

Retail For Lease



San Pedro Place

437 McCarty, San Antonio, TX 78216

Offered by:
Andrew J. Lyles
Mariah Prado



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Property Summary

Address	437 McCarty, San Antonio, TX 78216
Location	San Pedro & McCarty
Property Details	33,000 SF 2.5 Acres
Legal Description	NCB 11715 BLK 5 LOT 45
Zoning	C-3
Year Built	1975
Property Type	Neighborhood Center
Floors	2

Benefits

- Visible from San Pedro
- Directly off San Pedro between 281 and 410

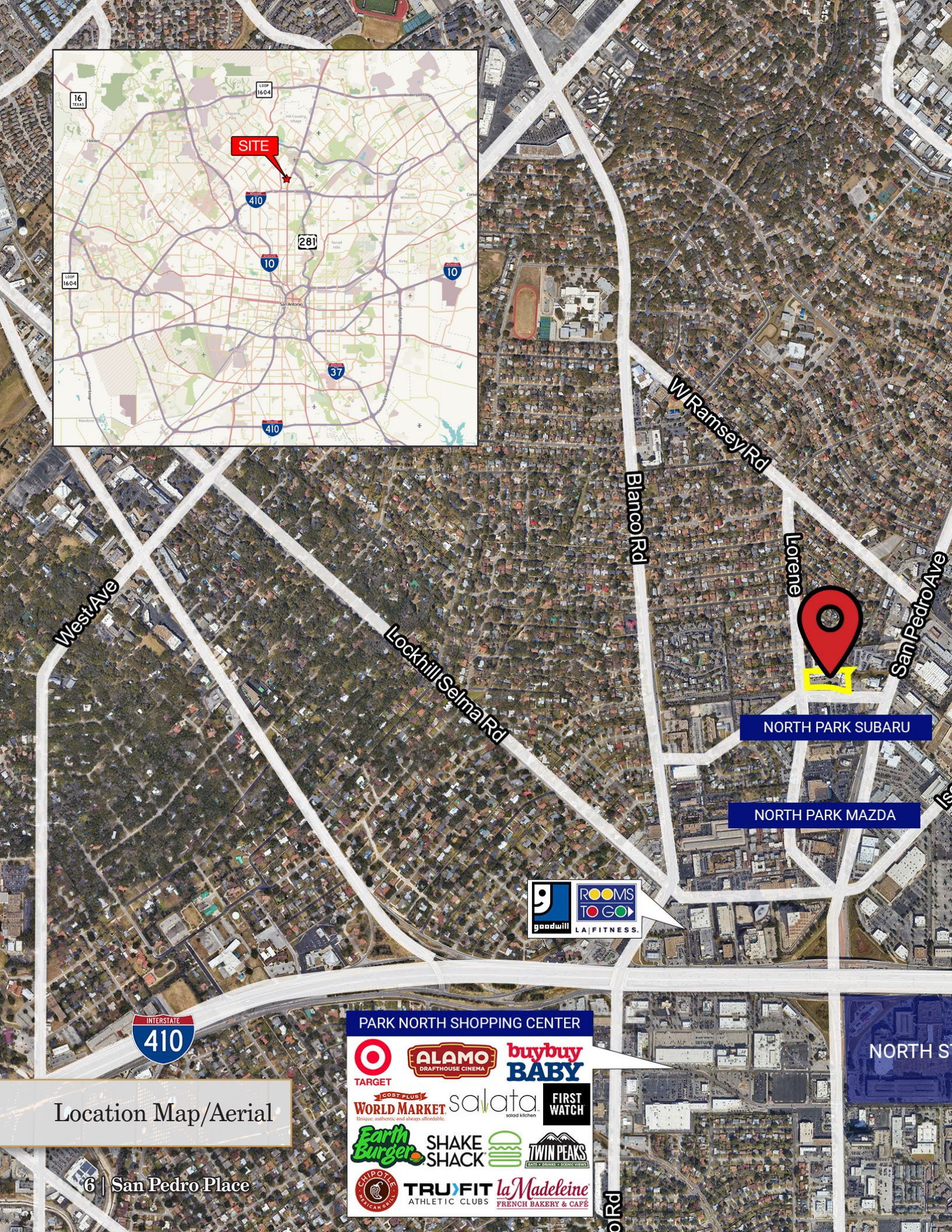
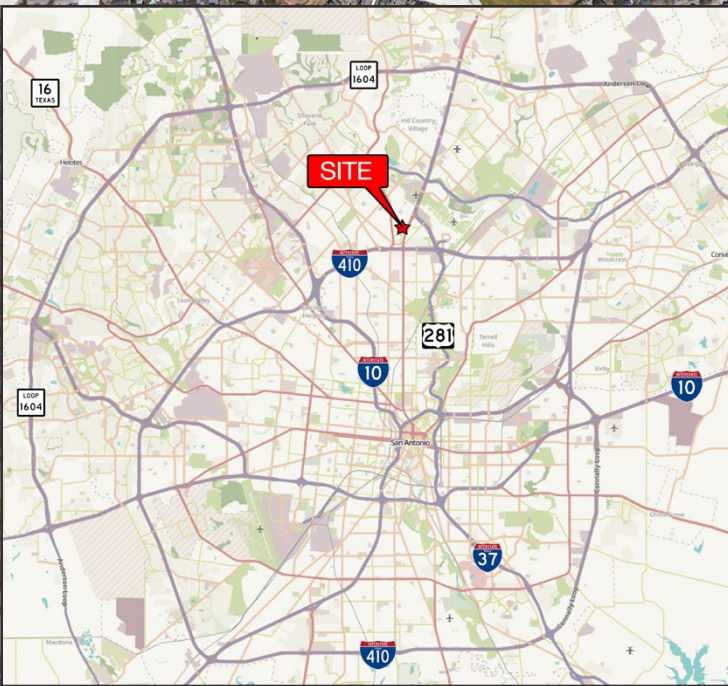
REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.



