

Plaza Las Campanas - Office

1826 N Loop 1604 W, San Antonio, TX

Office Space
For Lease



Brian D. Harris, CCIM
Executive Vice President
bharris@reocsanantonio.com
Direct Line 210 524 1314

Kimberly S. Gatley
Senior Vice President
kgatley@reocsanantonio.com
Direct Line 210 524 1320

8023 Vantage Dr, Suite 1200
San Antonio TX 78230
reocsanantonio.com
210 524 4000



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Brian D. Harris, CCIM
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bharris@reocsanantonio.com
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Kimberly S. Gatley
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kgatley@reocsanantonio.com
Direct Line 210 524 1320



Oblique Aerial Photo

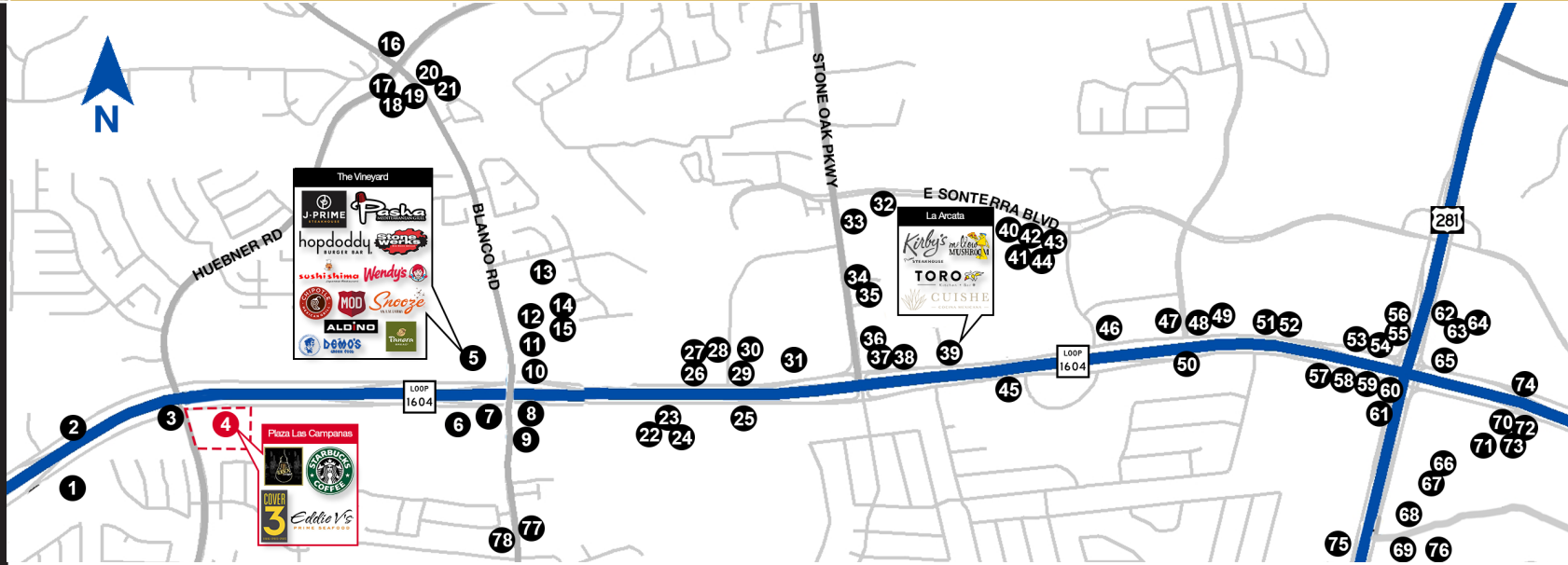


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Area Restaurants



- | | | | | |
|---|---|---|--|--|
| <p>1. Galpao Gaucho Brazilian Steakhouse</p> <p>2. Big Z Burger Joint</p> <p>3. Burger King</p> <p>4. Plaza Las Campanas</p> <ul style="list-style-type: none"> ▪ Eddie V's Prime Seafood ▪ Cover 3 ▪ Starbuck's ▪ The Edison Experiment <p>5. The Vineyard</p> <ul style="list-style-type: none"> ▪ J Prime ▪ Pasha ▪ Hopdoddy ▪ Stone Werks ▪ Sushishima ▪ Wendy's ▪ Chipotle ▪ MOD Pizza ▪ Snooze ▪ Aldino ▪ Demo's Greek ▪ Panera <p>6. Poke Central</p> <p>7. Jim's</p> | <p>8. Popeye's</p> <p>9. McDonald's</p> <p>10. Luby's</p> <p>11. Chick Fil A</p> <p>12. Whataburger</p> <p>13. Wingstop</p> <p>14. Wahkee Chinese</p> <p>15. Taco Blvd</p> <p>16. El Taco Grill</p> <p>17. Kennedy's Public House</p> <p>18. Café Vida</p> <p>19. Sake Café</p> <p>20. Hon Machi Korean BBQ</p> <p>21. Heavenly Pho</p> <p>22. NOSH kitchen + bar</p> <p>23. Costa Pacifica</p> <p>24. SILO</p> <p>25. Eggspectation</p> <p>26. Zoe's Kitchen</p> <p>27. Full Belly Café + Bar</p> <p>28. Tarka Indian Kitchen</p> <p>29. Torchy's Tacos</p> <p>30. Chama Gaucha Brazilian Steakhouse</p> | <p>31. Jerusalem Grill</p> <p>32. Delicious Tamales</p> <p>33. Luciano Pizzeria</p> <p>34. Taipei Restaurant</p> <p>35. Marioli Mexican Cuisine</p> <p>36. FRIDA Mexican Restaurant</p> <p>37. Corner Bakery</p> <p>38. Sushi Zushi</p> <p>39. La Arcata</p> <ul style="list-style-type: none"> ▪ Kirby's Steakhouse ▪ Mellow Mushroom ▪ Toro Kitchen + Bar ▪ Cuishe Cocina Mexicana <p>40. Kumori Sushi & Teppanyaki</p> <p>41. First Watch</p> <p>42. Jimmy John's</p> <p>43. Salata</p> <p>44. Smashin Crab</p> <p>45. Little Woodrow's</p> <p>46. Embers Wood Fire Kitchen & Tap</p> <p>47. Gorditas Dona Tota</p> <p>48. Brickhouse</p> <p>49. Jason's Deli</p> | <p>50. The Hoppy Monk</p> <p>51. Hon Machi Sushi Teppanyaki</p> <p>52. Chuck E Cheese</p> <p>53. Chick fil A</p> <p>54. Ay Chiwawa</p> <p>55. Whataburger</p> <p>56. Sonic</p> <p>57. Schlotszky's</p> <p>58. IHOP</p> <p>59. Taco Bell / KFC</p> <p>60. Bill Miller BBQ</p> <p>61. Laguna Madre Seafood</p> <p>62. Buffalo Wild Wings</p> <p>63. Subway</p> <p>64. Pho Nguyen Restaurant</p> <p>65. Wayback Burgers</p> <p>66. Fish City Grill</p> <p>67. Zio's Italian Kitchen</p> <p>68. Chuy's</p> <p>69. Chilli's Grill & Bar</p> <p>70. Red Robin Gourmet Burgers</p> <p>71. Stout's Pizza Co</p> <p>72. Pei Wei Asian Diner</p> | <p>73. Firehouse Subs</p> <p>74. Genghis Grill</p> <p>75. Red Lobster</p> <p>76. Sizzling Wok</p> <p>77. El Jalisco Grill</p> <p>78. The Longhorn Cafe</p> |
|---|---|---|--|--|

