



**PAD SITE**

**PEARSALL, TEXAS**

**LOCATION:** The property fronts the IH 35 frontage on the southeast side of the IH 35 and FM 140 intersection in Pearsall.

**SIZE:** 1.157 Acres

**UTILITIES:** **Electricity:** Available

**Sewer:** Available Nearby

**Water:** Available Nearby

**Gas:** Available

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

**ZONING:** C-3 General Business District

*Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.*

**FLOOD PLAIN:** Federal Emergency Management Agency maps do not appear to indicate any floodplain on the property.

**TOPOGRAPHY:** The property is level and buildable.

**EASEMENTS:** Contact Broker

**DEED RESTRICTIONS:** No Liquor – Beer and Wine Permitted



**TRAFFIC COUNT:** Texas Department of Transportation 2023 maps indicate 23,283 vehicles per day on IH 35, and 5,440 vehicles per day in FM 140.

**DEMOGRAPHICS:**

	1-mile	3-mile	5-mile
Population 2024 Estimate:	3,977	9,773	9,953
5 Year Projection:	4,025	9,889	10,071
Average Household Income:	\$63,386	\$70,477	\$71,003

*Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2024 and 2029.*

**AREA**

**DEVELOPMENT:** HEB, Frio Regional Hospital, Starbucks, and Tractor Supply are all nearby.

**POTENTIAL USE:** Retail, Restaurant, and other commercial uses

**INVESTMENT:** \$982,778.94 or \$19.50 per SF

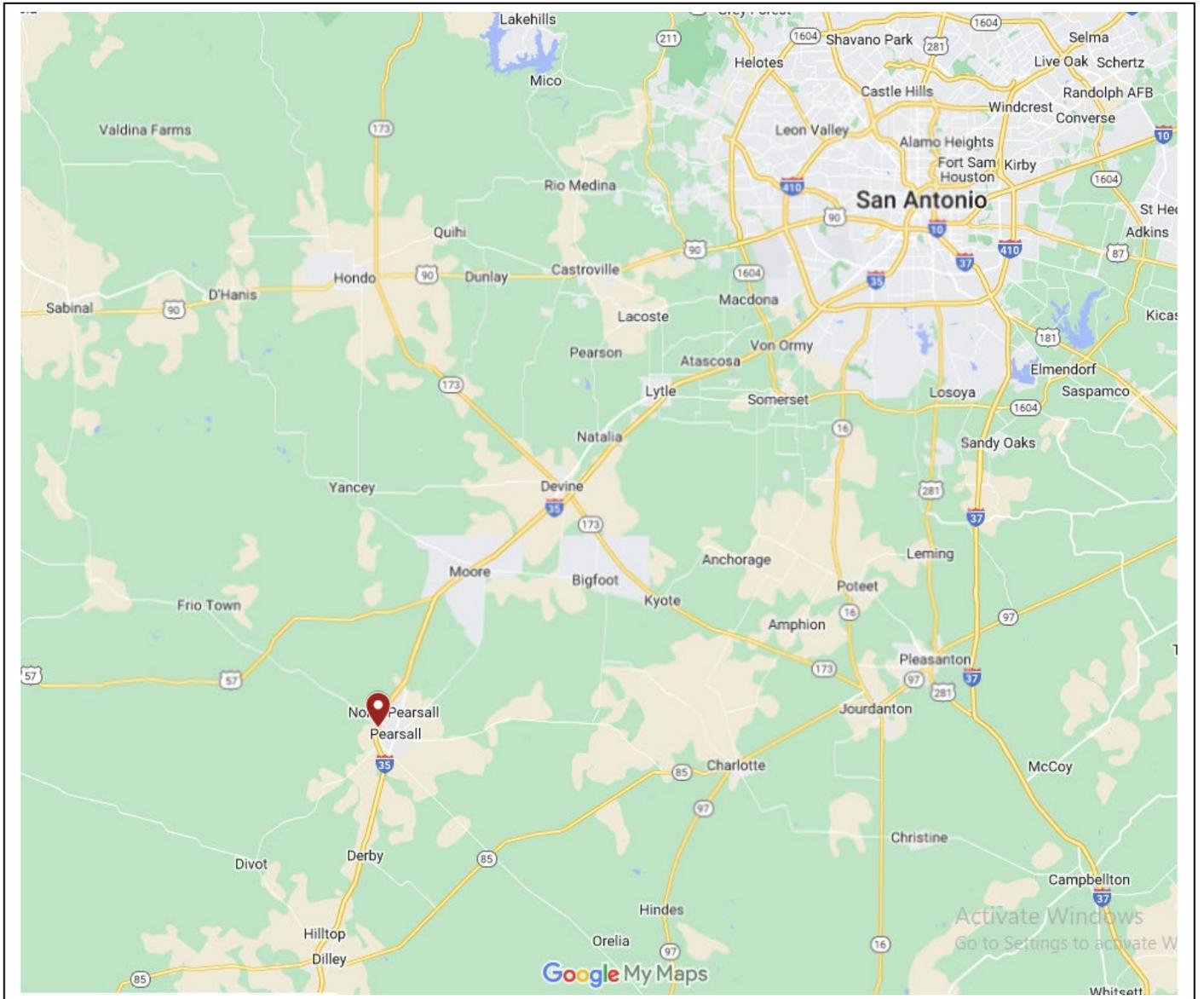
- COMMENTS:**
- Cross access with the corner
  - Busiest intersection in Pearsall
  - HEB shadow anchored

