dhrealty partners inc

COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting

Michael D. Hoover
210.218.9095
hoover@dhrp.us

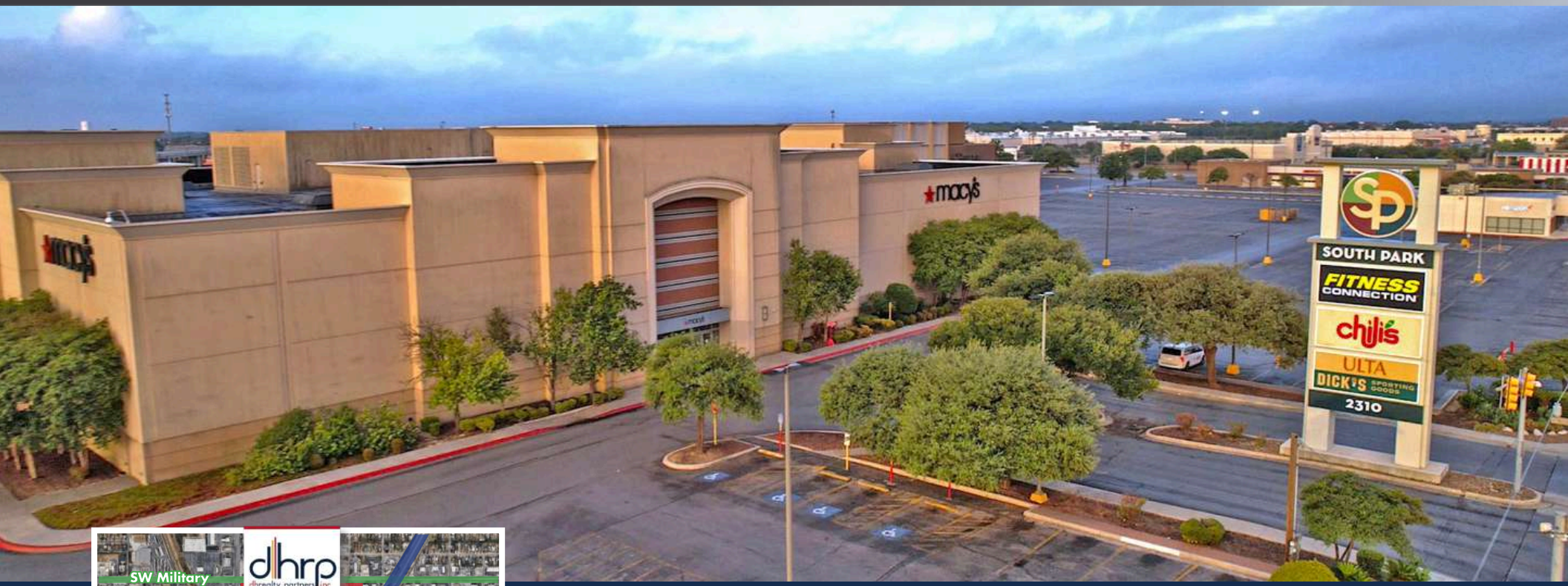


Tiffany Trude
210.629.4151
tiffany@dhrp.us



SOUTH PARK MALL: PRIME RETAIL SPACES IN SAN ANTONIO

2310 SW Military Dr | San Antonio, TX 78224





FOR LEASE

DRONE FOOTAGE: https://youtu.be/kmGxEIHCT_M

360° PANORAMIC VIEW: https://kuula.co/post/NgkCD

DRONE FOOTAGE
https://youtu.be/kmGxEIHCT_M

360° PANORAMIC VIEW
https://kuula.co/post/NgkCD

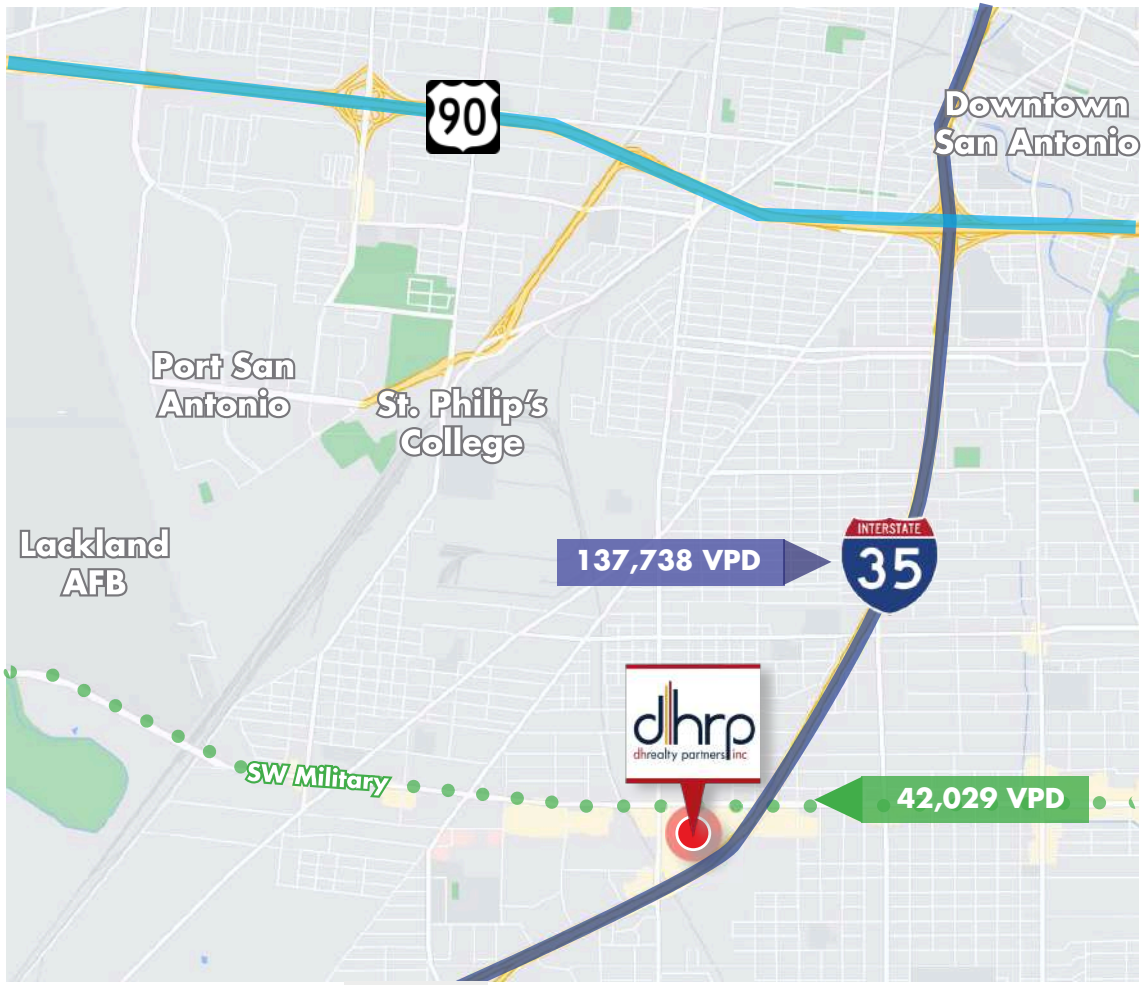
LEASE

Michael D. Hoover
210.218.9095
hoover@dhrp.us

Tiffany Trude
210.629.4151
tiffany@dhrp.us

SOUTH PARK MALL: PRIME RETAIL SPACES IN SAN ANTONIO

2310 SW Military Dr | San Antonio, TX 78224



DESCRIPTION

South Park Mall is the premier and only regional shopping center located on the south side of San Antonio, TX. Strategically positioned at I-35 and SW Military Drive, the mall serves a multi-county trade area stretching throughout South Texas and Mexico and draws **11 million shoppers annually.**

South Park Mall is anchored by Macy's, JCPenney, Dick's Sporting Goods, Fitness Connection (opened 2022) and Floor & Decor (opened 2025). The mall offers over 90 shops and restaurants, including popular brands such as Old Navy, Bath & Body Works, Victoria's Secret, American Eagle, ULTA Beauty and James Avery.

