

4851 Whirlwind Dr

San Antonio, Texas 78217

Flex Space
For Sale/Lease



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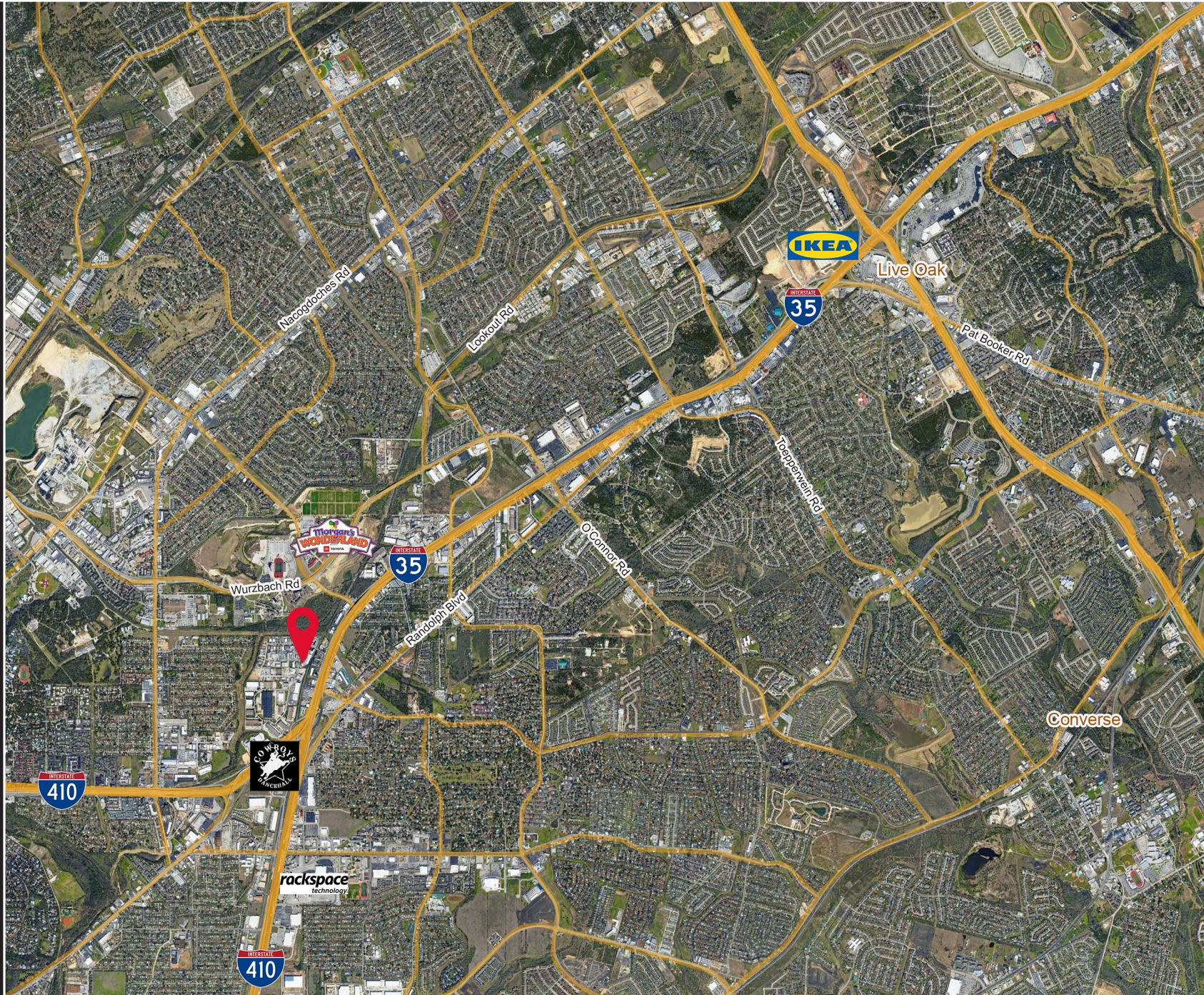
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Aerial Map