**FOR INFORMATION CONTACT: MATT HOWARD or ELDON ROALSON, CCIM**  
**Phone:** (210) 496-5800 • **Fax:** (210) 496-5809 • **Email:** [mhoward@roalson.com](mailto:mhoward@roalson.com) / [eldon@roalson.com](mailto:eldon@roalson.com)

[www.roalson.com](http://www.roalson.com)



## Location Map

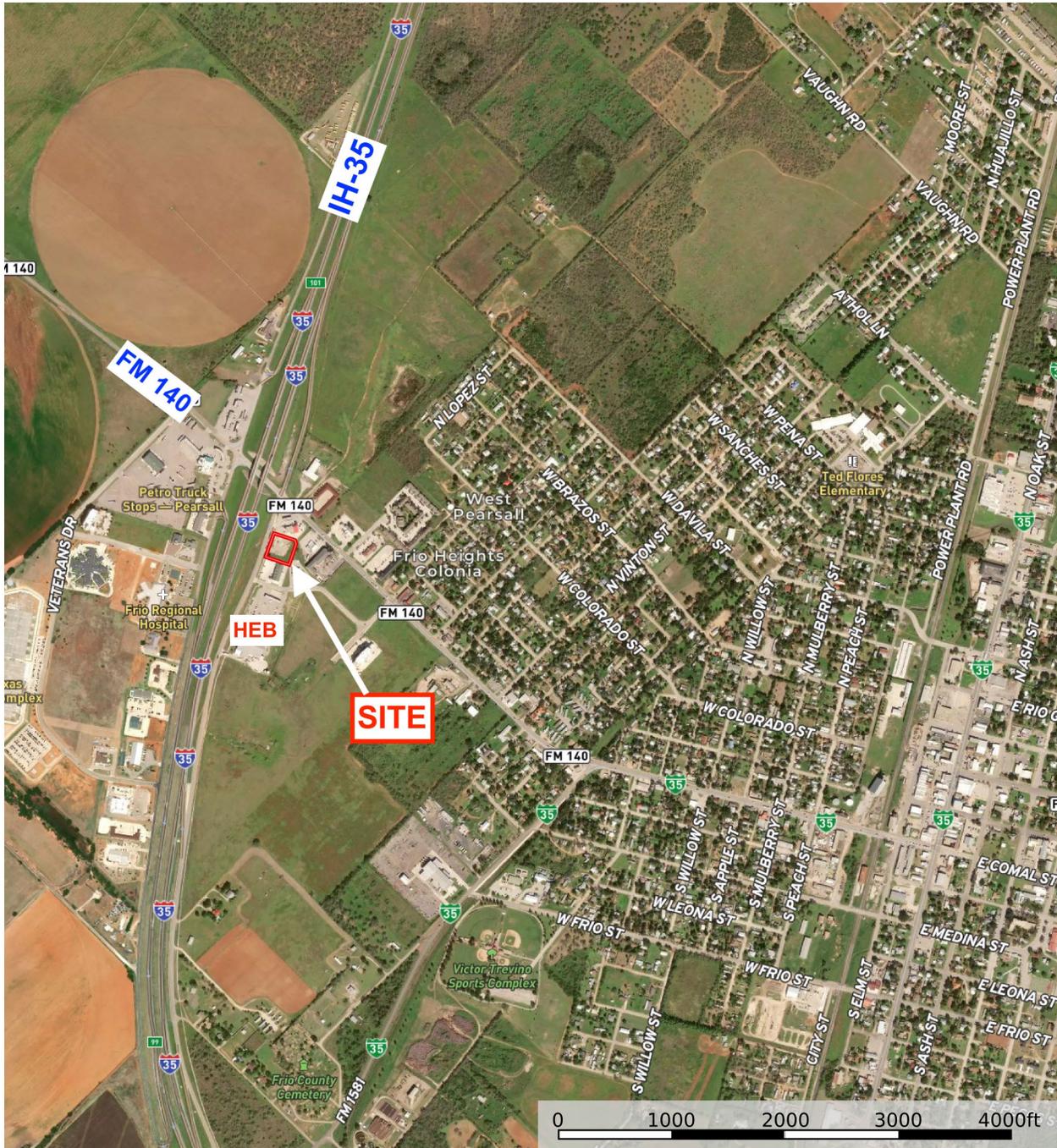


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**Aerial Map**

**IH-35 and FM 140 - Pearsall, TX**  
Texas, AC +/-



Boundary

**Matt Howard**  
mhoward@roalson.com

