

New Construction Retail For Lease

Base Rental \$26.00 NNN  
TI Allowance \$30.00



**Bentwood Shopping Centre**  
S Walnut Ave., New Braunfels, TX 78130

*Offered by:*  
C. Michael Morse  
Blake M. Bonner



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# Benefits

## Property Highlights

Address	2009 S Walnut Ave., New Braunfels, TX 78130
Location	Located at SEC of County Line Rd & S Walnut Ave. New Braunfels, TX, Guadalupe County
Property Details	17,669 SF single story retail center Land - 2.6180 Acres
Legal Description	BENTWOOD COMMERCIAL #3 LOT #3 2.618 ACS
Zoning	APD
Year Built	2022
Bldg. Class	A
Parking	107 spaces
Rd. Frontage	407 FT

## Comments

- Surrounded by neighborhoods, multiple Elementary schools, and CVS
- Signage opportunities available
- Ample parking available
- 1.2 miles from IH-35 access

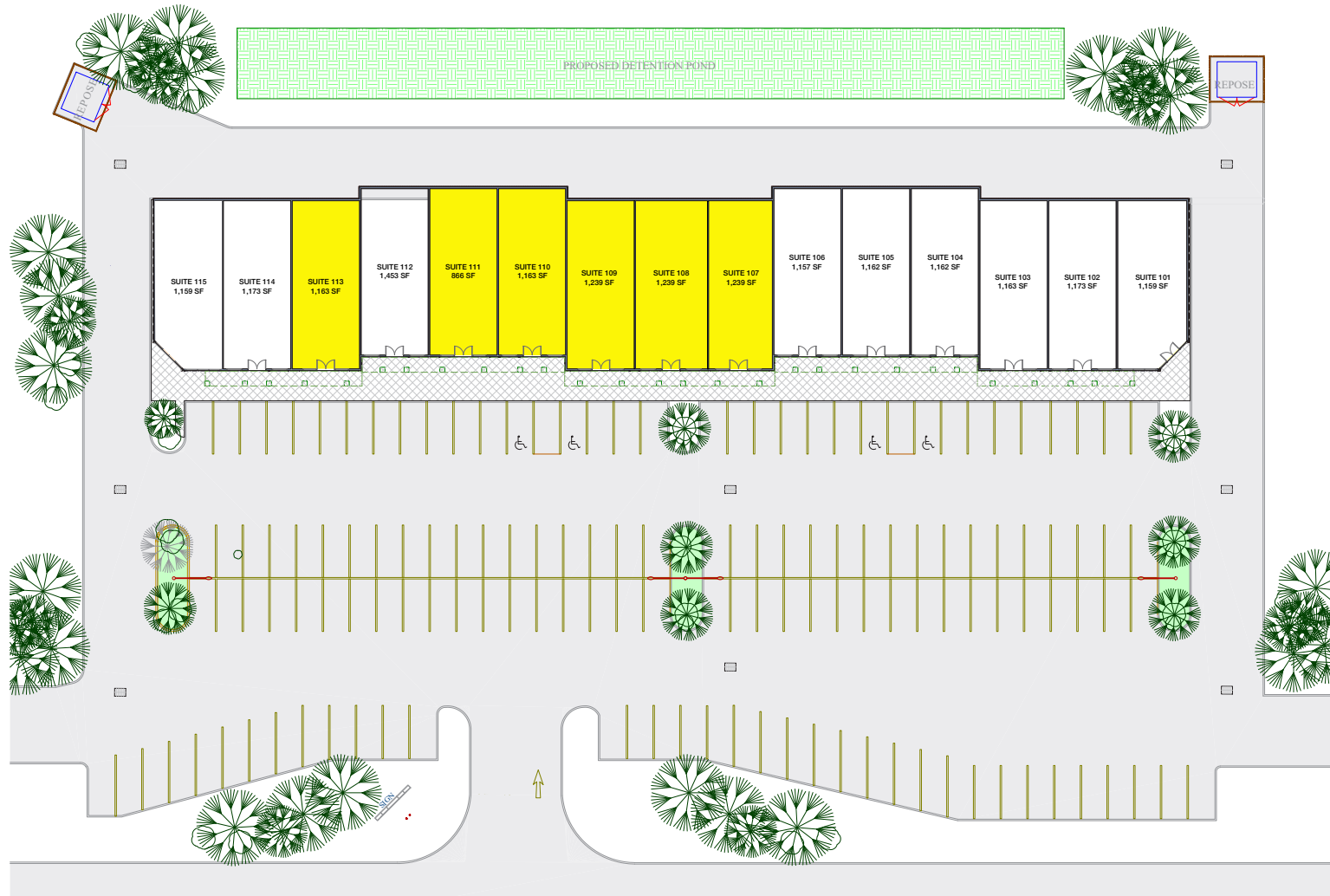
## Traffic Counts

IH-35 S Frontage Road & S Walnut Ave.; 157,296 AADT 2023  
Source: TxDOT Statewide Planning Map