Lorene

McCarty Rd

San Pedro Place | 5



NORTH PARK SUBARU

NORTH PARK MAZDA



PARK NORTH SHOPPING CENTER



Location Map/Aerial

6 | San Pedro Place



Sandau Rd

SAN ANTONIO INTERNATIONAL AIRPORT

SAN PEDRO CROSSING & LA PLAZA DEL NORTE

BEST BUY **ROSS** **PETCO**
 DRESS FOR LESS Where the pets go.
DICK'S **five** **JO-ANN**
 SPORTING GOODS fabric and craft stores
BELW The Container Store
BARNES & NOBLE **Office**
 BOOKSELLERS **DEPOT.**

om Rd

TAR MALL

McCullough Ave







Availabilities & Rates

Square Footage Available
Executive Office Space 800
Retail Space 1,425 - 6,000
(Note: All above figures in Rentable Square Feet)

Base Rental
Executive Office Space \$600/month
Retail Space \$19.00 PSF NNN

First Month's Rental Due upon execution of lease document by Tenant

Triple Net \$6.98 PSF (Estimated)

Term Three (3) to ten (10) years

Improvements Negotiable

Deposit Equal to one (1) month's Base Rental (typical)

Financial Information Required prior to submission of lease document by Landlord

Disclosure A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's/Landlord's representative.

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

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

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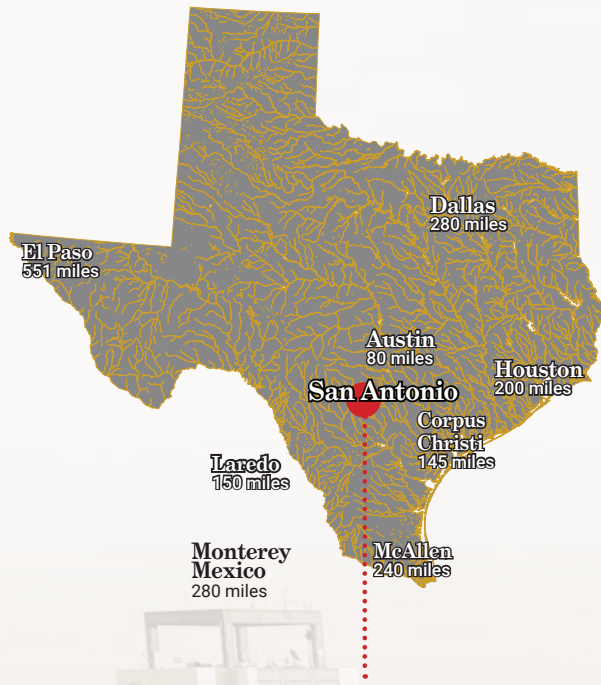
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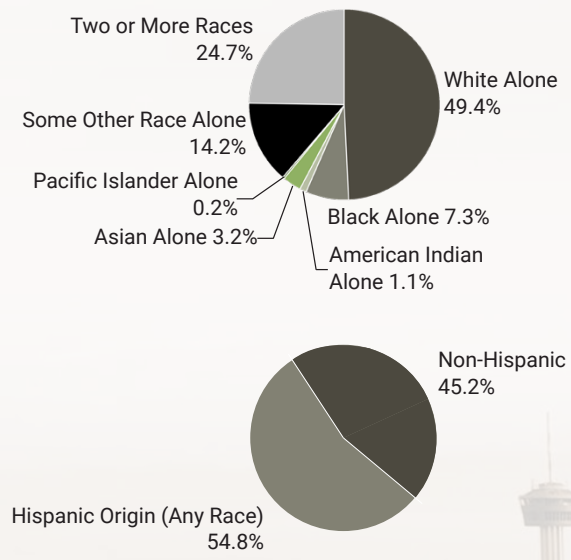
San Antonio Market Overview