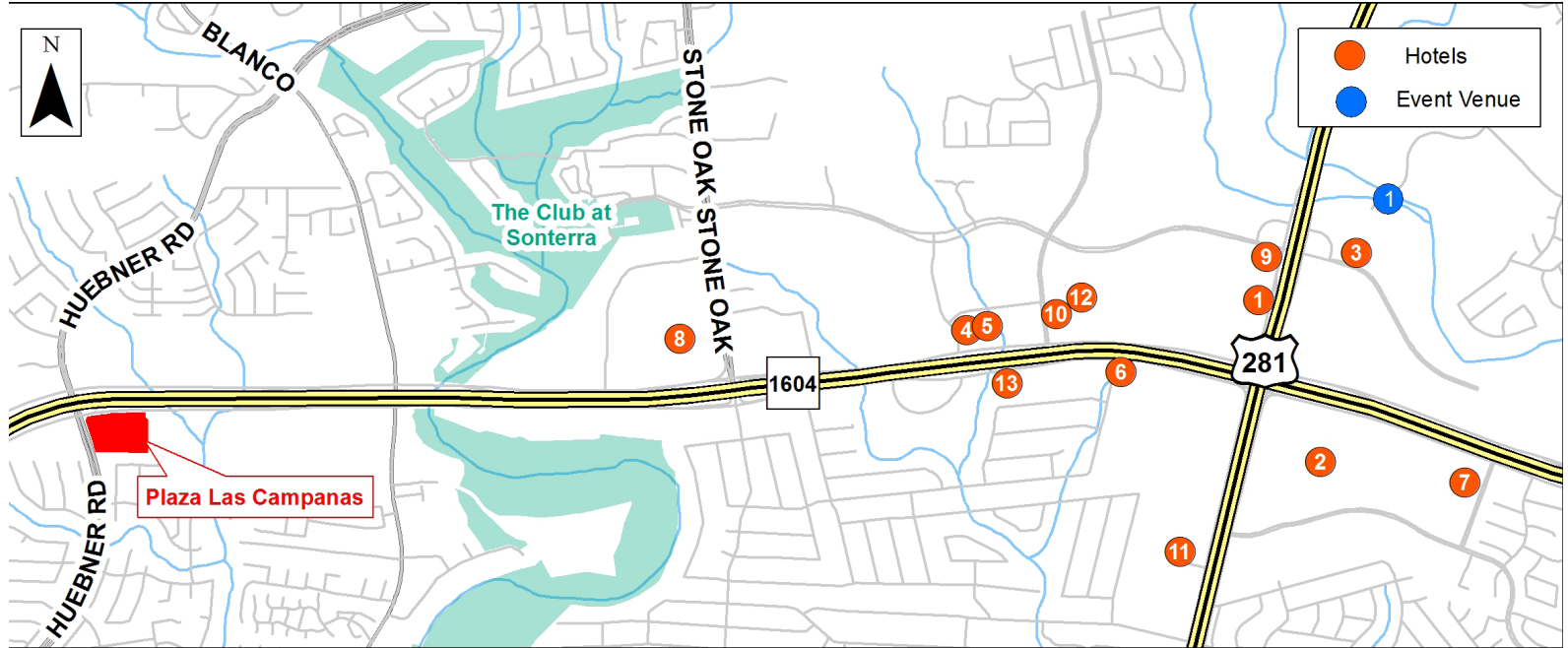
Highlight indicates high-end restaurant

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Area Hotels & Resorts

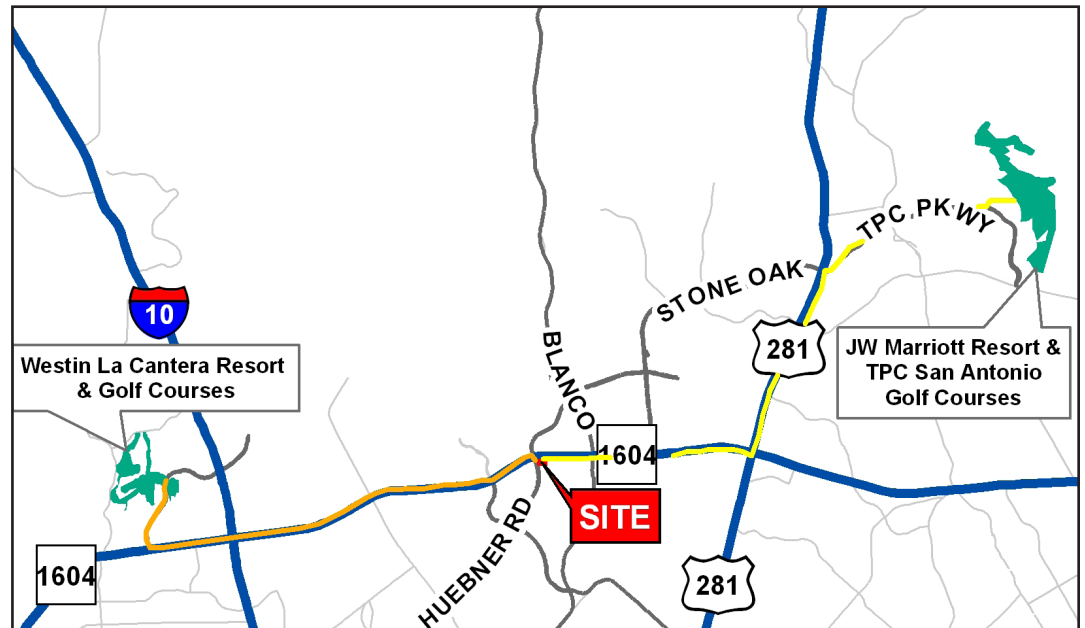


1. Best Western Hill Country Suites
2. Comfort Suites
3. Courtyard Marriott
4. Drury Inn & Suites
5. Drury Plaza Hotel
6. Fairfield Inn & Suites
7. Hampton Inn
8. Homewood Suites
9. Hyatt Place
10. La Quinta Inn & Suites
11. Quality Inn & Suites
12. Residence Inn Marriott
13. Staybridge Suites

1. Noah's Event Venue

Route to the Westin La Cantera Resort: 10 minutes or 6.87 miles.

Route to the JW Marriott Resort: 17 minutes or 9.85 miles.

