

# Culebra Town Center

7519-7551 Culebra Rd & 7592-7596 Ingram Rd, San Antonio, TX 78251

For Lease



**Hans G. Rohl**  
 Commercial Property Specialist  
 Direct Line 210 524 1362  
[hrohl@reocsanantonio.com](mailto:hrohl@reocsanantonio.com)

**Kimberly S. Gatley**  
 Senior Vice President  
 Direct Line 210 524 1320  
[kgatley@reocsanantonio.com](mailto:kgatley@reocsanantonio.com)

**210 524 4000**  
 8023 Vantage Drive, Suite 1200  
 San Antonio TX 78230  
[reocsanantonio.com](http://reocsanantonio.com)



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## Hans G. Rohl

Commercial Property Specialist  
Direct Line 210 524 1362  
[hrohl@reocsanantonio.com](mailto:hrohl@reocsanantonio.com)

## Kimberly S. Gatley

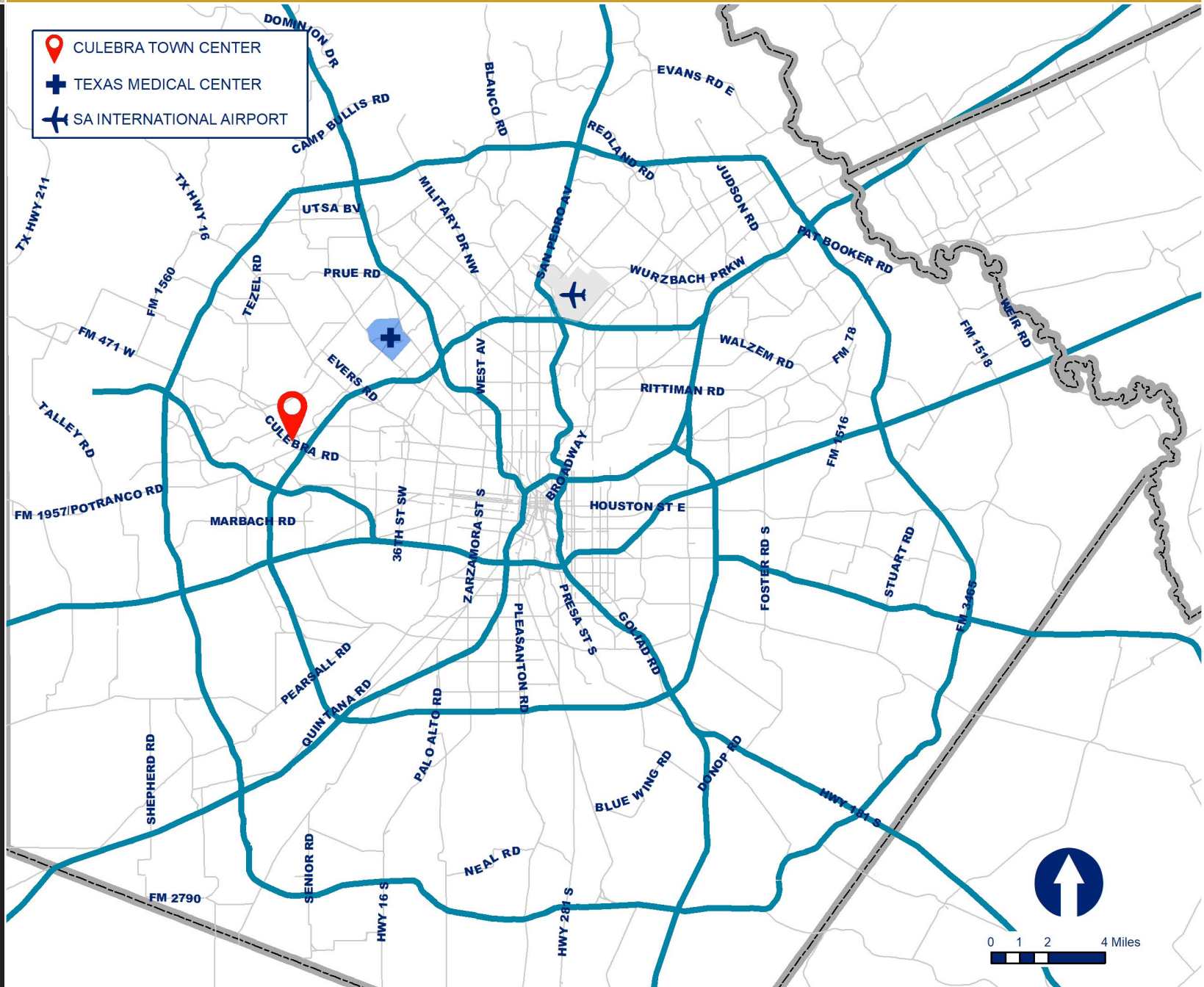
Senior Vice President  
Direct Line 210 524 1320  
[kgatley@reocsanantonio.com](mailto:kgatley@reocsanantonio.com)

