



For Lease

FM 3009 at Walmart Schertz, Texas 78154

- 2,407 SF - 4,925 SF available in the retail center and 5,490 SF former bank building
- Pad site is one of the last remaining in the trade area
- Located in the City of Schertz, considered among San Antonio Metropolitan Area's most dynamic growth regions
- This retail shopping center is located on the south side of FM 3009 at the controlled intersection to Walmart Supercenter
- Zoned GB-2 (General Business II, City of Schertz)

Available Space

2,407 SF - 4,925 SF retail space
 5,490 SF former bank building
 NNN: \$6.87 PSF

Pad Site For Sale

62,500 SF with frontage on Triton and mutual ingress / egress to traffic light at Walmart entrance

Price

Call for pricing

Demographics	1 mile	3 mile	5 mile
Estimate Population	3,240	53,731	111,582
Daytime Population	5,024	17,168	36,639
Avg Household Income	\$118,467	\$104,477	\$92,068
Median Age	40.2	37.5	36.5

Year: 2019 | Esri

Traffic Counts	CPD
FM 3009 west of IH-35	33,531
IH-35 south of FM 3009	157,352

Year: 2015 | TxDOT

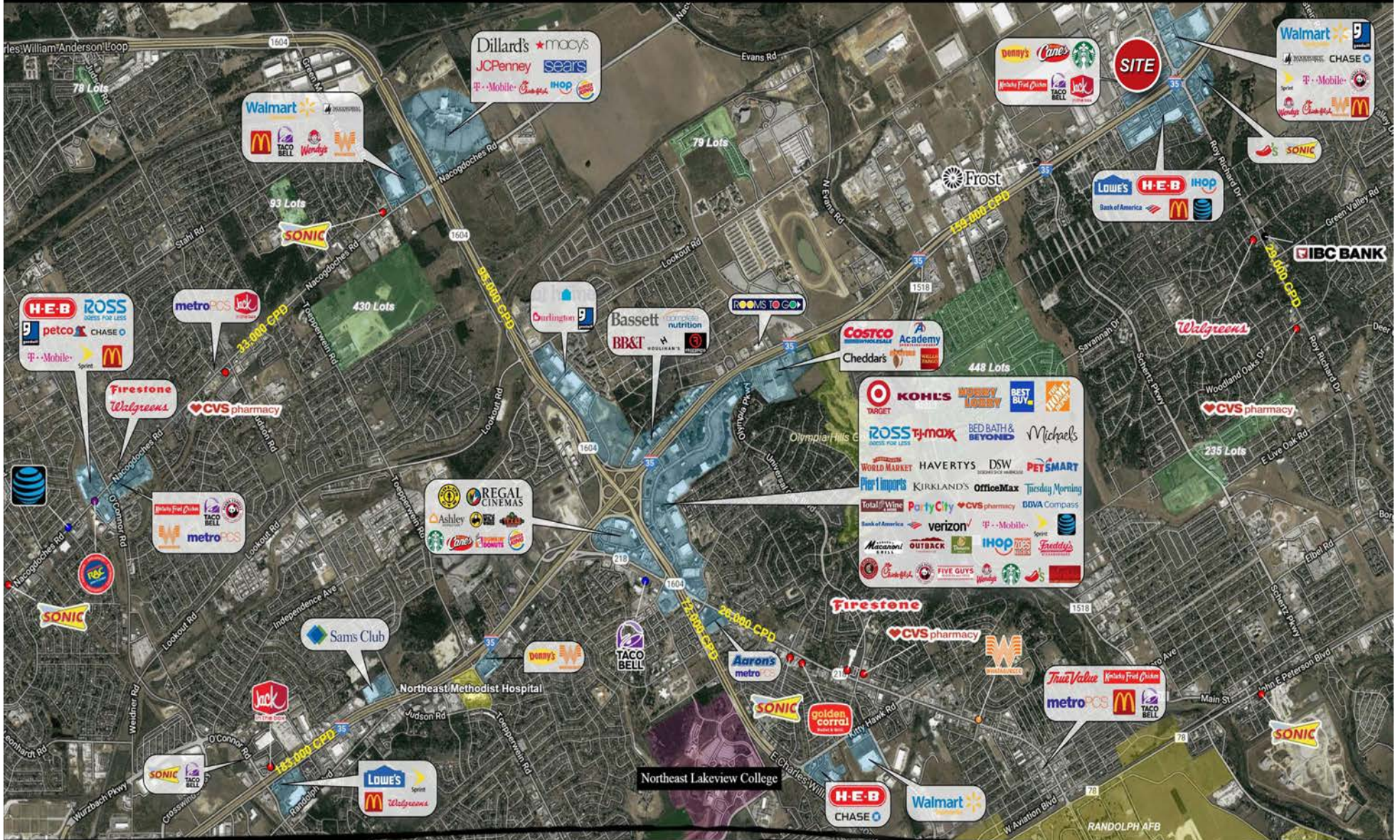
Jonathan Haag
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 Vice President
 +1 210 839 2021
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DISCLAIMER
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San Antonio, TX
The Forum at Olympia