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



# Site Plan



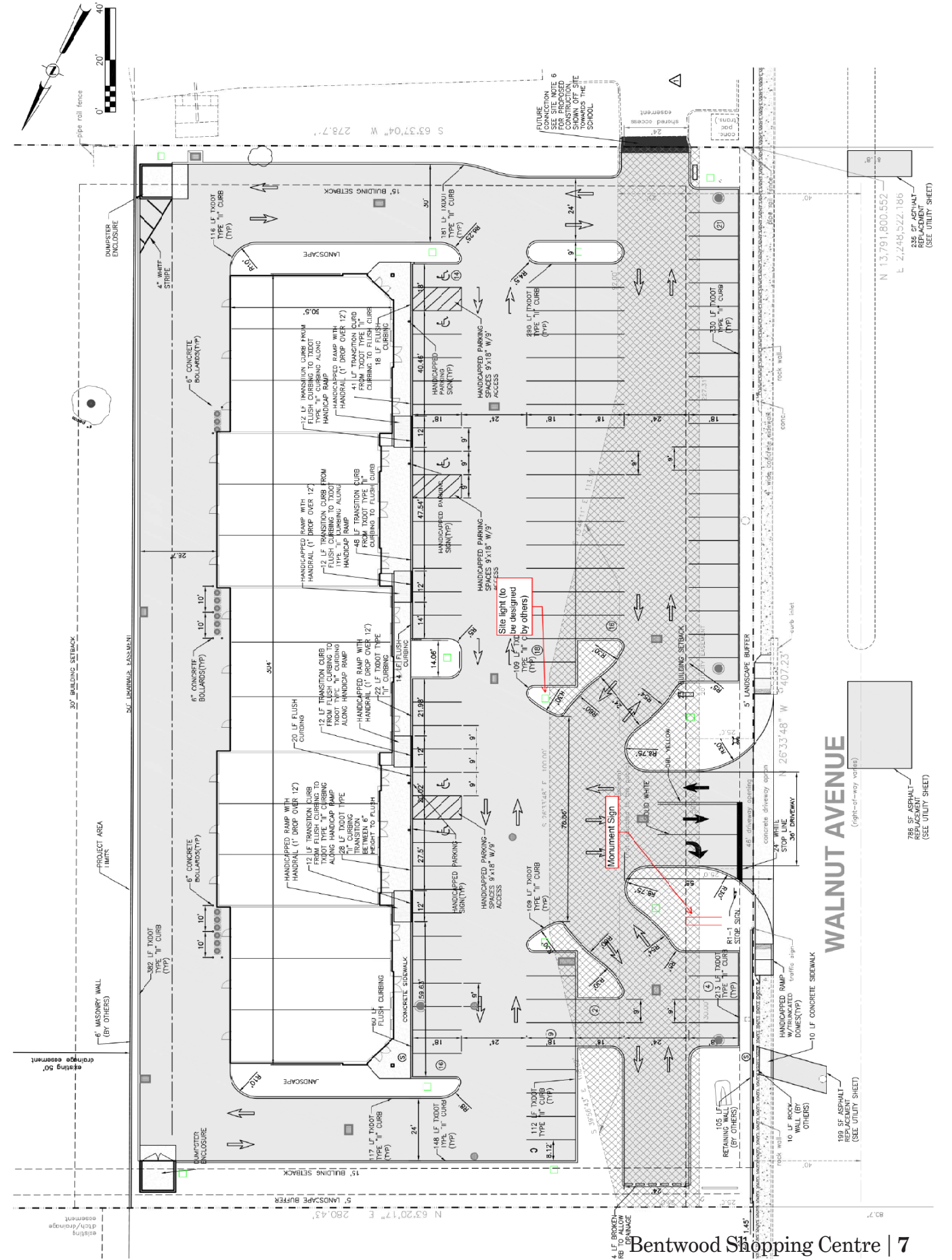
SUITE 111 - 866 SF

SUITE 106 - Little Land