**210 524 4000**





# City Location Map



**Hans G. Rohl**

Commercial Property Specialist  
Direct Line 210 524 1362  
[hrohl@reocsanantonio.com](mailto:hrohl@reocsanantonio.com)

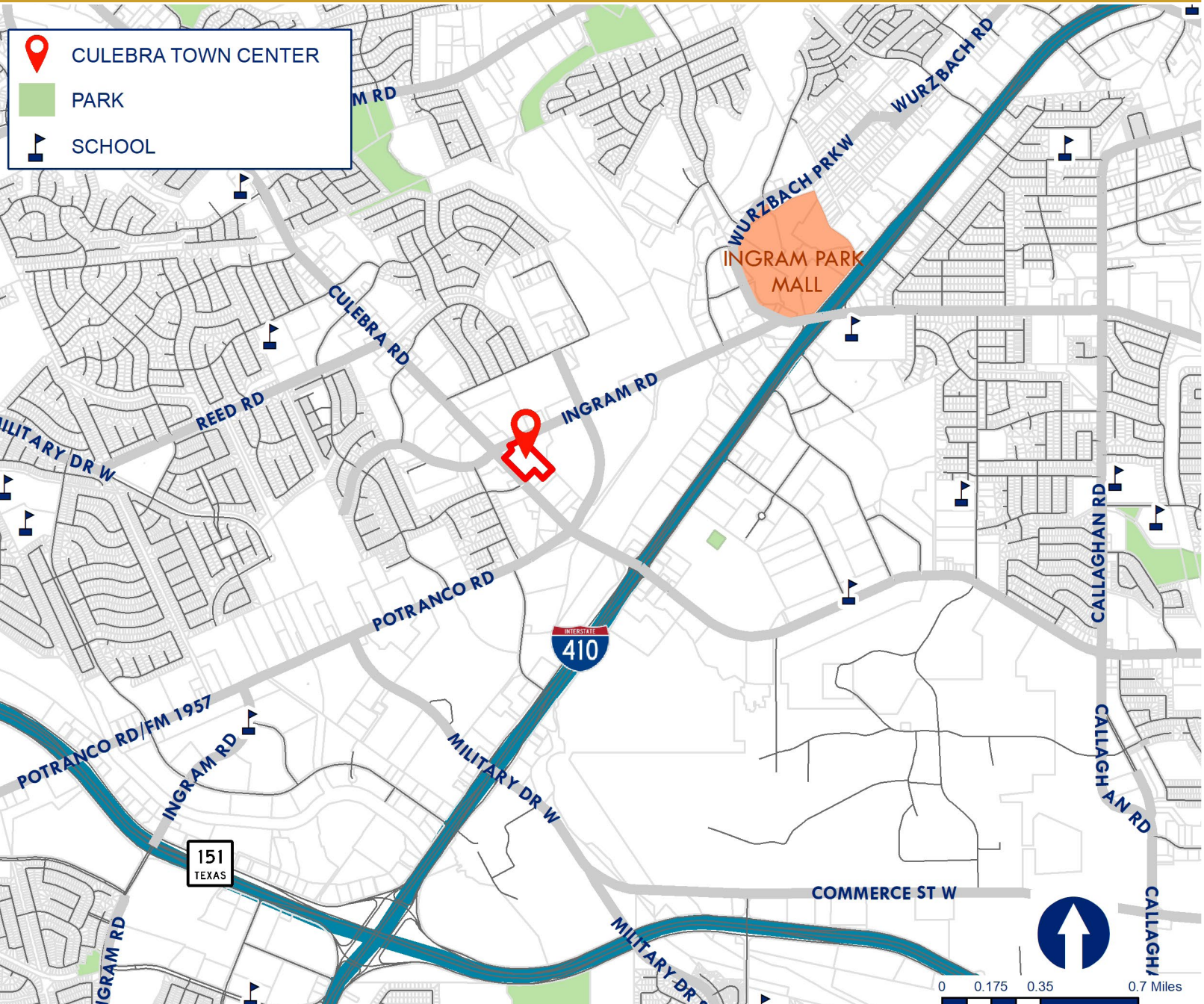
**Kimberly S. Gatley**

Senior Vice President  
Direct Line 210 524 1320  
[kgatley@reocsanantonio.com](mailto:kgatley@reocsanantonio.com)