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Site Aerial

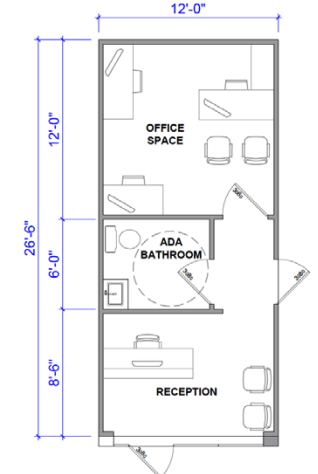
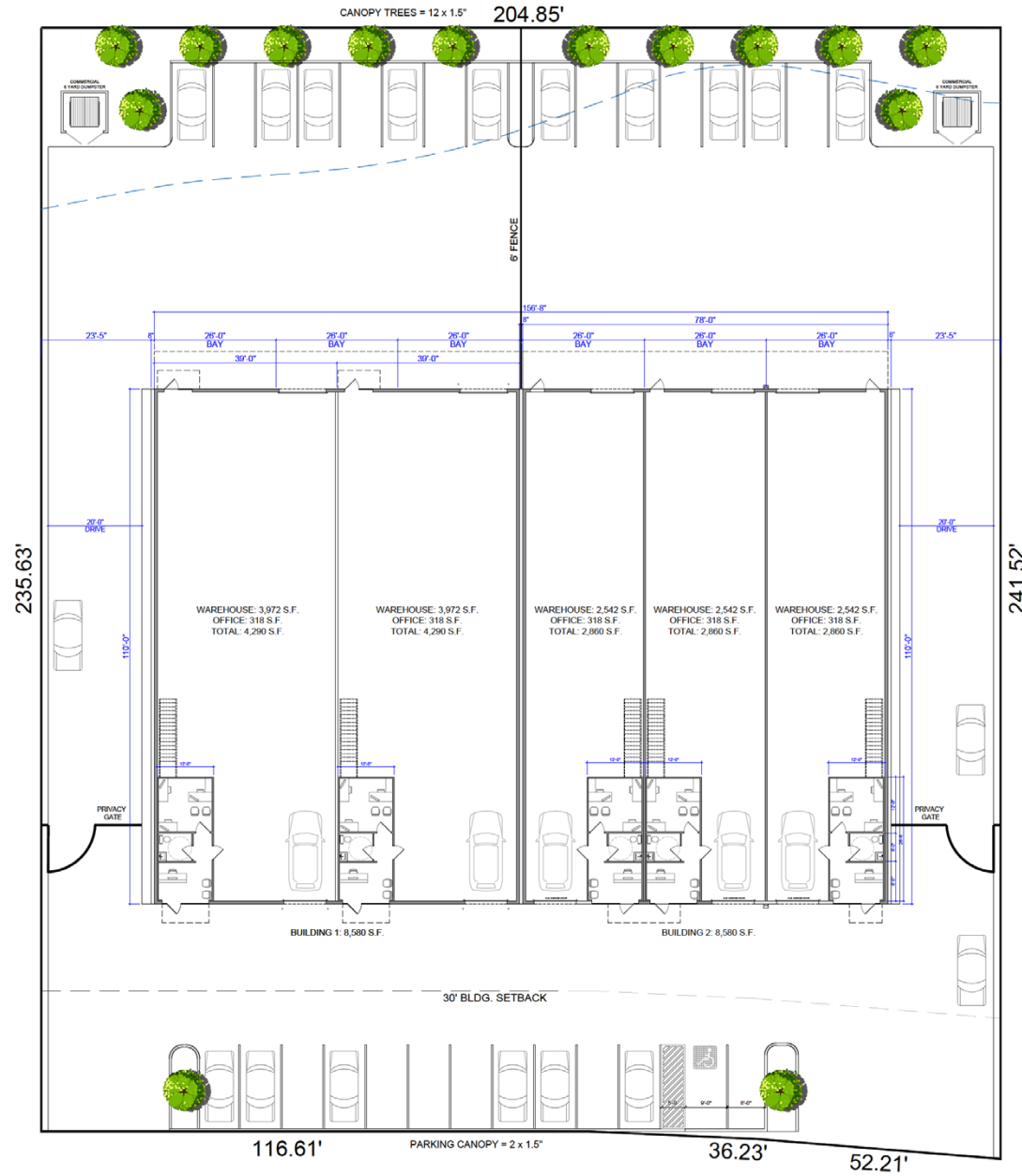