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**Aerial Map**

**IH-35 and FM 140 - Pearsall, TX**  
Texas, AC +/-



Boundary

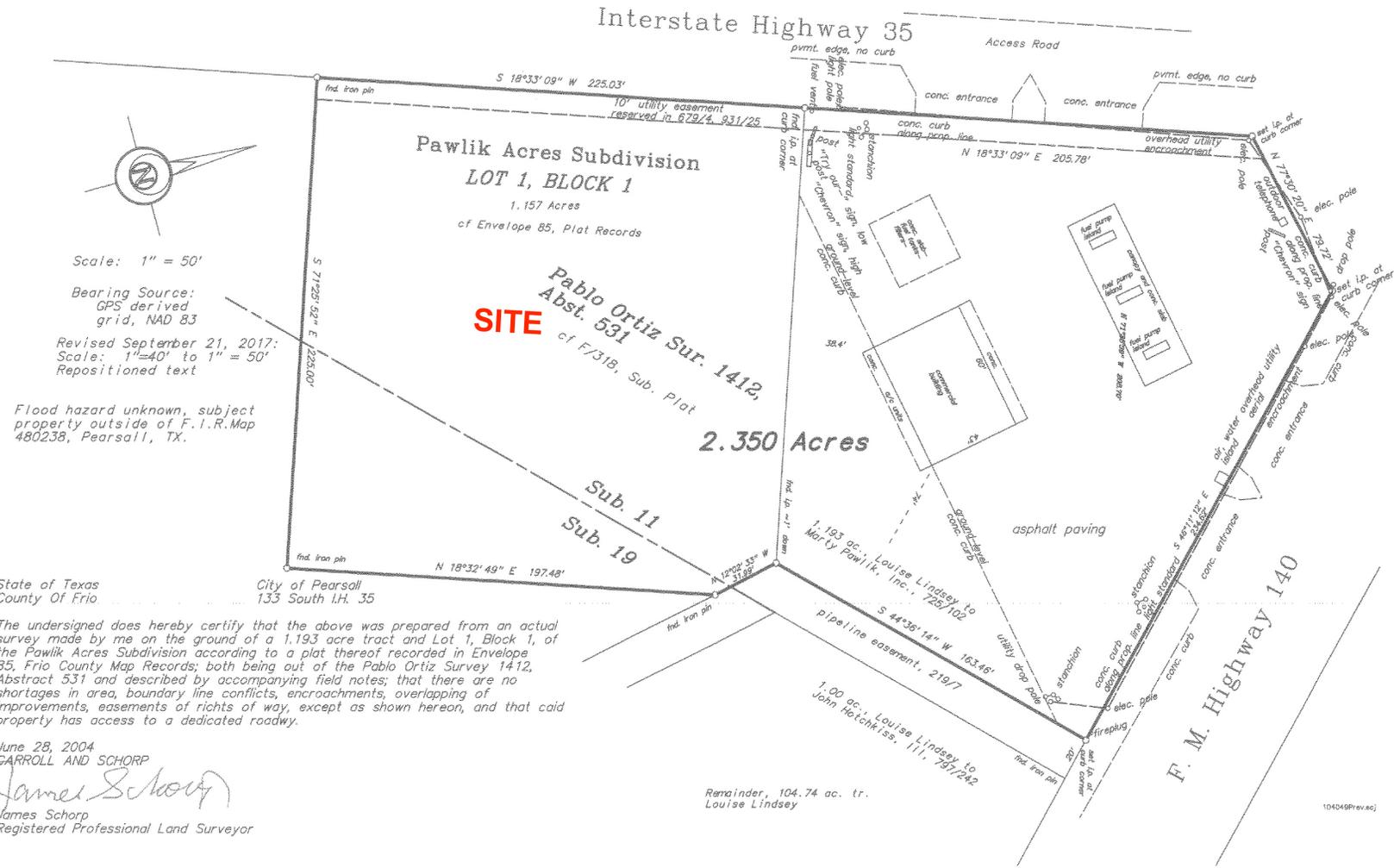
**Matt Howard**  
mhoward@roalson.com

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**Survey**



Scale: 1" = 50'

Bearing Source:  
GPS derived  
grid, NAD 83

Revised September 21, 2017:  
Scale: 1"=40' to 1" = 50'  
Repositioned text

Flood hazard unknown, subject  
property outside of F.I.R.Map  
480238, Pearsall, TX.