**210 524 4000**



# Area Location Map



**Hans G. Rohl**  
Commercial Property Specialist  
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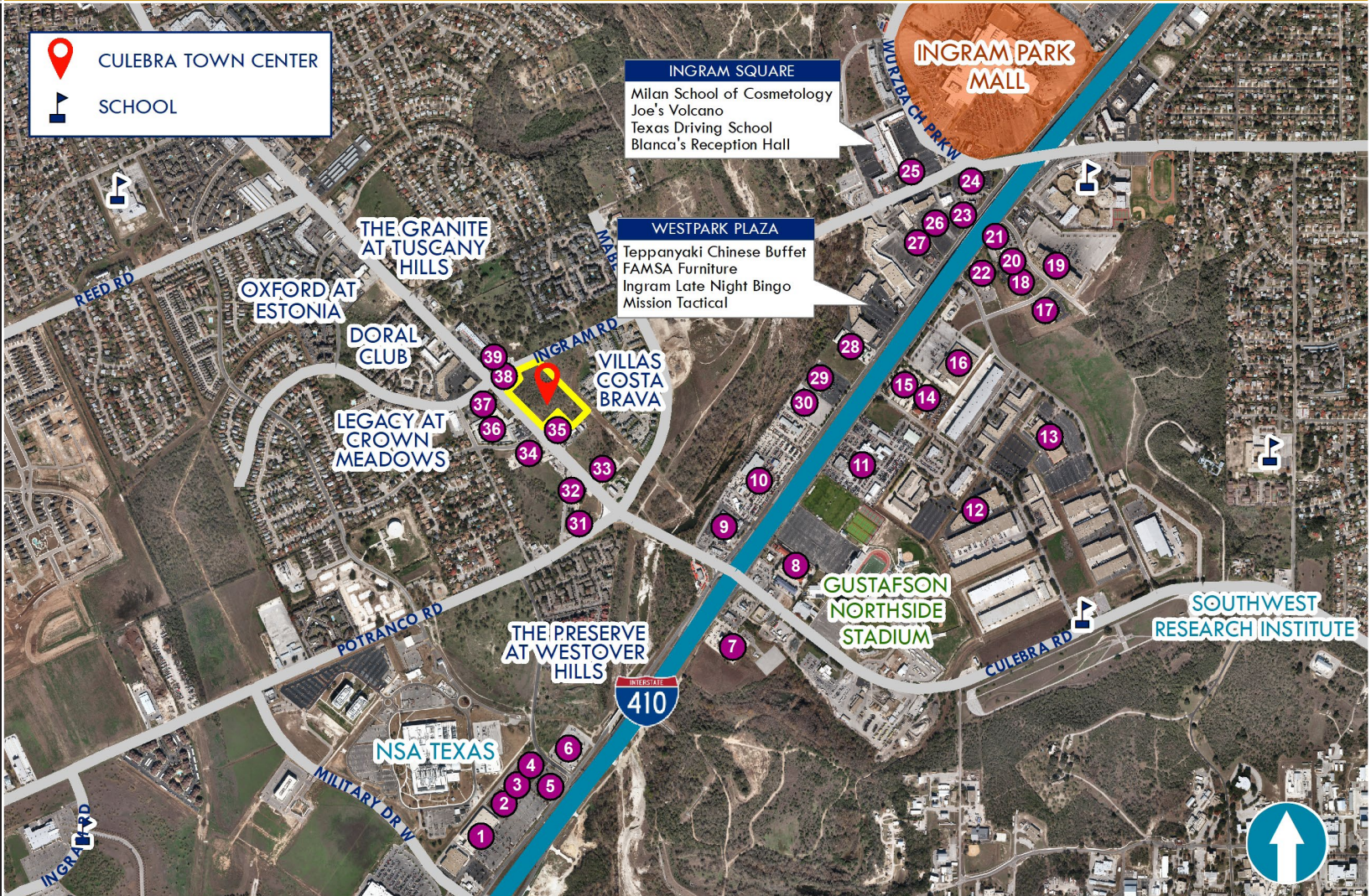
**Kimberly S. Gatley**  
Senior Vice President  
Direct Line 210 524 1320  
[kgatley@reocsanantonio.com](mailto:kgatley@reocsanantonio.com)

**210 524 4000**





# Aerial Map



CULEBRA TOWN CENTER

SCHOOL

**INGRAM SQUARE**

Milan School of Cosmetology  
Joe's Volcano  
Texas Driving School  
Blanca's Reception Hall

**WESTPARK PLAZA**

Teppanyaki Chinese Buffet  
FAMSA Furniture  
Ingram Late Night Bingo  
Mission Tactical