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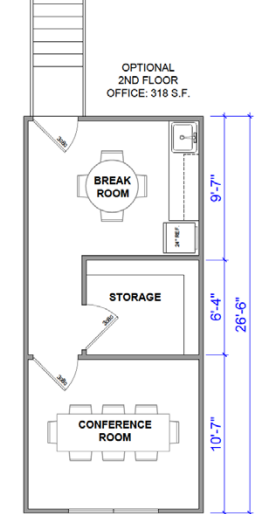
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Plans



2 FIRST FLOOR PLAN
3/16" = 1'-0" @ 24x18



3 OPT. SECOND FLOOR PLAN
3/16" = 1'-0" @ 24x18

FLOOD PLAIN

1 MASTER SITE PLAN
1/16" = 1'-0" @ 24x18



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Rendering



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Property Summary

Address	4851 Whirlwind Dr, San Antonio, TX 78217
Property Details	18,432 SF (flex space) 1.11 Acres
Location	Whirlwind Dr & IH-35
Legal Description	NCB 16605 BLK 7 LOT 1
Zoning	I-2
Bldg. Status	Under Construction
Quadrant	Northeast

Comments

- Excellent visibility from Whirlwind
- Right off IH-35
- Quick access to IH-35, Loop 410, Wurzbach Rd, and Loop 1604
- Open warehouse w/gated yard
- Office space in front and 2 roll up doors per unit
- New construction
- Can easily fit office, industrial, or retail users
- Option to purchase available

Traffic Counts

IH-35 at Whirlwind Dr; 203,431 vpd (2019)

Whirlwind Dr, east of Ball St; 3,284 vpd (2020)

Traffic Counts by TxDOT Traffic Count Database System (TCDS)

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Quote Sheet

Square Footage Available	Total Available 18,432 Spaces Available 2,860 - 9,216
Base Rental	\$12.00 NNN
Sale Price	Call Broker for pricing
Term	Three (3) to Ten (10) years
TI Allowance	Negotiable
Deposit	Equal to one (1) month's Base Rent
Financial Information	Required prior to submission of lease document by Landlord
Disclosure	The attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and be returned to Landlord's leasing representative.

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

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



San Antonio Overview

Largest U.S. Cities

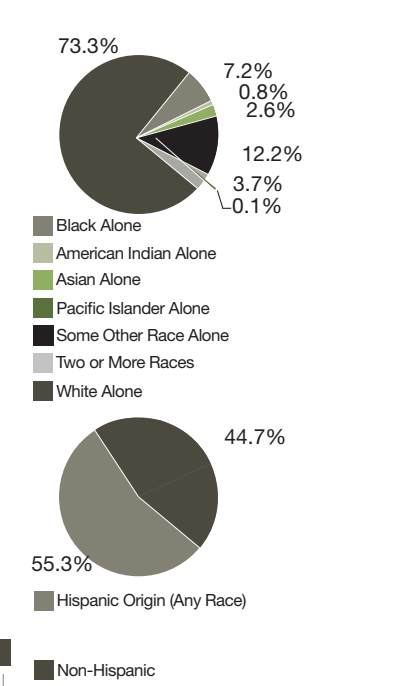
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

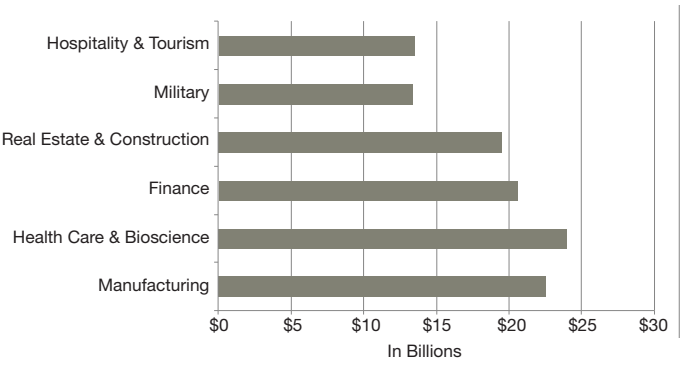
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2021 Estimate	2,605,310	36.0	930,556
2026 Projection	2,834,097	36.7	1,013,865

	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.

