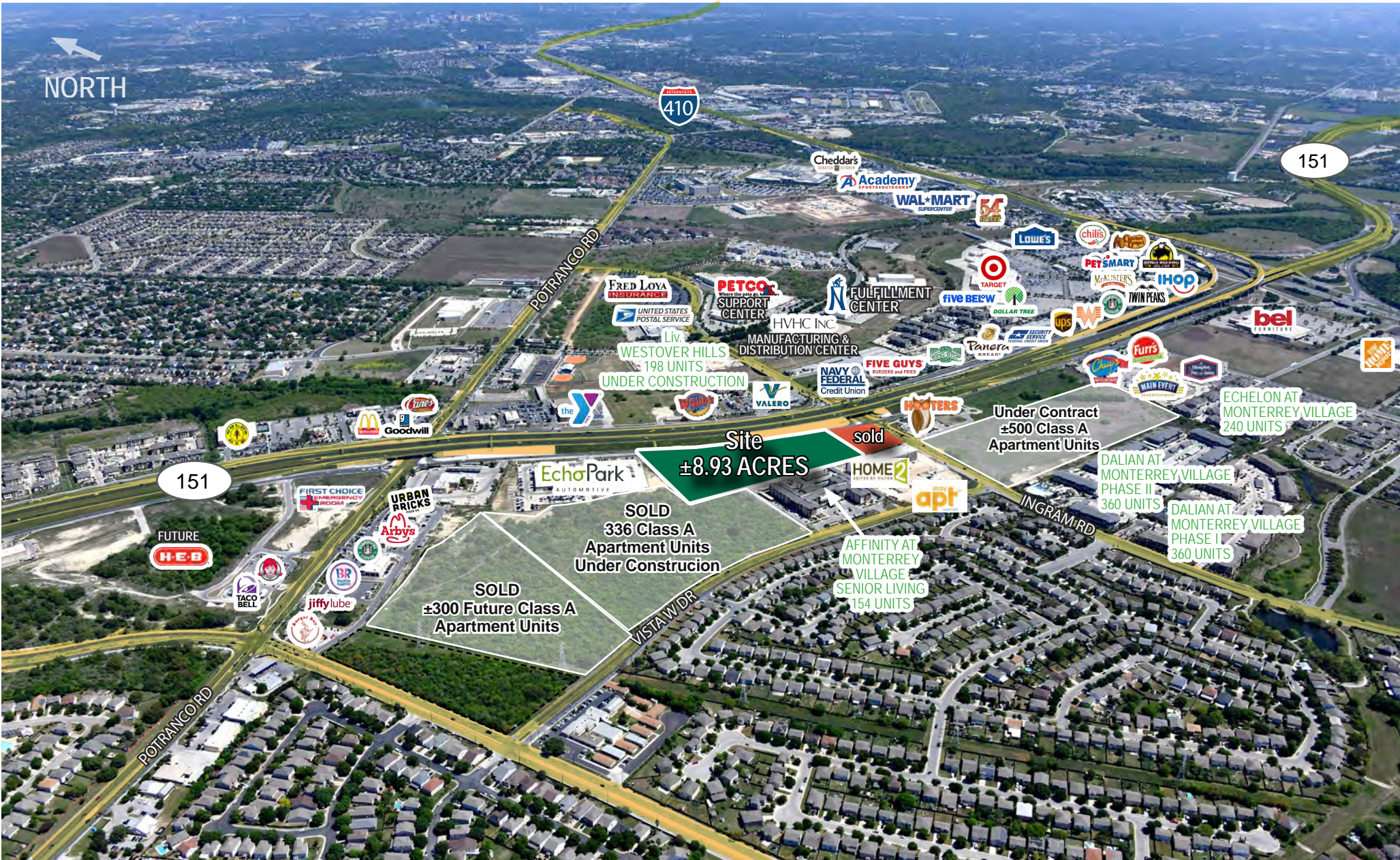
10.5.22



# MONTERREY VILLAGE | PHASE VIII / AERIAL VIEW

SWQ OF LOOP 410 & HWY 151, SAN ANTONIO, TX 78254

±1 to 8.93 Acres - For Sale



9311 San Pedro Ave., Ste. 850  
San Antonio, Texas 78216  
210.366.2222 office / 210.366.2231 fax  
www.endurasa.com

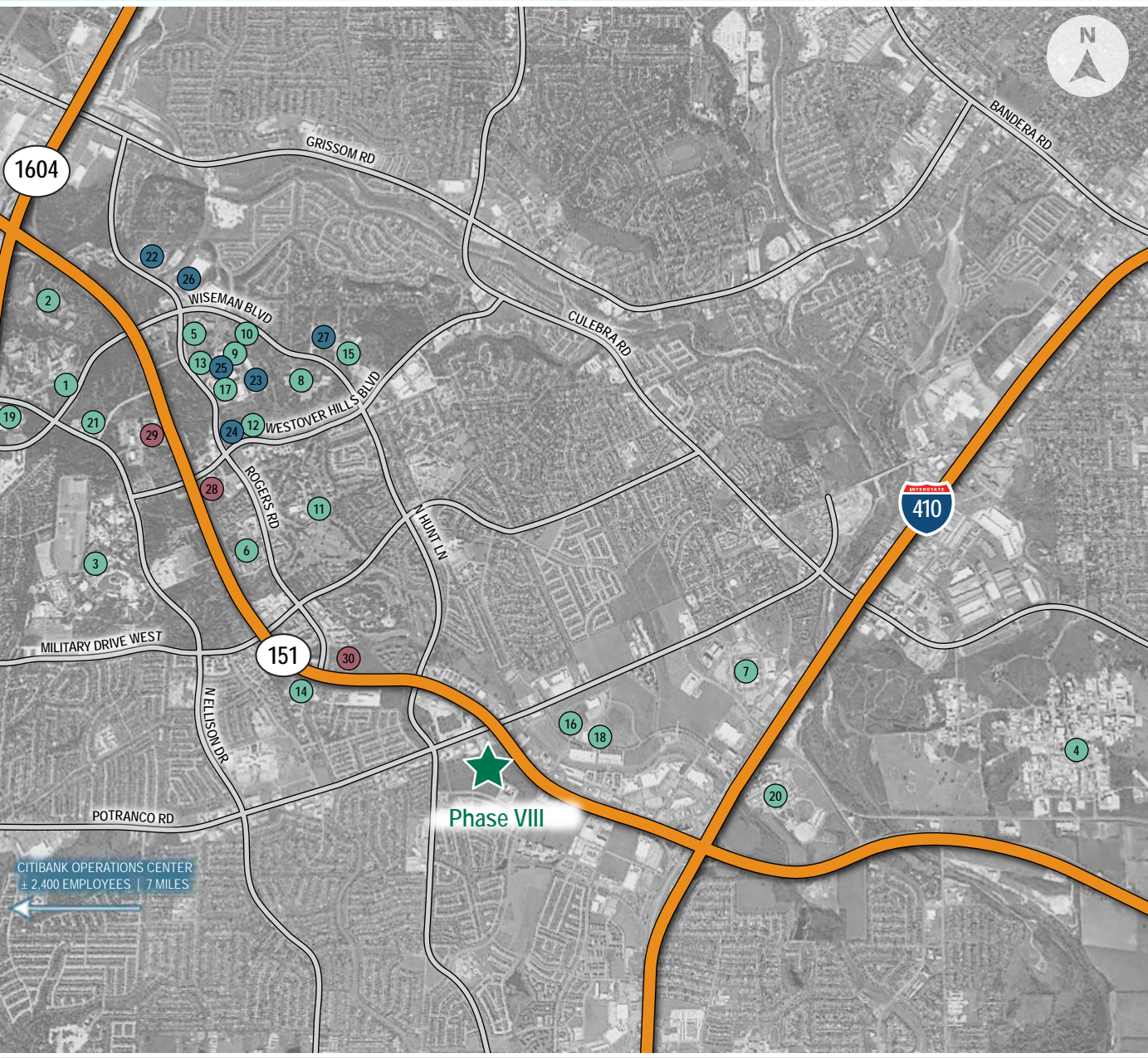
**CORBIN BARKER**  
210.477.0827 direct  
210.410.3718 mobile  
cbarker@endurasa.com



# MONTERREY VILLAGE | PHASE VIII / ECONOMIC DRIVERS

SWQ OF LOOP 410 & HWY 151, SAN ANTONIO, TX 78254

*±1 to 8.93 Acres - For Sale*



## MAJOR EMPLOYERS

Employer	No. of Employees(±)
1 Northwest Vista College	17,000 (students)
2 Wells Fargo Operations Center	3,200
3 SeaWorld San Antonio	3,000
4 Southwest Research Institute	2,700
5 JPMorgan Chase	2,300
6 Nationwide Insurance	1,500
7 National Security Agency	1,500
8 Capital Group	1,200
9 Kohl's Operations Center	1,000
10 The Hartford Contact Center	800
11 Hyatt Hill Country Resort	600
12 QVC Contact Center	600
13 Aetna Health	500
14 Charter Communications	500
15 Maxim Integrated Products	500
16 Fred Loya Insurance Center	480
17 Frost Bank Operations + Data Center	475
18 Petco Support Center	400
19 Takata Seatbelts	340
20 Texas Biomedical Research Institute	300
21 GM Financial Servicing Center	200