SUITE 101 - Kauffman Orthodontics

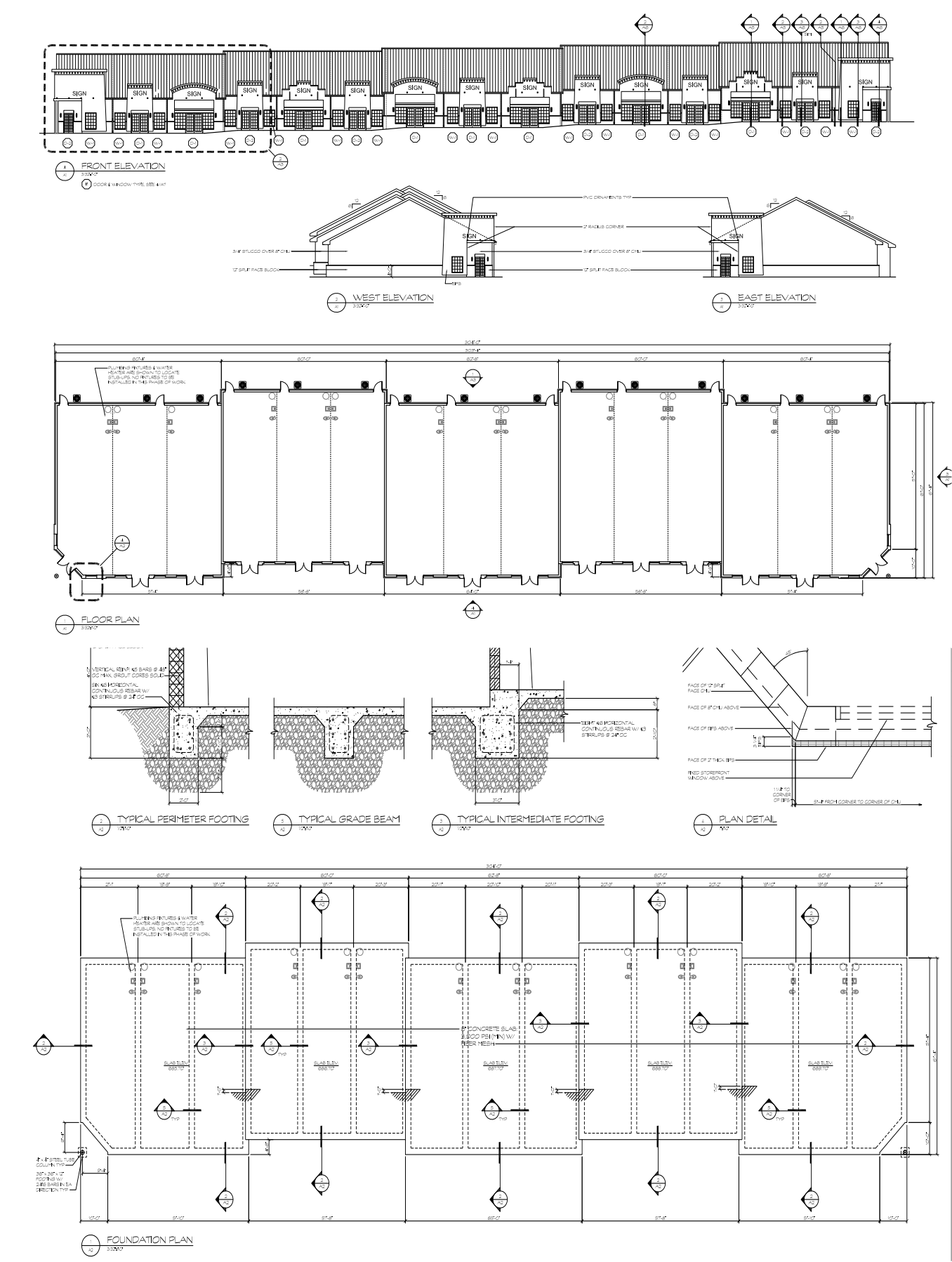


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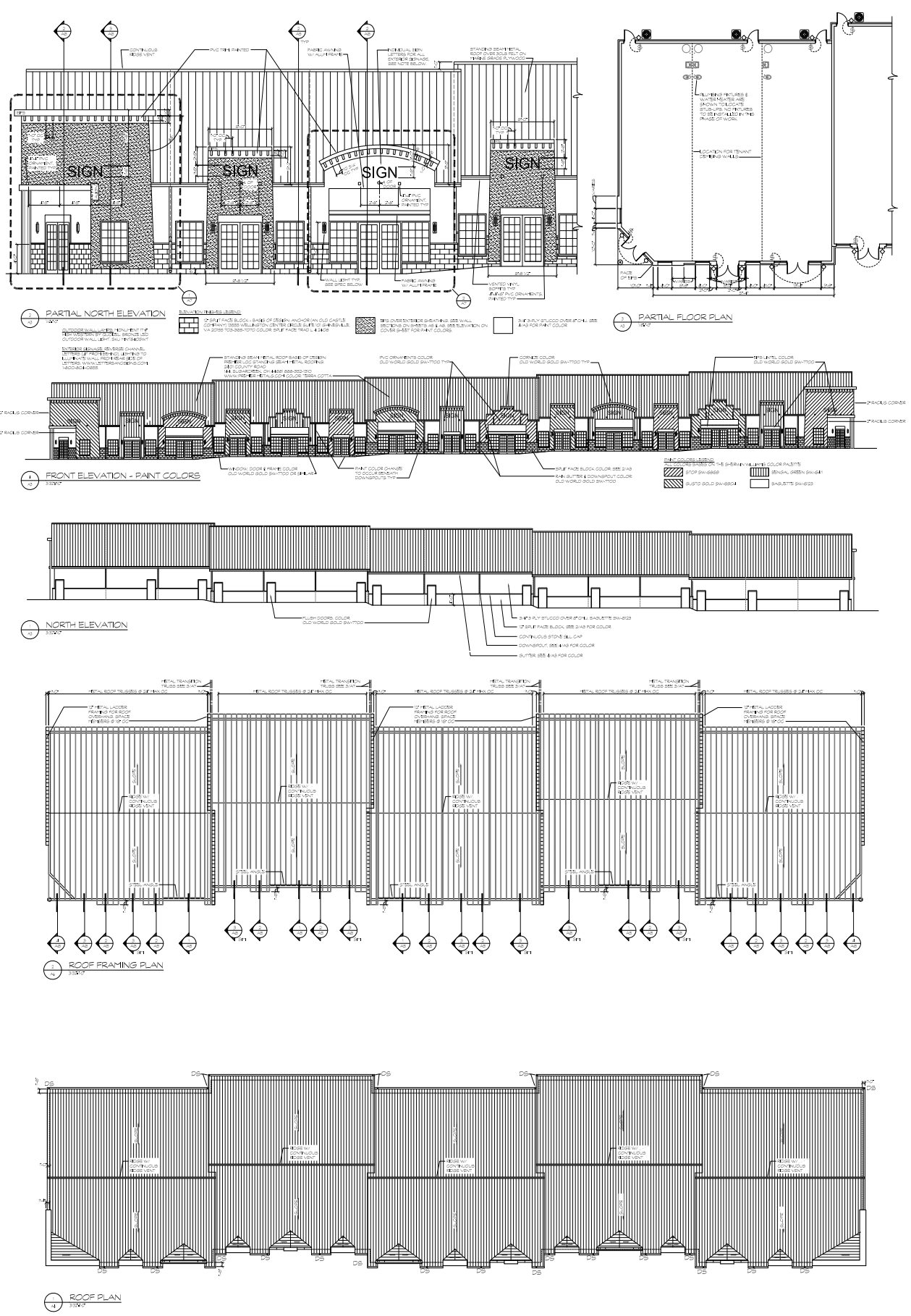




