



7461



# Cannon Oaks Tower

Office Building for Sale or Lease

Offered by:  
C. Michael Morse

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FOR LEASE  
32,21,201

Callaghan Rd

Fredericksburg Rd



# Benefits

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## Property Highlights

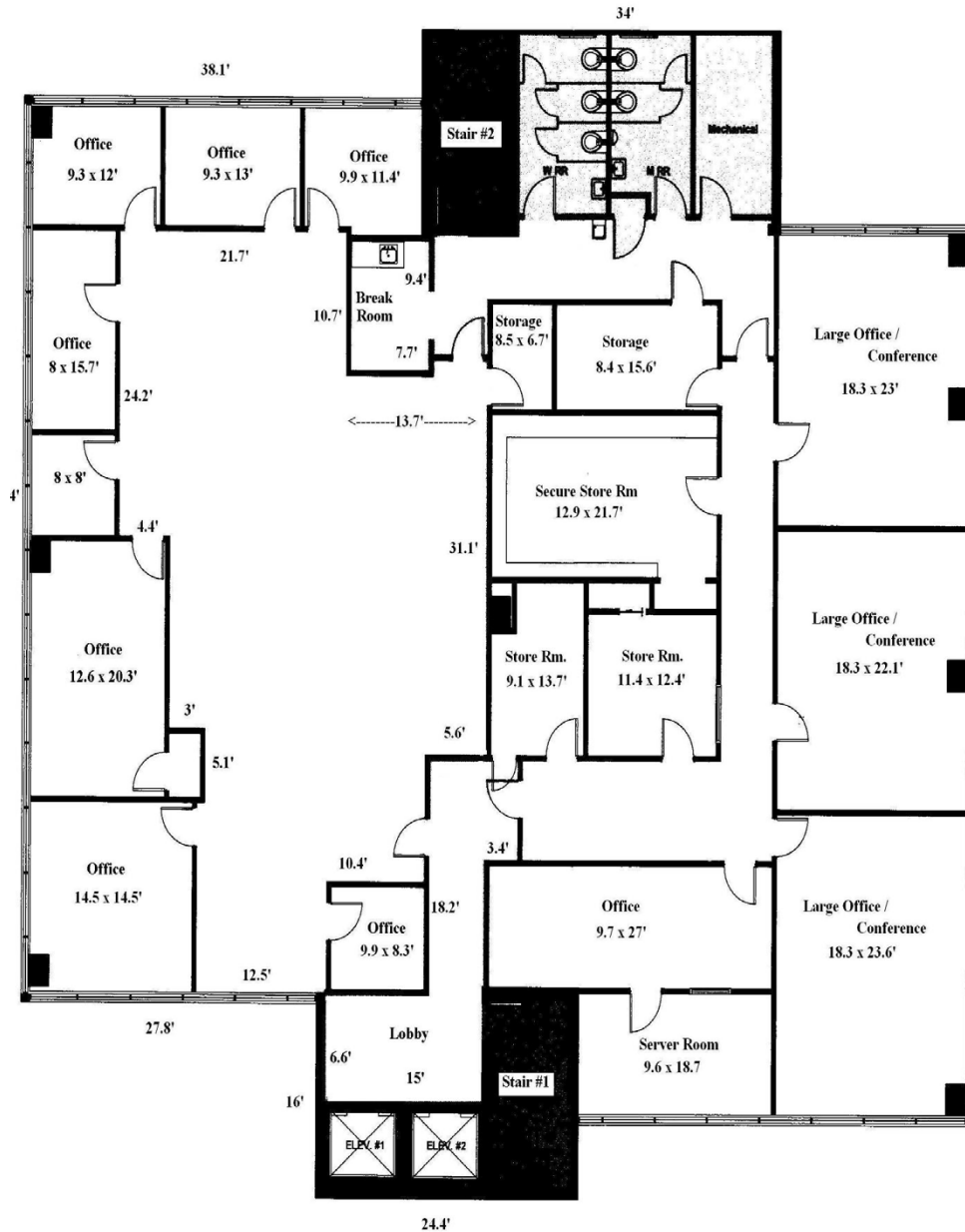
Address	7461 Callaghan Rd, San Antonio, TX 78229
Location	Callaghan Rd and Fredericksburg Rd
Property Details	57,912 RSF Office Building 2.37 Acres
Legal Description	NCB 11627 BLK LOT 88 (DOCUCON SUBD)
Zoning	C-3
Year Built	1983
Floors	7
Parking Ratio	5.36 (per 1,000 SF)
Road Frontage	305.6 ft on Callaghan Rd