The information contained herein was obtained from sources deemed to be reliable. However, JLL makes no guarantee, warranties, or representations as to the completeness or accuracy thereof.

FM 3009 at TRITON

- DOLLAR TREE
- ADVANCE AMERICA
- BAPTIST HEALTH SYSTEM
- LIBERTY TAX SERVICE
- DENTURES AND DENTAL

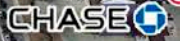


157,352 CPD

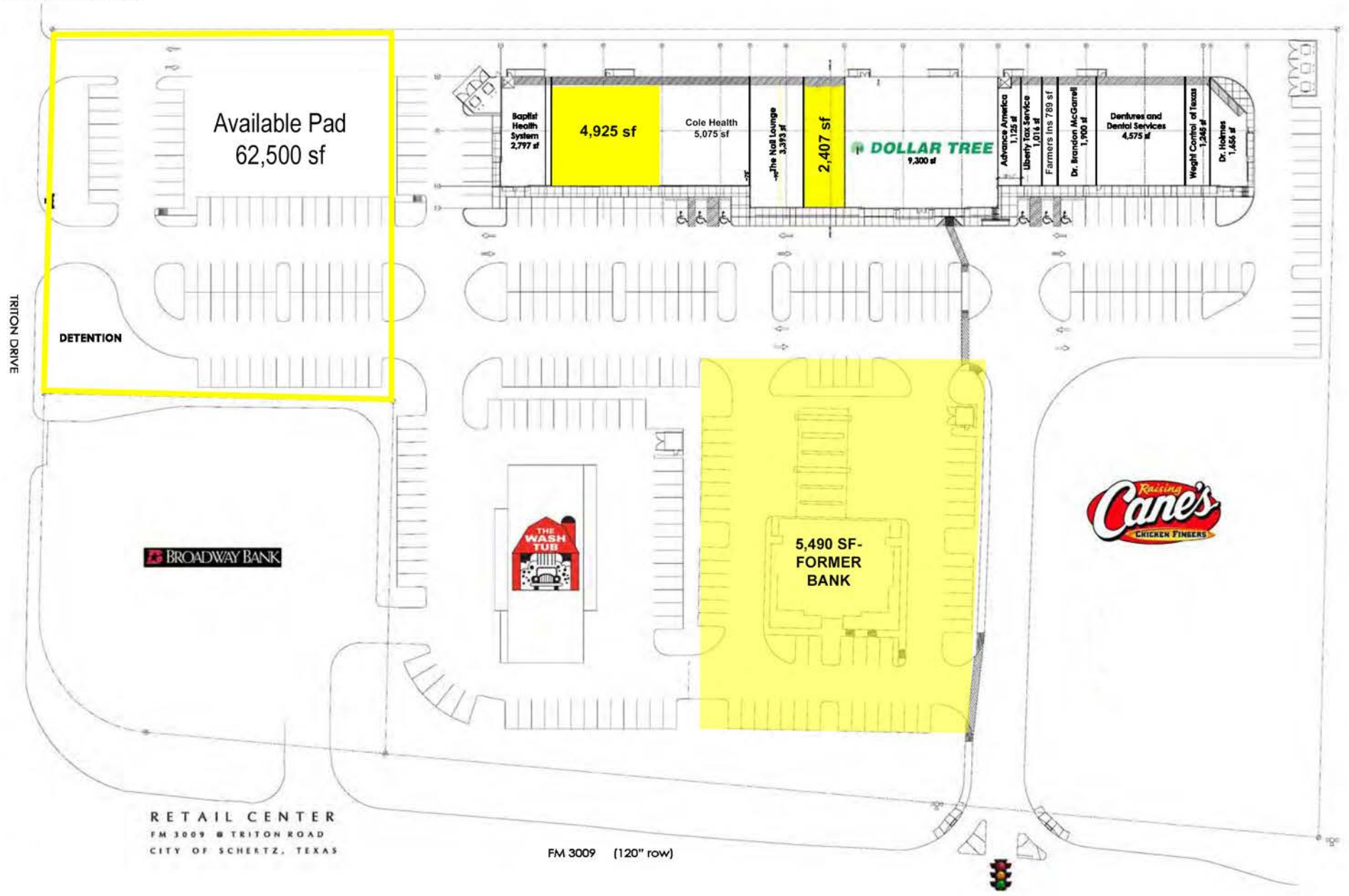
33,531 CPD

25,728 CPD

121,416 CPD

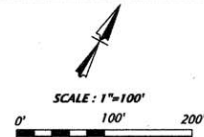


FM 3009 AT TRITON ROAD
CITY OF SCHERTZ, TEXAS





LOCATION MAP
NOT TO SCALE



LINE	LENGTH	BEARING
L1	70.87'	N61°10'29"E
L2	52.00'	S28°49'31"E

LEGEND:

- R.O.W. = RIGHT-OF-WAY
- ELEC. = ELECTRIC
- TELE. = TELEPHONE
- CATV = CABLE TV
- EMT = EASEMENT
- F.I.R. = FOUND IRON ROD
- D.R. = DEED RECORDS OF GUADALUPE COUNTY, TEXAS
- D.P.R. = DEED & PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- P.R.C.C. = PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- M.B. = MAP RECORDS

THIS SUBDIVISION PLAT OF THE REPLAT OF 3009 HORIZON SUBDIVISION HAS BEEN REVIEWED AND APPROVED BY THE CIROLO CREEK MUNICIPAL AUTHORITY (C.C.M.A.) FOR WASTEWATER PLANT CAPACITY. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT THE TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION AT THE CURRENT FEE SCHEDULE.

[Signature]
AGENT FOR CIROLO CREEK MUNICIPAL AUTHORITY

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUESTED.

[Signature]
CITY ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE REPLAT OF 3009 HORIZON SUBDIVISION TO THE CITY OF SHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE 22 DAY OF Sept 2010

[Signature]

OWNER: FM 3009 HORIZON, L.P.
C/O R. MIKE CRIBBLE
1801 NW MILITARY, SUITE 200
SAN ANTONIO, TX 78213
(210) 979-9700

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF September A.D. 2010

[Signature]
NOTARY PUBLIC BEAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEAR

I THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

[Signature]
REGISTERED PROFESSIONAL ENGINEER
CRAIG FLETCHER, P.E.
KFW ENGINEERS

STATE OF TEXAS
COUNTY OF BEAR

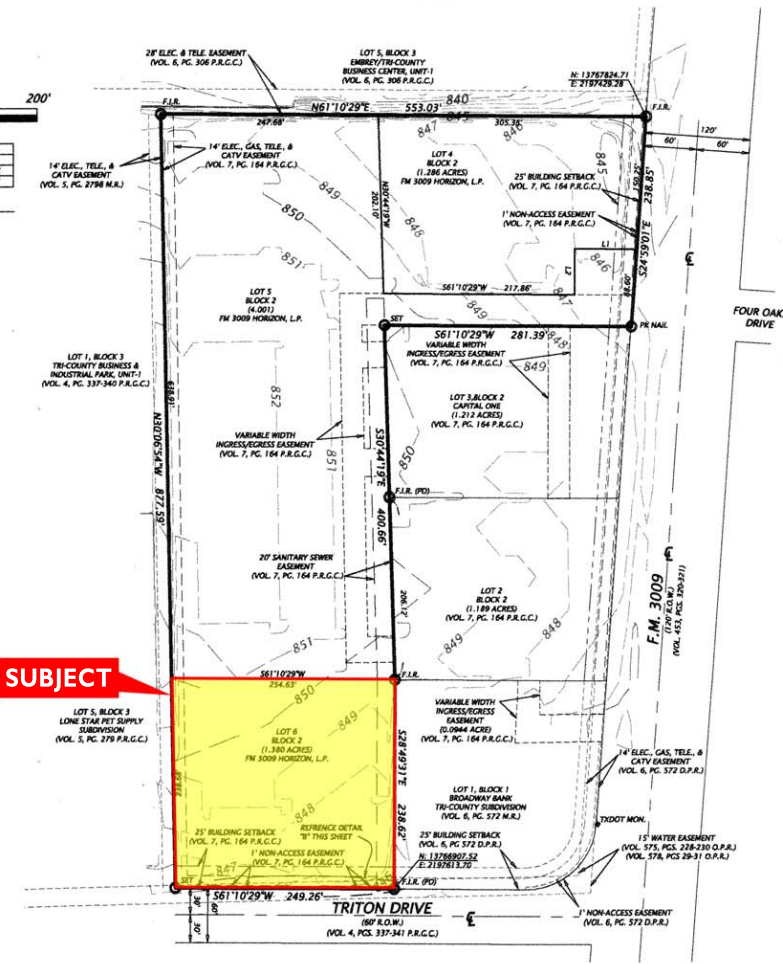
I THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

[Signature]
TERESA A. SEIDEL, R.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
7400 BLANCO, SUITE 261
SAN ANTONIO, TEXAS 78216
PHONE: 210-979-8444
FAX: 210-979-0459

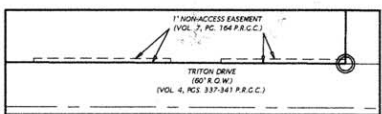


7400 BLANCO SUITE 260
SAN ANTONIO, TEXAS 78216
PHONE (210) 979-8444
FAX (210) 979-8441

FINAL PLAT



SUBJECT



DETAIL "B"
SCALE: 1" = 60'

BEING 6.67 ACRE TRACT OF LAND OUT OF A 9.164 ACRE TRACT OF LAND RECORDED IN VOLUME 7, PAGE 164 OF PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, BEING OUT OF 7.50 ACRE TRACT, A 3.00 ACRE TRACT, AND A 0.0441 ACRE TRACT CONVEYED TO DOUGLAS PAUL DIXON AS DESCRIBED IN TRUSTEE'S DEED RECORDED IN VOLUME 1562, PAGES 928-931 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND OUT OF THE TORIBIO HERRERA SURVEY NUMBER 68, ABSTRACT 205, IN GUADALUPE COUNTY, TEXAS.

THIS PLAT OF THE REPLAT OF 3009 HORIZON SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 9th DAY OF September A.D. 2010

BY: *[Signature]*
CHAIRPERSON
BY: *[Signature]*
SECRETARY

NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SHERTZ AND GUADALUPE COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY HERETOY ARE.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.000162.
- NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE PER FIRM PANEL NO. 48187C0210F, REVISION DATED NOVEMBER 2, 2007.
- FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- CONTOURS ARE FOR GRAPHICAL USE ONLY AND WERE SCALED FROM THE PLAT OF 3009 HORIZON.
- ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSOR AND/OR ASSIGNS.

