



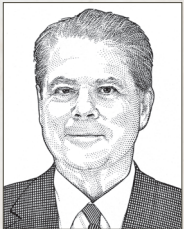
**Property Details**

**Price** \$24.00 FSG  
**Size Available** 12,473 SF  
**Term** 5-10 years  
**Year Built** 1981  
**Legal Description** NCB 14939 BLK LOT NW IRR 359.32 FT OF 4

**Property Highlights**

- Multimedia, sound booth and studio space
- Excellent visibility on IH-10 W Frontage Rd
- Easy access off Frontage Rd and Colonial Pkwy
- Multiple entries and exits to and from property
- Monument/pylon/building signage opportunities on busy intersection
- Colonial Center has multiple restaurants, hotels, retail shopping and high-end residential areas
- The property is at the footsteps of the Medical Center and several shopping areas
- Above market large parking ratio: 5.21 stalls /1,000 RSF

**Lease Contacts**



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 reocsanantonio.com/blake-bonner



**C. Michael Morse**  
 Vice President, Brokerage Services  
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 reocsanantonio.com/michael-morse

Demographics	1 Mile	3 Mile	5 Mile
Population	19,782	130,461	333,420
Median Age	31.4	34.6	35.3
Average Household Size	2.30	2.14	2.28
Average Household Income	\$65,205	\$81,720	\$83,527

Source: Esri Forecasts for 2023

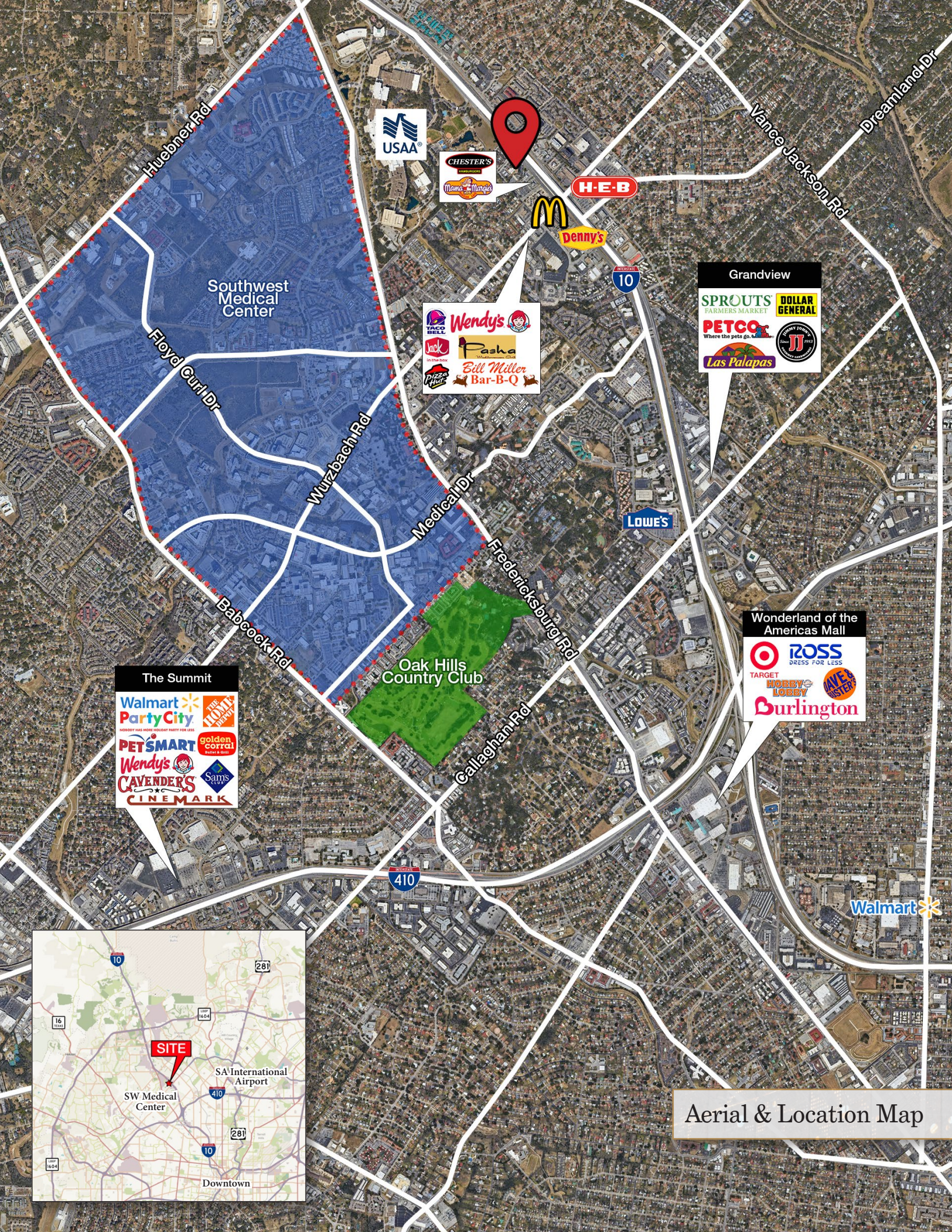
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**Colonial Center**