## Comments

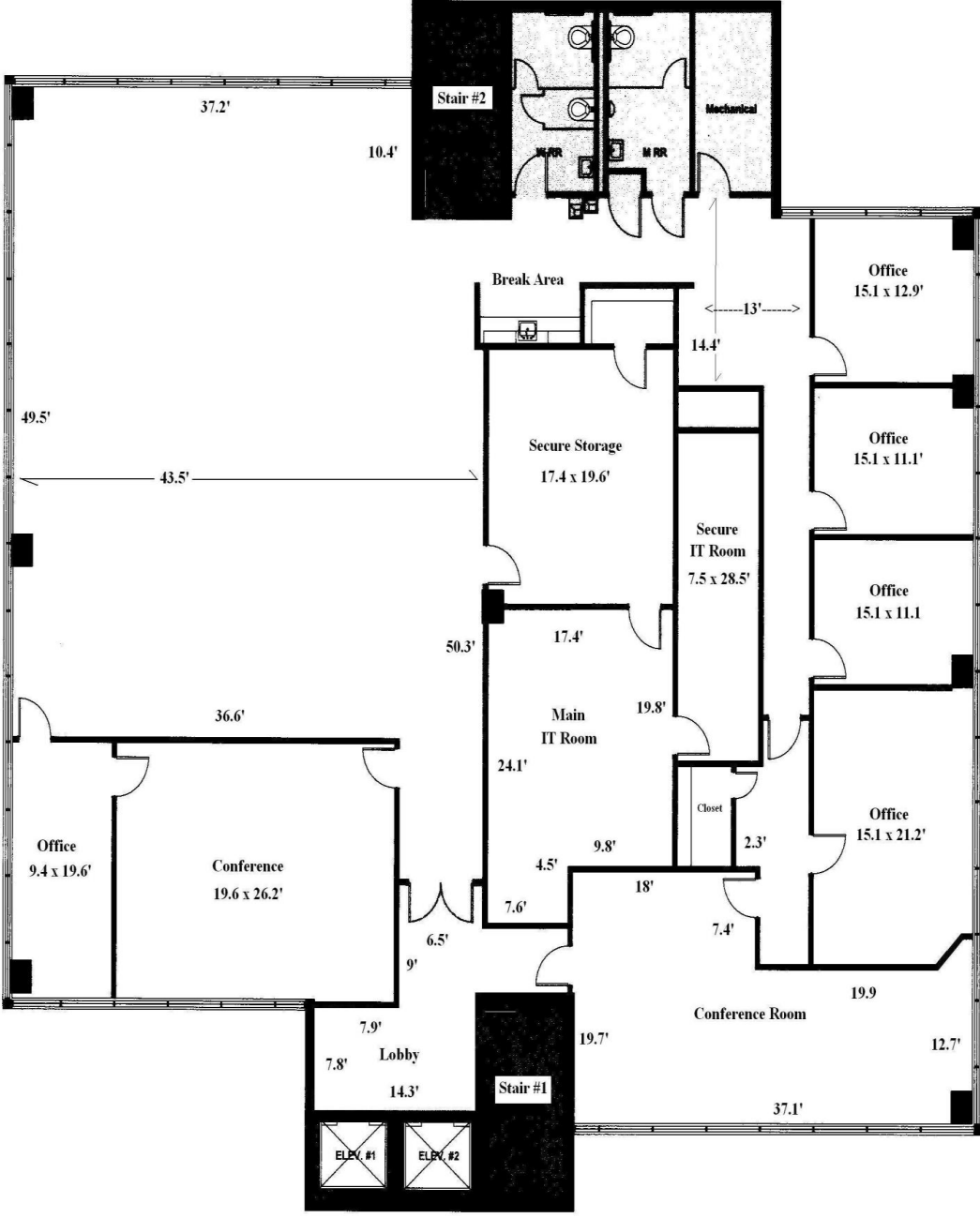
- Aggressive market rates
- Building signage opportunity available for Tenants leasing 3 or more floors
- Quick & convenient access to IH-10 and Loop 410
- Entrance to buiding via Callaghan Rd and Mockingbird Lane
- Parking structure with covered parking