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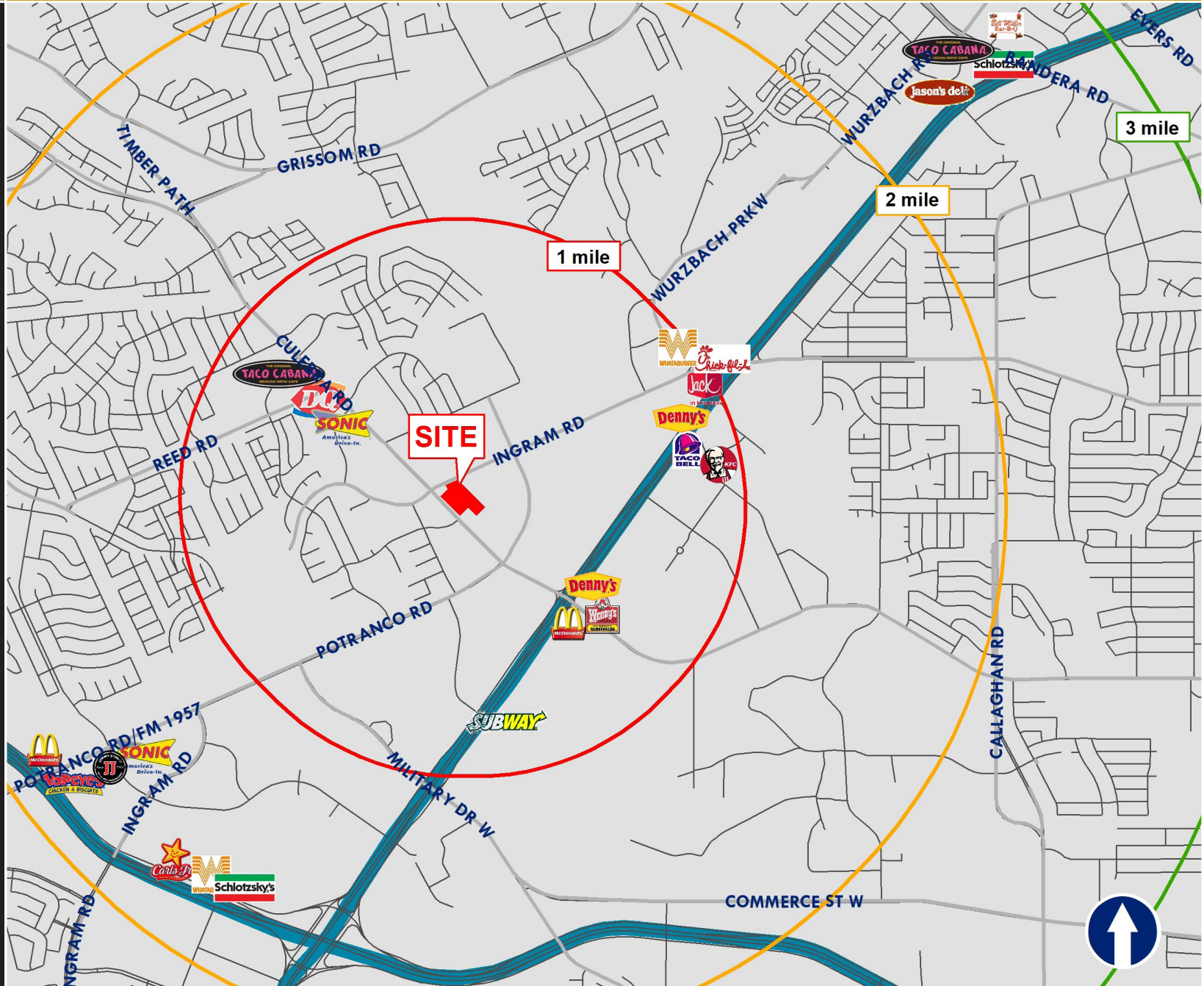
**210 524 4000**

- |                          |                        |                           |                               |                       |
|--------------------------|------------------------|---------------------------|-------------------------------|-----------------------|
| 1. Academy               | 10. McCombs Ford West  | 19. Regal Cinema Vista    | 28. Best Western              | 37. Broadway Bank     |
| 2. Firehouse subs        | 11. Ingram Park Nissan | 20. Saltgrass Steak House | 29. K1 Speed                  | 38. Drive Away Motors |
| 3. Dickey's BBQ          | 12. CVS Call Center    | 21. Texas Road House      | 30. Southern Career Institute | 39. CVS               |
| 4. LA Fitness            | 13. Accenture          | 22. Courtyard by Marriott | 31. Tink-A-Tako               |                       |
| 5. Cheddar's             | 14. Comfort Suites     | 23. Goodwill              | 32. Firstmark Credit Union    |                       |
| 6. Sears Auto Center     | 15. Red Roof           | 24. Bank of America       | 33. Southwest Research FCU    |                       |
| 7. Harley-Davidson       | 16. At Home            | 25. Sofa Mart             | 34. In Town Suites            |                       |
| 8. La Quinta Inn         | 17. Residence Inn      | 26. Brightwood College    | 35. Valero                    |                       |
| 9. Enterprise Rent-a-car | 18. Holiday Inn        | 27. Chuck. E. Cheese      | 36. Life Storage              |                       |