# Plans

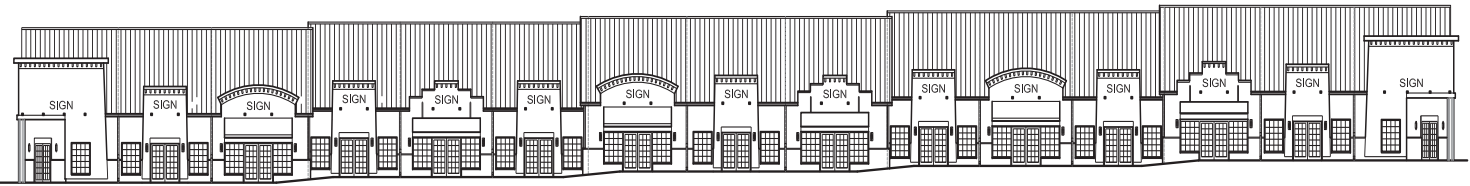


# Plans

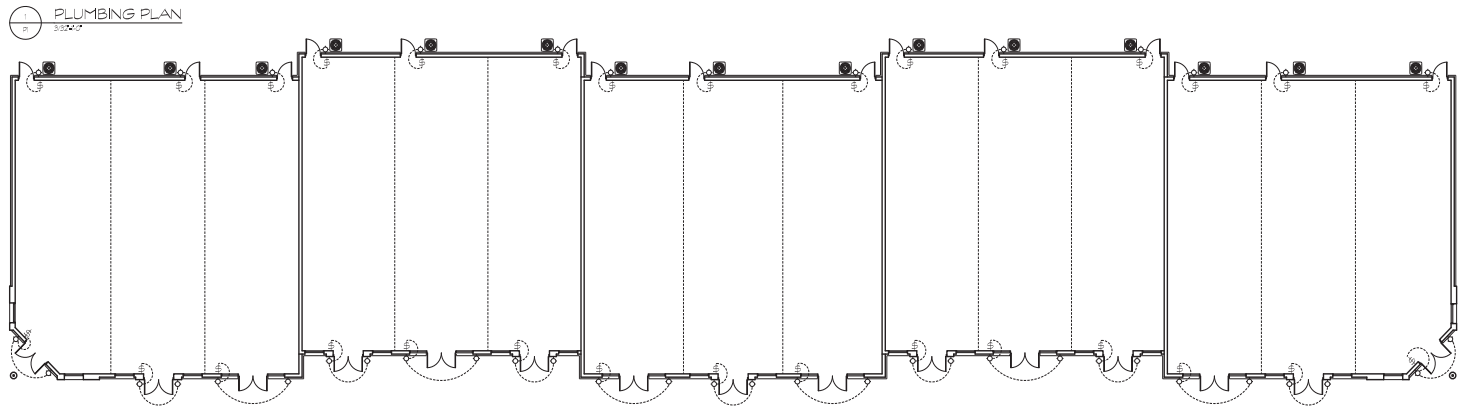
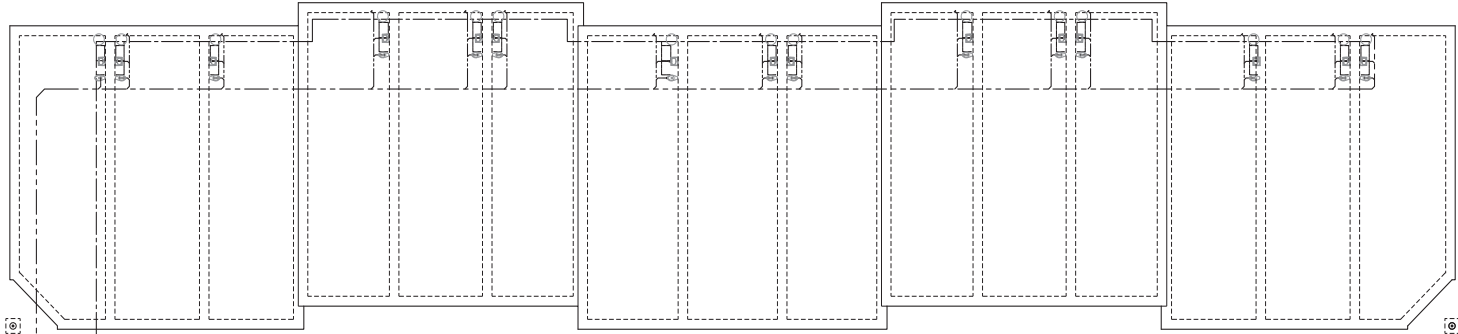