## DATA CENTERS

- 22 Chevron
- 23 CHRISTUS
- 24 CyrusOne
- 25 Lowe's
- 26 Microsoft
- 27 Valero Energy

## HOSPITALS

- 28 Baptist Emergency Hospital
- 29 CHRISTUS Santa Rosa Hospital
- 30 Proposed VA Hospital



9311 San Pedro Ave., Ste. 850  
 San Antonio, Texas 78216  
 210.366.2222 office / 210.366.2231 fax  
[www.endurasa.com](http://www.endurasa.com)

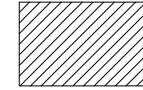
**CORBIN BARKER**  
 210.477.0827 direct  
 210.410.3718 mobile  
[cbarker@endurasa.com](mailto:cbarker@endurasa.com)

# MONTERREY VILLAGE | PHASE VIII / SITE PLAN

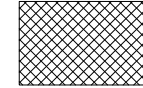
*±1 to 8.93 Acres - For Sale*

SWQ OF LOOP 410 & HWY 151, SAN ANTONIO, TX 78254

## LEGEND



TREE SAVE AREA



25' FIRE LANE / ACCESS DRIVE



DATE: 06/24/2014 10:00 AM User: JLD File: P:\09\09\09\Design\Exhibits\MV West Tracts-151100.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN IMPROPERLY ALIGNED. RELY ONLY ON PAID HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



9311 San Pedro Ave., Ste. 850  
San Antonio, Texas 78216  
210.366.2222 office / 210.366.2231 fax  
www.endurasa.com

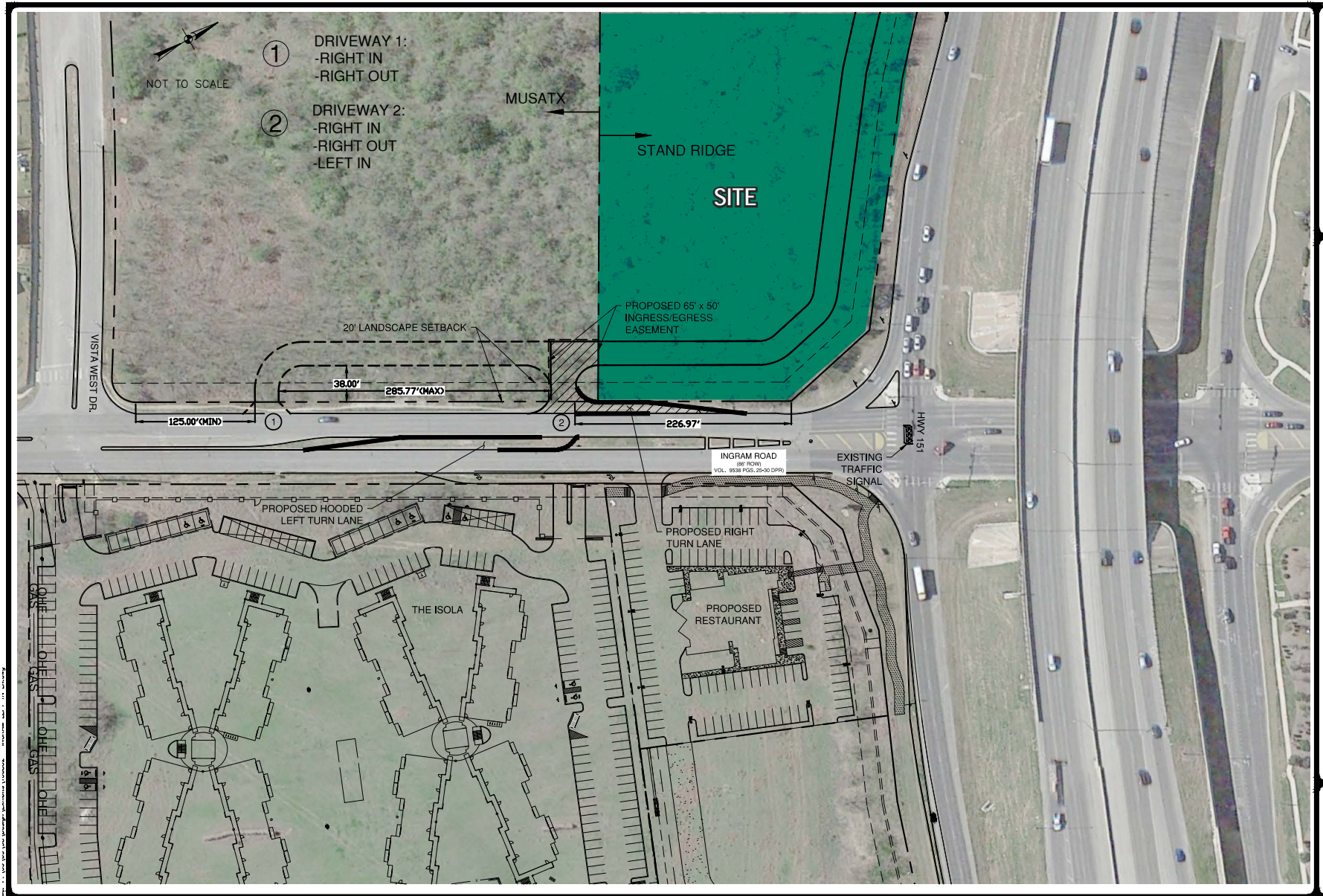
**CORBIN BARKER**  
210.477.0827 direct  
210.410.3718 mobile  
cbarker@endurasa.com