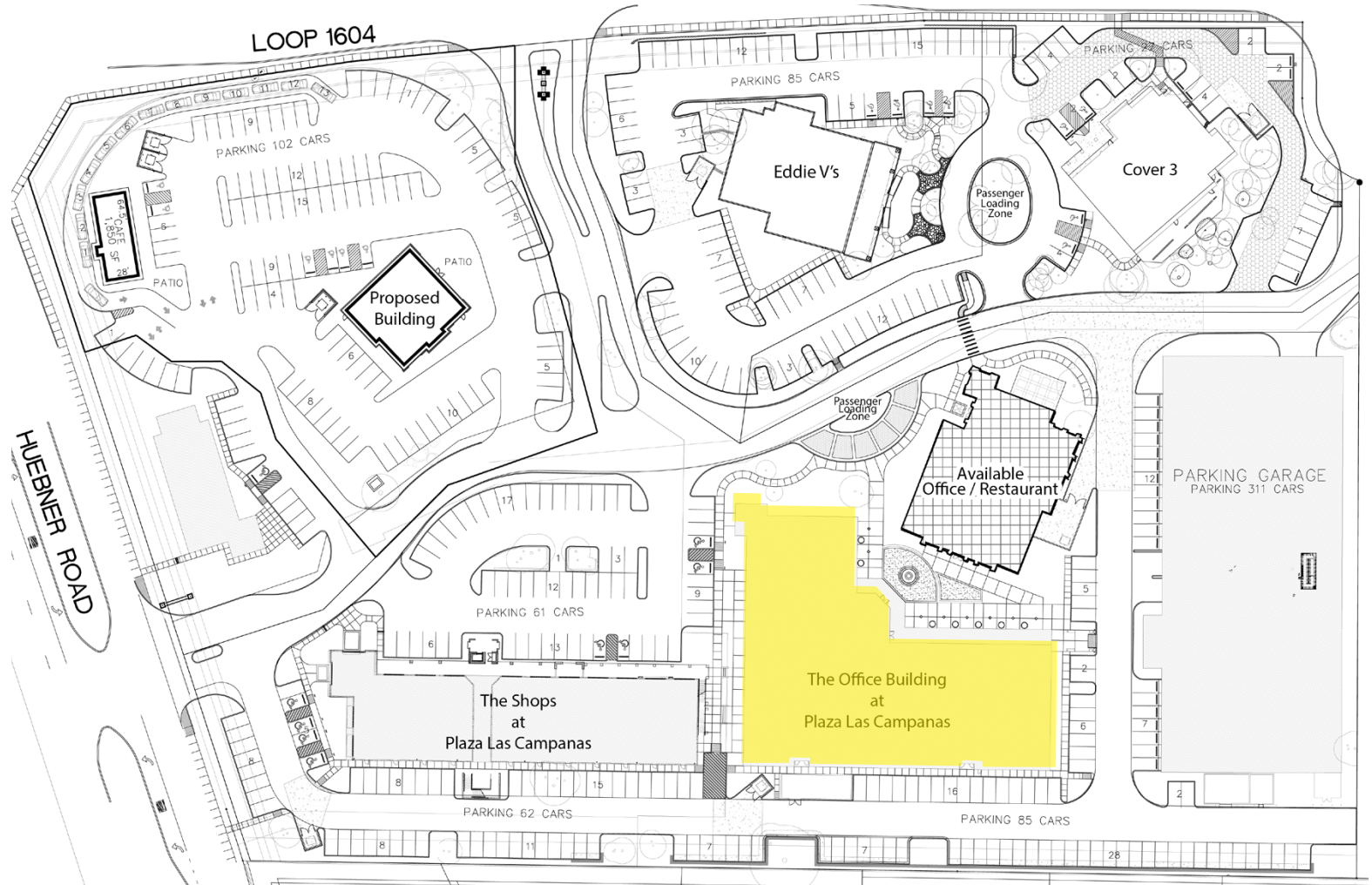


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Site Plan

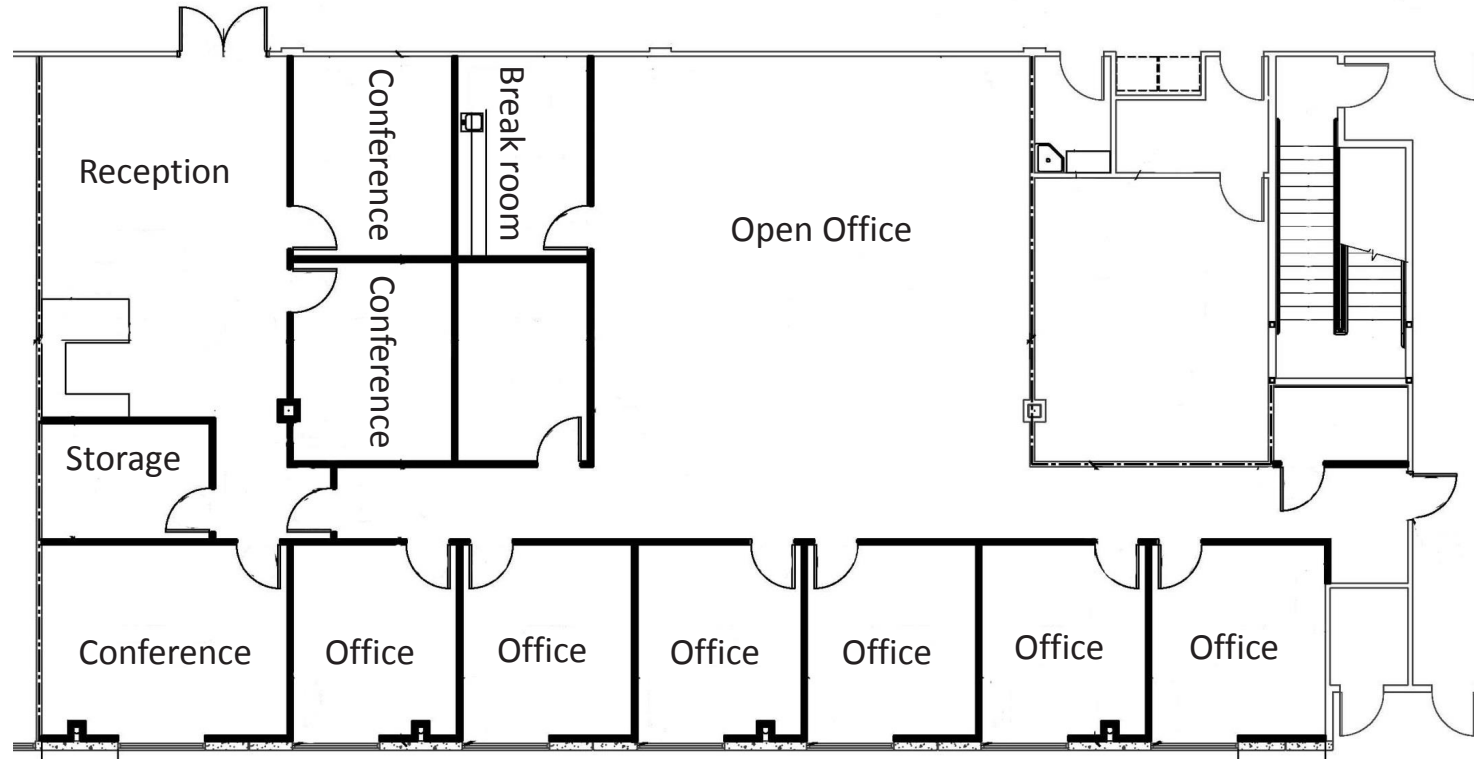


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Floor Plan - Suite 175