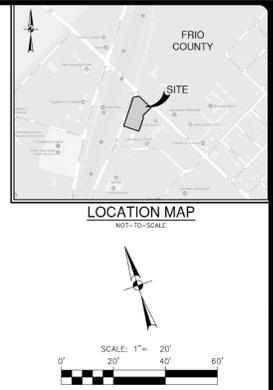
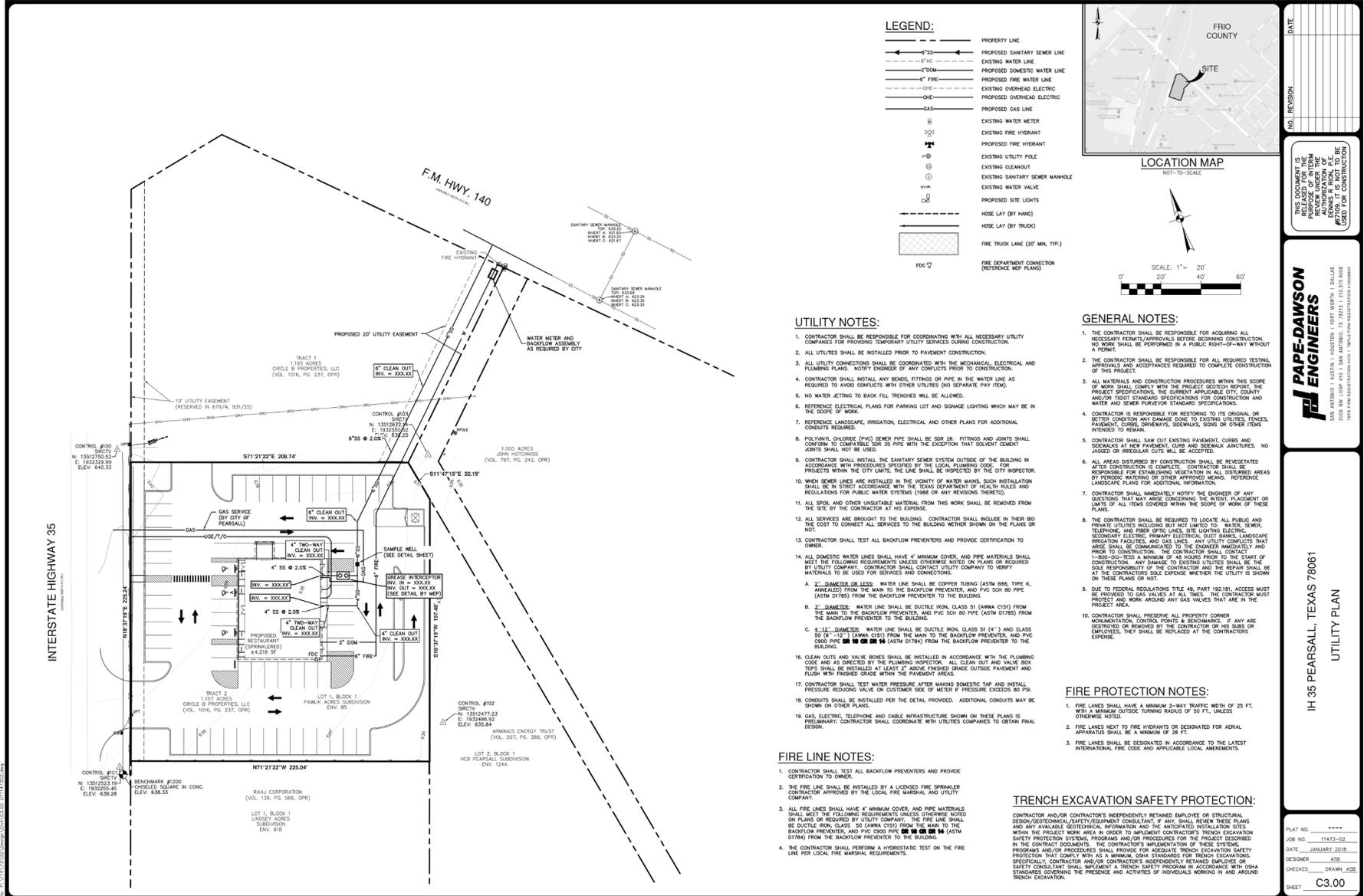
State of Texas  
County Of Frio  
City of Pearsall  
133 South I.H. 35

The undersigned does hereby certify that the above was prepared from an actual survey made by me on the ground of a 1.193 acre tract and Lot 1, Block 1, of the Pawlik Acres Subdivision according to a plat thereof recorded in Envelope 85, Frio County Map Records; both being out of the Pablo Ortiz Survey 1412, Abstract 531 and described by accompanying field notes; that there are no shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements of rights of way, except as shown hereon, and that said property has access to a dedicated roadway.

June 28, 2004  
GARROLL AND SCHORP  
*James Schorp*  
James Schorp  
Registered Professional Land Surveyor

104549PRev.ecs

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DATE: \_\_\_\_\_

NO. REVISION: \_\_\_\_\_

THIS DOCUMENT IS THE PROPERTY OF PAPER-PAWSON ENGINEERS, P.C. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.

**PAPER-PAWSON ENGINEERS**

SAM ANTHONIO | JASTER | HODGSON | FORT WORTH | DALLAS  
1000 W. WILSON ROAD, SUITE 1000, FORT WORTH, TEXAS 76104-3000  
TEL: 817.335.1100 FAX: 817.335.1101