Plans



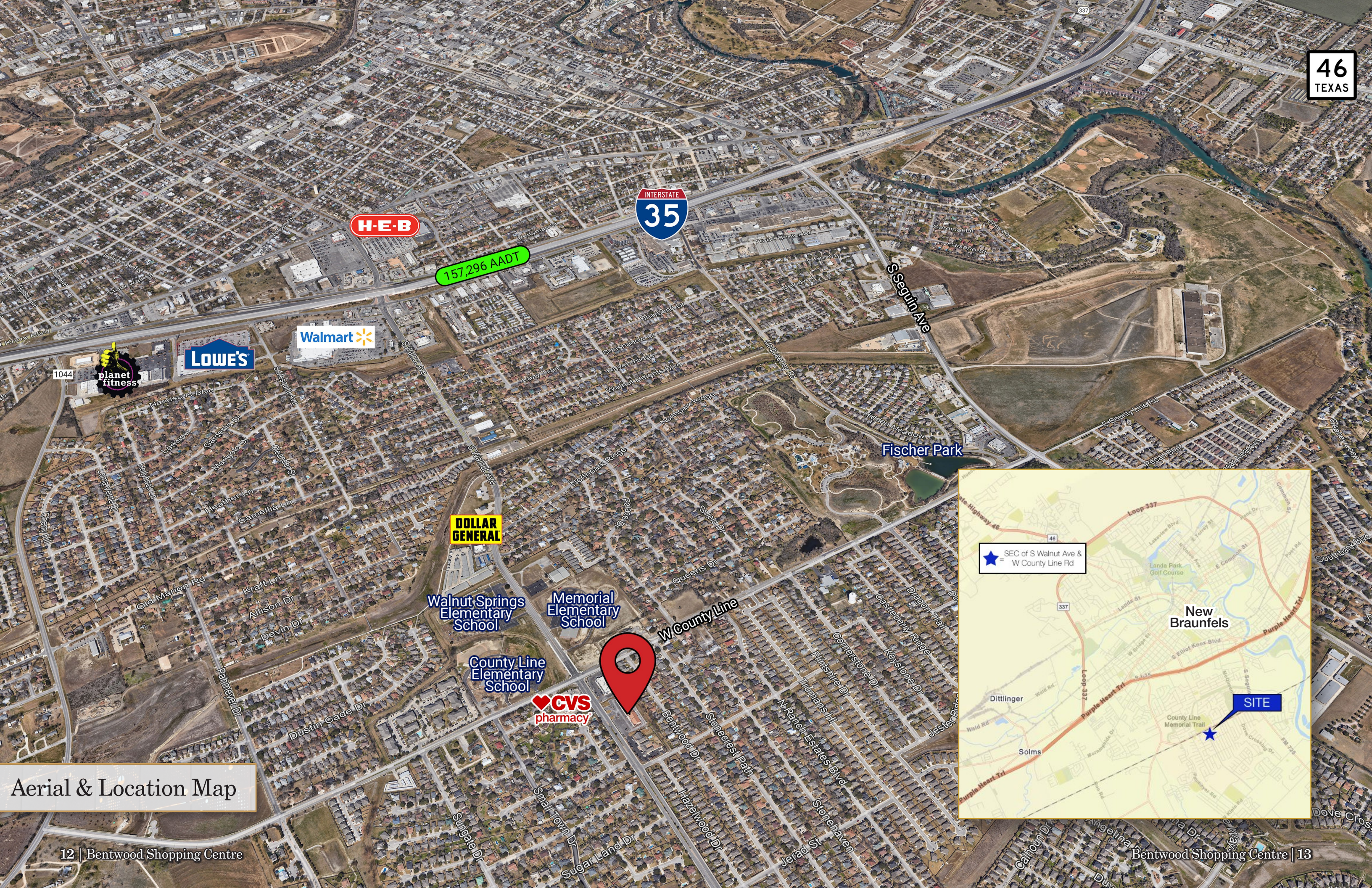
SYMBOLS	GENERAL NOTES	CODE ANALYSIS	INDEX																																																																
<div><div><div>NEW PARTITION</div><div>NEW WINDOW</div><div>NEW DOOR</div><div>NEW DOOR HARDWARE AND FRAME</div><div>ROOM NAME</div><div>DOOR NUMBER</div><div>SECTION NUMBER</div><div>TOP NUMBER DRAWING NUMBER</div><div>BOTTOM MARK SHEET WHERE DETAIL IS LOCATED</div><div>60° WHEELCHAIR TURNING RADIUS</div><div>120V ELECTRICAL OUTLET</div><div>GROUND FAULT 120V ELECTRICAL OUTLET</div><div>EMERGENCY LIGHTING W/ BATTERY BACKUP</div><div>LIGHTED EXIT SIGN W/ BATTERY BACKUP</div></div></div>	<div><div>1. THESE GENERAL NOTES APPLY TO ALL CONTRACTORS OF ALL TRADES.</div><div>2. SUB-CONTRACTORS SHALL OBTAIN REQUIRED TRADE PERMITS PRIOR TO COMMENCING WORK AND PROVIDE COPIES OF ALL PERMITS TO GENERAL CONTRACTOR.</div><div>3. CONTRACTOR AND SUB-CONTRACTORS SHALL VISIT THE SITE PRIOR TO COMMENCING CONSTRUCTION AND FIELD VERIFY CONDITIONS. SHOULD THERE BE DISCREPANCIES BETWEEN FIELD CONDITIONS AND REPRESENTATIONS SHOWN ON DRAWINGS, CONTRACTOR SHALL RESOLVE ISSUES AND REPORT ANY NECESSARY CHANGES TO THE ARCHITECT PRIOR TO CONSTRUCTION.</div><div>4. NEW DOOR HARDWARE SHALL BE ORDERED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND ACCESSIBILITY REQUIREMENTS OF THE FLORIDA BUILDING CODE.</div><div>5. PROVIDE CONTINUOUS BLOCKING CONCEALED IN ALL PARTITIONS WHERE THERE ARE TO BE WALL MOUNTED.</div><div>6. OWNER TO SELECT MATERIAL AND COLOR OF FINISHES WHEN NOT SPECIFIED ON DRAWINGS.</div><div>7. CONTRACTOR SOLELY RESPONSIBLE FOR JOB SAFETY ON THE JOB SITE DURING THE ENTIRE SCOPE OF THIS CONTRACT. CONTRACTOR TO ADHERE BY ALL INDUSTRY REGULATIONS INCLUDING OSHA REQUIREMENTS.</div><div>8. ALL EXIT SIGNS ARE TO HAVE BATTERY BACKUP.</div><div>9. ALL WOOD SPECIES BEARING ON MASONRY TO BE PRESSURE TREATED SOUTHERN YELLOW PINE.</div><div>10. CONTRACTORS ARE REQUIRED TO SUBMIT THE ALARM DRAWINGS TO THE COUNTY PRIOR TO THE START OF WORK.</div><div>11. ALL SUB-CONTRACTORS ARE TO VERIFY ALL QUANTITIES PRIOR TO ORDERING ANY MATERIALS.</div></div>	<div><div>Design Criteria</div><table><tr><td>1. IBC - INTERNATIONAL BUILDING CODE</td><td>2015</td></tr><tr><td>2. IBC - INTERNATIONAL BUILDING CODE - Mechanical</td><td>2015</td></tr><tr><td>3. IBC - INTERNATIONAL BUILDING CODE - Plumbing</td><td>2012</td></tr><tr><td>4. IBC - INTERNATIONAL BUILDING CODE - Electrical</td><td>2014</td></tr></table><div>Design With Details</div><table><tr><td>1. Building Structure</td><td>100 MPH</td></tr><tr><td>2. Occupancy Group</td><td>B - BUSINESS</td></tr><tr><td>3. Construction Type</td><td>Type III - NOT SPRINKLERED</td></tr><tr><td>4. Exposure Factor</td><td>Category I</td></tr></table><div>Design pressure of exterior components and cladding (windows &amp; doors) shown from ASCE 7-05</div><table><tr><td>1. 