# QSR Map



Hans G. Rohl  
Commercial Property Specialist  
Direct Line 210 524 1362  
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210 524 4000







# Site Aerial



**Hans G. Rohl**

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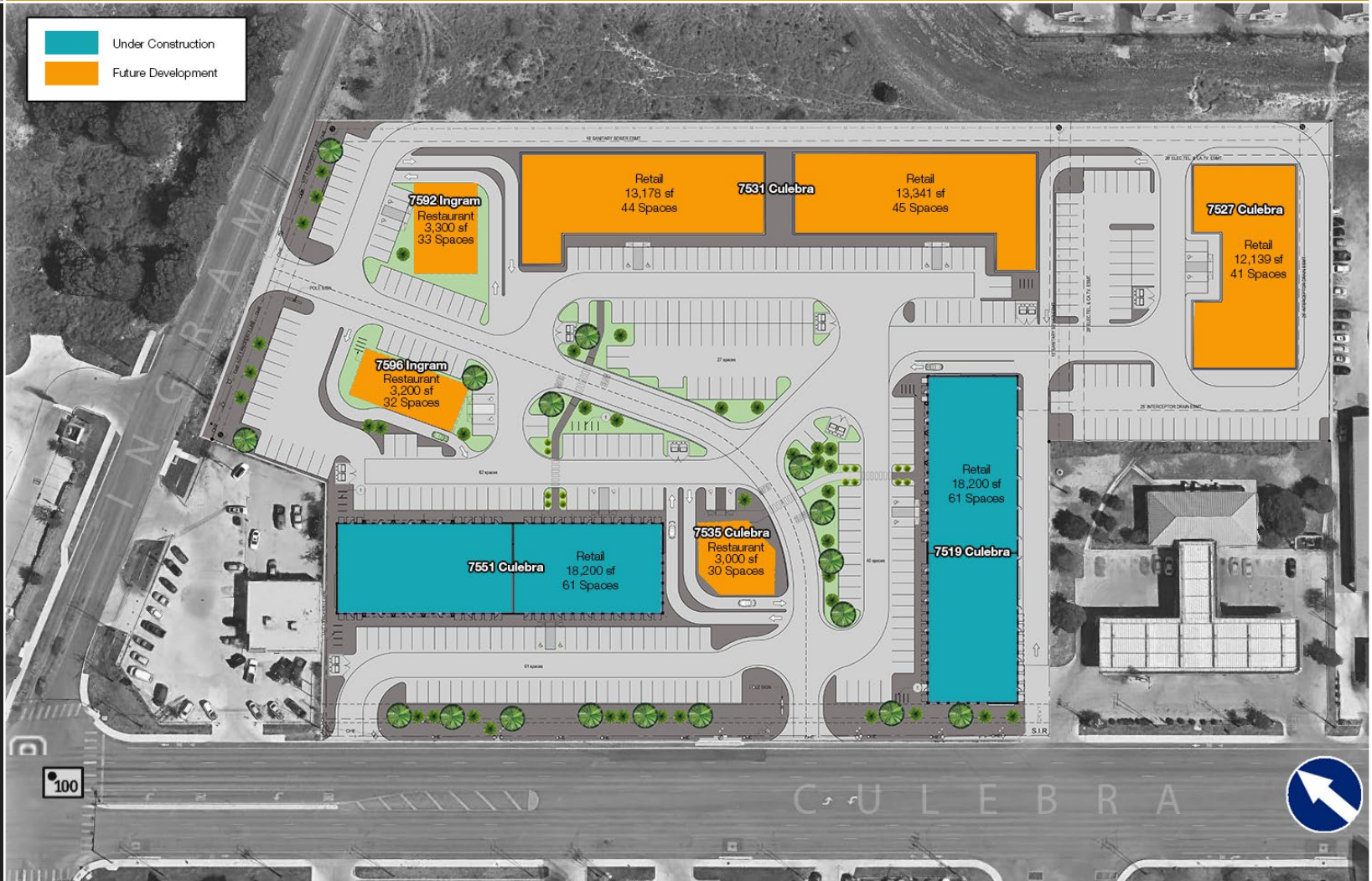
**210 524 4000**