IH 35 PEARSALL, TEXAS 78061  
UTILITY PLAN

PLAT NO.	----
JOB NO.	11473-02
DATE	JANUARY 2018
DESIGNER	ASH
CHECKED	SHAWN LEB
SHEET	C3.00

**UTILITY NOTES:**

- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL NECESSARY UTILITY COMPANIES FOR PROVIDING TEMPORARY UTILITY DURING CONSTRUCTION.
- ALL UTILITIES SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION.
- ALL UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS. NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL INSTALL ANY BENDS, FITTINGS OR PIPE IN THE WATER LINE AS REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES (NO SEPARATE PAY ITEM).
- NO WATER JETTING TO BACK FILL TRENCHES WILL BE ALLOWED.
- REFERENCE ELECTRICAL PLANS FOR PARKING LOT AND SIGNAGE LIGHTING WHICH MAY BE IN THE SCOPE OF WORK.
- REFERENCE LANDSCAPE, IRRIGATION, ELECTRICAL, AND OTHER PLANS FOR ADDITIONAL CONDUITS REQUIRED.
- POLYVINYL CHLORIDE (PVC) SCHEDULE 40 PIPE SHALL BE SDR 26. FITTINGS AND JOINTS SHALL CONFORM TO COMMERCE SUR 30 PIPE WITH THE EXCEPTION THAT SOLVENT CEMENT JOINTS SHALL NOT BE USED.
- CONTRACTOR SHALL INSTALL THE SANITARY SEWER SYSTEM OUTSIDE OF THE BUILDING IN ACCORDANCE WITH PROCEDURES SPECIFIED BY THE LOCAL PLUMBING CODE AND REGULATIONS FOR PUBLIC WATER SYSTEMS (USE OR ANY REVISIONS THEREOF).
- WHEN SEWER LINES ARE INSTALLED IN THE VICINITY OF WATER MAINS, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE TEXAS DEPARTMENT OF HEALTH RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS (USE OR ANY REVISIONS THEREOF).
- ALL SPILL AND OTHER UNDESIRABLE MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT HIS EXPENSE.
- ALL SERVICES ARE BROUGHT TO THE BUILDING. CONTRACTOR SHALL INCLUDE IN THESE BID THE COST TO CONNECT ALL SERVICES TO THE BUILDING METERS SHOWN ON THE PLANS OR NOT.
- CONTRACTOR SHALL TEST ALL BACKFLOW PREVENTERS AND PROVIDE CERTIFICATION TO OWNER.
- ALL DOMESTIC WATER LINES SHALL HAVE A MINIMUM COVER, AND PIPE MATERIALS SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE NOTED OR REQUIRED BY UTILITY COMPANY. CONTRACTOR SHALL CONTACT UTILITY COMPANY TO VERIFY MATERIALS TO BE USED FOR SERVICES AND CONNECTIONS.
  - 2" DIAMETER OR LESS: WATER LINE SHALL BE COPPER TUBING (ASTM B88, TYPE K, (ASTM D1785) FROM THE BACKFLOW PREVENTER AND PVC SCH 80 PIPE (ASTM D1785) FROM THE BACKFLOW PREVENTER TO THE BUILDING.
  - 3" DIAMETER: WATER LINE SHALL BE DUCTILE IRON, CLASS 51 (ANNA C151) FROM THE MAIN TO THE BACKFLOW PREVENTER, AND PVC SCH 80 PIPE (ASTM D1785) FROM THE BACKFLOW PREVENTER TO THE BUILDING.
  - 4" DIAMETER: WATER LINE SHALL BE DUCTILE IRON, CLASS 51 (4") AND CLASS 50 (4"-12") (ANNA C151) FROM THE MAIN TO THE BACKFLOW PREVENTER, AND PVC SCH 80 PIPE (ASTM D1785) (ASTM D1784) FROM THE BACKFLOW PREVENTER TO THE BUILDING.
- CLEAN OUTS AND VALVE BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING CODE AND AS DIRECTED BY THE PLUMBING INSPECTOR. ALL CLEAN OUT AND VALVE BOX TOPS SHALL BE INSTALLED AT LEAST 2" ABOVE FINISHED GRADE OUTSIDE PAVEMENT AND FLUSH WITH FINISHED GRADE WITH THE PAVEMENT AREAS.
- CONTRACTOR SHALL TEST WATER PRESSURE AFTER MAKING DOMESTIC TAP AND INSTALL PRESSURE REDUCING VALVE ON CUSTOMER SIDE OF METER IF PRESSURE EXCEEDS 80 PSI.
- CONDUITS SHALL BE INSTALLED PER THE DETAIL PROVIDED. ADDITIONAL CONDUITS MAY BE SHOWN ON OTHER PLANS.
- GAS, ELECTRIC, TELEPHONE AND CABLE INFRASTRUCTURE SHOWN ON THESE PLANS IS PRELIMINARY. CONTRACTOR SHALL COORDINATE WITH UTILITIES COMPANIES TO OBTAIN FINAL DESIGN.