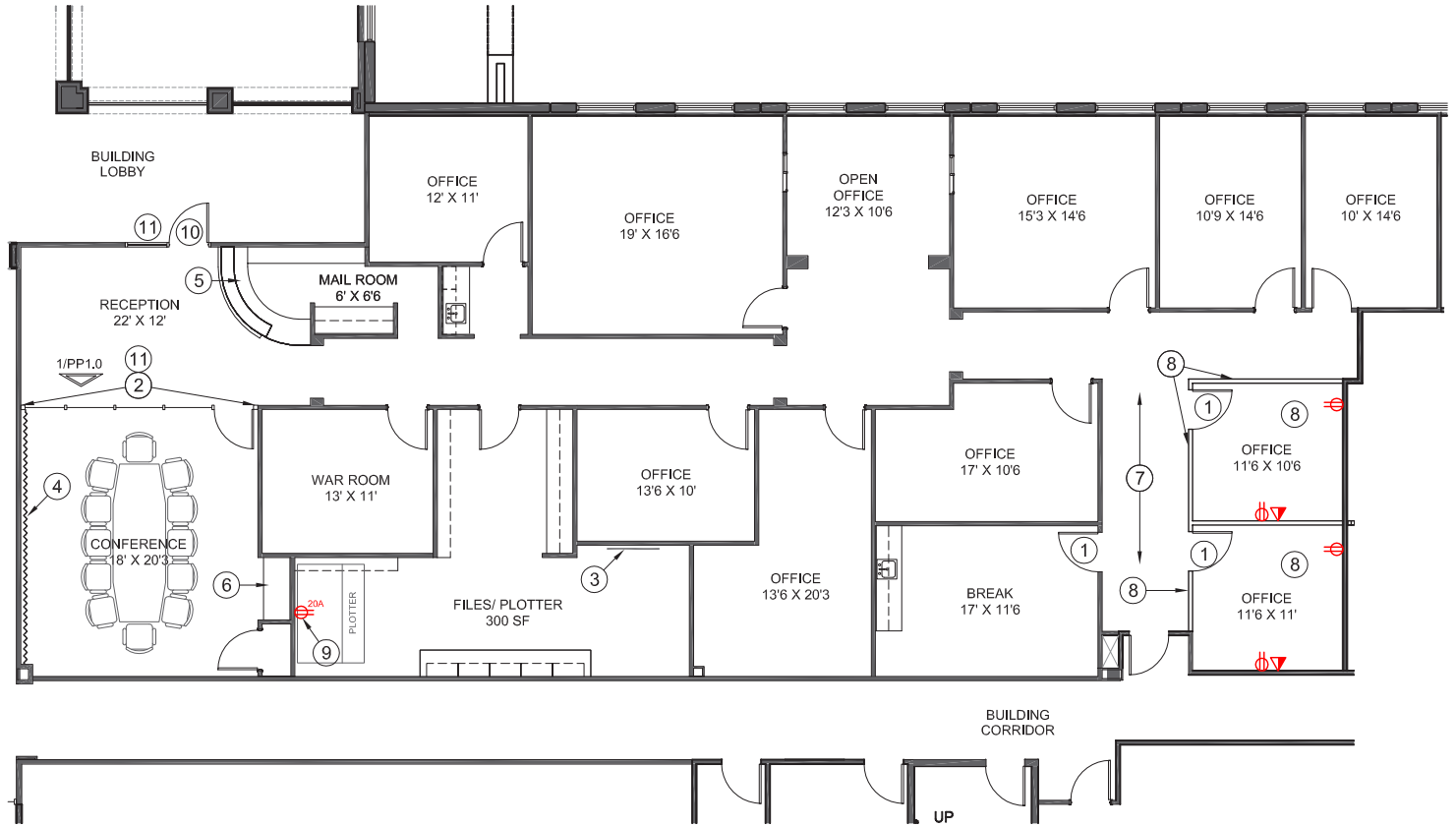
4,298 RSF

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Floor Plan - Suite 250



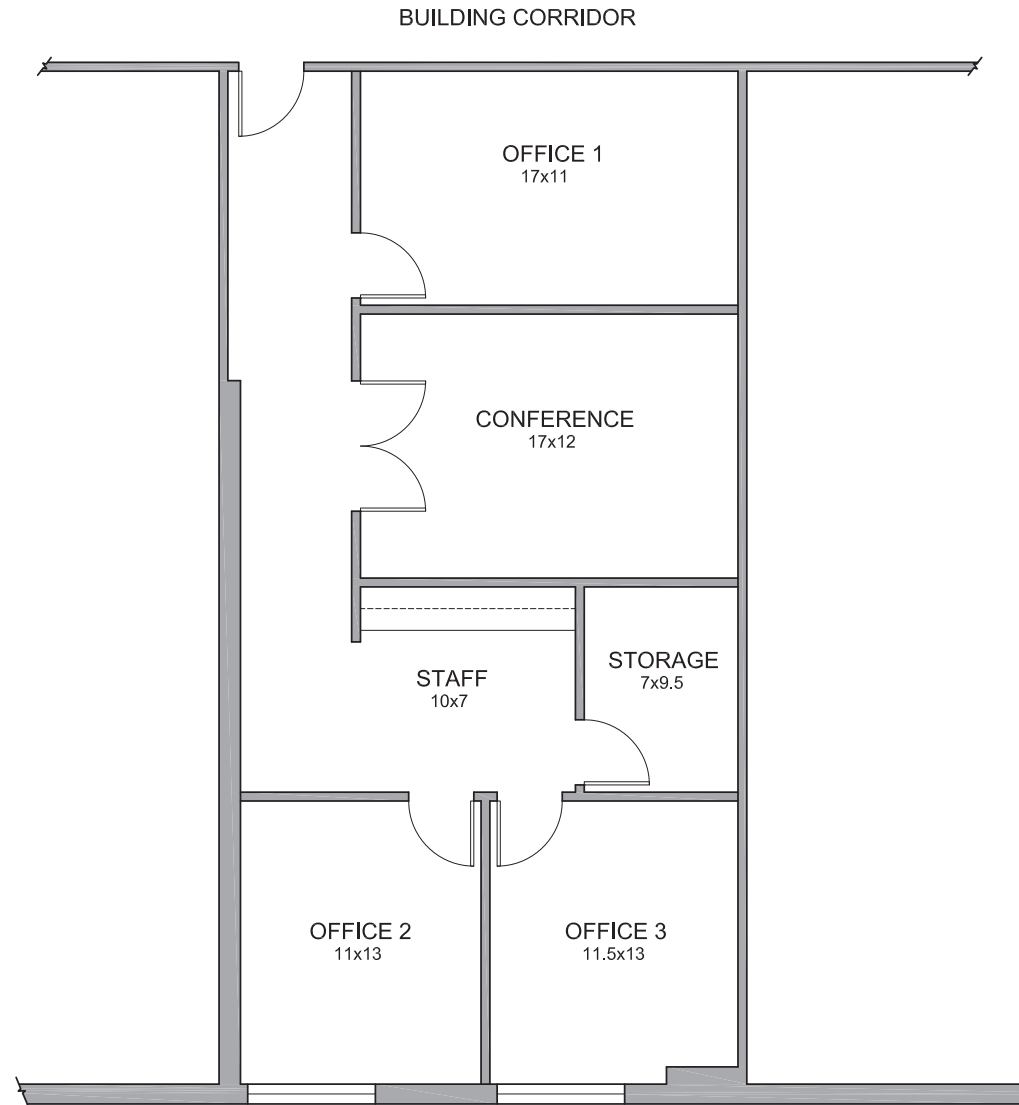
5,339 RSF

Brian D. Harris, CCIM
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bharris@reocsanantonio.com
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Kimberly S. Gatley
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Direct Line 210 524 1320