# MONTERREY VILLAGE | PHASE VIII / HOODED LEFT EASEMENT

*±1 to 8.93 Acres - For Sale*

SWQ OF LOOP 410 & HWY 151, SAN ANTONIO, TX 78254

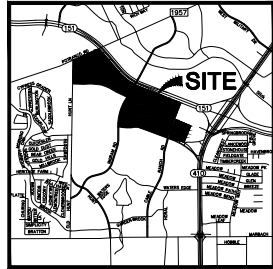




# MONTERREY VILLAGE | PHASE VIII / MPCD

SWQ OF LOOP 410 & HWY 151, SAN ANTONIO, TX 78254

*+1 to 8.93 Acres - For Sale*



LOCATION MAP  
1" = 2000'

**BASE OF COORDINATES NOTES**  
 1. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORD 1983) SUPERSEDED BY GRID VALUES DERIVED FROM THE COOPERATIVE GRID BASE STATION (CGS).  
 2. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORD 1983) FROM THE TEXAS COOPERATIVE GRID BASE STATION FOR THE SOUTH CENTRAL ZONE.  
**PROPERTY LEGAL DESCRIPTION**  
 AS RECORDED IN BEXAR COUNTY, TEXAS OFFICIAL RECORDS:  
 16.26 ACRES (VOL. 11801, PG. 303 D.P.A.)  
 16.26 ACRES (VOL. 1650, PG. 303 D.P.A.)  
 4.14 ACRES (VOL. 1374, PG. 303 D.P.A.)  
 4.26 ACRES (VOL. 1600, PG. 303 D.P.A.)  
**NORTH AMERICAN DATUM OF 1983 COORDINATES**  
 A POINT 1: N+79922.32 E+119022.02  
 A POINT 2: N+79722.52 E+119044.82  
**UTILITY PURVEYORS**  
 WATER: SAN ANTONIO WATER SYSTEM  
 SANITARY SEWER: SAN ANTONIO WATER SYSTEM  
 GAS: ELECTRIC: TEXAS ELECTRIC CO.  
 CABLE TELEVISION: THE WARRIOR CABLE  
 TELEPHONE: SOUTHWESTERN BELL/AT&T