**FIRE LINE NOTES:**

- CONTRACTOR SHALL TEST ALL BACKFLOW PREVENTERS AND PROVIDE CERTIFICATION TO OWNER.
- THE FIRE LINE SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR APPROVED BY THE LOCAL FIRE MARSHAL AND UTILITY COMPANY.
- ALL FIRE LINES SHALL HAVE A MINIMUM COVER, AND PIPE MATERIALS SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE NOTED OR REQUIRED BY THE LOCAL FIRE MARSHAL AND UTILITY COMPANY. ALL CLEAN OUT AND VALVE BOX TOPS SHALL BE INSTALLED AT LEAST 2" ABOVE FINISHED GRADE OUTSIDE PAVEMENT AND FLUSH WITH FINISHED GRADE WITH THE PAVEMENT AREAS.
  - 2" DIAMETER: WATER LINE SHALL BE DUCTILE IRON, CLASS 51 (ANNA C151) FROM THE MAIN TO THE BACKFLOW PREVENTER, AND PVC SCH 80 PIPE (ASTM D1785) FROM THE BACKFLOW PREVENTER TO THE BUILDING.
  - 3" DIAMETER: WATER LINE SHALL BE DUCTILE IRON, CLASS 51 (ANNA C151) FROM THE MAIN TO THE BACKFLOW PREVENTER, AND PVC SCH 80 PIPE (ASTM D1785) FROM THE BACKFLOW PREVENTER TO THE BUILDING.
  - 4" DIAMETER: WATER LINE SHALL BE DUCTILE IRON, CLASS 51 (4") AND CLASS 50 (4"-12") (ANNA C151) FROM THE MAIN TO THE BACKFLOW PREVENTER, AND PVC SCH 80 PIPE (ASTM D1785) (ASTM D1784) FROM THE BACKFLOW PREVENTER TO THE BUILDING.
- CONTRACTOR SHALL PERFORM A HYDROSTATIC TEST ON THE FIRE LINE PER LOCAL FIRE MARSHAL REQUIREMENTS.

**GENERAL NOTES:**

- CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS/APPROVALS BEFORE BEGINNING CONSTRUCTION. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTING, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF WORK SHALL COMPLY WITH THE PROJECT DESIGN REPORT, THE PROJECT SPECIFICATIONS, THE CURRENT APPLICABLE CITY, COUNTY AND/OR TROOP STANDARD SPECIFICATIONS FOR CONSTRUCTION AND WATER AND SEWER FLUVENT STANDARD SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING UTILITIES, ERENDS, PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, SIGNS OR OTHER ITEMS INSTALLED TO REMAIN.
- CONTRACTOR SHALL SAW OUT EXISTING PAVEMENT, CURBS AND SIDEWALKS AT ALL AREAS DISTURBED BY CONSTRUCTION. NO ADDED OR IRREGULAR CUTS WILL BE ACCEPTED.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED AFTER CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING VEGETATION IN ALL RESTORED AREAS BY PROVIDING WEEDS OR OTHER APPROVED MEANS. RESTORED LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT OR LIMITS OF ALL ITEMS COVERED WITHIN THE SCOPE OF WORK OF THESE PLANS.
- CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE, AND FIBER OPTIC LINES, SITE LIGHTING ELECTRICAL, SECONDARY ELECTRICAL, PRIMARY ELECTRICAL, DUCT BENCH, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONDUITS THAT ARISE SHALL BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TEST A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE MATERIALS TO BE USED FOR SERVICES AND CONNECTIONS. WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.
- DUE TO FEDERAL ACQUISITION TITLE 48, PART 101.8, ACCESS MUST BE PROVIDED TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
- CONTRACTOR SHALL PRESERVE ALL PROPERTY CORNER MONUMENTS, CONTROL POINTS & BENCHMARKS. IF ANY ARE DAMAGED OR DESTROYED BY THE CONTRACTOR OR HIS SUBS OR EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