Largest U.S. Cities

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

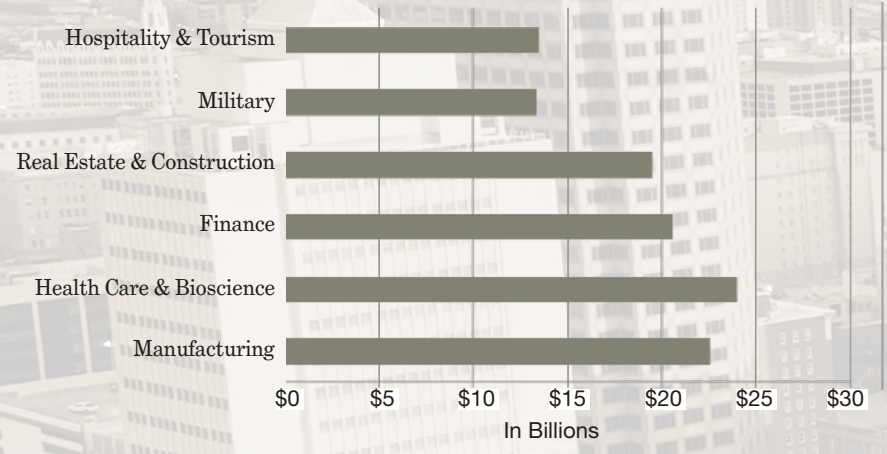


Ethnicity 2023 Forecast



Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

San Antonio-New Braunfels Metro Area

Year	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	2,142,508	34.1	763,022	-	-	-
2020 Census	2,558,143	36.0	925,609	-	-	-
2023 Estimate	2,698,487	36.5	984,040	\$98,647	\$68,549	\$36,100
2028 Projection	2,872,957	37.3	1,059,737	\$111,302	\$77,763	\$41,175

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2023 & 2028; Fortune

Demographics - 1 Mile

Summary	Census 2010	Census 2020	2023	2028				
Population	10,792	10,224	9,787	9,481				
Households	4,335	4,115	4,059	3,988				
Families	2,587	-	2,280	2,223				
Average Household Size	2.47	2.48	2.40	2.37				
Owner Occupied Housing Units	2,010	-	1,995	1,986				
Renter Occupied Housing Units	2,325	-	2,064	2,001				
Median Age	35.4	-	38.2	39.2				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	-0.63%	0.97%	0.30%					
Households	-0.35%	1.15%	0.49%					
Families	-0.51%	1.16%	0.44%					
Owner HHS	-0.09%	1.38%	0.66%					
Median Household Income	1.60%	2.56%	2.57%					
Households by Income	Census 2010		2023		2028			
	Number	Percent	Number	Percent	Number	Percent		
<\$15,000	477	11.8%	428	10.7%	428	10.7%		
\$15,000 - \$24,999	484	11.9%	413	10.4%	413	10.4%		
\$25,000 - \$34,999	655	16.1%	623	15.6%	623	15.6%		
\$35,000 - \$49,999	382	9.4%	354	8.9%	354	8.9%		
\$50,000 - \$74,999	711	17.5%	662	16.6%	662	16.6%		
\$75,000 - \$99,999	381	9.4%	385	9.7%	385	9.7%		
\$100,000 - \$149,999	471	11.6%	536	13.4%	536	13.4%		
\$150,000 - \$199,999	246	6.1%	311	7.8%	311	7.8%		
\$200,000+	252	6.2%	276	6.9%	276	6.9%		
Median Household Income			\$50,743		\$54,941			
Average Household Income			\$80,392		\$90,356			
Per Capita Income			\$33,822		\$38,552			
Population by Age	Census 2010		2023		2028			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	842	7.8%	622	6.4%	617	6.5%		
5 - 9	654	6.1%	639	6.5%	606	6.4%		
10 - 14	632	5.9%	655	6.7%	605	6.4%		
15 - 19	672	6.2%	548	5.6%	577	6.1%		
20 - 24	853	7.9%	557	5.7%	548	5.8%		
25 - 34	1,682	15.6%	1,404	14.3%	1,187	12.5%		
35 - 44	1,395	12.9%	1,340	13.7%	1,403	14.8%		
45 - 54	1,496	13.9%	1,102	11.3%	1,092	11.5%		
55 - 64	1,053	9.8%	1,203	12.3%	1,036	10.9%		
65 - 74	659	6.1%	914	9.3%	963	10.2%		
75 - 84	599	5.5%	519	5.3%	566	6.0%		
85+	257	2.4%	284	2.9%	283	3.0%		
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	7,901	73.2%	4,641	45.4%	4,285	43.8%	3,894	41.1%
Black Alone	468	4.3%	579	5.7%	565	5.8%	578	6.1%
American Indian Alone	131	1.2%	133	1.3%	131	1.3%	138	1.5%
Asian Alone	230	2.1%	211	2.1%	214	2.2%	227	2.4%
Pacific Islander Alone	6	0.1%	15	0.1%	15	0.2%	15	0.2%
Some Other Race Alone	1,668	15.5%	1,813	17.7%	1,802	18.4%	1,842	19.4%
Two or More Races	387	3.6%	2,833	27.7%	2,774	28.3%	2,788	29.4%
Hispanic Origin (Any Race)	6,105	56.6%	6,160	60.3%	6,073	62.1%	6,017	63.5%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Demographics - 3 Mile