**PHASING BREAKDOWN**

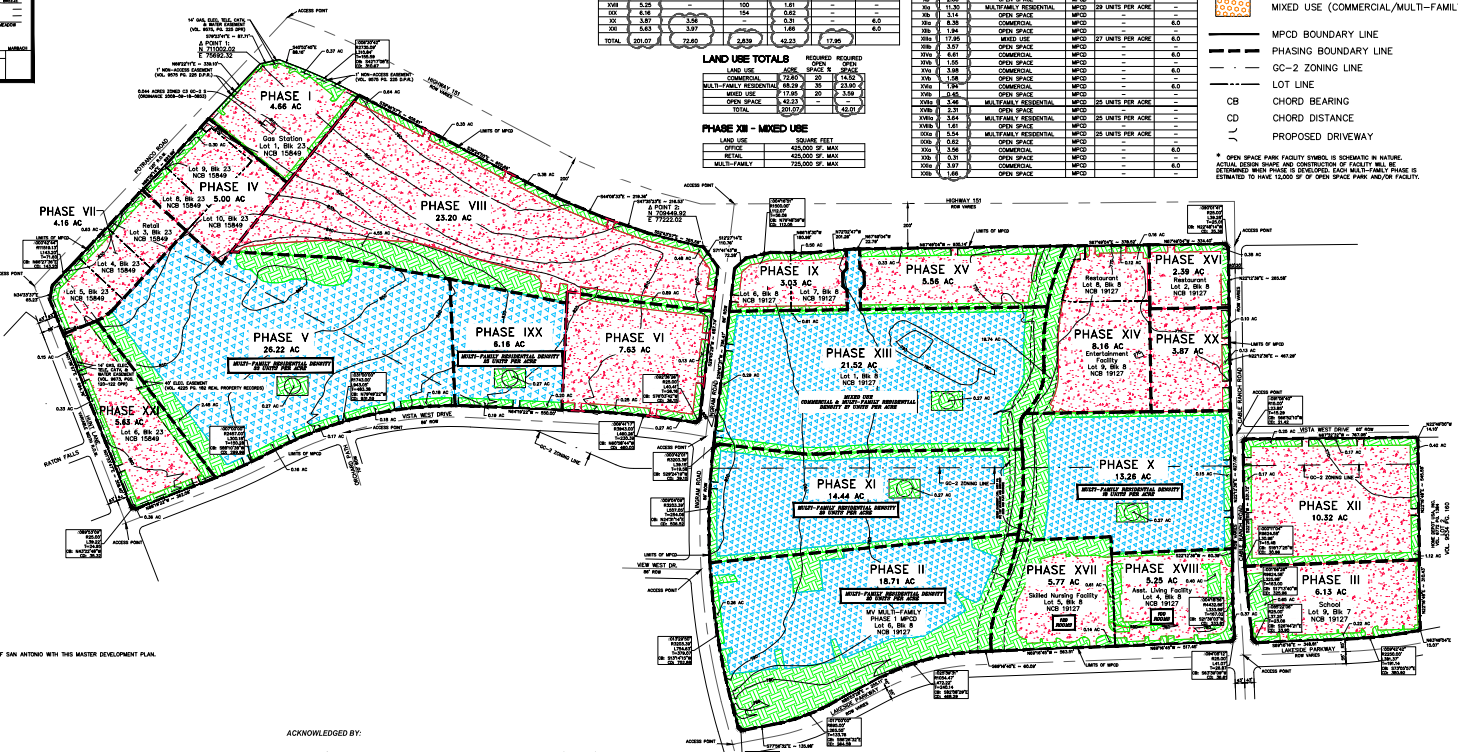
PHASING PLAN	PHASING AREA (ACRES)	COMPL. COEFF. (COVERAGE)	OFFER. SPACE (SQ FT)	MIXED USE	FLOOR AREA RATIO (FAR)
I	4.46	0.33	350	0.74	6.0
II	18.71	0.50	1476	7.18	6.0
III	6.13	0.50	491	2.46	6.0
IV	2.05	0.33	164	0.82	6.0
V	28.22	0.25	2260	11.30	6.0
VI	7.82	0.33	626	3.13	6.0
VII	4.16	0.33	333	1.67	6.0
VIII	23.20	0.33	1856	9.28	6.0
IX	3.03	0.25	242	1.21	6.0
X	13.59	0.33	1087	5.44	6.0
XI	14.44	0.33	1155	5.78	6.0
XII	10.23	0.33	818	4.09	6.0
XIII	21.52	0.33	1722	8.61	6.0
XIV	8.18	0.33	654	3.27	6.0
XV	8.94	0.33	715	3.58	6.0
XVI	2.39	0.25	191	0.96	6.0
XVII	5.77	0.33	462	2.31	6.0
XVIII	3.25	0.33	260	1.30	6.0
XIX	5.72	0.33	458	2.29	6.0
XX	3.87	0.33	310	1.55	6.0
XXI	5.84	0.33	467	2.34	6.0
XXII	6.16	0.33	493	2.47	6.0
XXIII	3.82	0.33	306	1.53	6.0
XXIV	8.18	0.33	654	3.27	6.0
XXV	8.18	0.33	654	3.27	6.0
XXVI	8.18	0.33	654	3.27	6.0
XXVII	8.18	0.33	654	3.27	6.0
XXVIII	8.18	0.33	654	3.27	6.0
XXIX	8.18	0.33	654	3.27	6.0
XXX	8.18	0.33	654	3.27	6.0
TOTAL	201.07	0.33	1628	80.43	6.0