**FIRE PROTECTION NOTES:**

- FIRE LINES SHALL HAVE A MINIMUM 2-WAY TRAFFIC WIDTH OF 20 FT. WITH A MINIMUM OUTSIDE TURNING RADIUS OF 50 FT., UNLESS OTHERWISE NOTED.
- FIRE LINES NEXT TO FIRE HYDRANTS OR DESIGNATED FOR AERIAL APPARATUS SHALL BE A MINIMUM OF 28 FT.
- FIRE LINES SHALL BE DESIGNATED IN ACCORDANCE TO THE LATEST INTERNATIONAL FIRE CODE AND APPLICABLE LOCAL AMENDMENTS.

**TRENCH EXCAVATION SAFETY PROTECTION:**

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

DATE: JAN 10, 2018, 10:26:00 AM. USER: C:\Users\ash\Documents\11473-02\11473-02.dwg

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## DEMOGRAPHIC OVERVIEW

March 21, 2025

### IH 35 AT FM 140, PEARSALL, TX

	1.0 Miles:	3.0 Miles:	5.0 Miles:
<b>Population</b>			
2020 Census	4,280	10,020	10,196
2024 Estimate	3,977	9,773	9,953
5 Year Projection	4,025	9,889	10,071
<b>Households</b>			
2020 Census	945	2,945	3,027
2024 Estimate	964	3,019	3,099
5 Year Projection	994	3,110	3,192
<b>2024 Population by Race</b>			
White	34.2%	42.9%	43.0%
Black	3.6%	2.1%	2.1%
Asian or Pacific Islander	2.5%	1.5%	1.5%
American Indian	0.8%	0.9%	0.9%
<b>2024 Population by Ethnicity</b>			
Hispanic Origin	89.1%	84.4%	84.2%
<b>2024 Total Housing Units</b>			
Owner-Occupied	578	1,870	1,921
Renter-Occupied	386	1,149	1,178
Average Household Size	3.15	2.86	2.84
<b>2024 Household Income</b>			
Income \$ 0 - \$15,000	22.2%	15.1%	14.8%
Income \$ 15,000 - \$24,999	17.6%	13.3%	13.4%
Income \$ 25,000 - \$34,999	11.6%	6.8%	6.6%
Income \$ 35,000 - \$49,999	12.1%	12.4%	12.3%
Income \$ 50,000 - \$74,999	11.5%	13.6%	13.6%
Income \$ 75,000 - \$99,999	5.6%	14.8%	14.8%
Income \$ 100,000 - \$149,999	11.6%	18.9%	19.5%
Income \$ 150,000 - \$199,999	2.1%	1.5%	1.5%
Income \$200,000 +	5.6%	3.5%	3.5%
Average Household Income	\$63,386	\$70,477	\$71,003
Median Household Income	\$33,419	\$53,182	\$53,986
Per Capita Income	\$20,333	\$23,329	\$23,462

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2024 and 2029.

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## **PROPERTY DISCLOSURE STATEMENT**

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

**BROKER: ROALSON INTERESTS, INC.  
BUILDING 2, SUITE 206  
2338 NORTH LOOP 1604 W.  
SAN ANTONIO, TEXAS 78248**



# 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.

2-10-2025



## 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.

## 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. **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:
  - 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.

<b>Roalson Interests, Inc.</b>	<b>0338503</b>		<b>(210)496-5800</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
<b>Eldon Roalson</b>	<b>214067</b>	<b>eldon@roalson.com</b>	<b>(210)445-5858</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Matthew Howard</b>	<b>603462</b>	<b>mhoward@roalson.com</b>	<b>(210)865-4411</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date