

FULLY-ENGINEERED RESIDENTIAL PAPER LOT DEVELOPMENT OPPORTUNITY

144 (45' x 120') Single-Family Paper Lots | Mesa Vista Single-Family Community | San Antonio, Texas

JORDAN CORTEZ
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Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer qualified developers and builders the opportunity to purchase 144 fully-engineered Single-Family Paper Lots (the "Site") located along Chance Parkway in Southwest San Antonio, Texas. The lots are in Phases 4 and 5 of the Mesa Vista community, zoned R-5 Residential, and have dimensions of 45'x120'. At full build-out, Mesa Vista will comprise 780+/- lots across 11 phases. Located only one mile east of Interstate 35 and one mile south of Interstate 410, the Site has excellent access to downtown San Antonio, a 10-minute drive north, as well as the Greater San Antonio area. The San Antonio-New Braunfels MSA has a population of approximately 2.65 million residents and is expected to grow by 11 percent by 2025 per the State of Texas. At a price of \$23,500 per Paper Lot, this is an excellent value for entitled single-family paper lots with all plans in-place in a rapidly growing area of the City. Per the Seller, in order to commence construction, the Buyer will just need to pay the appropriate permitting fees (Purchaser to confirm during due diligence).

INVESTMENT OVERVIEW ⁽¹⁾

Property	144 – 45'x120' Single-Family Paper Lots (26.696 Acres)
Location	29.293590, -98.607684
Access	Via Chance Parkway at the southwest quadrant of Somerset Road and Fischer Road
Utilities	Water and Sewer stubbed out to Site boundary; Gas and Electric anticipated to be stubbed out to Site boundary August 2023
Zoning	R-5 Residential Single-Family District (City of San Antonio)
Appraisal District Property ID	1394003
School District	Southwest ISD

(1) Purchaser to confirm all information during due diligence

PRICING

Asking Price	\$3,384,000
Asking Price per Paper Lot	\$23,500

TAX INFORMATION

Taxing Entity	Tax Rate
Bexar County Road & Flood	0.023668
San Antonio River Authority	0.018360
Alamo Community College	0.149150
University Health System	0.276235
Bexar County	0.276331
City of San Antonio	0.541610
Southwest ISD	1.337500
Total Tax Rate	2.622854



DEMOGRAPHICS

ESTIMATED POPULATION (2020)



1-MILE | 301
3-MILE | 8,750
5-MILE | 62,866

ANNUAL GROWTH RATE (2020-2025)



1-MILE | 25.34%
3-MILE | 7.31%
5-MILE | 3.31%

MEDIAN HOUSEHOLD INCOME



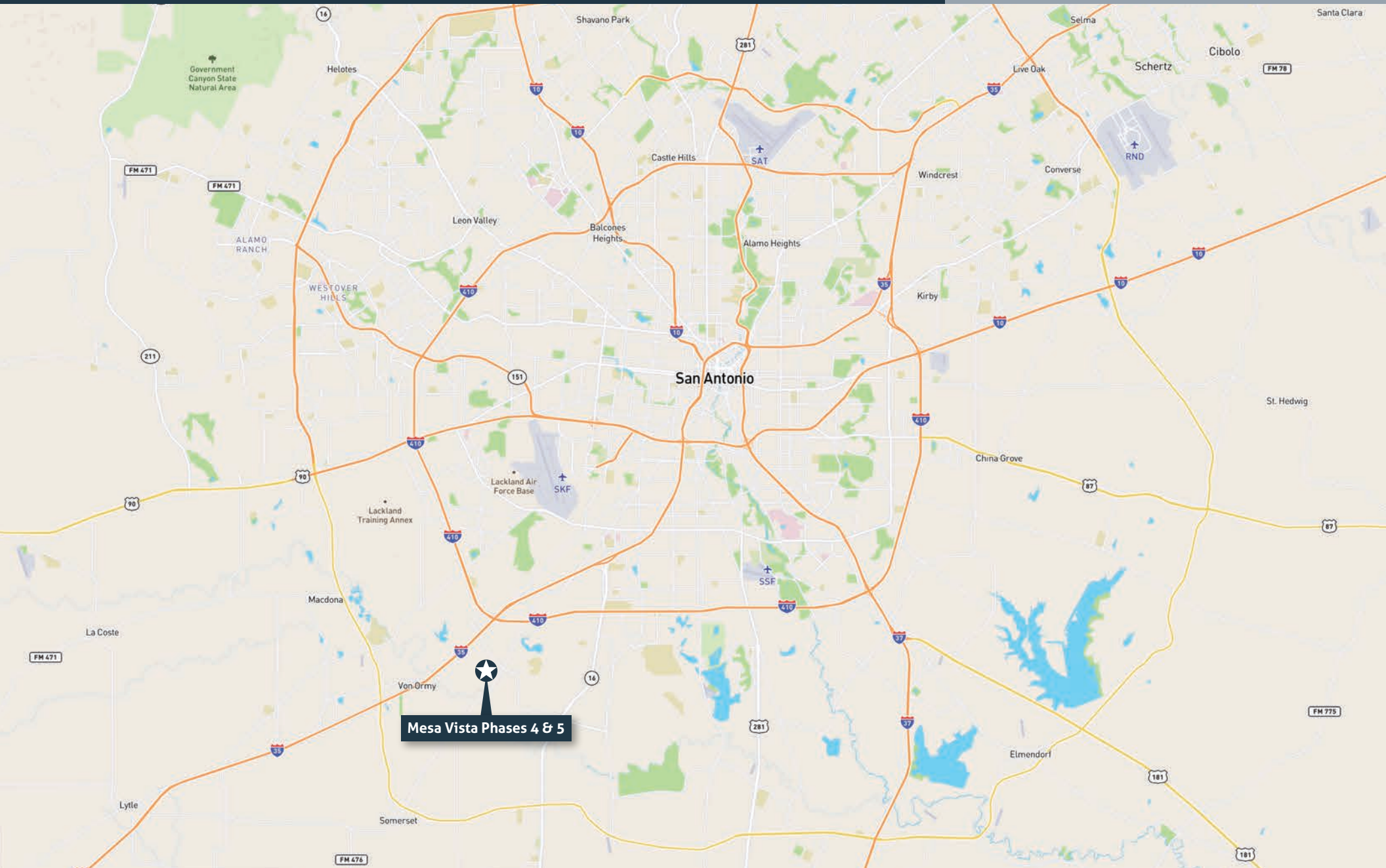
1-MILE | \$63,334
3-MILE | \$53,265
5-MILE | \$49,601