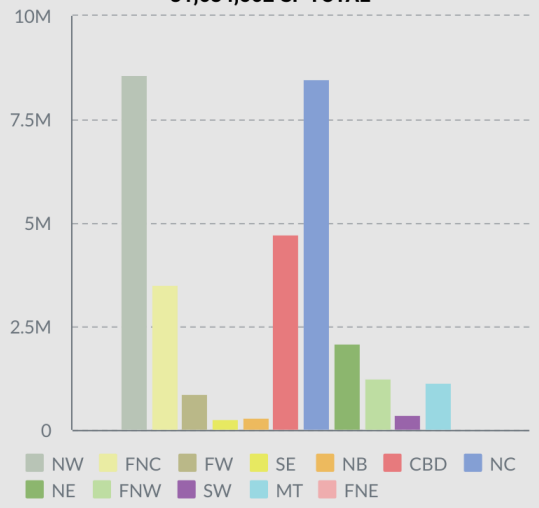
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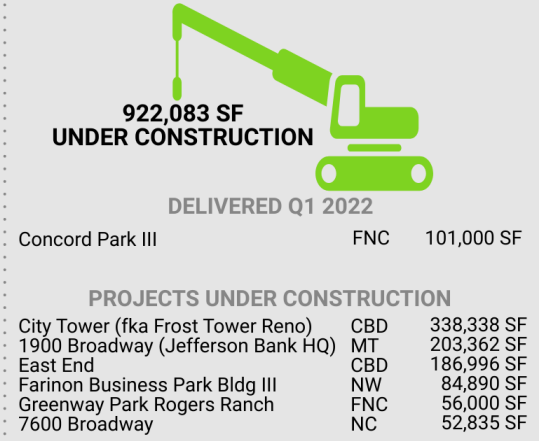