**LAND USE CATEGORIES**

PHASING PLAN	AREA (ACRES)	LAND USE DESCRIPTION	PROG. CODE	DENSITY (UNITS PER ACRE)	FLOOR AREA RATIO (FAR)
01	0.00	CONCRETE	MPCD	—	6.0
02	0.74	OFFER SPACE	MPCD	—	6.0
03	11.53	MULTI-FAMILY RESIDENTIAL	MPCD	20 UNITS PER ACRE	—
04	1.08	OFFER SPACE	MPCD	—	6.0
05	4.26	CONCRETE	MPCD	—	6.0
06	0.33	OFFER SPACE	MPCD	—	6.0
07	11.30	MULTI-FAMILY RESIDENTIAL	MPCD	20 UNITS PER ACRE	—
08	4.00	OFFER SPACE	MPCD	—	6.0
09	6.52	CONCRETE	MPCD	—	6.0
10	1.11	OFFER SPACE	MPCD	—	6.0
11	0.82	CONCRETE	MPCD	—	6.0
12	0.83	OFFER SPACE	MPCD	—	6.0
13	19.13	CONCRETE	MPCD	—	6.0
14	5.07	OFFER SPACE	MPCD	—	6.0
15	2.28	CONCRETE	MPCD	—	6.0
16	0.77	OFFER SPACE	MPCD	—	6.0
17	10.80	MULTI-FAMILY RESIDENTIAL	MPCD	20 UNITS PER ACRE	—
18	2.48	OFFER SPACE	MPCD	—	6.0
19	11.30	MULTI-FAMILY RESIDENTIAL	MPCD	20 UNITS PER ACRE	—
20	3.14	OFFER SPACE	MPCD	—	6.0
21	1.21	CONCRETE	MPCD	—	6.0
22	1.94	OFFER SPACE	MPCD	—	6.0
23	1.21	MIXED USE	MPCD	20 UNITS PER ACRE	6.0
24	3.57	OFFER SPACE	MPCD	—	6.0
25	1.05	OFFER SPACE	MPCD	—	6.0
26	3.58	CONCRETE	MPCD	—	6.0
27	1.58	OFFER SPACE	MPCD	—	6.0
28	0.46	OFFER SPACE	MPCD	—	6.0
29	11.30	MULTI-FAMILY RESIDENTIAL	MPCD	20 UNITS PER ACRE	—
30	0.31	OFFER SPACE	MPCD	—	6.0
31	5.56	MULTI-FAMILY RESIDENTIAL	MPCD	20 UNITS PER ACRE	—
32	0.82	OFFER SPACE	MPCD	—	6.0
33	2.56	CONCRETE	MPCD	—	6.0
34	0.31	OFFER SPACE	MPCD	—	6.0
35	1.55	CONCRETE	MPCD	—	6.0
36	1.55	OFFER SPACE	MPCD	—	6.0

- LEGEND**
- PROPOSED OPEN SPACE
  - PROPOSED OPEN SPACE PARK AND/OR FACILITY FOR MULTI-FAMILY\*
  - PROPOSED MULTI-FAMILY RESIDENTIAL
  - PROPOSED COMMERCIAL
  - MIXED USE (COMMERCIAL/MULTI-FAMILY)
  - MPCD BOUNDARY LINE
  - PHASING BOUNDARY LINE
  - GC-2 ZONING LINE
  - LOT LINE
  - CHORD BEARING
  - CD CHORD DISTANCE
  - PROPOSED DRIVEWAY