MEDIAN HOME VALUE



1-MILE | \$210,294
3-MILE | \$110,303
5-MILE | \$149,733

144 SINGLE-FAMILY LOTS SAN ANTONIO, TEXAS



144 SINGLE-FAMILY LOTS SAN ANTONIO, TEXAS



144 SINGLE-FAMILY LOTS
SAN ANTONIO, TEXAS



MESA VISTA – MASTER DEVELOPMENT PLAN

Purchasers and their consultants are instructed to do their own due diligence as it relates to verifying the existing zoning. The Master Development Plan below was provided by Ownership.

144 SINGLE-FAMILY LOTS SAN ANTONIO, TEXAS



CIVIL ENGINEER/DESIGNER:
LJA ENGINEERING, INC.
CONTACT PERSON: BRADY D. BAGGS, PE
1100 NE LOOP 410 STE. B50
SAN ANTONIO, TX 78202
PHONE: 210.552.2700
FAX: 210.552.2749
TYPE No. F-1386

DEVELOPER:
HK REAL ESTATE DEVELOPMENT LLC
CONTACT PERSON: PAUL KUO
24807 FAIRWAY SPRINGS
SAN ANTONIO, TX 78260

OWNERS:
CHARLES A. TIMMS STELLA PATTON DENISE MARIA KNIGHT
12545 FISCHER RD 815 SAN LUIS REY AVE ADDRESS TBD
VON ORMY, TX 78073 CORONADO, CA 92118

- AMENDMENTS:**
1. AREA FOR MULTIFAMILY TRACT HAS BEEN REVISED
 2. AREA FOR DRAINAGE CHANNEL BETWEEN SINGLE FAMILY AND MULTIFAMILY TRACT HAS BEEN REVISED
 3. ROW AND LOT CONFIGURATION ON THE SINGLE FAMILY SIDE OF THE CHANNEL HAS BEEN REVISED
 4. ROW CROSSING AND ELECTRIC TRANSMISSION EASEMENT HAS BEEN REMOVED
 5. OPEN SPACE BETWEEN CUL-DE-SACS HAS BEEN REMOVED. CUL-DE-SAC LOCATIONS HAS SHIFTED.
 6. ADDITIONAL ENTRANCE ALONG SOMERSET RD HAS BEEN PROVIDED.
 7. ROAD WAS TAKEN OUT AND CUL DE SAC WAS ADDED.
 8. COLLECTOR AREA WAS REPLACED WITH LOCAL B.
 9. LOCAL A WAS UP-SIZED TO LOCAL B.
 10. LOCAL B WAS REPLACED WITH LOCAL A.
 11. ALL AREA PARK SPACE AND LOT COUNT HAVE BEEN UPDATED.
 12. NOTES 20-23 HAVE BEEN PROVIDED.
 13. CHANGED CONNECTIVITY RATIO CALCULATIONS
 14. CHANGED PARK AND OPEN SPACE CALCULATIONS

PREPARATION DATE: 10/07/2021

SCALE IN FEET
1" = 200'

LOCATION MAP

SCALE: 1" = 10,000'

LEGAL DESCRIPTION:

PARCEL 1: BEING A 0.993 ACRE TRACT OF LAND OUT OF THE FRANCISCO A, RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, SITUATED IN BEXAR COUNTY, TEXAS, AND BEING THAT SAME CERTAIN CALLED 10,000 ACRE TRACT OF LAND, AS CONVEYED TO DENISE MARIE KNIGHT, AND RECORDED IN VOLUME 18594, PAGE 110, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

PARCEL 2: TRACT 1: BEING A 15.119 ACRE TRACT OF LAND OUT OF THE FRANCISCO R, RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, SITUATED IN BEXAR COUNTY, TEXAS, AND BEING A REMAINING PORTION OUT OF A CALLED 30.00 ACRE TRACT OF LAND, AS CONVEYED TO STELLA YVONNE HERRERA PATTON, AND RECORDED IN VOLUME 18465, PAGE 1156, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