HIGHLIGHTS

- Anchored by Macy's, JCPenney, Dick's Sporting Goods, Fitness Connection (2022) and Floor & Decor (2025)
- 137,000 Vehicles per day along SW Military Drive
- $37,329 in disposable income within a 3-mile radius
- Serving over 11 million shoppers per year
- Renovations completed in 2018, which include new tile floors, remodeled restrooms, modernized food court with charging stations and children's play area
- Several national retailers annually rank amongst the highest in their districts for sales trends
- Over 50,000 military personnel based within 7 miles

BUILDING SIZE	AVAILABLE SPACE	LEASE RATE
±783,978 SF	SEE PAGE 6	CONTACT BROKERS

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. A Texas Corporation.

dhrealty partners inc

DRONE FOOTAGE
https://youtu.be/kmGxEIHCT_M

360° PANORAMIC VIEW
https://kuula.co/post/NgkCD

LEASE

Michael D. Hoover
210.218.9095
hoover@dhrp.us

Tiffany Trude
210.629.4151
tiffany@dhrp.us

SOUTH PARK MALL: PRIME RETAIL SPACES IN SAN ANTONIO

2310 SW Military Dr | San Antonio, TX 78224

AERIAL MAP



POINTS OF INTEREST

- Academy Sports + Outdoors
- Ashley Furniture
- Baptist Healthcare
- Chick-fil-A
- Chili's
- Denny's
- Dick's Sporting Goods
- Dollar Tree
- Dutch Bros
- Finish Line
- Five Below
- Freddy's
- Fitness Connection
- H-E-B Plus!
- Home Depot
- James Avery
- Lowe's
- Macy's
- Mama Margie's
- Olive Garden
- Panda Express
- Planet Fitness
- QuikTrip
- Raising Cane's
- Ross Dress for Less
- Santikos Mayan Palace
- Starbucks
- Target
- CareNow Urgent Care
- TruFit Athletic Clubs
- Ulta Beauty
- VA
- Verizon Wireless
- Wingstop
- Zachry Group

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. A Texas Corporation.

dhrealty partners inc

DRONE FOOTAGE
https://youtu.be/kmGxEIHCT_M

360° PANORAMIC VIEW
https://kuula.co/post/NgkCD

LEASE

Michael D. Hoover
210.218.9095
hoover@dhrp.us

Tiffany Trude
210.629.4151
tiffany@dhrp.us

SOUTH PARK MALL: PRIME RETAIL SPACES IN SAN ANTONIO

2310 SW Military Dr | San Antonio, TX 78224

PHOTOGRAPHY







The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. A Texas Corporation.

dhrealty partners inc

DRONE FOOTAGE
https://youtu.be/kmGxEIHCT_M

360° PANORAMIC VIEW
https://kuula.co/post/NgkCD

LEASE

Michael D. Hoover
210.218.9095
hoover@dhrp.us

Tiffany Trude
210.629.4151
tiffany@dhrp.us

SOUTH PARK MALL: PRIME RETAIL SPACES IN SAN ANTONIO

2310 SW Military Dr | San Antonio, TX 78224

PHOTOGRAPHY



SOUTH PARK MALL



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. A Texas Corporation.