# Site Plan

Under Construction  
 Future Development



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**210 524 4000**







# Property Summary

Address	7519-7551 Culebra Rd & 7592-7596 Ingram Rd	<b>Comments</b>
Location	SEC Culebra Rd and Ingram Rd	<ul style="list-style-type: none"> <li>▪ Exceptional visibility along busy corridor</li> <li>▪ Multiple access points connecting Culebra Rd and Ingram Rd</li> <li>▪ Quick and easy access to Hwy 151 &amp; Loop 410</li> <li>▪ Pylon signs on Culebra Rd and Ingram Rd</li> <li>▪ New construction</li> <li>▪ Surrounded by dense residential</li> <li>▪ Ample parking</li> <li>▪ Strong daytime population</li> <li>▪ Close proximity to large employer base in Westover Hills and Southwest Research Park</li> </ul>
Property Details	2 Buildings Nearing Completion (2 x 18,200) 36,400 SF   7.6 Acres	
Legal Description	NCB 7912 BLK LOT S IRR 42.5' OF 17 & ALL OF 28	
Future Development	See site plan for retail, medical, office & pad opportunities	
Zoning	C3	
Year Built	2018	
Property Type	Neighborhood Center	
Floors	1	<p><b>Traffic Counts</b> Culebra Rd, south of Ingram Rd; 42,543 vpd (2019) Source: TxDOT Statewide Planning Map</p>

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# Quote Sheet

Square Footage Available	Largest Available Area	18,200
	Largest Contiguous Area	18,200
	Smallest Available Space	1,200

(Note: All above figures in Rentable Square Feet)

Base Rental \$22.00 NNN

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

Triple Net TBD

Term Five (5) to ten (10) years

Improvements \$20.00

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 Landlord's leasing representative.

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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.





# San Antonio Overview

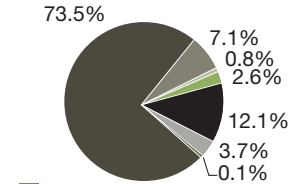
## Largest U.S. Cities

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

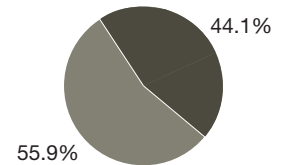
## San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2018 Estimate	2,511,792	35.4	892,489
2023 Projection	2,748,963	36.1	976,679

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2018 Estimate	\$80,162	\$57,234	\$29,019
2023 Projection	\$90,187	\$63,405	\$32,533



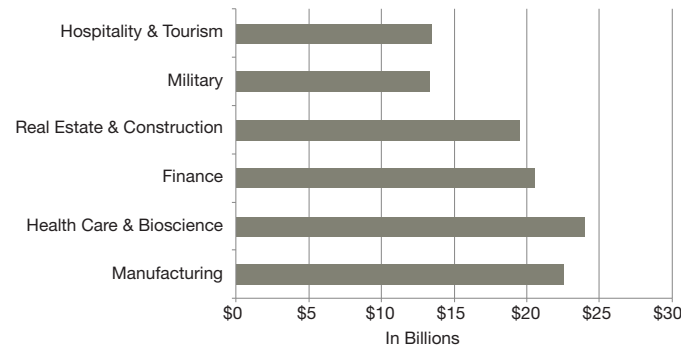
- Black Alone
- American Indian Alone
- Asian Alone
- Pacific Islander Alone
- Some Other Race Alone
- Two or More Races
- White Alone



- Hispanic Origin (Any Race)
- Non-Hispanic



## Major Industries



## Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	31
2	Tesoro Corp	90
3	USAA	100
4	iHeartMedia	426

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.

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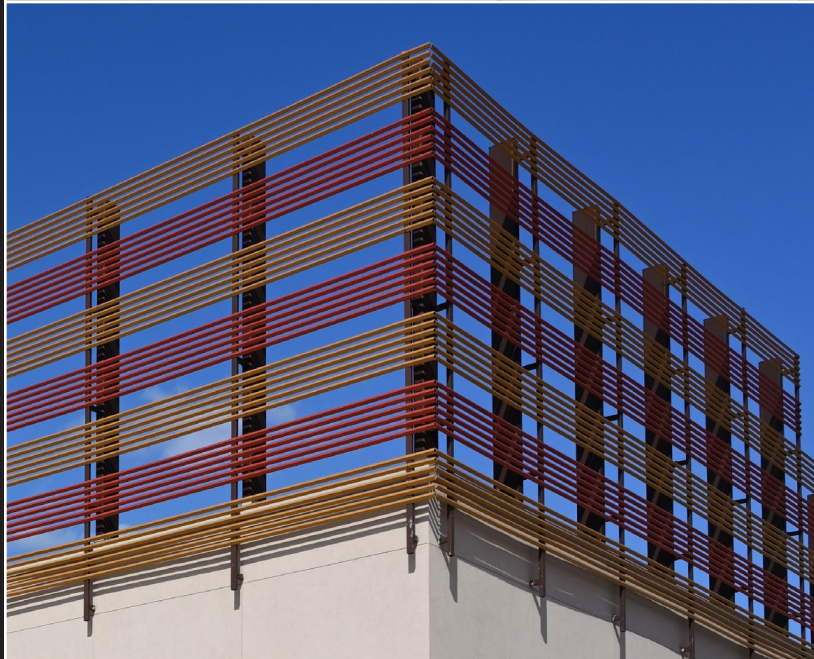
Senior Vice President  
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**210 524 4000**