15</td><td>15</td></tr><tr><td>2. 15</td><td>15</td></tr><tr><td>3. 15</td><td>15</td></tr><tr><td>4. 15</td><td>15</td></tr><tr><td>5. 15</td><td>15</td></tr><tr><td>6. 15</td><td>15</td></tr><tr><td>7. 15</td><td>15</td></tr><tr><td>8. 15</td><td>15</td></tr><tr><td>9. 15</td><td>15</td></tr><tr><td>10. 15</td><td>15</td></tr><tr><td>11. 15</td><td>15</td></tr><tr><td>12. 15</td><td>15</td></tr></table><div>Details</div><table><tr><td>1. 15</td><td>15</td></tr><tr><td>2. 15</td><td>15</td></tr><tr><td>3. 15</td><td>15</td></tr><tr><td>4. 15</td><td>15</td></tr><tr><td>5. 15</td><td>15</td></tr><tr><td>6. 15</td><td>15</td></tr><tr><td>7. 15</td><td>15</td></tr><tr><td>8. 15</td><td>15</td></tr><tr><td>9. 15</td><td>15</td></tr><tr><td>10. 15</td><td>15</td></tr><tr><td>11. 15</td><td>15</td></tr><tr><td>12. 15</td><td>15</td></tr></table></div>	1. IBC - INTERNATIONAL BUILDING CODE	2015	2. IBC - INTERNATIONAL BUILDING CODE - Mechanical	2015	3. IBC - INTERNATIONAL BUILDING CODE - Plumbing	2012	4. IBC - INTERNATIONAL BUILDING CODE - Electrical	2014	1. Building Structure	100 MPH	2. Occupancy Group	B - BUSINESS	3. Construction Type	Type III - NOT SPRINKLERED	4. Exposure Factor	Category I	1. 15	15	2. 15	15	3. 15	15	4. 15	15	5. 15	15	6. 15	15	7. 15	15	8. 15	15	9. 15	15	10. 15	15	11. 15	15	12. 15	15	1. 15	15	2. 15	15	3. 15	15	4. 15	15	5. 15	15	6. 15	15	7. 15	15	8. 15	15	9. 15	15	10. 15	15	11. 15	15	12. 15	15	<div><div>05 ARCHITECTURAL COVER SHEET</div><div>1. ONLY COVER SHEET</div><div>2. GENERAL NOTES</div><div>3. NOT USED</div><div>4. SURFACE WATER MANAGEMENT PLAN</div><div>5. DEMOLITION PLAN</div><div>6. SITE PLAN</div><div>7. PAVING, GRADING &amp; DRAINAGE PLAN</div><div>8. UTILITIES PLAN</div><div>9. WATER &amp; SEWER DETAILS</div><div>10. PAVING, GRADING &amp; DRAINAGE DETAILS</div><div>11. PLANS &amp; ELEVATIONS</div><div>12. FOUNDATION PLAN</div><div>13. ELEVATIONS &amp; PARTIAL PLAN</div><div>14. ROOF &amp; ROOF FRAMING PLANS</div><div>15. WALL SECTIONS</div><div>16. WALL SECTIONS</div><div>17. DETAILED MASONRY ELEVATIONS</div><div>18. PLUMBING REVISION DIAGRAM</div><div>19. ELECTRICAL PLAN</div></div>
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ELECTRICAL PLAN