- NOTES**
- OWNER/DEVELOPER: MONTREY HOLDINGS LLC, 15077 MONROE LANE, SUITE B, FARMACIA, VA 22040-0084, TEL: (703) 748-7432
  - ENGINEER/PLANNING DESIGNER: PAPE-DAWSON ENGINEERS, INC., 2000 N.W. LOOP 410, SAN ANTONIO, TEXAS 78213
  - WATER WILL BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
  - SANITARY SEWER SERVICE WILL BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
  - THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
  - THIS PROPERTY IS NOT LOCATED WITHIN THE EDWARDS AQUIFER PROTECTION/CONTINGENCY ZONE.
  - PH 1807 (DOWNTOWN ROAD) AND HIGHWAY 151 ARE LISTED ON THE CITY OF SAN ANTONIO MAJOR THOROUGHFARE PLAN. THE PLAN REQUIRES DOWNTOWN ROAD WILL REQUIRE A 100 FOOT RIGHT OF WAY AND HIGHWAY 151 WILL REQUIRE A 200 FOOT RIGHT OF WAY. THE LOCATION OF PUBLIC RIGHTS SHALL BE AS SHOWN ON THIS MAP AND APPROVALS.
  - SEWERAGE WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY FOR UIC WTR-5 (UP TO 36" DIAMETER). THE MINIMUM WIDTH OF SEWERAGE ALONG A PLANNED STREET SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SEWERAGE ALONG THE LOCAL ROAD IS 36" (4) FEET IN WIDTH FOR ARTERIALS (MINIMUM 80 FEET RIGHT OF WAY).
  - THE BEARING FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORDS FROM) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
  - A VISIBLE SIGHT CLEARANCE EXEMPT WILL BE REQUIRED AT CORNER LOTS OF THE INTERSECTION CODE NOT MEET SIGHT REQUIREMENTS AS SET FORTH IN THE LATEST EDITION OF THE AASHTO MANUAL.
  - PARALLEL/POOR PHASE SHALL BE MAINTAINED BY THE OWNER.
  - A MINIMUM OF 50% OF ACCESS TO PUBLIC R.O.W. WILL BE PROVIDED TO PARALLEL FOR SECTION 35-003 (S) OF THE UIC.
  - WETLANDS EXISTING WILL CONFORM WITH UNIFIED DEVELOPMENT CODE 35-109 (UIC). WETLANDS WHICH EXIST WITHIN THE CITY LIMITS MAY BE ELIGIBLE FOR DEVELOPMENT UNDER THE FEDERAL CLEAN WATER ACT. THE FEDERAL CLEAN WATER ACT (CWA) IS A FEDERAL LAW WHICH PROVIDES FOR THE PROTECTION OF WETLANDS. WETLANDS WHICH EXIST WITHIN THE CITY LIMITS MAY BE ELIGIBLE FOR DEVELOPMENT UNDER THE FEDERAL CLEAN WATER ACT. THE FEDERAL CLEAN WATER ACT (CWA) IS A FEDERAL LAW WHICH PROVIDES FOR THE PROTECTION OF WETLANDS.
  - ALL RECORDING INFORMATION IS RECORDED IN OFFICIAL PUBLIC RECORDS UNLESS OTHERWISE NOTED.
  - NO NEW COLLECTOR OR ARTERIAL ROADWAYS WILL BE CREATED IN RELATION TO THIS PROJECT.
  - NO NEW COLLECTOR OR ARTERIAL ROADWAYS WILL BE CREATED IN RELATION TO THIS PROJECT.
  - DRIVEWAY LOCATIONS ALONG LOT/LOT A.O.W. WILL BE APPROVED BY TDD AT THE TIME OF PLANNING AND/OR CONSTRUCTION AND SHALL NOT BE DETERMINED BY THIS PROJECT.
  - DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT THE TIME OF PLANNING AND/OR CONSTRUCTION AND SHALL NOT BE DETERMINED BY THIS PROJECT.
  - PROPOSED COMMERCIAL USE IS DEFINED AS ANY USE ALLOWED BY GC-2 ZONING.



**DRAINAGE NOTE**  
 1. REFER TO DRAINAGE MANAGEMENT PLAN SUBMITTED TO THE CITY OF SAN ANTONIO WITH THIS MASTER DEVELOPMENT PLAN. DETENTION IS NOT PROVIDED FOR THIS PROJECT.

**AMENDMENT NOTES**  
 1. DECREASED TOTAL PHASE ACRES FROM 202.03 TO 201.07.  
 2. INCREASED COMMERCIAL ACRES FROM 22.00 TO 22.63.  
 3. INCREASED MULTI-FAMILY RESIDENTIAL ACRES FROM 10.00 TO 10.23.  
 4. INCREASED OPEN SPACE ACRES FROM 82.00 TO 82.33.  
 5. INCREASED MIXED USE ACRES FROM 1.00 TO 1.21.