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

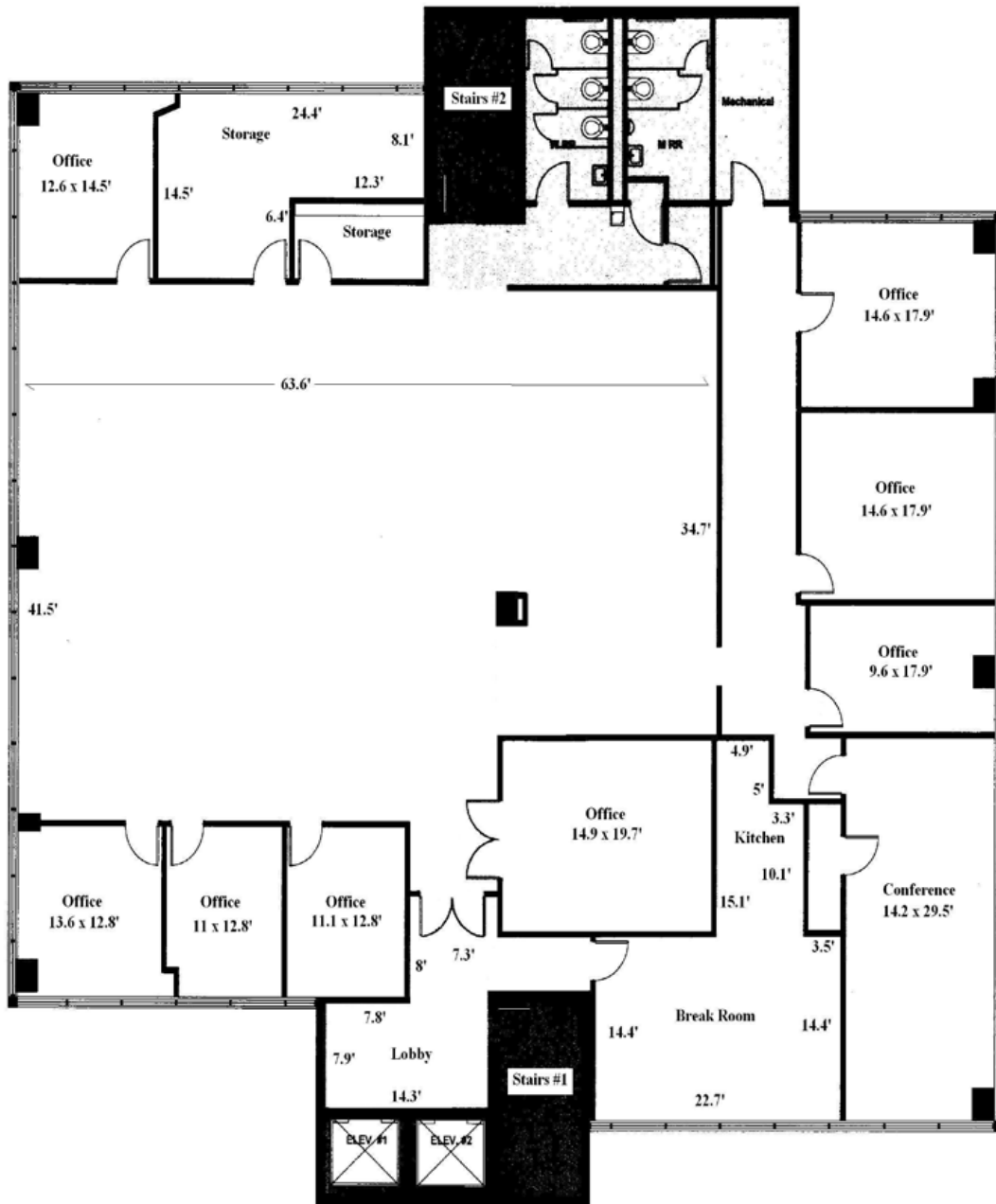
# Floor Plans - Level 3



# Floor Plans - Level 4



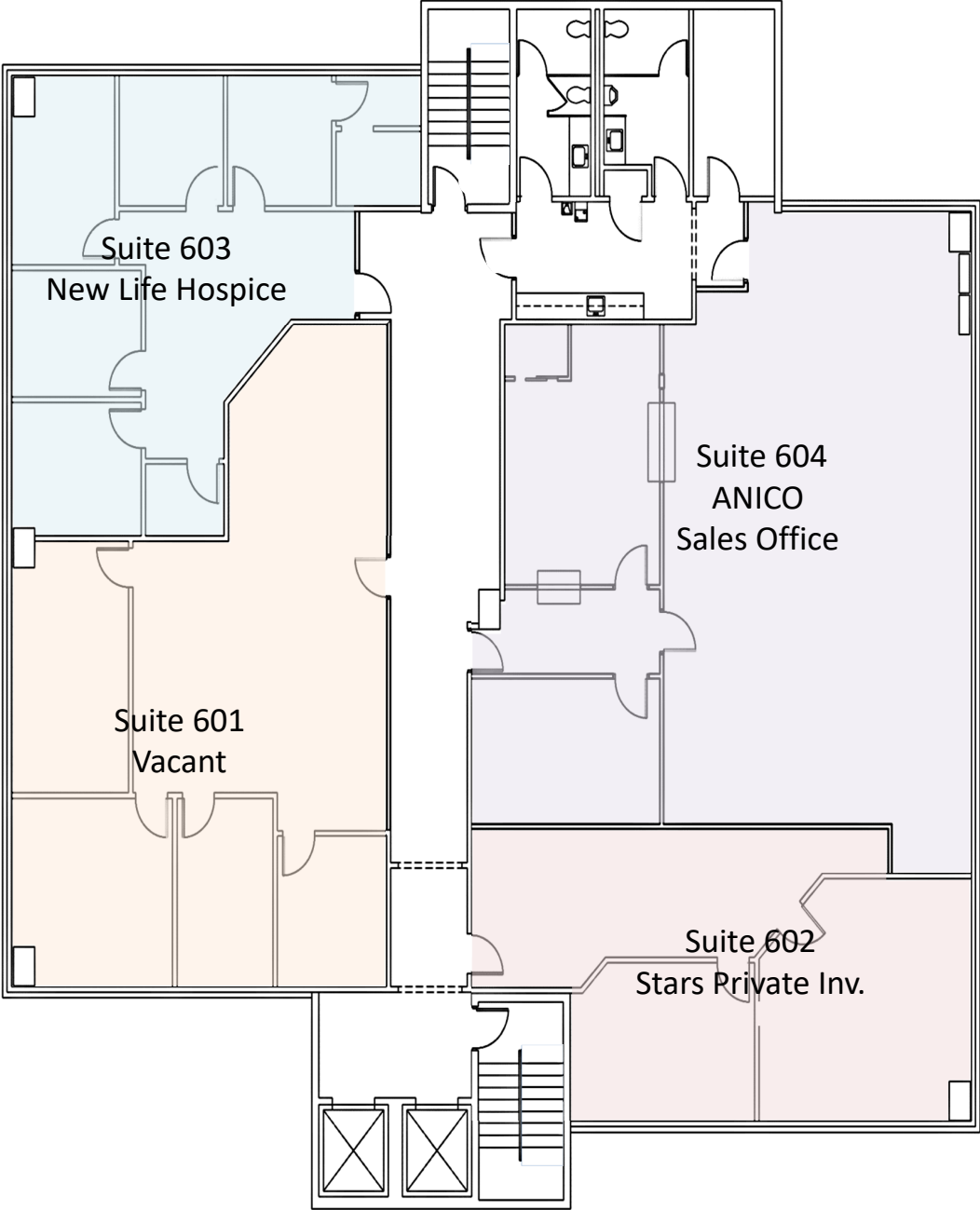
# Floor Plans - Level 5

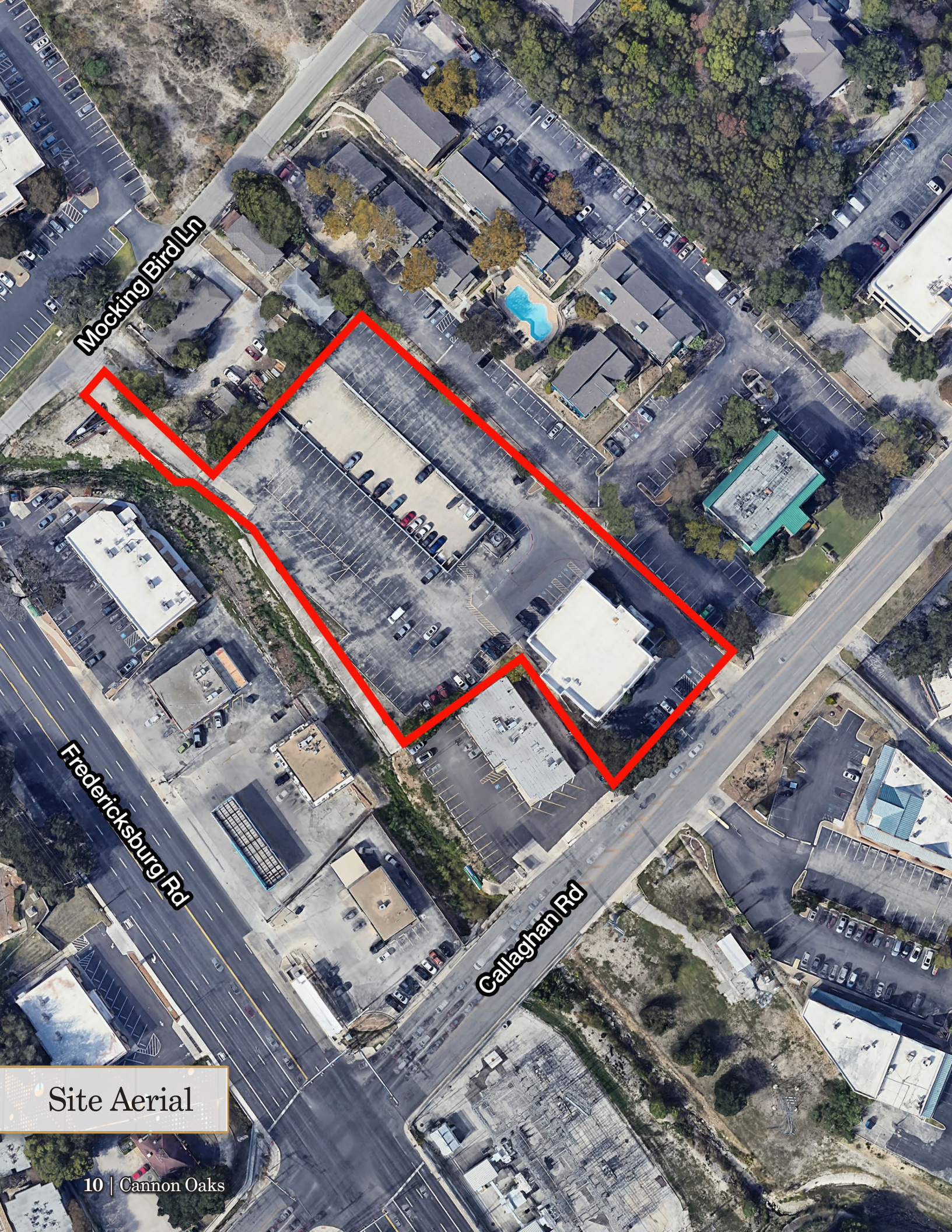




# Floor Plans - Level 6

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**Mocking Bird Ln**

**Fredericksburg Rd**

**Callaghan Rd**

**Site Aerial**

# Availability & Rates

Floor	Suite	RSF	Lease Rate
6	602	1,200	\$20.00 FSG
6	601	1,888	\$20.00 FSG
5	503	990 (Sublease)	\$20.00 FSG
4	406	3,329	\$20.00 FSG
3	300	7,232	\$20.00 FSG

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

<b>Total Available</b>	14,639 SF
<b>Sale Price</b>	Contact Broker for Pricing
<b>First Month's Rental</b>	Due upon execution of lease document by Tenant
<b>Term</b>	Five (5) to ten (10) years
<b>Improvements</b>	Negotiable
<b>Deposit</b>	Equal to one (1) month's Base Rental (typical)
<b>Financial Information</b>	Required prior to submission of lease document by Landlord
<b>Disclosure</b>	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlords leasing 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.