157,296 AADT

H-E-B

INTERSTATE  
35

Walmart

LOWE'S

planet  
fitness

DOLLAR  
GENERAL

Walnut Springs  
Elementary  
School

Memorial  
Elementary  
School

County Line  
Elementary  
School

CVS  
pharmacy

Fischer Park

W County Line

★ SEC of S Walnut Ave &  
W County Line Rd

New  
Braunfels

SITE

Aerial & Location Map



# Availability & Rates

Minimum Available	866 SF
Total Available	6,909 SF
Base Rental	\$26.00 NNN PSF annually
Triple Net	Estimated at \$6.89 PSF annually
Term	Five (5) to ten (10) years
TI Allowance	\$30.00 PSF on 5-year lease \$40.00 PSF on 10-year lease
Disclosure	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, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord.

# Leasing Contacts



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# Demographics: 1-Mile

Summary	Census 2010		Census 2020		2023	2028		
Population	8,546		11,741		12,011	12,168		
Households	3,104		4,239		4,342	4,426		
Families	2,401		-		3,310	3,372		
Average Household Size	2.75		2.77		2.76	2.75		
Owner Occupied Housing Units	2,416		-		3,556	3,661		
Renter Occupied Housing Units	689		-		786	764		
Median Age	33.9		-		35.1	34.8		
Trends: 2023-2028 Annual Rate			Area	State	National			
Population	0.26%		0.97%		0.30%			
Households	0.38%		1.15%		0.49%			
Families	0.37%		1.16%		0.44%			
Owner HHs	0.58%		1.38%		0.66%			
Median Household Income	2.20%		2.56%		2.57%			
Households by Income			2023		2028			
			Number	Percent	Number	Percent		
<\$15,000			118	2.7%	105	2.4%		
\$15,000 - \$24,999			207	4.8%	165	3.7%		
\$25,000 - \$34,999			240	5.5%	195	4.4%		
\$35,000 - \$49,999			447	10.3%	375	8.5%		
\$50,000 - \$74,999			715	16.5%	646	14.6%		
\$75,000 - \$99,999			799	18.4%	804	18.2%		
\$100,000 - \$149,999			987	22.7%	1,136	25.7%		
\$150,000 - \$199,999			571	13.2%	700	15.8%		
\$200,000+			258	5.9%	300	6.8%		
Median Household Income			\$86,860		\$96,861			
Average Household Income			\$106,086		\$118,680			
Per Capita Income			\$38,127		\$42,940			
Population by Age			Census 2010		Census 2020		2023	2028
			Number	Percent	Number	Percent	Number	Percent
0 - 4			693	8.1%	902	7.5%	954	7.8%
5 - 9			731	8.6%	958	8.0%	965	7.9%
10 - 14			682	8.0%	934	7.8%	961	7.9%
15 - 19			543	6.4%	787	6.6%	796	6.5%
20 - 24			458	5.4%	655	5.5%	660	5.4%
25 - 34			1,313	15.4%	1,758	14.6%	1,776	14.6%
35 - 44			1,315	15.4%	1,968	16.4%	2,068	17.0%
45 - 54			1,057	12.4%	1,452	12.1%	1,469	12.1%
55 - 64			835	9.8%	1,133	9.4%	1,032	8.5%
65 - 74			512	6.0%	918	7.6%	854	7.0%
75 - 84			330	3.9%	421	3.5%	492	4.0%
85+			77	0.9%	127	1.1%	139	1.1%
Race and Ethnicity			Census 2010		Census 2020		2023	2028
			Number	Percent	Number	Percent	Number	Percent
White Alone			7,470	87.4%	7,998	68.1%	8,055	67.1%
Black Alone			150	1.8%	291	2.5%	295	2.5%
American Indian Alone			60	0.7%	92	0.8%	100	0.8%
Asian Alone			129	1.5%	178	1.5%	184	1.5%
Pacific Islander Alone			1	0.0%	39	0.3%	43	0.4%
Some Other Race Alone			533	6.2%	986	8.4%	1,051	8.7%
Two or More Races			204	2.4%	2,158	18.4%	2,285	19.0%
Hispanic Origin (Any Race)			2,635	30.8%	3,964	33.8%	4,196	34.9%

**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: 3-miles

Summary	Census 2010		Census 2020		2023		2028											
Population	37,034		50,305		54,319		54,617											
Households	13,393		18,383		19,943		20,224											
Families	9,645		-		14,054		14,201											
Average Household Size	2.72		2.71		2.70		2.68											
Owner Occupied Housing Units	8,906		-		14,507		14,929											
Renter Occupied Housing Units	4,486		-		5,436		5,295											
Median Age	34.6		-		36.5		36.6											
Trends: 2023-2028 Annual Rate			Area		State		National											
Population	0.11%				0.97%		0.30%											
Households	0.28%				1.15%		0.49%											
Families	0.21%				1.16%		0.44%											
Owner HHs	0.58%				1.38%		0.66%											
Median Household Income	1.52%				2.56%		2.57%											
Households by Income					2023		2028											
					Number	Percent	Number	Percent										
<\$15,000			1,011		5.1%		871		4.3%									
\$15,000 - \$24,999			1,028		5.2%		828		4.1%									
\$25,000 - \$34,999			1,392		7.0%		1,166		5.8%									
\$35,000 - \$49,999			1,986		10.0%		1,753		8.7%									
\$50,000 - \$74,999			3,600		18.1%		3,472		17.2%									
\$75,000 - \$99,999			3,663		18.4%		3,798		18.8%									
\$100,000 - \$149,999			3,772		18.9%		4,255		21.0%									
\$150,000 - \$199,999			2,016		10.1%		2,441		12.1%									
\$200,000+			1,475		7.4%		1,640		8.1%									
Median Household Income					\$79,989		\$86,243											
Average Household Income					\$103,741		\$115,017											
Per Capita Income					\$37,784		\$42,242											
Population by Age			Census 2010		2023		2028											
			Number	Percent	Number	Percent	Number	Percent										
0 - 4	2,908		7.9%		3,753		6.9%		3,858		7.1%							
5 - 9	2,884		7.8%		3,991		7.3%		3,953		7.2%							
10 - 14	2,776		7.5%		3,959		7.3%		4,025		7.4%							
15 - 19	2,475		6.7%		3,452		6.4%		3,528		6.5%							
20 - 24	2,275		6.1%		3,147		5.8%		3,071		5.6%							
25 - 34	5,393		14.6%		7,633		14.1%		7,486		13.7%							
35 - 44	5,225		14.1%		7,943		14.6%		8,153		14.9%							
45 - 54	4,729		12.8%		6,296		11.6%		6,388		11.7%							
55 - 64	3,876		10.5%		5,924		10.9%		5,437		10.0%							
65 - 74	2,382		6.4%		4,956		9.1%		4,881		8.9%							
75 - 84	1,541		4.2%		2,441		4.5%		2,916		5.3%							
85+	570		1.5%		823		1.5%		922		1.7%							
Race and Ethnicity			Census 2010		Census 2020		2023		2028									
			Number	Percent	Number	Percent	Number	Percent	Number	Percent								
White Alone	31,778		85.8%		32,370		64.3%		34,444		63.4%		33,707		61.7%			
Black Alone	692		1.9%		1,314		2.6%		1,449		2.7%		1,490		2.7%			
American Indian Alone	270		0.7%		392		0.8%		468		0.9%		525		1.0%			
Asian Alone	303		0.8%		631		1.3%		719		1.3%		755		1.4%			
Pacific Islander Alone	12		0.0%		85		0.2%		105		0.2%		124		0.2%			
Some Other Race Alone	3,116		8.4%		5,302		10.5%		5,889		10.8%		6,228		11.4%			
Two or More Races	864		2.3%		10,211		20.3%		11,244		20.7%		11,789		21.6%			
Hispanic Origin (Any Race)			14,918		40.3%		19,907		39.6%		21,935		40.4%		22,657		41.5%	
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: 5-miles