**ACKNOWLEDGED BY:**  
 OWNER/DEVELOPERS:  
 MONTREY HOLDINGS LLC  
 C/O BY GROUP ADVISERS LLC.  
 NAME: ROBERT F. BARRON  
 TITLE: VICE PRESIDENT  
 P.O. BOX 1028  
 FARMACIA, VA 22038  
 TEL: (410)238-7107  
 ENGINEER/SURVEYOR/DESIGNER:  
 PAPE-DAWSON ENGINEERS, INC.  
 NAME: NAITT JOHNSON  
 TITLE: VICE PRESIDENT, LAND DEVELOPMENT  
 2000 N.W. LOOP 410  
 SAN ANTONIO, TEXAS 78213  
 TEL: 210-375-9000

**MONTERREY VILLAGE  
 MASTER PLANNED COMMUNITY DISTRICT  
 MPCD # 14-00003.02  
 (AMENDS MPCD #14-00003.01)  
 MAJOR AMENDMENT**

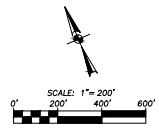
ORIGINAL APPROVAL DATE OF MPCD 807-08-001: JULY 23, 2008  
 MINOR AMENDMENT APPROVAL DATE OF MPCD 807-08-001A: AUGUST 19, 2010  
 MINOR AMENDMENT APPROVAL DATE OF MPCD 807-08-001B: NOVEMBER 19, 2012  
 MINOR AMENDMENT APPROVAL OF LOS #14-00003: DECEMBER 19, 2014  
 MINOR AMENDMENT APPROVAL OF MPCD #14-00003.01: JULY 10, 2015



2000 N.W. LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000  
 FAC: 210.375.9070  
 6242 OFFICE OF PROFESSIONAL ACCOUNTS, P.O. BOX 200000

PREPARATION DATE OF MAJOR AMENDMENT MPCD #14-00003.02: AUGUST 4, 2015

ZONING CASE NO. Z2007009  
 ORDINANCE NO. 2007-01-04-0336



9311 San Pedro Ave., Ste. 850  
 San Antonio, Texas 78216  
 210.366.2222 office / 210.366.2231 fax  
 www.endurasa.com

**CORBIN BARKER**  
 210.477.0827 direct  
 210.410.3718 mobile  
 cbarker@endurasa.com

# MONTERREY VILLAGE | PHASE VIII / DEMOGRAPHICS

*±1 to 8.93 Acres - For Sale*

SWQ OF LOOP 410 & HWY 151, SAN ANTONIO, TX 78254

RADIUS	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2022 Population	17,570	129,594	285,439
2027 Projection	19,129	139,748	307,966
Median Age	32	32.9	33.1
Annual Growth 2010-2022	2.4%	1.5%	1.6%
Annual Growth 2022-2027	1.8%	1.6%	1.6%
<b>HOUSEHOLDS</b>			
2022 Households	5,838	43,709	93,925
2027 Projection	6,344	46,988	100,971
Average Household Size	2.9	2.9	3
Annual Growth 2010-2022	2.2%	1.3%	1.3%
Annual Growth 2022-2027	1.7%	1.5%	1.5%
Owner Occupied	3,469	26,757	63,093
Renter Occupied	2,872	20,231	37,878
<b>HOUSEHOLD INCOME</b>			
Average Household Income	\$72,640	\$71,800	\$74,987
Median Household Income	\$62,480	\$58,879	\$62,298

RADIUS	NO. OF BUSINESSES			NO. OF EMPLOYEES		
	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE
<b>TOTAL BUSINESSES</b>	<b>332</b>	<b>2,803</b>	<b>7,415</b>	<b>2,706</b>	<b>36,788</b>	<b>70,613</b>
Trade Transportation & Utilities	37	419	1,099	295	6,503	13,635
Information	10	41	112	38	253	895
Financial Activities	39	379	911	281	3,775	6,293
Professional & Business Services	23	197	484	207	4,420	5,820
Education & Health Services	91	960	2,738	643	6,121	15,258
Leisure & Hospitality	69	349	757	1,028	9,721	16,403
Other Services	41	305	775	139	1,461	3,522
Public Administration	0	9	32	0	429	650
Goods-Producing Industries	22	144	507	75	4,104	8,137
Natural Resources & Mining	0	1	14	0	3	32
Construction	20	109	372	62	415	2,961
Manufacturing	2	33	121	13	3,687	5,144

Source: CoStar



9311 San Pedro Ave., Ste. 850  
 San Antonio, Texas 78216  
 210.366.2222 office / 210.366.2231 fax  
[www.endurasa.com](http://www.endurasa.com)

**CORBIN BARKER**  
 210.477.0827 direct  
 210.410.3718 mobile  
[cbarker@endurasa.com](mailto:cbarker@endurasa.com)





# 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.

## 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.

Endura Advisory Group, GP, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	581037 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Designated Broker of Firm	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Licensed Supervisor of Sales Agent/ Associate	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
Corbin Barker Sales Agent/Associate's Name	491799 License No.	cbarker@endurasa.com Email	(210) 366-2222 Phone

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

\_\_\_\_\_  
Date