C.P.S. NOTES:

1. CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANGING EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
- TxDOT NOTES
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
 3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR ONE ACCESS POINT ALONG FM 3009 AT THE EXISTING TRAFFIC SIGNAL. A DECELERATION LANE ON FM 3009 WILL BE PROVIDED.
 4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

REPLAT OF
3009 HORIZON

10 - 002676

STATE OF TEXAS
COUNTY OF GUADALUPE

I, Teresa Kiel COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 22 DAY OF Feb A.D. 2010 AND DULY RECORDED THE 22 DAY OF Feb A.D. 2010 IN THE RECORDS OF GUADALUPE COUNTY IN BOOK/VOLUME 7 PAGE 593-599 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 22 DAY OF February A.D. 2010.

COUNTY CLERK, GUADALUPE COUNTY, TEXAS
BY: *[Signature]* DEPUTY



REPLAT OF 3009 HORIZON

Photos





JLL Demographic Summary

5551 FM-3009 S, Schertz, Texas, 78154
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.60166
Longitude: -98.27831

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	1,587	19,566	50,288
2010 Total Population	3,169	41,914	86,715
2019 Total Population	3,240	53,731	111,582
2024 Total Population	3,324	59,832	125,155
2019-2024 Annual Rate	0.51%	2.17%	2.32%
Total Households	1,109	18,429	40,330
Data for all businesses in area			
Total Businesses:	337	1,306	2,968
Total Employees:	5,024	17,168	36,639
Total Residential Population:	3,240	53,731	111,582
Employee/Residential Population Ratio:	1.55:1	0.32:1	0.33:1
Labor Force By Occupation - White Collar	71.4%	71.2%	66.9%
Labor Force By Occupation - Blue Collar	14.7%	15.9%	17.7%
Median Age			
2019 Median Age	40.2	37.5	36.5
Median Household Income			
2019 Median Household Income	\$99,630	\$87,454	\$77,116
2024 Median Household Income	\$103,063	\$92,450	\$82,553
2019-2024 Annual Rate	0.68%	1.12%	1.37%
Average Household Income			
2019 Average Household Income	\$118,467	\$104,477	\$92,068
2024 Average Household Income	\$127,180	\$113,492	\$101,950
2019-2024 Annual Rate	1.43%	1.67%	2.06%
Per Capita Income			
2019 Per Capita Income	\$40,394	\$35,980	\$33,268
2024 Per Capita Income	\$43,229	\$38,997	\$36,646
2019-2024 Annual Rate	1.37%	1.62%	1.95%
2019 Population 25+ by Educational Attainment			
Total	2,201	35,832	74,210
Less than 9th Grade	2.9%	1.7%	2.3%
9th - 12th Grade, No Diploma	2.8%	2.8%	3.9%
High School Graduate	16.3%	16.8%	19.6%
GED/Alternative Credential	1.9%	2.3%	3.2%
Some College, No Degree	22.8%	20.4%	22.6%
Associate Degree	7.5%	12.4%	11.8%
Bachelor's Degree	24.9%	25.3%	22.3%
Graduate/Professional Degree	21.1%	18.2%	14.5%
2019 Population by Sex			
Males	1,589	26,112	54,327
Females	1,651	27,619	57,255
2019 Population by Race/Ethnicity			
Total	3,241	53,732	111,582
White Alone	76.4%	70.9%	71.1%
Black Alone	10.3%	14.1%	12.4%
American Indian Alone	0.4%	0.5%	0.7%
Asian Alone	3.5%	3.5%	3.5%
Pacific Islander Alone	0.2%	0.2%	0.3%
Some Other Race Alone	3.1%	5.6%	7.0%
Two or More Races	6.1%	5.1%	5.1%
Hispanic Origin	24.2%	28.1%	32.8%
Diversity Index	62.3	68.8	70.8

Source:



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

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

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

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

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

Jones Lang LaSalle Brokerage, Inc.	591725	jan.lighty@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6169
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jonathan Haag	561368	jonathan.haag@am.jll.com	210-839-2024
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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

11-2-2015



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 - 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.

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- 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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Guyla Sineni	181273	guyla.sineni@am.jll.com	210-839-2021
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date