dhrealty partners inc

DRONE FOOTAGE
https://youtu.be/kmGxEIHCT_M

360° PANORAMIC VIEW
https://kuula.co/post/NgkCD

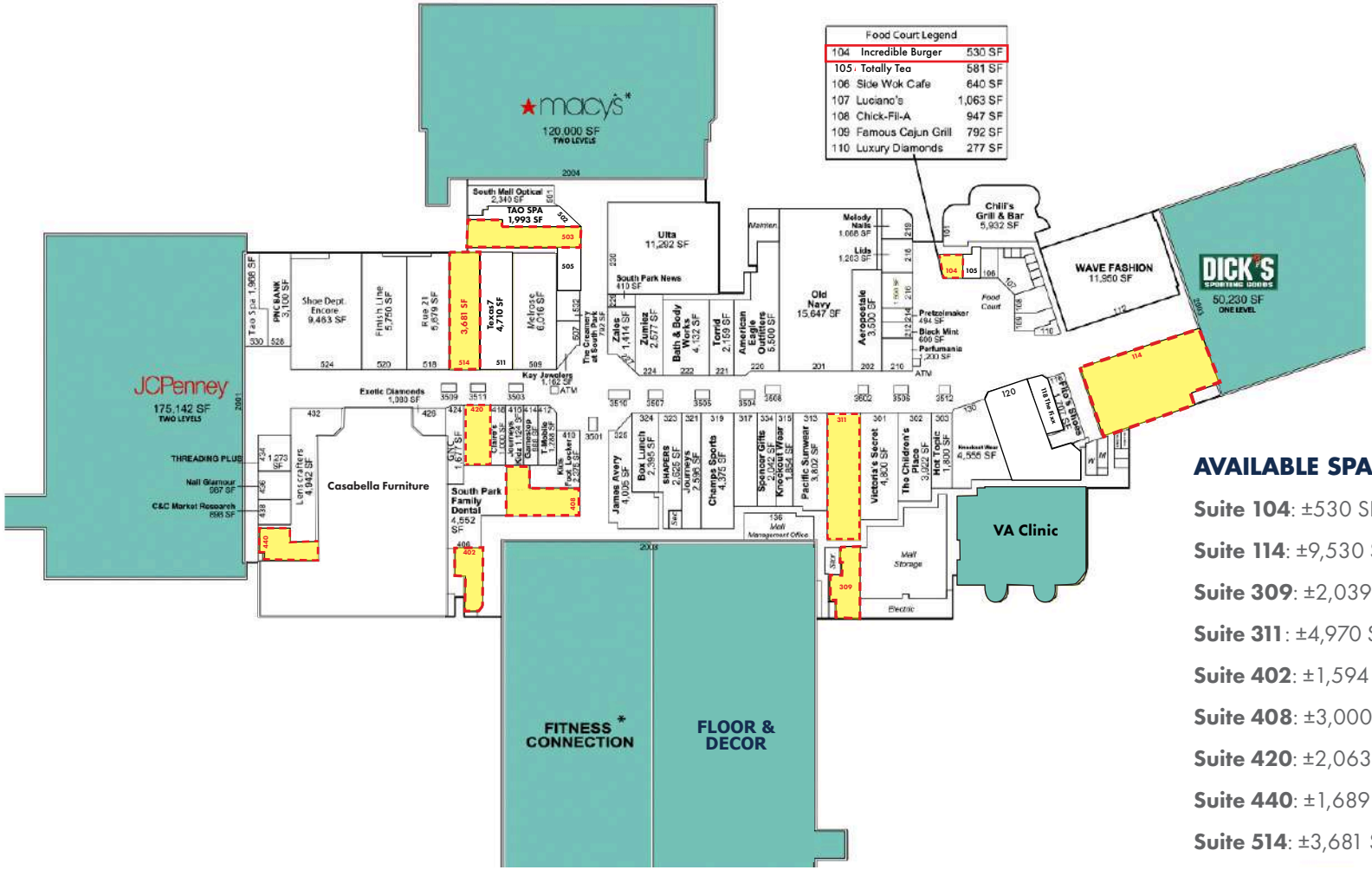
LEASE

Michael D. Hoover
210.218.9095
hoover@dhrp.us

Tiffany Trude
210.629.4151
tiffany@dhrp.us

SOUTH PARK MALL: PRIME RETAIL SPACES IN SAN ANTONIO

2310 SW Military Dr | San Antonio, TX 78224



AVAILABLE SPACE

Suite 104: ±530 SF

Suite 114: ±9,530 SF (COLD SHELL)

Suite 309: ±2,039 SF

Suite 311: ±4,970 SF

Suite 402: ±1,594 SF (SECOND GEN DOCTORS OFFICE)

Suite 408: ±3,000 SF

Suite 420: ±2,063 SF

Suite 440: ±1,689 SF

Suite 514: ±3,681 SF

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. A Texas Corporation.

dhrealty partners inc

DRONE FOOTAGE
https://youtu.be/kmGxEIHCT_M

360° PANORAMIC VIEW
https://kuula.co/post/NgkCD

LEASE

Michael D. Hoover
210.218.9095
hoover@dhrp.us

Tiffany Trude
210.629.4151
tiffany@dhrp.us

SOUTH PARK MALL: PRIME RETAIL SPACES IN SAN ANTONIO

2310 SW Military Dr | San Antonio, TX 78224

SUITE 402: SECOND GEN DOCTOR'S OFFICE









The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. A Texas Corporation.