Summary	Census 2010		Census 2020		2023		2028	
Population	97,670		99,226		97,304		94,957	
Households	42,313		42,689		42,300		41,847	
Families	23,401		-		21,789		21,335	
Average Household Size	2.28		2.31		2.29		2.26	
Owner Occupied Housing Units	19,078		-		19,248		19,316	
Renter Occupied Housing Units	23,235		-		23,052		22,531	
Median Age	36.0		-		38.2		38.9	
Trends: 2023-2028 Annual Rate	Area		State		National			
Population	-0.49%		0.97%		0.30%			
Households	-0.22%		1.15%		0.49%			
Families	-0.42%		1.16%		0.44%			
Owner HHs	0.07%		1.38%		0.66%			
Median Household Income	1.67%		2.56%		2.57%			
Households by Income			2023		2028			
			Number	Percent	Number	Percent		
<\$15,000			3,979	9.4%	3,594	8.6%		
\$15,000 - \$24,999			4,077	9.6%	3,432	8.2%		
\$25,000 - \$34,999			4,528	10.7%	4,054	9.7%		
\$35,000 - \$49,999			6,018	14.2%	5,483	13.1%		
\$50,000 - \$74,999			8,758	20.7%	8,670	20.7%		
\$75,000 - \$99,999			4,961	11.7%	5,278	12.6%		
\$100,000 - \$149,999			4,865	11.5%	5,426	13.0%		
\$150,000 - \$199,999			2,442	5.8%	3,071	7.3%		
\$200,000+			2,670	6.3%	2,837	6.8%		
Median Household Income			\$55,255		\$60,025			
Average Household Income			\$84,975		\$94,393			
Per Capita Income			\$36,870		\$41,509			
Population by Age	Census 2010		2023		2028			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	6,368	6.5%	5,402	5.6%	5,403	5.7%		
5 - 9	5,903	6.0%	5,376	5.5%	5,023	5.3%		
10 - 14	5,754	5.9%	5,392	5.5%	4,961	5.2%		
15 - 19	5,983	6.1%	5,541	5.7%	5,094	5.4%		
20 - 24	7,902	8.1%	7,490	7.7%	7,582	8.0%		
25 - 34	15,607	16.0%	14,965	15.4%	14,412	15.2%		
35 - 44	12,288	12.6%	13,051	13.4%	12,549	13.2%		
45 - 54	13,363	13.7%	10,777	11.1%	10,725	11.3%		
55 - 64	10,569	10.8%	11,449	11.8%	10,195	10.7%		
65 - 74	6,499	6.7%	9,604	9.9%	9,648	10.2%		
75 - 84	4,958	5.1%	5,726	5.9%	6,498	6.8%		
85+	2,476	2.5%	2,531	2.6%	2,869	3.0%		
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	74,790	76.6%	47,908	48.3%	45,581	46.8%	41,907	44.1%
Black Alone	4,146	4.2%	5,357	5.4%	5,350	5.5%	5,534	5.8%
American Indian Alone	817	0.8%	1,195	1.2%	1,200	1.2%	1,259	1.3%
Asian Alone	1,832	1.9%	2,363	2.4%	2,488	2.6%	2,701	2.8%
Pacific Islander Alone	78	0.1%	125	0.1%	125	0.1%	126	0.1%
Some Other Race Alone	12,754	13.1%	14,632	14.7%	14,820	15.2%	15,376	16.2%
Two or More Races	3,252	3.3%	27,647	27.9%	27,740	28.5%	28,054	29.5%
Hispanic Origin (Any Race)	54,163	55.5%	57,724	58.2%	58,101	59.7%	57,812	60.9%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Demographics - 5 Mile