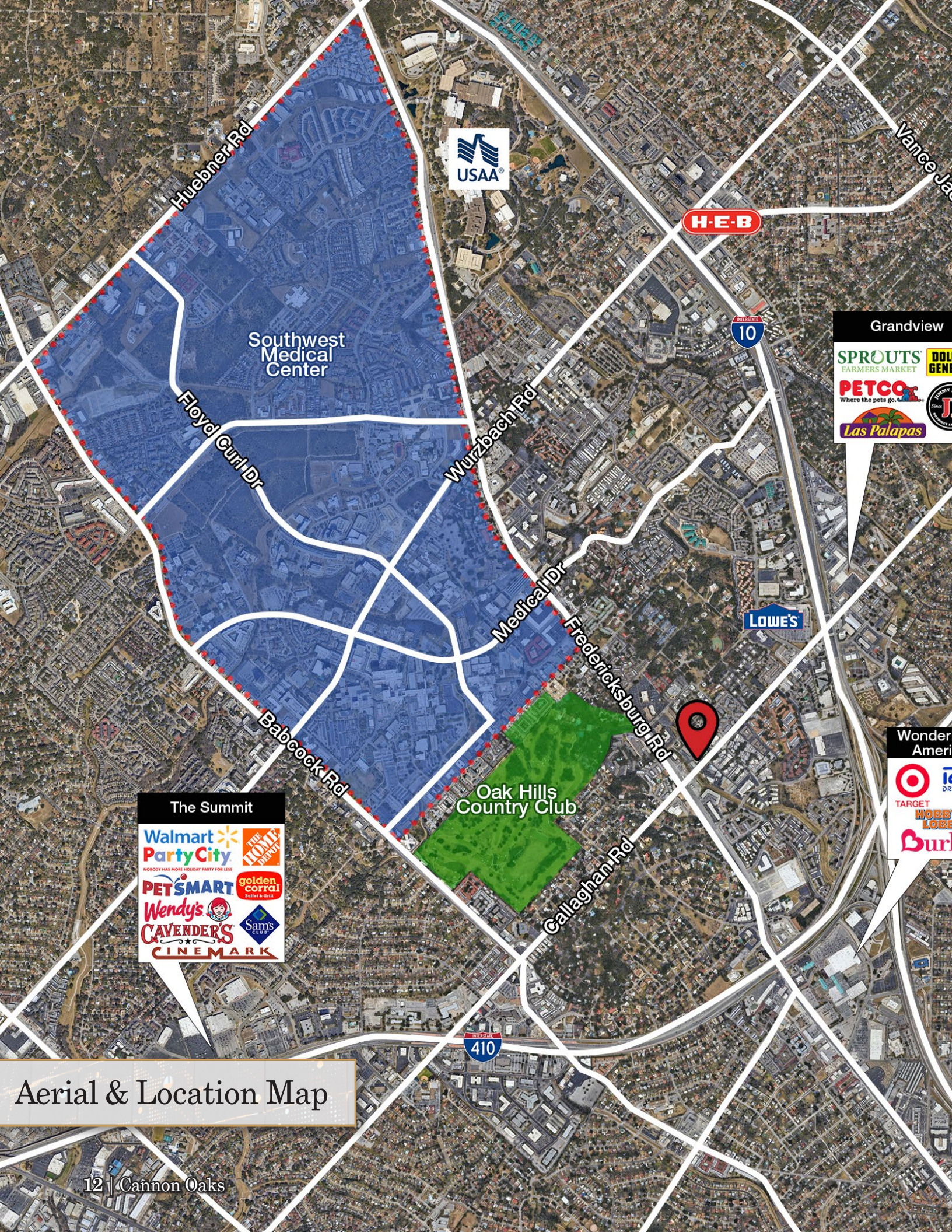
This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to 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.

## Leasing Contact



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 Vice President, Brokerage Services  
 210 524 1312

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[reocsanantonio.com/michael-morse](http://reocsanantonio.com/michael-morse)



Huebner Rd

Southwest Medical Center

Floyd Curl Dr

Wurzbach Rd

Medical Dr

Babcock Rd

Oak Hills Country Club

Fredericksburg Rd

Callaghan Rd

HEB

10

Lowe's

Grandview

SPROUTS FARMERS MARKET

PETCO Where the pets go.