dhrealty partners inc

DRONE FOOTAGE
https://youtu.be/kmGxEIHCT_M

360° PANORAMIC VIEW
https://kuula.co/post/NgkCD

LEASE

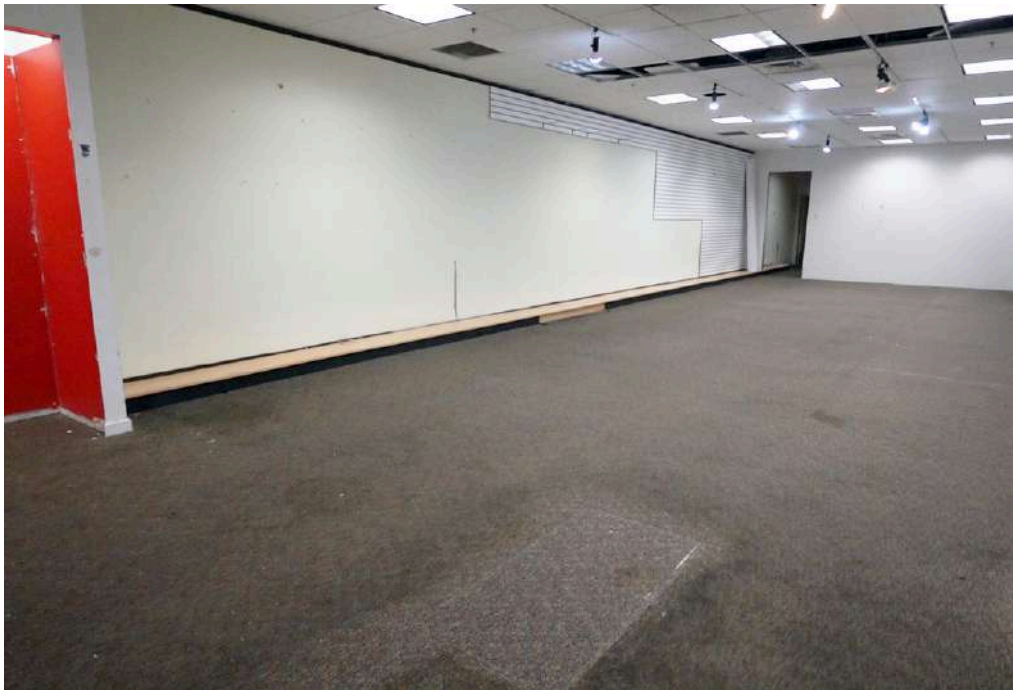
Michael D. Hoover
210.218.9095
hoover@dhrp.us

Tiffany Trude
210.629.4151
tiffany@dhrp.us

SOUTH PARK MALL: PRIME RETAIL SPACES IN SAN ANTONIO

2310 SW Military Dr | San Antonio, TX 78224

SUITE 503





The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. A Texas Corporation.

DRONE FOOTAGE
https://youtu.be/kmGxEIHCT_M

360° PANORAMIC VIEW
https://kuula.co/post/NgkCD

LEASE

Michael D. Hoover
210.218.9095
hoover@dhrp.us

Tiffany Trude
210.629.4151
tiffany@dhrp.us

SOUTH PARK MALL: PRIME RETAIL SPACES IN SAN ANTONIO

2310 SW Military Dr | San Antonio, TX 78224

SUITE 505





The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. A Texas Corporation.

dhrealty partners inc

DRONE FOOTAGE
https://youtu.be/kmGxEIHCT_M

360° PANORAMIC VIEW
https://kuula.co/post/NgkCD

LEASE

Michael D. Hoover
210.218.9095
hoover@dhrp.us

Tiffany Trude
210.629.4151
tiffany@dhrp.us

SOUTH PARK MALL: PRIME RETAIL SPACES IN SAN ANTONIO

2310 SW Military Dr | San Antonio, TX 78224

AERIAL MAP



POINTS OF INTEREST

- Academy Sports + Outdoors
- Ashley Furniture
- Baptist Healthcare
- Burlington
- Chase Bank
- Chick-fil-A
- Circle K
- DaVita
- Denny's
- Dutch Bros
- Freddy's
- Frost Bank
- GameStop
- Goodwill
- H-E-B Plus!
- Home Depot
- KFC
- Longhorn Steakhouse
- Lowe's
- Mama Margie's
- Mega Furniture
- Olive Garden
- Planet Fitness
- Rasing Cane's
- RBFCU
- Ross Dress for Less
- Sam's CLub
- Santikos Mayan Palace
- Starbucks
- Target
- Taco Bell
- TruFit Athletic Clubs
- Whataburger
- Willie's
- WoodSpring Suites
- Zachry Group

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. A Texas Corporation.

dhrealty partners inc

DRONE FOOTAGE
https://youtu.be/kmGxEIHCT_M

360° PANORAMIC VIEW
https://kuula.co/post/NgkCD

LEASE

Michael D. Hoover
210.218.9095
hoover@dhrp.us

Tiffany Trude
210.629.4151
tiffany@dhrp.us

SOUTH PARK MALL: PRIME RETAIL SPACES IN SAN ANTONIO

2310 SW Military Dr | San Antonio, TX 78224

CURRENT TENANTS

Anchors: Macy's • JCPenney • Dick's Sporting Goods • Fitness Connection • Floor & Decor