Floor Plan - Suite 370



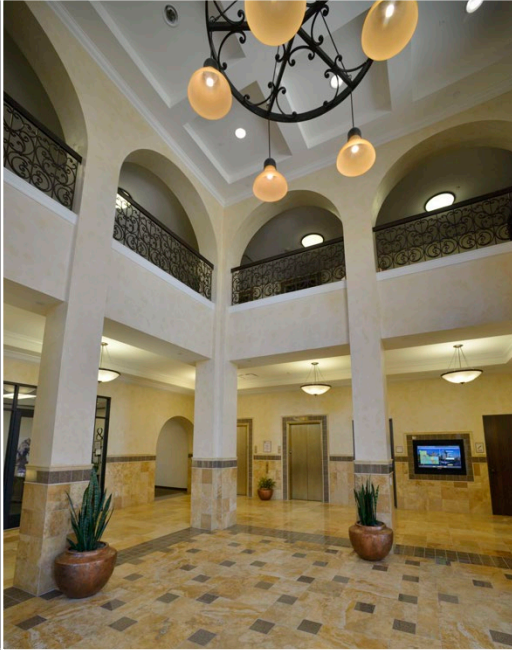
1,220 RSF

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Photos



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bharris@reocsanantonio.com
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Direct Line 210 524 1320



Property Summary

Description

Plaza Las Campanas captures all the flavor of old world San Antonio. With its plazitas, walkways, water features, and mission inspired architecture, Plaza Las Campanas is truly a spanish architectural landmark and a destination spot right here in San Antonio.

Location

1826 N Loop 1604 W, San Antonio, TX 78258
SE corner of Loop 1604 and Huebner Road

Building

- Attractive exterior design
- Includes 300 covered parking spaces in the adjacent parking garage plus additional surface parking spaces
- Part of Plaza Las Campanas containing nearly 170,000 square feet of retail, office and fine dining

Zoning

C-2 ERZD

Plaza Las Campanas Tenants

- Starbucks
- The Oasis Salon & Spa Suites
- Texas Community Bank
- The Edison Experiment
- Flatrock Energy Advisors
- Southern Wealth Management
- Eagle Applied Sciences
- Capital Title of Texas
- Willis of Texas, Inc
- First American Title Insurance
- Voge Boutique
- San Antonio Jewelry
- Eddie V's Prime Seafood
- Cover 3
- Office Evolution
- The Shard Studio
- Edward Jones

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Market Summary

Benefits

- Nearly 170,000 square feet of retail, office and fine dining
- Ample parking available including three level structured parking garage and overall 1:300 parking ratio
- Valet drop-off
- Full service retail bank on site
- Located at the epicenter of San Antonio's major growth
- Fountain/plaza adjacent to the office building
- Great location fronting Loop 1604
- Situated on the dynamic intersection of Huebner Road and North Loop 1604 West
- Located along Huebner Road, a major thoroughfare that connects a numerous number of gated residential communities and runs from the South Texas Medical Center and into Stone Oak/PGA Village
- Accessible to the South Texas & Stone Oak Medical Center areas
- Unique location draws from Boerne, South Texas Medical Center and Stone Oak
- Home to two of the finest restaurants in San Antonio including Eddie V's and Cover 3
- Eddie V's was recently acquired by Darden, the world's largest full-service restaurant company
- Use of "functional bells" and custom painted Mexican tiles throughout the project to express the theme of the development as "the location that resonates"
- Prestigious client base & unique tenant mix
- Near numerous gated executive residential communities
- Highest residential demand area in San Antonio with over 72 established subdivisions
- Residential community prices range from \$300,000 to several million dollars
- Exceptional demographic profile

- Population has more than doubled within a 5-mile radius, more than tripled within a 3-mile radius and increased 647% within a 1-mile radius since 1990
- Near two of San Antonio's largest and strongest Texas Education Agency recognized school districts, with 17 elementary schools, 4 middle schools and 4 high schools
- Over 15 "mega" churches in the surrounding community
- Great shopping with all major retailers, recreation and fitness centers located in close proximity to the site
- Large selection of fine dining options as well as casual and fast food choices nearby
- San Antonio hospitality industry is supported by 40,000 hotel rooms
- Within ten mile radius, there are 29,852 employers with over 360,700 employees
- Area golf courses include 8 existing facilities and the new PGA resort

Traffic Counts:

Loop 1604, just west of Huebner; 140,156 vpd (2019)

Source: TxDOT Statewide Planning Map

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Quote Sheet

Square Footage Available	Suite 175 - 4,298 RSF Suite 250 - 5,339 RSF Suite 370 - 1,220 RSF
Base Rental	\$26.00/RSF Net
Term	Three (3) to Ten (10) years
Escalation Quote	NNN
Improvements	Negotiable
Parking	Ample garage and surface parking
Disclosure	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(s).

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Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior sale or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.