PARCEL 2: TRACT 2: BEING A 0.997 ACRE TRACT OF LAND OUT OF THE FRANCISCO A, RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, SITUATED IN BEXAR COUNTY, TEXAS, AND BEING A REMAINING PORTION OUT OF A CALLED 30.00 ACRE TRACT OF LAND, AS CONVEYED TO CHARLES A. TIMMS, AND RECORDED IN VOLUME 10584, PAGE 2363, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

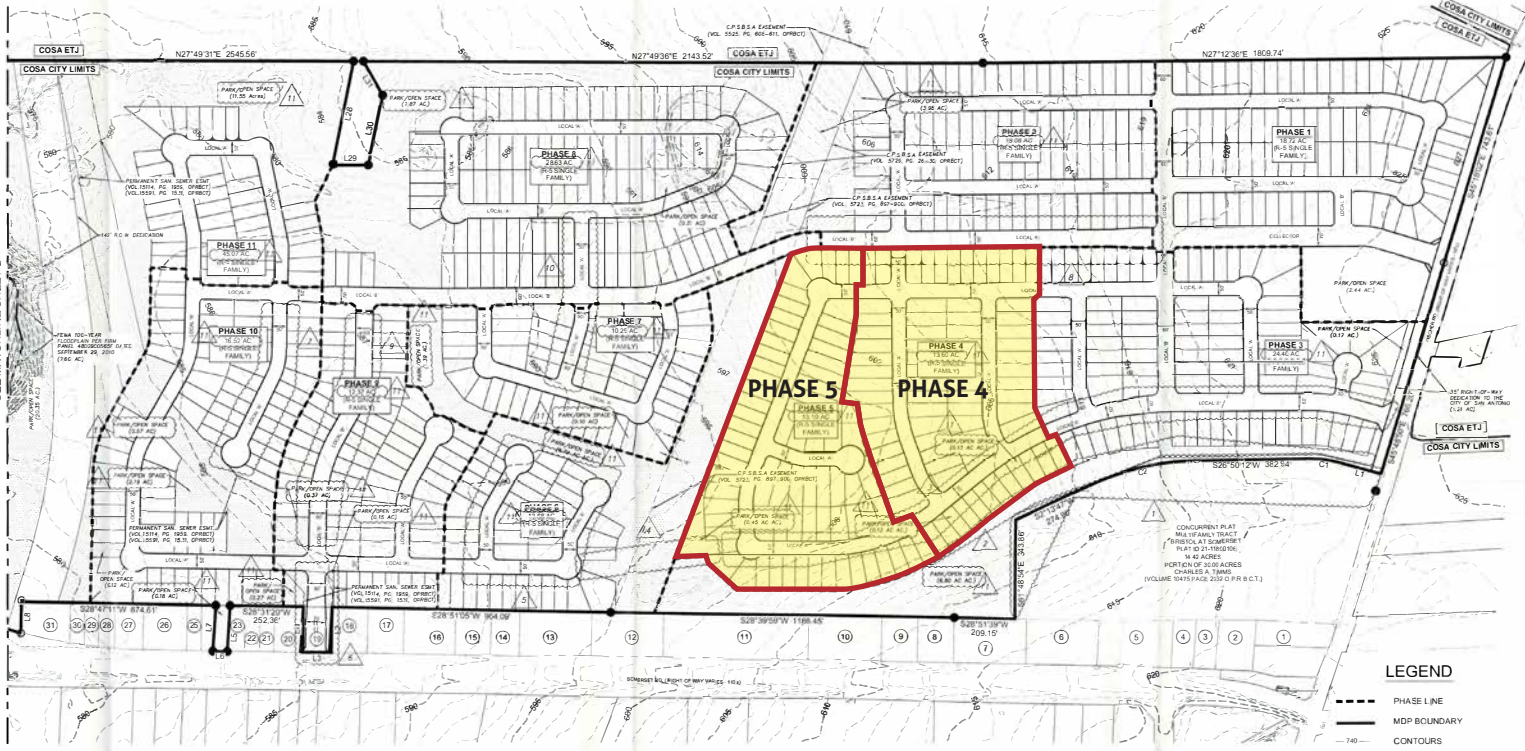
PARCEL 2: TRACT 3: BEING A 0.382 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, BEING OUT OF TRACT 16, COUNTY BLOCK 3300, OF THE H.L. THARP SUBDIVISION, AS RECORDED IN VOLUME 2213, PAGE 481, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF A CALLED ALL OF LOT 16, SAVE AND EXCEPT THE NORTHEAST 118 FEET THEREOF, AS CONVEYED TO STELLA YVONNE HERRERA PATTON, AND RECORDED IN VOLUME 18465, PAGE 1156, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

PARCEL 2: TRACT 4: BEING A 0.181 ACRE TRACT OF LAND OUT OF THE FRANCISCO A, RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, SITUATED IN BEXAR COUNTY, TEXAS, AND BEING OUT OF A CALLED NORTHEAST 150 FEET, SAVE AND EXCEPT THE NORTHEAST 50 FEET, OF TRACT 13, H.L. THARP SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2213, PAGE 481, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AS CONVEYED TO STELLA YVONNE HERRERA PATTON, AND RECORDED IN VOLUME 18465, PAGE 1153, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