Office Market Snapshot - 1Q 2022

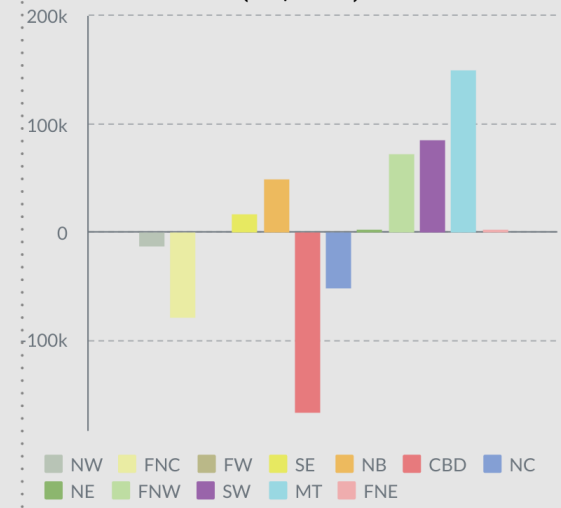
Citywide Inventory
31,634,562 SF TOTAL



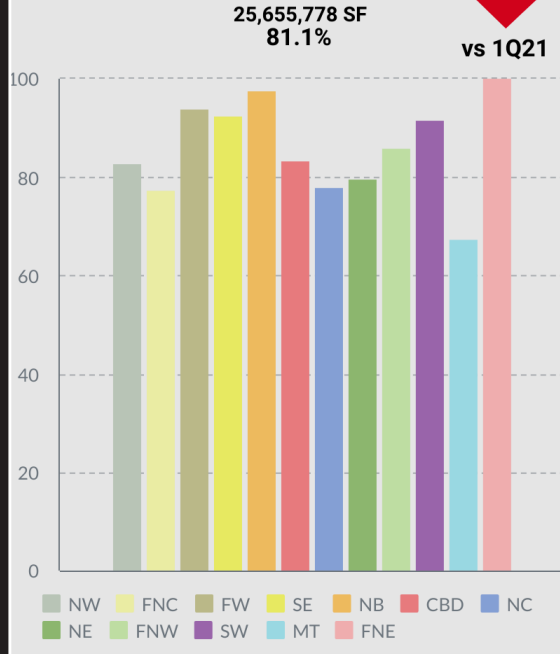
Development



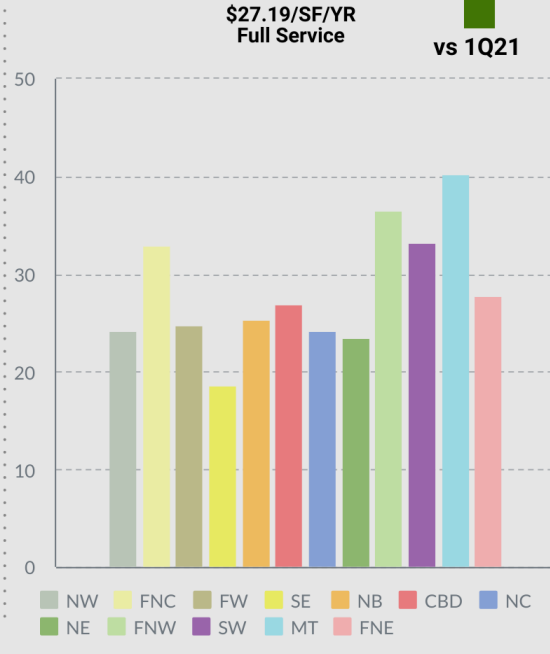
YTD Absorption
(131,154 SF)



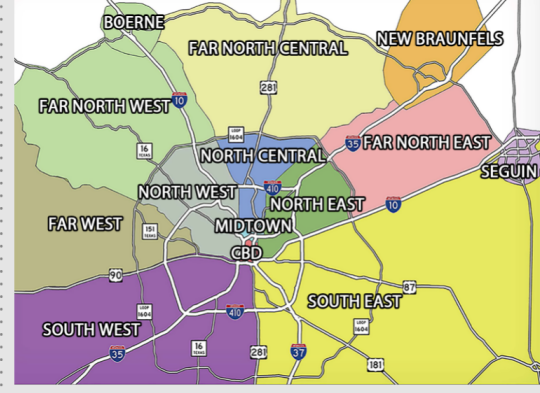
Direct Occupancy



Average Quoted Rent



Submarket Map



- Submarkets**
- MT: Midtown
 - NW: North West
 - FNC: Far North Central
 - FW: Far West
 - FNW: Far North West
 - SE: South East
 - SW: South West
 - NB: New Braunfels
 - CBD: Central Business District
 - NC: North Central
 - NE: North East
 - FNE: Far North East

Market Intelligence Guided by Experience
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Demographics: 1-Mile

Summary	Census 2010	2021	2026
Population	6,435	7,505	8,028
Households	2,436	2,789	2,974
Families	1,621	1,810	1,919
Average Household Size	2.60	2.65	2.66
Owner Occupied Housing Units	1,529	1,560	1,695
Renter Occupied Housing Units	907	1,229	1,280
Median Age	37.3	37.8	37.4

Trends: 2021-2026 Annual Rate	Area	State	National
Population	1.36%	1.54%	0.71%
Households	1.29%	1.53%	0.71%
Families	1.18%	1.49%	0.64%
Owner HHs	1.67%	1.79%	0.91%
Median Household Income	1.23%	2.15%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	282	10.1%	253	8.5%
\$15,000 - \$24,999	350	12.5%	334	11.2%
\$25,000 - \$34,999	363	13.0%	354	11.9%
\$35,000 - \$49,999	346	12.4%	341	11.5%
\$50,000 - \$74,999	716	25.7%	792	26.6%
\$75,000 - \$99,999	272	9.8%	313	10.5%
\$100,000 - \$149,999	341	12.2%	431	14.5%
\$150,000 - \$199,999	91	3.3%	125	4.2%
\$200,000+	26	0.9%	31	1.0%

Median Household Income	\$51,109	\$54,325
Average Household Income	\$59,829	\$66,908
Per Capita Income	\$22,192	\$24,721

Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	461	7.2%	514	6.8%	553	6.9%
5 - 9	494	7.7%	499	6.6%	564	7.0%
10 - 14	446	6.9%	500	6.7%	559	7.0%
15 - 19	385	6.0%	494	6.6%	509	6.3%
20 - 24	376	5.8%	457	6.1%	490	6.1%
25 - 34	864	13.4%	1,011	13.5%	1,071	13.3%
35 - 44	804	12.5%	970	12.9%	1,065	13.3%
45 - 54	874	13.6%	839	11.2%	923	11.5%
55 - 64	732	11.4%	883	11.8%	845	10.5%
65 - 74	496	7.7%	731	9.7%	786	9.8%
75 - 84	365	5.7%	418	5.6%	472	5.9%
85+	139	2.2%	189	2.5%	191	2.4%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,557	70.8%	5,076	67.6%	5,381	67.0%
Black Alone	726	11.3%	898	12.0%	980	12.2%
American Indian Alone	62	1.0%	79	1.1%	85	1.1%
Asian Alone	129	2.0%	179	2.4%	212	2.6%
Pacific Islander Alone	13	0.2%	17	0.2%	19	0.2%
Some Other Race Alone	686	10.7%	904	12.0%	960	12.0%
Two or More Races	262	4.1%	353	4.7%	391	4.9%
Hispanic Origin (Any Race)	3,272	50.8%	4,289	57.1%	4,768	59.4%

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-Miles

Summary	Census 2010		2021		2026	
Population	98,192		104,919		110,006	
Households	38,904		41,232		43,145	
Families	24,695		25,740		26,850	
Average Household Size	2.50		2.52		2.53	
Owner Occupied Housing Units	21,780		22,804		24,491	
Renter Occupied Housing Units	17,124		18,428		18,654	
Median Age	35.7		37.2		37.8	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	0.95%		1.54%		0.71%	
Households	0.91%		1.53%		0.71%	
Families	0.85%		1.49%		0.64%	
Owner HHs	1.44%		1.79%		0.91%	
Median Household Income	1.28%		2.15%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			4,677	11.3%	4,185	9.7%
\$15,000 - \$24,999			4,116	10.0%	3,810	8.8%
\$25,000 - \$34,999			4,731	11.5%	4,608	10.7%
\$35,000 - \$49,999			5,985	14.5%	5,968	13.8%
\$50,000 - \$74,999			9,341	22.7%	9,969	23.1%
\$75,000 - \$99,999			5,283	12.8%	6,010	13.9%
\$100,000 - \$149,999			4,676	11.3%	5,630	13.0%
\$150,000 - \$199,999			1,319	3.2%	1,701	3.9%
\$200,000+			1,105	2.7%	1,266	2.9%
Median Household Income			\$51,923		\$55,344	
Average Household Income			\$65,429		\$72,510	
Per Capita Income			\$25,765		\$28,499	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,245	7.4%	7,007	6.7%	7,356	6.7%
5 - 9	6,903	7.0%	6,908	6.6%	7,182	6.5%
10 - 14	6,682	6.8%	6,702	6.4%	7,162	6.5%
15 - 19	6,432	6.6%	6,313	6.0%	6,661	6.1%
20 - 24	6,750	6.9%	6,776	6.5%	6,801	6.2%
25 - 34	14,214	14.5%	15,544	14.8%	15,586	14.2%
35 - 44	12,420	12.6%	13,471	12.8%	14,710	13.4%
45 - 54	13,169	13.4%	11,655	11.1%	12,165	11.1%
55 - 64	11,094	11.3%	12,265	11.7%	11,755	10.7%
65 - 74	7,048	7.2%	10,254	9.8%	10,985	10.0%
75 - 84	4,448	4.5%	5,696	5.4%	7,044	6.4%
85+	1,789	1.8%	2,328	2.2%	2,600	2.4%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	66,316	67.5%	66,374	63.3%	68,382	62.2%
Black Alone	13,869	14.1%	16,188	15.4%	17,488	15.9%
American Indian Alone	829	0.8%	928	0.9%	969	0.9%
Asian Alone	2,733	2.8%	3,647	3.5%	4,317	3.9%
Pacific Islander Alone	217	0.2%	288	0.3%	331	0.3%
Some Other Race Alone	10,208	10.4%	12,510	11.9%	13,041	11.9%
Two or More Races	4,020	4.1%	4,984	4.8%	5,477	5.0%
Hispanic Origin (Any Race)	42,839	43.6%	51,351	48.9%	55,723	50.7%