AÉROPOSTALE	American Eagle Outfitters	AT&T	Banter Piercing Pagoda	Bath & Body Works	boost mobile	BOXLUNCH	C&C Market Research	CasaBella Furniture	Champs Sports
Chase	Chick-fil-A	The Children's Place	Chili's	claire's	The Creamery at South Park	Dick's Sporting Goods	Exotic Diamonds	Finish Line	Firestone
Fitos Shoes	Fitness Connection	Floor & Decor	The Fix	Foot Locker	GameStop	GNC Live Well	Gold Center	Great American Cookies	Hot Topic
Intrigue Jewelers	James Avery Artisan Jewelry	JCPenney	Jewel Town	Journeys	Journeys Kidz	Karat Gold	Kay Jewelers	kids Foot Locker	King Cajun
Knockout Wear	LensCrafters	Level Up Kutz	Lids	Lucio's	Luxury Diamonds	macy's	macy's backstage	Marissa's Bridal	Melody Nails
Melrose Family Fashions	metro by T-Mobile	Mini Sou	Nail Glamour	National Jewelry Kiosk	Old Navy	PacSun	Perfumania	Permian Ink	PNC Bank
Pretzelmaker	rue21	Shoe Dept. Encore	Side Wok Cafe	South Mall Optical	South Park Family Dental	South Park News	Spencer's	T-Mobile	T-Mobile
Tao Spa	Threading Plus	Torrid	Ulta Beauty	Valor Health Clinic	verizon	Victoria's Secret	The Vitamin Shoppe	wave	Windsop
Windsor	Wireless Accessories & Repair	Zales							

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. A Texas Corporation.

DRONE FOOTAGE
https://youtu.be/kmGxEIHCT_M

360° PANORAMIC VIEW
https://kuula.co/post/NgkCD

LEASE

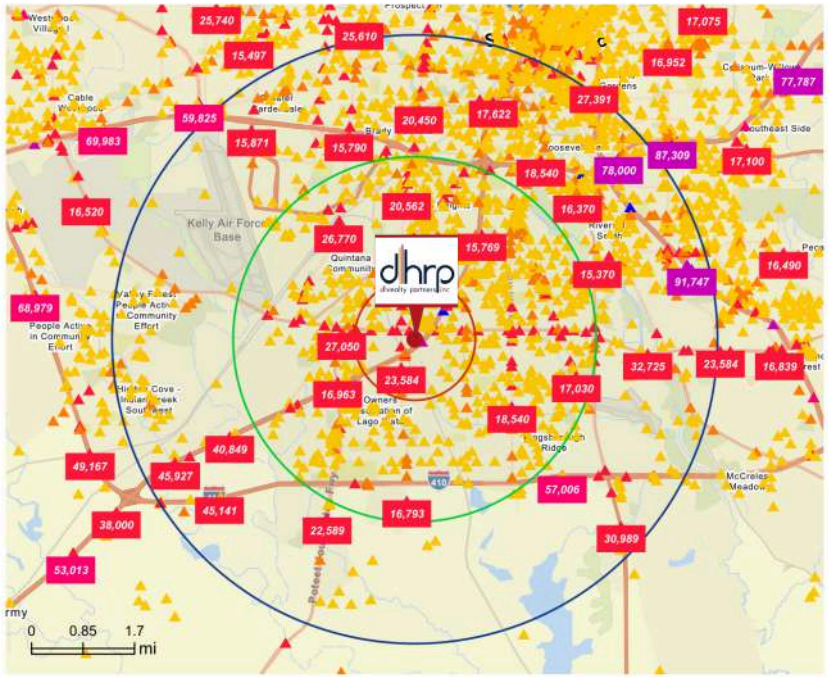
Michael D. Hoover
210.218.9095
hoover@dhrp.us

Tiffany Trude
210.629.4151
tiffany@dhrp.us

SOUTH PARK MALL: PRIME RETAIL SPACES IN SAN ANTONIO

2310 SW Military Dr | San Antonio, TX 78224

TRAFFIC COUNTS





Average Daily Traffic Volume

- Up to 8,000 vehicles per day
- 8,001 - 15,000
- 15,001 - 50,000
- 50,001 - 70,000
- 70,001 - 100,000
- More than 100,000 per day



Source: Traffic Counts (2026)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	12,107	106,015	231,509
Households	4,029	36,280	80,853
Avg Household Income	$65,749	$66,698	$67,234
Avg Household Size	2.98	2.90	2.82

Source: ESRI, 2026



The information herein was obtained from sources deemed reliable, however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. A Texas Corporation.