San Antonio Overview

Largest U.S. Cities

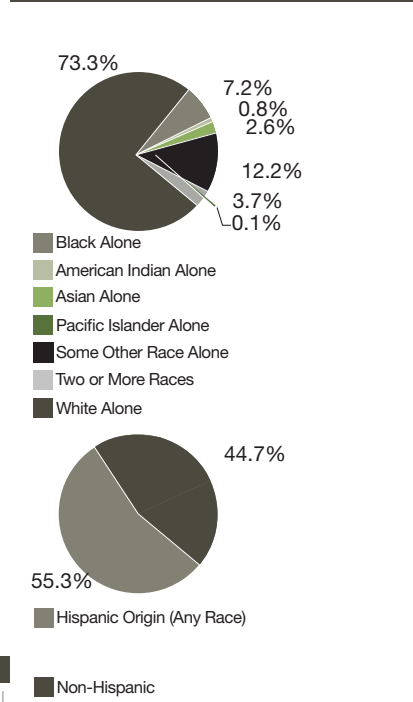
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

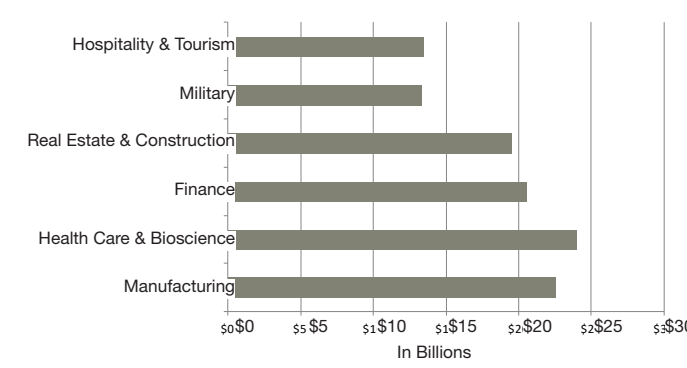
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2021 Estimate	2,605,310	36.0	930,556
2026 Projection	2,834,097	36.7	1,013,865

	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
2021 Estimate	\$83,925	\$61,131	\$30,121
2026 Projection	\$93,430	\$67,188	\$33,557

Ethnicity



Major Industries



Fortune 500 Companies

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

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.

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Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2021 & 2026; Fortune



Demographics: 1-Mile

Summary	Census 2010		2021		2026	
Population	10,233		10,586		10,935	
Households	3,989		4,155		4,292	
Families	2,819		2,847		2,918	
Average Household Size	2.57		2.55		2.55	
Owner Occupied Housing Units	2,888		2,947		3,092	
Renter Occupied Housing Units	1,101		1,208		1,200	
Median Age	39.5		40.6		39.0	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	0.65%		1.54%		0.71%	
Households	0.65%		1.53%		0.71%	
Families	0.49%		1.49%		0.64%	
Owner HHs	0.97%		1.79%		0.91%	
Median Household Income	2.17%		2.15%		2.41%	
Households by Income			2021		2026	
		Number	Percent	Number	Percent	
<\$15,000		142	3.4%	124	2.9%	
\$15,000 - \$24,999		129	3.1%	114	2.7%	
\$25,000 - \$34,999		170	4.1%	150	3.5%	
\$35,000 - \$49,999		246	5.9%	221	5.1%	
\$50,000 - \$74,999		474	11.4%	450	10.5%	
\$75,000 - \$99,999		547	13.2%	527	12.3%	
\$100,000 - \$149,999		663	16.0%	693	16.1%	
\$150,000 - \$199,999		688	16.6%	784	18.3%	
\$200,000+		1,095	26.4%	1,227	28.6%	
Median Household Income		\$123,334		\$137,318		
Average Household Income		\$165,843		\$181,092		
Per Capita Income		\$65,453		\$71,502		
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	566	5.5%	514	4.9%	577	5.3%
5 - 9	796	7.8%	651	6.1%	688	6.3%
10 - 14	834	8.1%	811	7.7%	688	6.3%
15 - 19	716	7.0%	693	6.5%	683	6.2%
20 - 24	500	4.9%	576	5.4%	494	4.5%
25 - 34	1,036	10.1%	1,386	13.1%	1,683	15.4%
35 - 44	1,645	16.1%	1,302	12.3%	1,477	13.5%
45 - 54	1,818	17.8%	1,560	14.7%	1,428	13.1%
55 - 64	1,378	13.5%	1,424	13.5%	1,316	12.0%
65 - 74	609	6.0%	1,105	10.4%	1,122	10.3%
75 - 84	268	2.6%	443	4.2%	637	5.8%
85+	69	0.7%	121	1.1%	142	1.3%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,998	87.9%	8,936	84.4%	9,046	82.7%
Black Alone	255	2.5%	317	3.0%	350	3.2%
American Indian Alone	25	0.2%	28	0.3%	30	0.3%
Asian Alone	534	5.2%	751	7.1%	897	8.2%
Pacific Islander Alone	6	0.1%	7	0.1%	8	0.1%
Some Other Race Alone	196	1.9%	253	2.4%	271	2.5%
Two or More Races	219	2.1%	295	2.8%	334	3.1%
Hispanic Origin (Any Race)	2,339	22.9%	2,961	28.0%	3,298	30.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Demographics: 3-Mile

Summary	Census 2010	2021	2026
Population	61,306	69,238	74,081
Households	24,359	28,076	30,053
Families	16,729	18,817	20,072
Average Household Size	2.50	2.45	2.45
Owner Occupied Housing Units	16,622	17,475	18,661
Renter Occupied Housing Units	7,737	10,601	11,393
Median Age	38.6	39.6	39.4

Trends: 2021-2026 Annual Rate	Area	State	National
Population	1.36%	1.54%	0.71%
Households	1.37%	1.53%	0.71%
Families	1.30%	1.49%	0.64%
Owner HHs	1.32%	1.79%	0.91%
Median Household Income	1.66%	2.15%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	1,334	4.8%	1,233	4.1%
\$15,000 - \$24,999	1,166	4.2%	1,054	3.5%
\$25,000 - \$34,999	1,772	6.3%	1,642	5.5%
\$35,000 - \$49,999	2,529	9.0%	2,472	8.2%
\$50,000 - \$74,999	4,517	16.1%	4,707	15.7%
\$75,000 - \$99,999	3,495	12.4%	3,700	12.3%
\$100,000 - \$149,999	5,131	18.3%	5,677	18.9%
\$150,000 - \$199,999	3,535	12.6%	4,227	14.1%
\$200,000+	4,596	16.4%	5,342	17.8%