# Property Photos



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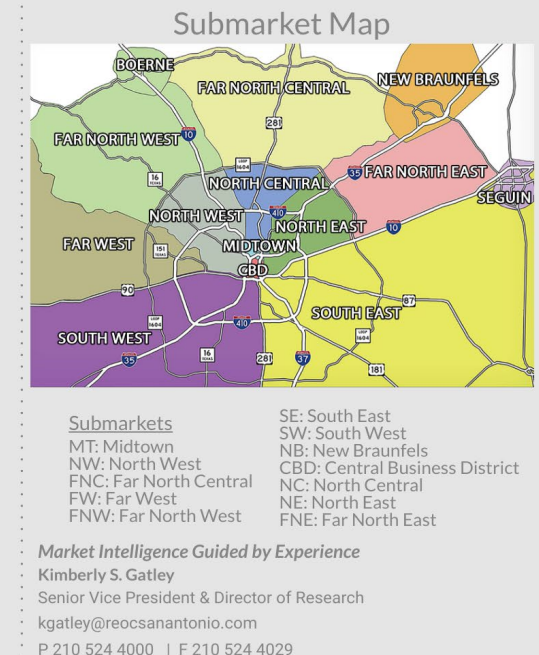
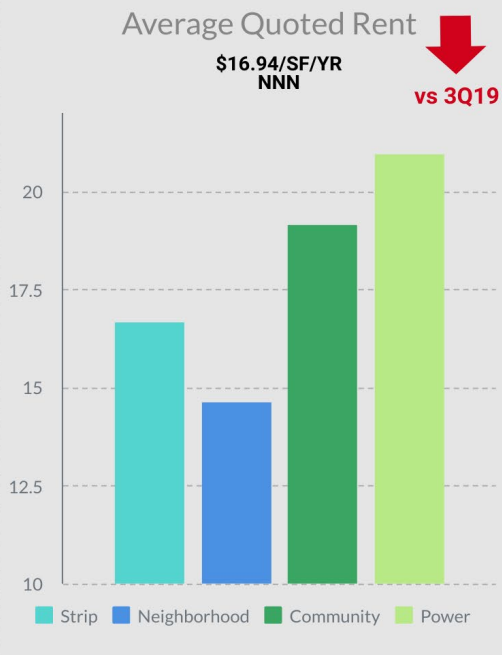
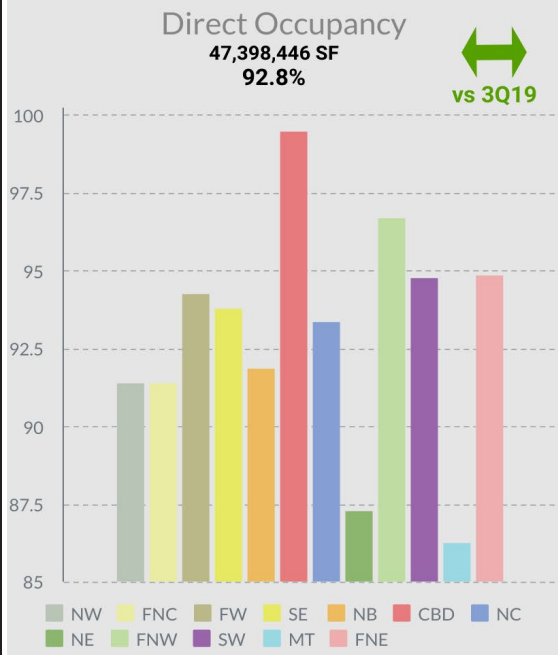
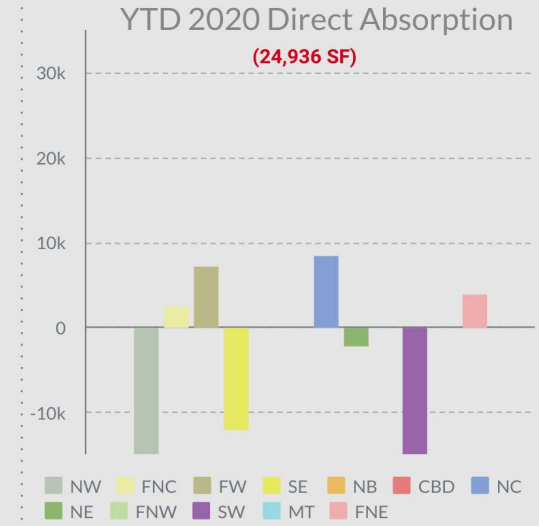
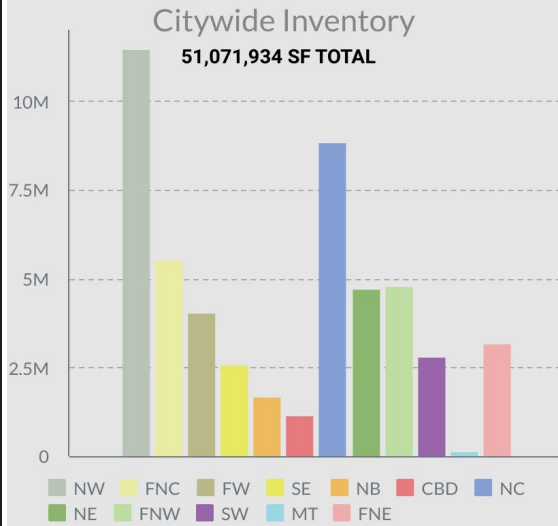
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# Retail Market Snapshot - Q3 2020