DRONE FOOTAGE
https://youtu.be/kmGxEIHCT_M

360° PANORAMIC VIEW
https://kuula.co/post/NgkCD

LEASE

Michael D. Hoover
210.218.9095
hoover@dhrp.us

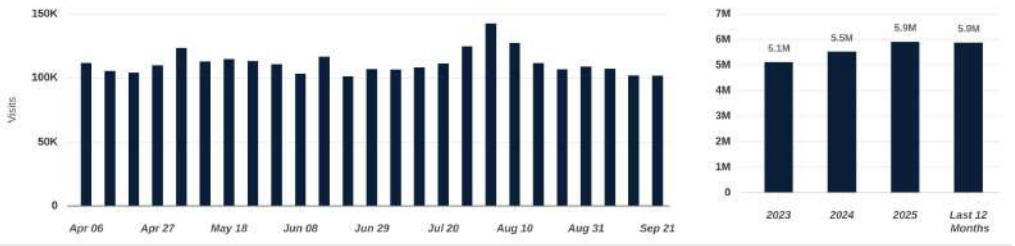
Tiffany Trude
210.629.4151
tiffany@dhrp.us

SOUTH PARK MALL: PRIME RETAIL SPACES IN SAN ANTONIO

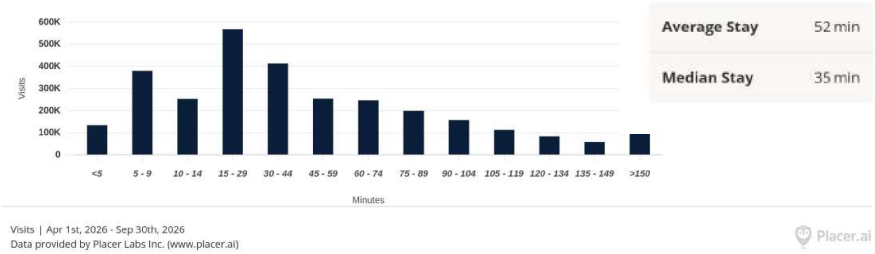
2310 SW Military Dr | San Antonio, TX 78224

PLACER AI DATA

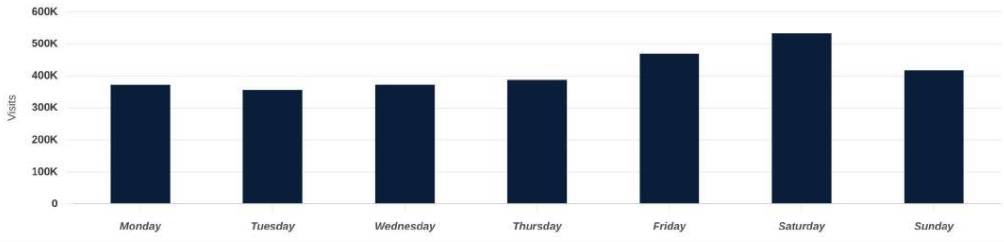
WEEKLY VISITATION METRICS



AVERAGE STAY



DAILY VISITATION METRICS



LOYAL VS. CASUAL



Placer.ai

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. A Texas Corporation.

DRONE FOOTAGE
https://youtu.be/kmGxEIHCT_M

360° PANORAMIC VIEW
https://kuula.co/post/NgkCD

LEASE

Michael D. Hoover
210.218.9095
hoover@dhrp.us

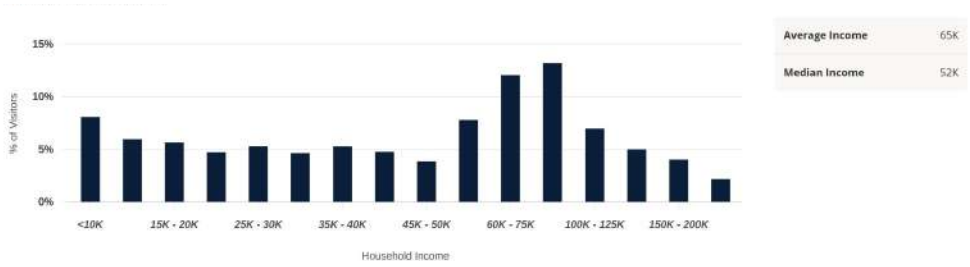
Tiffany Trude
210.629.4151
tiffany@dhrp.us