Median Household Income	\$93,249	\$101,267
Average Household Income	\$130,045	\$142,247
Per Capita Income	\$52,187	\$57,062

Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,408	5.6%	3,464	5.0%	3,897	5.3%
5 - 9	4,402	7.2%	3,921	5.7%	4,216	5.7%
10 - 14	4,742	7.7%	4,538	6.6%	4,303	5.8%
15 - 19	4,162	6.8%	4,395	6.3%	4,103	5.5%
20 - 24	3,511	5.7%	4,135	6.0%	3,948	5.3%
25 - 34	7,244	11.8%	9,756	14.1%	11,344	15.3%
35 - 44	9,254	15.1%	9,309	13.4%	11,068	14.9%
45 - 54	9,929	16.2%	9,238	13.3%	9,102	12.3%
55 - 64	7,825	12.8%	9,155	13.2%	8,822	11.9%
65 - 74	3,897	6.4%	6,898	10.0%	7,592	10.2%
75 - 84	2,074	3.4%	3,164	4.6%	4,261	5.8%
85+	857	1.4%	1,265	1.8%	1,425	1.9%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	52,570	85.7%	56,835	82.1%	59,701	80.6%
Black Alone	1,780	2.9%	2,336	3.4%	2,620	3.5%
American Indian Alone	199	0.3%	254	0.4%	278	0.4%
Asian Alone	3,052	5.0%	4,605	6.7%	5,653	7.6%
Pacific Islander Alone	48	0.1%	65	0.1%	79	0.1%
Some Other Race Alone	2,080	3.4%	2,890	4.2%	3,146	4.2%
Two or More Races	1,578	2.6%	2,253	3.3%	2,603	3.5%
Hispanic Origin (Any Race)	17,290	28.2%	23,548	34.0%	26,806	36.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Direct Line 210 524 1320



Demographics: 5-Mile

Summary	Census 2010	2021	2026
Population	167,652	193,989	207,670
Households	70,727	82,778	88,552
Families	44,283	50,585	53,936
Average Household Size	2.36	2.34	2.34
Owner Occupied Housing Units	40,985	43,990	46,968
Renter Occupied Housing Units	29,742	38,788	41,584
Median Age	37.1	37.9	38.1
Trends: 2021-2026 Annual Rate	Area	State	National
Population	1.37%	1.54%	0.71%
Households	1.36%	1.53%	0.71%
Families	1.29%	1.49%	0.64%
Owner HHs	1.32%	1.79%	0.91%
Median Household Income	1.44%	2.15%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	5,062	6.1%	4,590	5.2%
\$15,000 - \$24,999	4,873	5.9%	4,334	4.9%
\$25,000 - \$34,999	6,168	7.5%	5,806	6.6%
\$35,000 - \$49,999	9,448	11.4%	9,495	10.7%
\$50,000 - \$74,999	15,637	18.9%	16,836	19.0%
\$75,000 - \$99,999	10,125	12.2%	10,996	12.4%
\$100,000 - \$149,999	14,069	17.0%	15,884	17.9%
\$150,000 - \$199,999	8,093	9.8%	9,824	11.1%
\$200,000+	9,304	11.2%	10,788	12.2%

Median Household Income	\$75,377	\$80,969
Average Household Income	\$107,444	\$117,677
Per Capita Income	\$45,583	\$49,875

Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,644	5.8%	9,996	5.2%	11,146	5.4%
5 - 9	10,820	6.5%	10,610	5.5%	11,283	5.4%
10 - 14	11,759	7.0%	11,556	6.0%	11,276	5.4%
15 - 19	10,826	6.5%	11,208	5.8%	10,876	5.2%
20 - 24	12,189	7.3%	13,989	7.2%	13,823	6.7%
25 - 34	23,688	14.1%	31,218	16.1%	35,273	17.0%
35 - 44	23,783	14.2%	27,076	14.0%	31,198	15.0%
45 - 54	25,543	15.2%	23,953	12.3%	24,279	11.7%
55 - 64	20,566	12.3%	23,978	12.4%	23,425	11.3%
65 - 74	10,936	6.5%	18,366	9.5%	19,784	9.5%
75 - 84	5,691	3.4%	8,812	4.5%	11,617	5.6%
85+	2,209	1.3%	3,225	1.7%	3,693	1.8%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	137,792	82.2%	152,414	78.6%	160,378	77.2%
Black Alone	6,933	4.1%	8,947	4.6%	9,951	4.8%
American Indian Alone	786	0.5%	981	0.5%	1,062	0.5%
Asian Alone	7,265	4.3%	11,307	5.8%	13,931	6.7%
Pacific Islander Alone	159	0.1%	224	0.1%	266	0.1%
Some Other Race Alone	9,624	5.7%	12,895	6.6%	13,823	6.7%
Two or More Races	5,093	3.0%	7,221	3.7%	8,261	4.0%
Hispanic Origin (Any Race)	56,434	33.7%	76,484	39.4%	86,199	41.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

Brian D. Harris, CCIM
Executive Vice President
bharris@reocsanantonio.com
Direct Line 210 524 1314

Kimberly S. Gatley
Senior Vice President
kgatley@reocsanantonio.com
Direct Line 210 524 1320



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.

REOC General Partner, LLC License No. **493853** Email **bharris@reocsanantonio.com** Phone **N/A**
 Licensed Broker/Broker Firm Name or Primary Assumed Business Name

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

N/A License No. **N/A** Email **N/A** Phone **N/A**
 Licensed Supervisor of Sales Agent/ Associate

Brian Dale Harris License No. **405243** Email **bharris@reocsanantonio.com** Phone **N/A**
 Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission Information available at 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

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