PARCEL 3: TRACT 1: BEING A 95.240 ACRE TRACT OF LAND OUT OF THE FRANCISCO A, RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, SITUATED IN BEXAR COUNTY, TEXAS, AND BEING THAT SAME CERTAIN CALLED 94.71 ACRE TRACT OF LAND, AS CONVEYED TO CHARLES A. TIMMS, AND RECORDED IN VOLUME 3627, PAGE 1055, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

PARCEL 3: TRACT 2: BEING A 19.162 ACRE TRACT OF LAND OUT OF THE FRANCISCO A, RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, SITUATED IN BEXAR COUNTY, TEXAS, AND BEING OUT OF A CALLED 30.00 ACRE TRACT OF LAND, AS CONVEYED TO CHARLES A. TIMMS, AND RECORDED IN VOLUME 10475, PAGE 2232, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

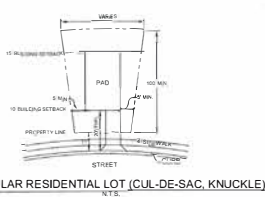
PARCEL 4: BEING A 79.338 ACRE TRACT OF LAND OUT OF THE FRANCISCO A, RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, SITUATED IN BEXAR COUNTY, TEXAS, AND BEING THAT SAME CERTAIN CALLED 45.238 ACRE TRACT OF LAND, AS CONVEYED TO CHARLES A. TIMMS, AND RECORDED IN VOLUME 18606, PAGE 726, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



FLOODPLAIN NOTE:
THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT ARE ESTIMATED AND SUBJECT TO CHANGE UPON APPROVAL OF SUBDIVISION PHASES ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35.8119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

OVERALL LAND USE TABLE

PHASE	AREA (AC)	LAND USE	DWELLING UNITS	PARK/OPEN SPACE (AC)	% COOP PLAN (AC)	CRIBS (UNITS/AC)
1	18.72	SF-RESIDENTIAL	81	2.44	0.0	4.39
2	13.08	SF-RESIDENTIAL	88	(3.98)	0.0	4.51
3	24.46	SF-RESIDENTIAL	69	6.91	0.0	3.65
4	13.60	SF-RESIDENTIAL	74	0.13	0.0	5.44
5	13.10	SF-RESIDENTIAL	70	0.57	0.0	5.34
6	13.88	SF-RESIDENTIAL	59	6.74	0.0	3.87
7	19.23	SF-RESIDENTIAL	50	1.26	0.0	4.88
8	28.43	SF-RESIDENTIAL	114	7.87	11.1	3.56
9	13.37	SF-RESIDENTIAL	65	0.79	0.0	5.25
10	16.92	SF-RESIDENTIAL	73	3.06	0.0	4.42
11	45.07	SF-RESIDENTIAL	39	31.90	7.6	0.87
ROW DEDICATION	1.21	ROW	N/A	N/A	N/A	N/A
TOTAL	218.47	RESIDENTIAL/ROW	775	68.84	7.6	3.83



- LEGEND**
- PHASE LINE
 - MDP BOUNDARY
 - CONTOURS
 - EASEMENTS
 - PARK/OPEN SPACE
 - SF SINGLE FAMILY RESIDENTIAL
 - ESMT EASEMENT
 - OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - RCW RIGHT-OF-WAY
 - PG PAGE
 - VOL VOLUME
 - N.T.S. NOT TO SCALE

HK REAL ESTATE DEVELOPMENT, LLC
PAUL KUO
LJA ENGINEERING, INC.
BRADY D. BAGGS, P.E.

TIMMS SUBDIVISION
 MAJOR AMENDMENT TO MDP# 19-11100004
 MASTER DEVELOPMENT PLAN MDP# 21-11100014
 SHEET NO. 1 OF 2



INVESTMENT HIGHLIGHTS



Strategic Location

- The Site is located less than a mile east of Interstate 35 and a mile south of Interstate Loop 410; Residents of the Site will have easy access across the San Antonio-New Braunfels MSA.
- Located within a newly established community with Century Communities building homes for sale up to \$280K. Other homebuilders such as Lennar, KB Homes, and Legend Homes are also having success within close proximity.
- The Site, located within the award-winning Southwest ISD, is approximately five miles southwest of Spicewood Park Elementary School, one mile west of Resnik Middle School, and one mile west of Southwest Legacy High School.
- Large scale employers within proximity to the Site include Amazon, Maruchan, Bay Valley Foods, BNSF, Schlumberger, Toyota, and Boeing.



Zoning

- The Site is zoned as R-5 Residential Single-Family District through the City of San Antonio, allowing for single-family detached dwellings with a minimum lot width of 45 feet and size of 5,000 square feet.
- All 144 paper lots are fully engineered and permit ready with a fully approved Master Development Plan (MDP).
- *Purchaser to do their own due diligence related to Seller's existing entitlements, third-party reports, and engineering plans.*
- *All existing third-party reports and engineering plans in Seller's possession will convey to the Purchaser at closing.*



Population and Demographics

- According to the 2020 U.S. Census, San Antonio has a population of approximately 1,430,000.
- San Antonio is the 2nd-largest city in Texas based on population and 7th nationally.
- Per the U.S. Census Bureau, San Antonio was the 3rd-fastest growing city in the nation in 2021.