Las Palapas

The Summit

Walmart Party City THE HOME DEPOT

PET SMART golden corral

Wendy's Sams Club

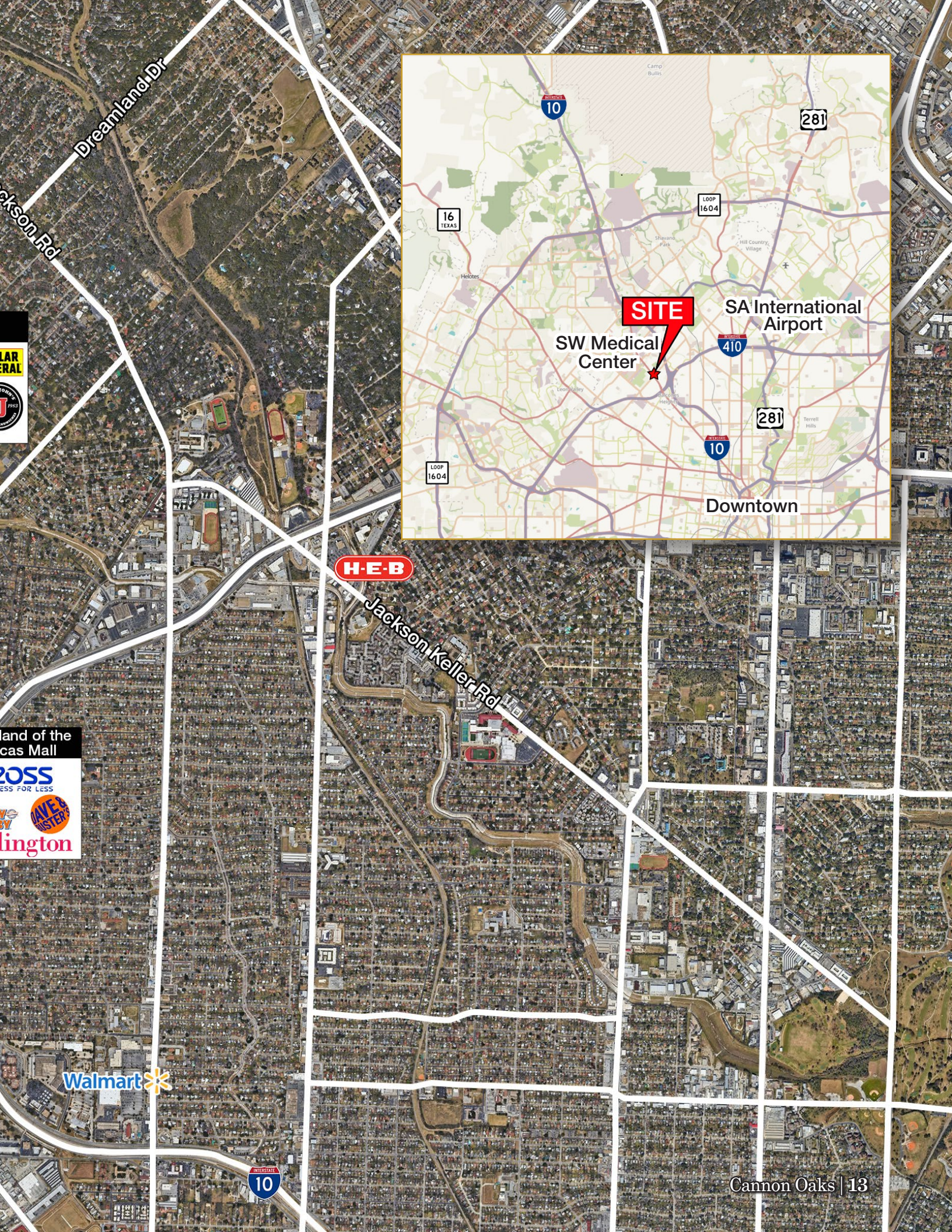
CAVENDERS CINEMARK

Wonder America

TARGET HOBBY LOBBY

BURGER KING

# Aerial & Location Map



Dreamland Dr

Jackson Rd



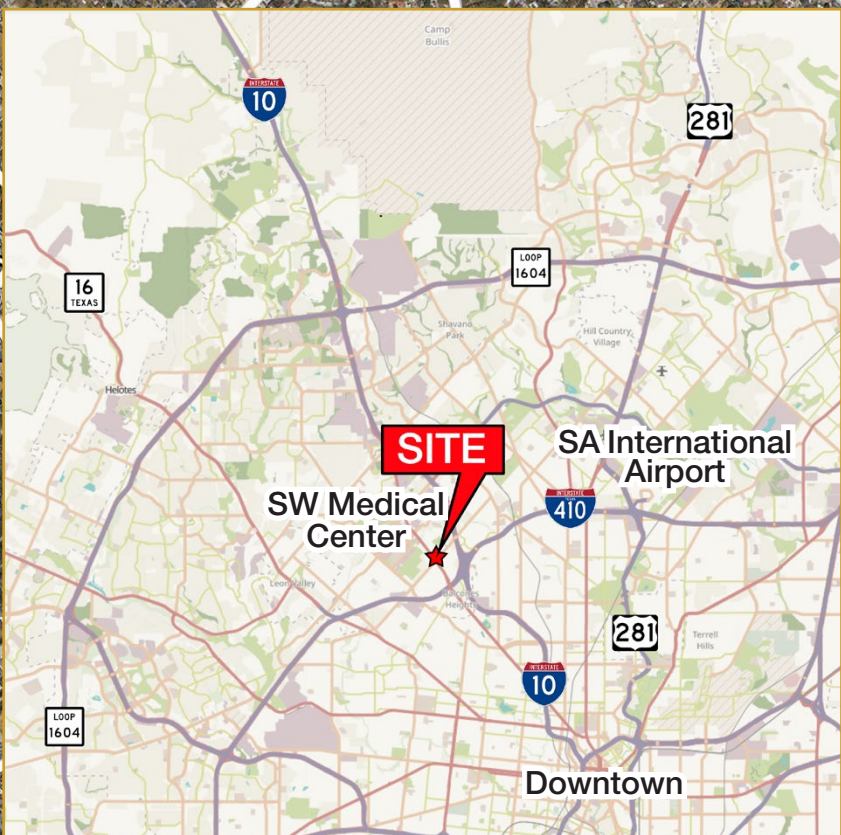
Land of the  
cas Mall  
ROSS  
LESS FOR LESS  
DAVE'S  
HOT DOGS  
WALMART  
lington

Walmart



H-E-B

Jackson Keller Rd



SITE

SW Medical  
Center

SA International  
Airport

Downtown



# Availability & Rates

Summary	Census 2010	Census 2020	2022	2027				
Population	15,566	17,051	17,768	18,279				
Households	7,877	8,571	8,945	9,269				
Families	3,240	-	3,396	3,515				
Average Household Size	1.93	1.95	1.95	1.94				
Owner Occupied Housing Units	1,518	-	1,741	1,890				
Renter Occupied Housing Units	6,359	-	7,204	7,379				
Median Age	30.4	-	32.4	32.3				
Trends: 2022-2027 Annual Rate	Area	State	National					
Population	0.57%	0.88%	0.25%					
Households	0.71%	0.92%	0.31%					
Families	0.69%	0.96%	0.28%					
Owner HHs	1.66%	1.19%	0.53%					
Median Household Income	2.95%	2.93%	3.12%					
Households by Income	2022		2027					
	Number	Percent	Number	Percent				
<\$15,000	1,244	13.9%	903	9.7%				
\$15,000 - \$24,999	1,045	11.7%	829	8.9%				
\$25,000 - \$34,999	1,044	11.7%	971	10.5%				
\$35,000 - \$49,999	1,445	16.2%	1,461	15.8%				
\$50,000 - \$74,999	2,000	22.4%	2,422	26.1%				
\$75,000 - \$99,999	981	11.0%	1,241	13.4%				
\$100,000 - \$149,999	819	9.2%	968	10.4%				
\$150,000 - \$199,999	204	2.3%	284	3.1%				
\$200,000+	163	1.8%	188	2.0%				
Median Household Income	\$45,936		\$53,134					
Average Household Income	\$60,624		\$70,103					
Per Capita Income	\$30,225		\$35,215					
Population by Age	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	1,165	7.5%	1,183	6.7%	1,237	6.8%		
5 - 9	920	5.9%	1,041	5.9%	1,017	5.6%		
10 - 14	654	4.2%	870	4.9%	844	4.6%		
15 - 19	692	4.4%	873	4.9%	920	5.0%		
20 - 24	2,029	13.0%	1,912	10.8%	2,149	11.8%		
25 - 34	3,679	23.6%	3,964	22.3%	3,810	20.8%		
35 - 44	1,894	12.2%	2,569	14.5%	2,600	14.2%		
45 - 54	1,645	10.6%	1,656	9.3%	1,829	10.0%		
55 - 64	1,369	8.8%	1,504	8.5%	1,528	8.4%		
65 - 74	751	4.8%	1,155	6.5%	1,180	6.5%		
75 - 84	528	3.4%	684	3.8%	783	4.3%		
85+	240	1.5%	357	2.0%	381	2.1%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	10,474	67.3%	6,816	40.0%	6,928	39.0%	6,498	35.6%
Black Alone	1,328	8.5%	2,001	11.7%	2,045	11.5%	2,070	11.3%
American Indian Alone	153	1.0%	226	1.3%	234	1.3%	245	1.3%
Asian Alone	830	5.3%	1,241	7.3%	1,289	7.3%	1,379	7.5%
Pacific Islander Alone	19	0.1%	27	0.2%	26	0.1%	26	0.1%
Some Other Race Alone	2,134	13.7%	2,270	13.3%	2,382	13.4%	2,514	13.8%
Two or More Races	628	4.0%	4,469	26.2%	4,865	27.4%	5,546	30.3%
Hispanic Origin (Any Race)	8,888	57.1%	9,113	53.4%	9,648	54.3%	10,138	55.5%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