Summary	Census 2010		Census 2020		2023		2028			
Population	62,078		91,778		103,341		118,953			
Households	22,836		34,467		39,126		45,518			
Families	16,215		-		27,270		31,909			
Average Household Size	2.68		2.63		2.61		2.59			
Owner Occupied Housing Units	15,197		-		27,828		33,069			
Renter Occupied Housing Units	7,638		-		11,298		12,449			
Median Age	36.1		-		37.9		38.9			
Trends: 2023-2028 Annual Rate			Area		State		National			
Population	2.85%				0.97%		0.30%			
Households	3.07%				1.15%		0.49%			
Families	3.19%				1.16%		0.44%			
Owner HHs	3.51%				1.38%		0.66%			
Median Household Income	1.83%				2.56%		2.57%			
Households by Income			Number		Percent		Number		Percent	
<\$15,000			2,145		5.5%		2,129		4.7%	
\$15,000 - \$24,999			1,888		4.8%		1,689		3.7%	
\$25,000 - \$34,999			2,699		6.9%		2,565		5.6%	
\$35,000 - \$49,999			3,757		9.6%		3,779		8.3%	
\$50,000 - \$74,999			6,493		16.6%		7,149		15.7%	
\$75,000 - \$99,999			6,826		17.4%		7,908		17.4%	
\$100,000 - \$149,999			7,827		20.0%		9,755		21.4%	
\$150,000 - \$199,999			3,707		9.5%		5,227		11.5%	
\$200,000+			3,785		9.7%		5,317		11.7%	
Median Household Income			\$82,620				\$90,482			
Average Household Income			\$110,918				\$126,559			
Per Capita Income			\$41,826				\$48,101			
Population by Age			Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
0 - 4	4,604	7.4%	6,730	6.5%	7,685	6.5%				
5 - 9	4,728	7.6%	7,177	6.9%	8,027	6.7%				
10 - 14	4,637	7.5%	7,277	7.0%	8,306	7.0%				
15 - 19	4,127	6.6%	6,520	6.3%	7,333	6.2%				
20 - 24	3,540	5.7%	5,865	5.7%	6,253	5.3%				
25 - 34	8,463	13.6%	13,730	13.3%	15,257	12.8%				
35 - 44	8,477	13.7%	14,424	14.0%	16,602	14.0%				
45 - 54	8,122	13.1%	12,185	11.8%	14,056	11.8%				
55 - 64	6,834	11.0%	12,003	11.6%	12,938	10.9%				
65 - 74	4,319	7.0%	10,278	9.9%	12,231	10.3%				
75 - 84	2,915	4.7%	5,235	5.1%	7,636	6.4%				
85+	1,313	2.1%	1,918	1.9%	2,629	2.2%				
Race and Ethnicity			Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
White Alone	53,626	86.4%	61,131	66.6%	68,108	65.9%	77,858	65.5%		
Black Alone	1,128	1.8%	2,568	2.8%	2,929	2.8%	3,385	2.8%		
American Indian Alone	415	0.7%	664	0.7%	826	0.8%	1,019	0.9%		
Asian Alone	534	0.9%	1,255	1.4%	1,514	1.5%	1,879	1.6%		
Pacific Islander Alone	19	0.0%	149	0.2%	191	0.2%	248	0.2%		
Some Other Race Alone	4,960	8.0%	8,705	9.5%	10,037	9.7%	11,546	9.7%		
Two or More Races	1,396	2.2%	17,305	18.9%	19,736	19.1%	23,018	19.4%		
Hispanic Origin (Any Race)	22,703	36.6%	33,532	36.5%	38,356	37.1%	43,545	36.6%		
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.*

2-10-2025



### 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. **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.

**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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<div>Buyer/Tenant/Seller/Landlord Initials</div> <div>REOC San Antonio 8023 Vantage Dr, Suite 100, San Antonio, TX 78230</div> <div>Regulated by the Texas Real Estate Commission</div>	<div>Date</div> <div>Phone 210 524 4000 Fax 210 5244029</div> <div>Information available at <a href="http://www.trec.texas.gov">www.trec.texas.gov</a></div> <div>IABS 1-1</div>
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