Downtown San Antonio



San Antonio River Walk

SAN ANTONIO HIGHLIGHTS

- The San Antonio-New Braunfels MSA had an estimated 2021 Gross Metropolitan Product (GMP) of \$144.4 billion with the city's largest industry, Healthcare, generating an estimated \$42 billion in economic activity each year.
- A report by the Kenan Institute of Private Enterprises predicts San Antonio's economy will be among the 10 fastest-growing in the nation next year. San Antonio's gross domestic product is projected to grow 1.4 percent this year, the 5th-highest expected urban economic growth rate in the nation.
- San Antonio has a population of 1,472,909, making it the 7th-largest city in the country and the 2nd-largest city in Texas.
- According to the U.S. Census Bureau, San Antonio had the 3rd-largest numeric population increase in the United States from 2021 to 2022 with a population increase of 18,889 between July 2021 and July 2022. San Antonio also ranked the highest in the U.S. for numeric population growth from 2020 to 2021.
- According to the latest market statistics from Texas Realtors, the median home price in the San Antonio-New Braunfels MSA in May 2023 was \$323,900.

The Site is located within the city of San Antonio which is part of the San Antonio-New Braunfels Metropolitan Statistical Area. The San Antonio-New Braunfels MSA encompasses eight counties within Central Texas and the Site is located within Bexar County. The San Antonio-New Braunfels MSA has a population of 2.65 million making it the 3rd-largest metropolitan area in Texas and the 24th-largest in the U.S.



**GROSS METROPOLITAN
PRODUCT**

\$144.4 Billion



**POPULATION
INCREASE**

3rd Largest in U.S.



**MSA ESTIMATED
POPULATION**

2.65 Million



Downtown San Antonio



The Alamo

ECONOMIC OVERVIEW

San Antonio's location in Central Texas along Interstate 35 allows it to thrive in multiple industries. San Antonio is home to many world-class hospitals and medical centers including the state's largest hospital, Baptist Medical Center; the city is considered a medical hub with healthcare being one of its largest industries. One of the fastest-growing industries in San Antonio is the technology sector which benefits from its proximity to major research institutes and universities such as the University of Texas as well as many corporate headquarters. San Antonio is home to three *Fortune 500* companies – Valero Energy, New York Life Insurance, and USAA. The city of San Antonio is also supported by its thriving tourism industry with the city attracting millions of visitors each year to experience its rich history and vibrant culture including attractions like The Alamo and the San Antonio River Walk.



SAN ANTONIO MAJOR EMPLOYERS

EMPLOYER	EMPLOYEES
H-E-B	20,000
USAA	19,000
The University of Texas Health Center at San Antonio	7,930
Rackspace	6,300
Whataburger	6,000
Rush Enterprises	5,000
Frost Bank	4,600
TaskUs	4,000
Bill Miller Bar-B-Q	3,500
Toyota Motor Manufacturing TX	3,200

Source: Greater SATX Regional Economic Partnership



AREA OVERVIEW AND HOUSING OVERVIEW

As one of the major population centers in south-central Texas, San Antonio is the seventh most populous city in the United States and second-largest in Texas according to the U.S. Census Bureau. The current approximate population of San Antonio is 1,472,909 (2022 U.S. Census Bureau) a near 10 percent increase from 2010. San Antonio is the center of the San Antonio-New Braunfels metropolitan statistical area ("Greater San Antonio") with a total estimated population of 2,655,342. The San Antonio MSA median home price in May 2023 was \$323,900 according to Texas Realtors.

EDUCATION

The Site is located within Southwest Independent School District, an award-winning school district in San Antonio and Bexar County with numerous recognitions at the regional and state level. Southwest ISD boasts over 13,000 enrolled students across 18 campuses. The Site is served by Spicewood Park Elementary School (5.6 miles northeast), Resnik Middle School (1.2 miles east), and Legacy High School (1.3 miles east).

Universities in proximity to the Site include Texas A&M University San Antonio (4.75 miles northeast), and Baptist University of the Americas (5.1 miles northeast).

TRANSPORTATION



Air: San Antonio International Airport, located 17.8 miles north of the Site, offers domestic and international flights for both public and private use. In 2022, San Antonio International Airport served over approximately 9.4 million passengers. Stinson Municipal Airport, the second-oldest general aviation airport in continuous operation in the United States, provides corporate travel and is located 8.5 miles northeast of the Site.



Highway: The Site is located in southwest San Antonio with convenient access to many of the region's major thoroughfares. Less than a mile and a half to the northwest is Interstate 35, a major north-south thoroughfare with access to the San Antonio CBD, Austin, and Dallas. Just over a mile and a half to the north is Loop 410 which encircles the City of San Antonio allowing for access to most of the Greater San Antonio area as well as connecting to Interstate 10 with access to Houston.