# Availability & Rates

Summary	Census 2010		Census 2020		2022		2027	
Population	140,754		148,065		147,898		147,682	
Households	60,379		63,698		64,376		64,769	
Families	32,573		-		32,097		32,107	
Average Household Size	2.30		2.30		2.27		2.25	
Owner Occupied Housing Units	23,278		-		23,411		23,838	
Renter Occupied Housing Units	37,101		-		40,965		40,930	
Median Age	32.9		-		34.8		35.3	
Trends: 2022-2027 Annual Rate	Area		State		National			
Population	-0.03%		0.88%		0.25%			
Households	0.12%		0.92%		0.31%			
Families	0.01%		0.96%		0.28%			
Owner HHs	0.36%		1.19%		0.53%			
Median Household Income	2.29%		2.93%		3.12%			
Households by Income			2022		2027			
			Number	Percent	Number	Percent		
<\$15,000			8,172	12.7%	6,448	10.0%		
\$15,000 - \$24,999			6,741	10.5%	5,515	8.5%		
\$25,000 - \$34,999			6,853	10.6%	5,784	8.9%		
\$35,000 - \$49,999			9,924	15.4%	9,201	14.2%		
\$50,000 - \$74,999			13,574	21.1%	14,985	23.1%		
\$75,000 - \$99,999			8,163	12.7%	9,421	14.5%		
\$100,000 - \$149,999			6,963	10.8%	8,444	13.0%		
\$150,000 - \$199,999			2,436	3.8%	3,203	4.9%		
\$200,000+			1,549	2.4%	1,767	2.7%		
Median Household Income			\$50,583		\$56,641			
Average Household Income			\$67,369		\$77,427			
Per Capita Income			\$29,305		\$33,924			
Population by Age	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	10,127	7.2%	9,483	6.4%	9,610	6.5%		
5 - 9	8,993	6.4%	8,746	5.9%	8,491	5.7%		
10 - 14	8,065	5.7%	8,191	5.5%	7,864	5.3%		
15 - 19	8,153	5.8%	8,419	5.7%	8,096	5.5%		
20 - 24	13,755	9.8%	13,074	8.8%	13,894	9.4%		
25 - 34	25,829	18.4%	26,592	18.0%	25,309	17.1%		
35 - 44	17,156	12.2%	20,413	13.8%	20,523	13.9%		
45 - 54	16,847	12.0%	15,327	10.4%	15,749	10.7%		
55 - 64	13,656	9.7%	14,807	10.0%	14,012	9.5%		
65 - 74	8,403	6.0%	11,965	8.1%	12,299	8.3%		
75 - 84	6,437	4.6%	7,200	4.9%	8,095	5.5%		
85+	3,332	2.4%	3,684	2.5%	3,740	2.5%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	103,959	73.9%	60,659	41.0%	58,446	39.5%	52,747	35.7%
Black Alone	7,376	5.2%	10,465	7.1%	10,378	7.0%	10,319	7.0%
American Indian Alone	1,352	1.0%	1,907	1.3%	1,904	1.3%	1,953	1.3%
Asian Alone	5,618	4.0%	9,360	6.3%	9,631	6.5%	10,081	6.8%
Pacific Islander Alone	127	0.1%	204	0.1%	200	0.1%	200	0.1%
Some Other Race Alone	17,439	12.4%	23,375	15.8%	23,373	15.8%	23,894	16.2%
Two or More Races	4,883	3.5%	42,095	28.4%	43,968	29.7%	48,488	32.8%
Hispanic Origin (Any Race)	89,627	63.7%	91,854	62.0%	92,835	62.8%	94,266	63.8%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