SOUTH PARK MALL: PRIME RETAIL SPACES IN SAN ANTONIO

2310 SW Military Dr | San Antonio, TX 78224

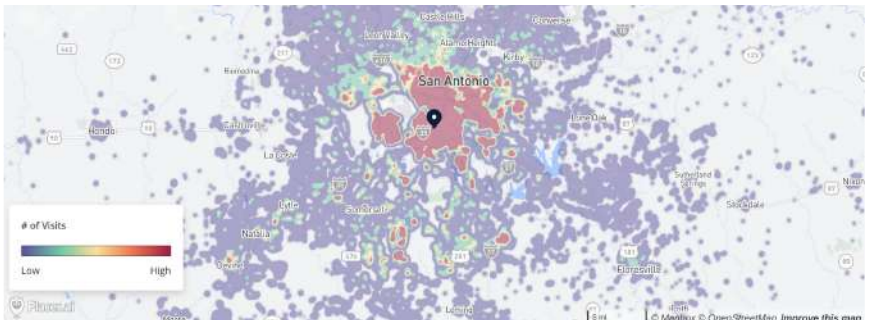
PLACER AI DATA

HOUSEHOLD INCOME

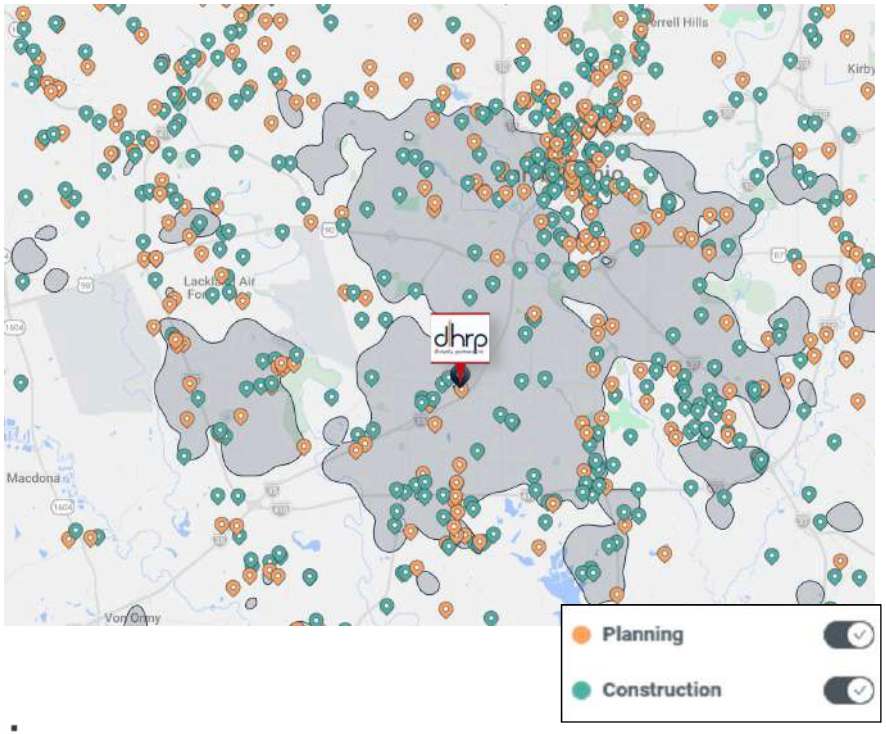


Average Income	65K
Median Income	52K

TRUE TRADE AREA



LOCAL CONSTRUCTION



Placer.ai

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. A Texas Corporation.

HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

The information herein was obtained from sources deemed reliable; however, **DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice.** All Floor plans, property lines, areas, and dimensions are approximate

dhrp.us
210.222.2424
153 Treeline Park, Suite 200
San Antonio, TX
78209

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
  - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

dhrp.us
210.222.2424
153 Treeline Park, Suite 200
San Antonio, TX
78209

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
  - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Tiffany Hoover	797912	tiffany@dhrp.us	(210)222-2424
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____