MAY 2023 SINGLE-FAMILY HOME MARKET STATISTICS | SAN ANTONIO-NEW BRAUNFELS MSA

MEDIAN PRICE

\$323,900

▼ -3.9% YoY

CLOSED SALES

3,450

▼ -2.3% YoY

ACTIVE LISTINGS

9,440

▲ 87.2% YoY

MONTHS INVENTORY

3.3

▲ 1.8% YoY

TRANSACTION TIME STATS



DAYS ON MARKET

65

38 days more than May 2022

DAYS TO CLOSE

39

5 days less than May 2022

TOTAL DAYS

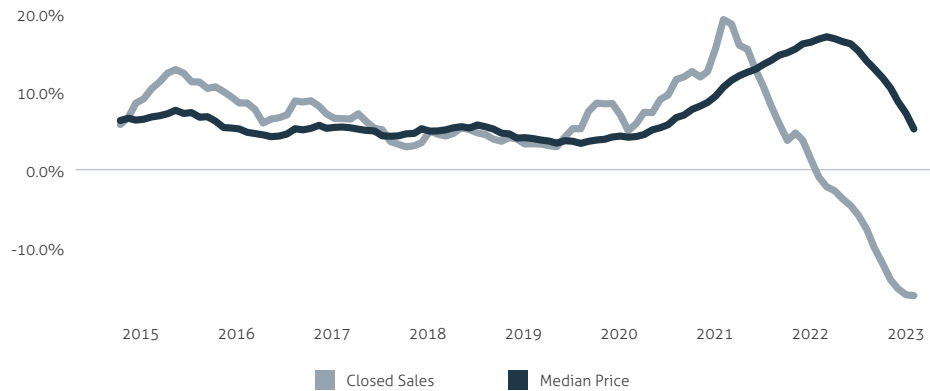
104

33 days more than May 2022

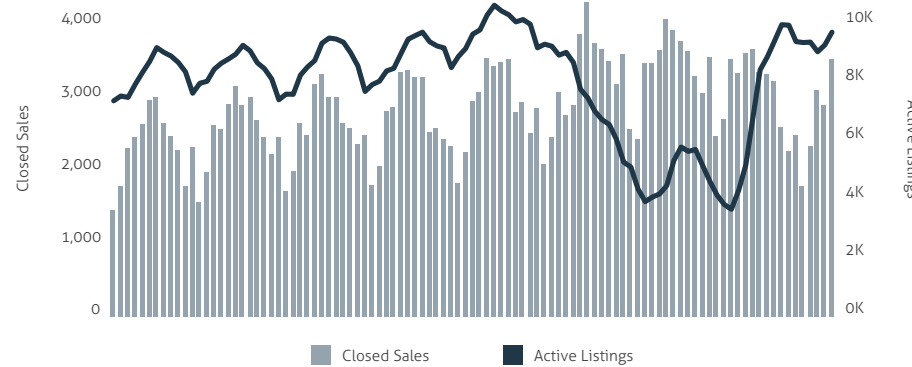


2023 Texas REALTORS® – Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among Texas REALTORS® and local REALTOR® associations throughout the state. Analysis provided through a research agreement with the Real Estate Center at Texas A&M University.

GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



CLOSED SALES AND ACTIVE LISTINGS



HOME VALUATION STATS



MEDIAN PRICE/SF

\$173.28

▼ -2.9% YoY

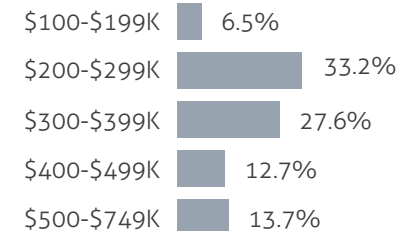
MEDIAN HOME SIZE

2,015 SF

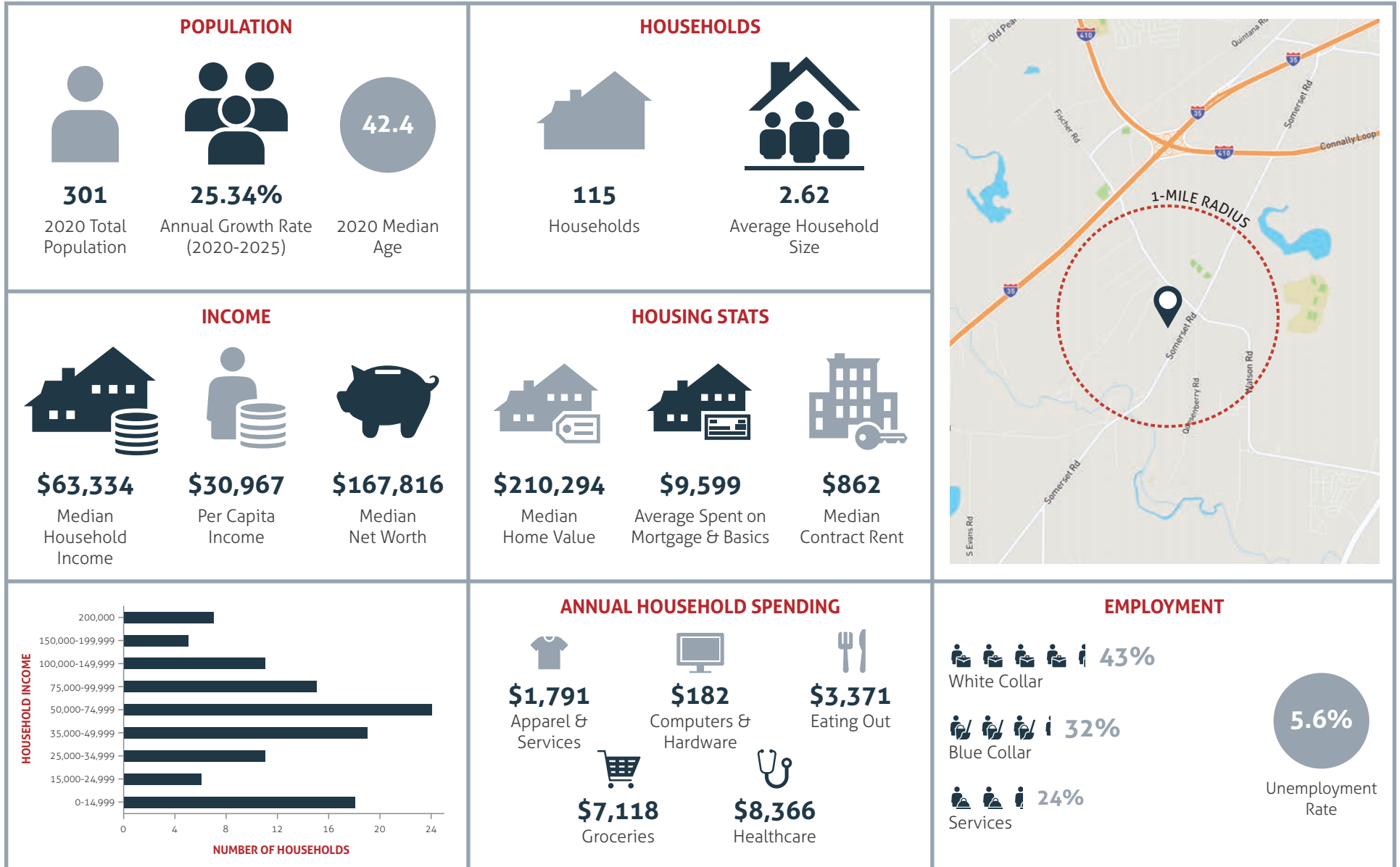
CLOSE/ORIGINAL LIST

95.4%

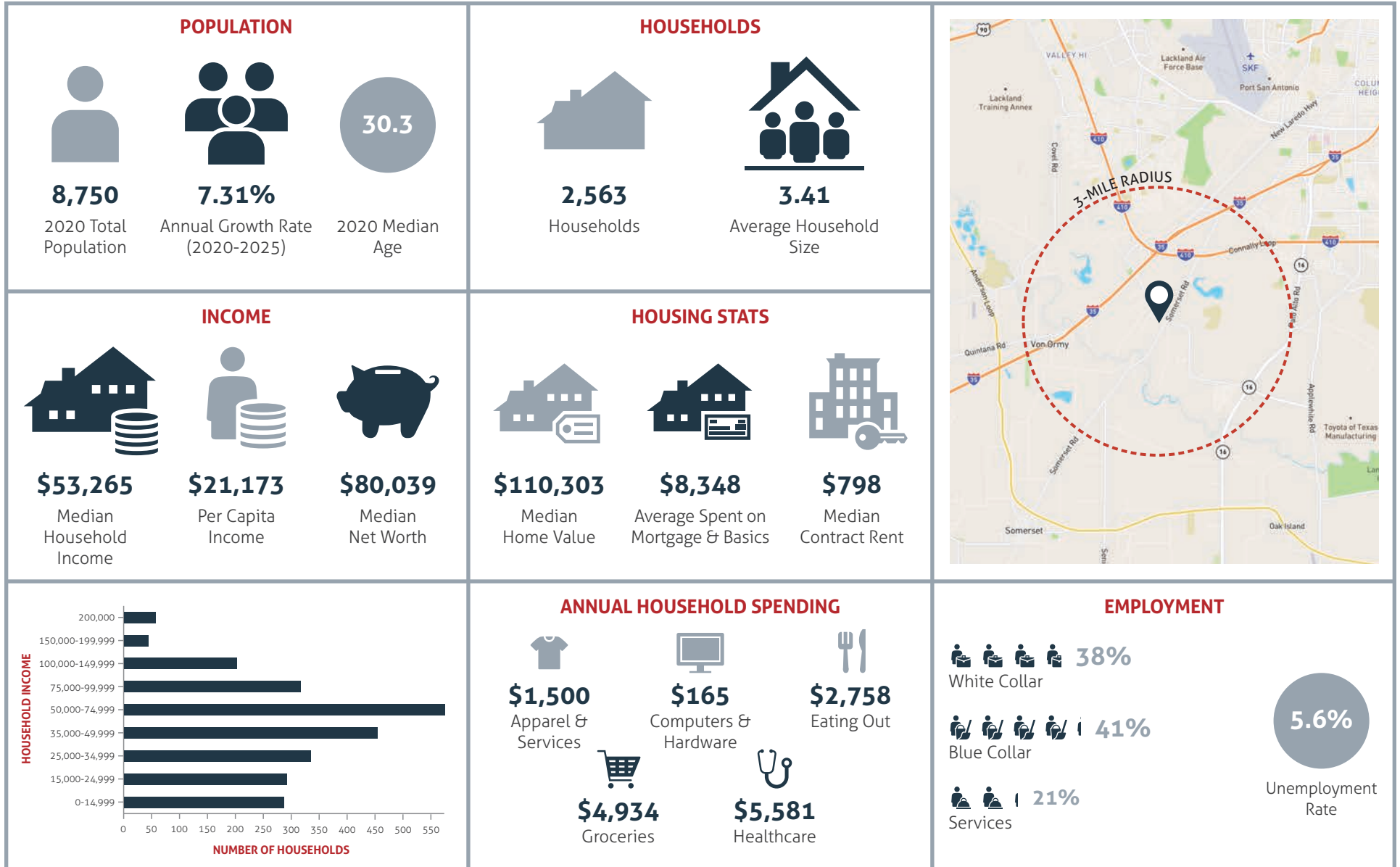
PRICE DISTRIBUTION



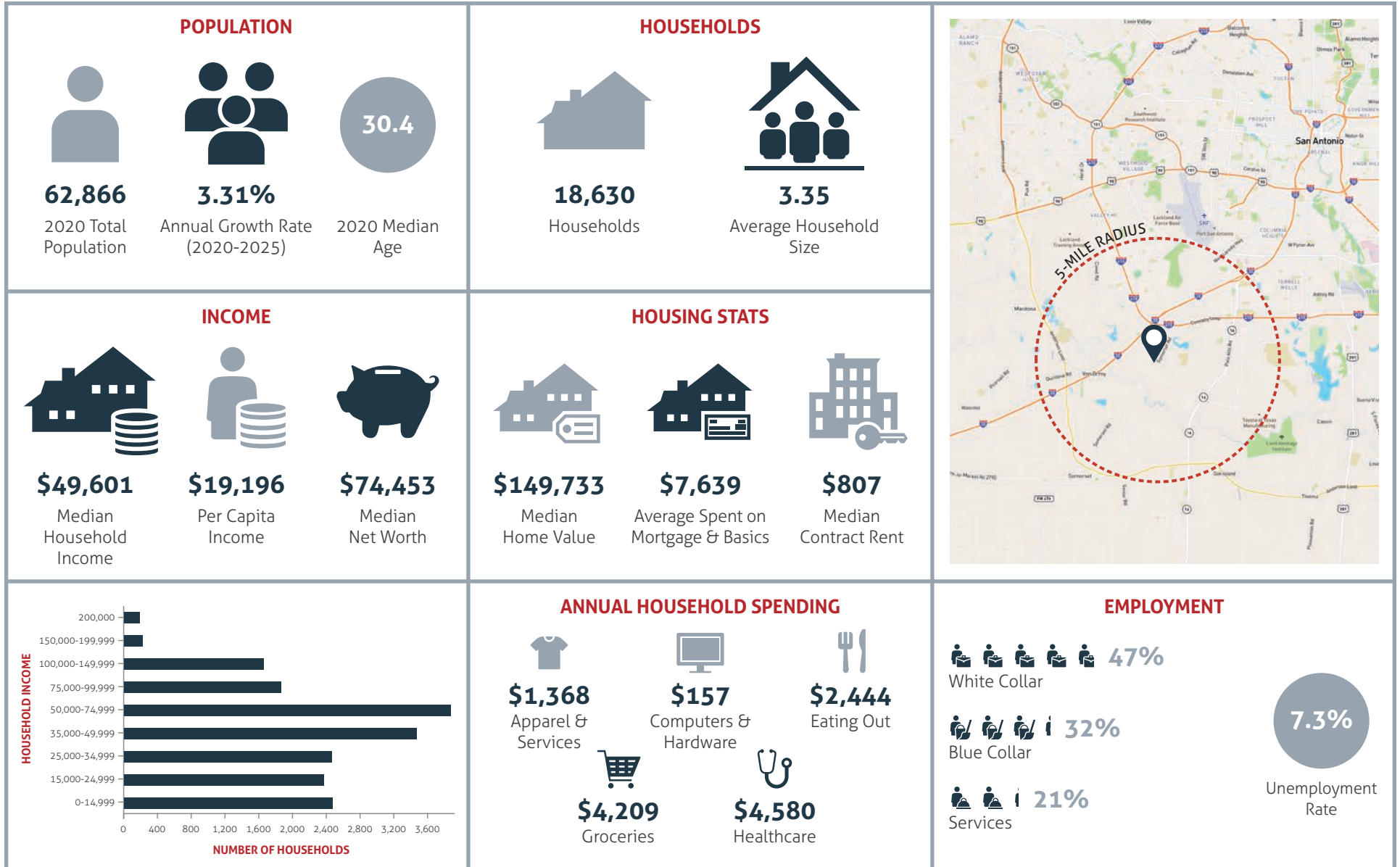
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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.

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name: Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Designated Broker of Firm: Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Licensed Supervisor of Sales Agent/Associate: Justin Tidwell | License No. 647170 | Justin.Tidwell@VanguardREA.com | 214-556-1955

Sales Agent/Associate: Mason John | License No. 682887 | Mason.John@VanguardREA.com | 214-556-1953

Sales Agent/Associate: Haley Birmingham | License No. 765057 | Haley@VanguardREA.com | 214-556-1956

Sales Agent/Associate: Will Droese | License No. 770325 | Will@VanguardREA.com | 214-556-1952

Sales Agent/Associate: Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954

144 Single-Family Paper Lots | Mesa Vista Single-Family Community | San Antonio, Texas



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