Summary	Census 2010		Census 2020		2023		2028	
Population	299,116		305,509		300,877		294,029	
Households	127,903		131,085		130,684		129,585	
Families	72,096		-		68,699		67,427	
Average Household Size	2.30		2.29		2.27		2.23	
Owner Occupied Housing Units	62,180		-		62,324		62,488	
Renter Occupied Housing Units	65,724		-		68,360		67,097	
Median Age	35.9		-		38.3		39.2	
Trends: 2023-2028 Annual Rate	Area		State		National			
Population	-0.46%		0.97%		0.30%			
Households	-0.17%		1.15%		0.49%			
Families	-0.37%		1.16%		0.44%			
Owner HHS	0.05%		1.38%		0.66%			
Median Household Income	1.99%		2.56%		2.57%			
Households by Income			2023		2028			
			Number	Percent	Number	Percent		
<\$15,000			12,976	9.9%	11,789	9.1%		
\$15,000 - \$24,999			11,411	8.7%	9,523	7.3%		
\$25,000 - \$34,999			12,397	9.5%	10,935	8.4%		
\$35,000 - \$49,999			17,878	13.7%	16,285	12.6%		
\$50,000 - \$74,999			24,135	18.5%	23,944	18.5%		
\$75,000 - \$99,999			14,504	11.1%	15,377	11.9%		
\$100,000 - \$149,999			17,047	13.0%	18,772	14.5%		
\$150,000 - \$199,999			8,984	6.9%	11,066	8.5%		
\$200,000+			11,351	8.7%	11,894	9.2%		
Median Household Income			\$58,717		\$64,801			
Average Household Income			\$96,866		\$106,844			
Per Capita Income			\$42,104		\$47,108			
Population by Age	Census 2010		2023		2028			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	18,852	6.3%	16,198	5.4%	16,140	5.5%		
5 - 9	18,021	6.0%	16,461	5.5%	15,453	5.3%		
10 - 14	17,950	6.0%	16,752	5.6%	15,505	5.3%		
15 - 19	19,203	6.4%	18,255	6.1%	16,714	5.7%		
20 - 24	25,418	8.5%	23,144	7.7%	22,893	7.8%		
25 - 34	46,628	15.6%	45,572	15.1%	43,224	14.7%		
35 - 44	37,325	12.5%	40,385	13.4%	39,764	13.5%		
45 - 54	41,323	13.8%	33,515	11.1%	33,520	11.4%		
55 - 64	34,559	11.6%	36,180	12.0%	32,214	11.0%		
65 - 74	19,824	6.6%	30,899	10.3%	30,822	10.5%		
75 - 84	13,402	4.5%	16,637	5.5%	19,935	6.8%		
85+	6,612	2.2%	6,878	2.3%	7,847	2.7%		
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	234,360	78.4%	156,090	51.1%	149,481	49.7%	138,161	47.0%
Black Alone	12,997	4.3%	17,004	5.6%	17,146	5.7%	17,803	6.1%
American Indian Alone	2,321	0.8%	3,382	1.1%	3,407	1.1%	3,565	1.2%
Asian Alone	7,936	2.7%	11,410	3.7%	12,101	4.0%	13,083	4.4%
Pacific Islander Alone	278	0.1%	368	0.1%	372	0.1%	380	0.1%
Some Other Race Alone	31,658	10.6%	39,519	12.9%	40,038	13.3%	41,601	14.1%
Two or More Races	9,566	3.2%	77,736	25.4%	78,332	26.0%	79,437	27.0%
Hispanic Origin (Any Race)	151,320	50.6%	158,427	51.9%	159,855	53.1%	159,251	54.2%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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.

<u>REOC General Partner, LLC</u>	<u>493853</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Designated Broker of Firm	License No.	Email	Phone

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Andrew J. Lyles</u>	<u>720555</u>	<u>alyles@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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Fax 210 5244029



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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.

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- **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.

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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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501

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