10000 W IH-10, San Antonio, TX 78230





Southwest Medical Center

Oak Hills Country Club

**The Summit**

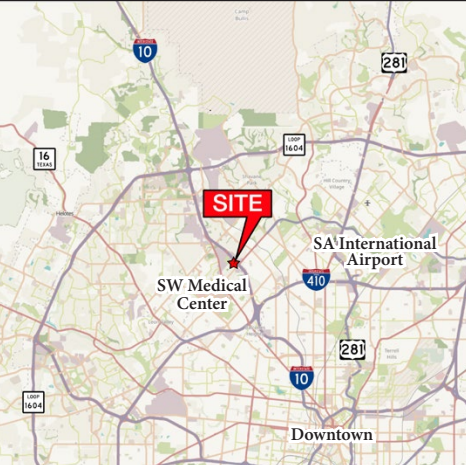
- Walmart
- Party City
- PET SMART
- Wendy's
- CAVENDERS CINEMARK
- golden corral
- Sams Club

**Grandview**

- SPROUTS FARMERS MARKET
- PETCO
- Las Palapas
- DOLLAR GENERAL
- JOHN JONES

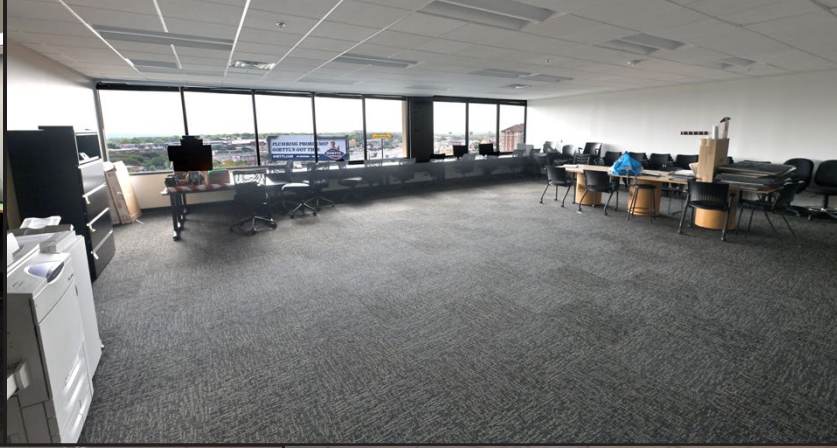
**Wonderland of the Americas Mall**

- Target
- ROSS DRESS FOR LESS
- HOBBY LOBBY
- Burlington
- AMERICAN MASTERS



Aerial & Location Map





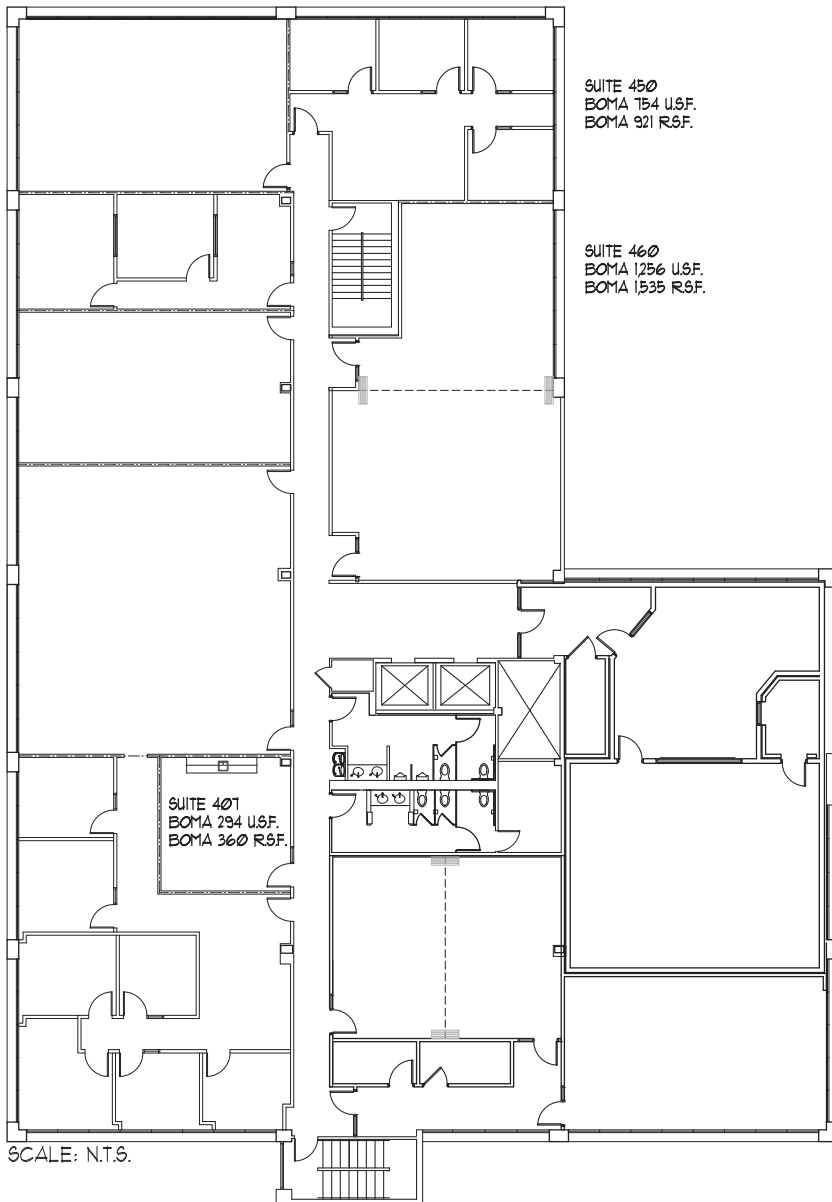
SUITE 440  
BOMA 119 U.S.F.  
BOMA 952 R.S.F.

SUITE 430  
MIGUEL BAYLON  
INSURANCE AGENCY, INC.  
BOMA 528 U.S.F.  
BOMA 645 R.S.F.

SUITE 420  
BOMA 690 U.S.F.  
BOMA 843 R.S.F.

SUITE 410  
BOMA 1301 U.S.F.  
BOMA 1598 R.S.F.

SUITE 405  
BOMA 1386 U.S.F.  
BOMA 1694 R.S.F.



SUITE 450  
BOMA 154 U.S.F.  
BOMA 921 R.S.F.

SUITE 460  
BOMA 1256 U.S.F.  
BOMA 1535 R.S.F.

SUITE 401  
BOMA 294 U.S.F.  
BOMA 360 R.S.F.

SUITE 480  
BOMA 3506 U.S.F.  
BOMA 4285 R.S.F.

SCALE: N.T.S.

Floor Plan & Photos



11-2-2015

# 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

<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Blake McFarlane Bonner</u>	<u>334780</u>	<u>bbonner@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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

<u>Christopher Michael Morse</u>	<u>629643</u>	<u>mmorse@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

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