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: 5-Miles

Summary	Census 2010	2021	2026
Population	266,268	289,190	304,956
Households	101,825	110,347	116,244
Families	68,065	72,591	76,251
Average Household Size	2.59	2.59	2.60
Owner Occupied Housing Units	64,246	67,862	72,677
Renter Occupied Housing Units	37,579	42,485	43,567
Median Age	35.6	37.5	37.8

Trends: 2021-2026 Annual Rate	Area	State	National
Population	1.07%	1.54%	0.71%
Households	1.05%	1.53%	0.71%
Families	0.99%	1.49%	0.64%
Owner HHs	1.38%	1.79%	0.91%
Median Household Income	1.50%	2.15%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	9,361	8.5%	8,326	7.2%
\$15,000 - \$24,999	8,812	8.0%	8,009	6.9%
\$25,000 - \$34,999	10,500	9.5%	10,051	8.6%
\$35,000 - \$49,999	15,344	13.9%	15,168	13.0%
\$50,000 - \$74,999	25,108	22.8%	26,558	22.8%
\$75,000 - \$99,999	15,552	14.1%	17,449	15.0%
\$100,000 - \$149,999	15,412	14.0%	18,293	15.7%
\$150,000 - \$199,999	5,644	5.1%	7,179	6.2%
\$200,000+	4,613	4.2%	5,211	4.5%
Median Household Income	\$58,498		\$63,020	
Average Household Income	\$77,040		\$84,859	
Per Capita Income	\$29,358		\$32,289	

Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	18,813	7.1%	18,330	6.3%	19,481	6.4%
5 - 9	19,078	7.2%	18,820	6.5%	19,611	6.4%
10 - 14	19,486	7.3%	18,943	6.6%	20,115	6.6%
15 - 19	18,688	7.0%	17,616	6.1%	18,501	6.1%
20 - 24	16,957	6.4%	17,995	6.2%	17,550	5.8%
25 - 34	37,869	14.2%	42,856	14.8%	44,789	14.7%
35 - 44	36,056	13.5%	38,535	13.3%	42,361	13.9%
45 - 54	38,113	14.3%	34,035	11.8%	34,923	11.5%
55 - 64	30,287	11.4%	35,420	12.2%	33,789	11.1%
65 - 74	16,826	6.3%	27,539	9.5%	29,910	9.8%
75 - 84	9,933	3.7%	13,581	4.7%	17,708	5.8%
85+	4,164	1.6%	5,519	1.9%	6,219	2.0%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	186,493	70.0%	190,708	65.9%	197,598	64.8%
Black Alone	34,017	12.8%	40,488	14.0%	44,076	14.5%
American Indian Alone	2,002	0.8%	2,248	0.8%	2,362	0.8%
Asian Alone	7,164	2.7%	9,946	3.4%	11,900	3.9%
Pacific Islander Alone	627	0.2%	845	0.3%	982	0.3%
Some Other Race Alone	25,370	9.5%	31,451	10.9%	33,048	10.8%
Two or More Races	10,595	4.0%	13,504	4.7%	14,991	4.9%
Hispanic Origin (Any Race)	109,689	41.2%	133,979	46.3%	146,764	48.1%

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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Information About Brokerage Services

11-2-2015

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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

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

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

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

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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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

<u>REOC General Partner, LLC</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>493853</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
<u>Brian Dale Harris</u> Designated Broker of Firm	<u>405243</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
<u>Brian Dale Harris</u> Licensed Supervisor of Sales Agent/ Associate	<u>405243</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
<u>Andrew J. Lyles</u> Sales Agent/Associate's Name	<u>493853</u> License No.	<u>alyles@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone

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 Bonner

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Phone: 210.524.4000

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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.

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<u>REOC General Partner, LLC</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>493853</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
<u>Brian Dale Harris</u> Designated Broker of Firm	<u>405243</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
<u>Brian Dale Harris</u> Licensed Supervisor of Sales Agent/ Associate	<u>405243</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
<u>Kimberly Sue Gattley</u> Sales Agent/Associate's Name	<u>652669</u> License No.	<u>kgattley@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
_____	_____	_____	_____
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