# Availability & Rates

Summary	Census 2010		Census 2020		2022		2027	
Population	365,224		373,040		372,307		370,099	
Households	146,780		153,447		154,331		154,598	
Families	85,890		-		84,415		84,184	
Average Household Size	2.46		2.41		2.39		2.38	
Owner Occupied Housing Units	68,233		-		68,978		70,017	
Renter Occupied Housing Units	78,536		-		85,354		84,581	
Median Age	33.2		-		35.3		36.2	
Trends: 2022-2027 Annual Rate	Area		State		National			
Population	-0.12%		0.88%		0.25%			
Households	0.03%		0.92%		0.31%			
Families	-0.05%		0.96%		0.28%			
Owner HHs	0.30%		1.19%		0.53%			
Median Household Income	2.31%		2.93%		3.12%			
Households by Income			2022		2022		2027	
			Number	Percent	Number	Percent	Number	Percent
<\$15,000			17,437	11.3%	13,550	8.8%		
\$15,000 - \$24,999			15,256	9.9%	12,164	7.9%		
\$25,000 - \$34,999			16,383	10.6%	14,035	9.1%		
\$35,000 - \$49,999			22,443	14.5%	21,084	13.6%		
\$50,000 - \$74,999			32,251	20.9%	34,287	22.2%		
\$75,000 - \$99,999			19,720	12.8%	21,706	14.0%		
\$100,000 - \$149,999			18,320	11.9%	21,985	14.2%		
\$150,000 - \$199,999			7,129	4.6%	9,769	6.3%		
\$200,000+			5,393	3.5%	6,017	3.9%		
Median Household Income			\$52,988		\$59,385			
Average Household Income			\$73,799		\$84,646			
Per Capita Income			\$30,551		\$35,306			
Population by Age	Census 2010		2022		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	26,264	7.2%	23,923	6.4%	23,975	6.5%		
5 - 9	24,339	6.7%	22,959	6.2%	22,092	6.0%		
10 - 14	22,927	6.3%	21,973	5.9%	21,386	5.8%		
15 - 19	24,228	6.6%	22,214	6.0%	21,303	5.8%		
20 - 24	33,307	9.1%	29,804	8.0%	30,485	8.2%		
25 - 34	60,863	16.7%	63,852	17.2%	59,418	16.1%		
35 - 44	45,645	12.5%	50,659	13.6%	52,247	14.1%		
45 - 54	45,880	12.6%	40,001	10.7%	40,682	11.0%		
55 - 64	37,743	10.3%	39,366	10.6%	36,714	9.9%		
65 - 74	22,225	6.1%	32,236	8.7%	32,861	8.9%		
75 - 84	15,209	4.2%	17,721	4.8%	20,935	5.7%		
85+	6,594	1.8%	7,600	2.0%	8,000	2.2%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	272,374	74.6%	160,692	43.1%	154,791	41.6%	139,374	37.7%
Black Alone	16,117	4.4%	20,985	5.6%	20,717	5.6%	20,552	5.6%
American Indian Alone	3,400	0.9%	4,818	1.3%	4,811	1.3%	4,931	1.3%
Asian Alone	10,631	2.9%	16,028	4.3%	16,282	4.4%	16,975	4.6%
Pacific Islander Alone	324	0.1%	450	0.1%	446	0.1%	446	0.1%
Some Other Race Alone	49,973	13.7%	62,499	16.8%	62,501	16.8%	63,702	17.2%
Two or More Races	12,404	3.4%	107,569	28.8%	112,759	30.3%	124,118	33.5%
Hispanic Origin (Any Race)	242,304	66.3%	244,148	65.4%	246,868	66.3%	249,436	67.4%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

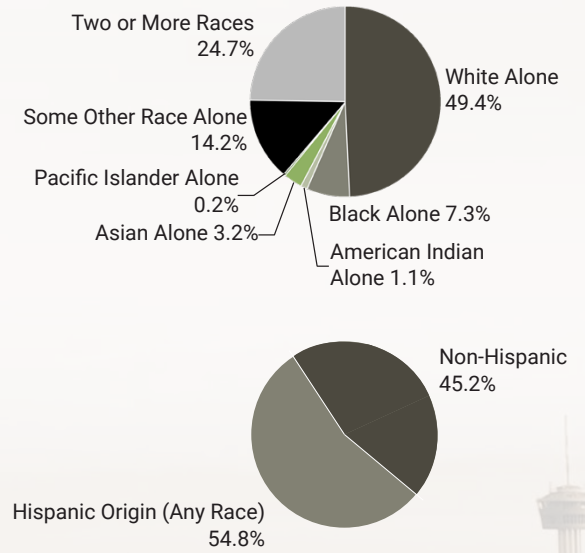
# San Antonio Market Overview

## 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

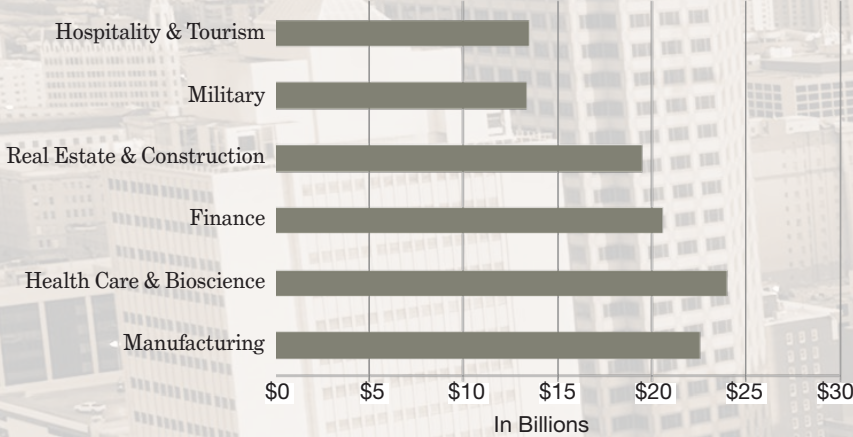


## Ethnicity 2023 Forecast



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



# 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.

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

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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