**Hans G. Rohl**  
Commercial Property Specialist  
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[hrohl@reocsanantonio.com](mailto:hrohl@reocsanantonio.com)

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# Demographics: 1-Mile

Summary	Census 2010		2020		2025	
Population	13,227		15,393		16,618	
Households	5,785		6,610		7,112	
Families	3,305		3,707		3,967	
Average Household Size	2.29		2.33		2.34	
Owner Occupied Housing Units	1,725		1,811		1,947	
Renter Occupied Housing Units	4,060		4,800		5,165	
Median Age	28.3		29.7		29.6	
Trends: 2020-2025 Annual Rate	Area		State		National	
Population	1.54%		1.54%		0.72%	
Households	1.47%		1.51%		0.72%	
Families	1.36%		1.47%		0.64%	
Owner HHs	1.46%		1.53%		0.72%	
Median Household Income	1.10%		1.43%		1.60%	
Households by Income	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	838	12.7%	850	12.0%	850	12.0%
\$15,000 - \$24,999	743	11.2%	746	10.5%	746	10.5%
\$25,000 - \$34,999	1,091	16.5%	1,133	15.9%	1,133	15.9%
\$35,000 - \$49,999	1,079	16.3%	1,131	15.9%	1,131	15.9%
\$50,000 - \$74,999	1,404	21.2%	1,555	21.9%	1,555	21.9%
\$75,000 - \$99,999	669	10.1%	768	10.8%	768	10.8%
\$100,000 - \$149,999	661	10.0%	782	11.0%	782	11.0%
\$150,000 - \$199,999	58	0.9%	74	1.0%	74	1.0%
\$200,000+	68	1.0%	74	1.0%	74	1.0%
Median Household Income	\$42,552		\$44,943		\$44,943	
Average Household Income	\$54,124		\$58,160		\$58,160	
Per Capita Income	\$22,167		\$23,752		\$23,752	
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,193	9.0%	1,245	8.1%	1,356	8.2%
5 - 9	950	7.2%	1,096	7.1%	1,131	6.8%
10 - 14	932	7.0%	978	6.4%	1,028	6.2%
15 - 19	925	7.0%	946	6.1%	1,027	6.2%
20 - 24	1,570	11.9%	1,737	11.3%	1,774	10.7%
25 - 34	2,742	20.7%	3,294	21.4%	3,624	21.8%
35 - 44	1,754	13.3%	2,157	14.0%	2,328	14.0%
45 - 54	1,457	11.0%	1,577	10.2%	1,667	10.0%
55 - 64	1,031	7.8%	1,177	7.6%	1,286	7.7%
65 - 74	460	3.5%	792	5.1%	857	5.2%
75 - 84	162	1.2%	319	2.1%	434	2.6%
85+	50	0.4%	78	0.5%	107	0.6%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,713	65.9%	9,732	63.2%	10,455	62.9%
Black Alone	1,353	10.2%	1,632	10.6%	1,790	10.8%
American Indian Alone	113	0.9%	131	0.9%	141	0.8%
Asian Alone	313	2.4%	431	2.8%	520	3.1%
Pacific Islander Alone	30	0.2%	39	0.3%	47	0.3%
Some Other Race Alone	2,084	15.8%	2,643	17.2%	2,797	16.8%
Two or More Races	621	4.7%	784	5.1%	870	5.2%
Hispanic Origin (Any Race)	8,755	66.2%	10,777	70.0%	11,849	71.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

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 Commercial Property Specialist  
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**210 524 4000**



# Demographics: 3-Mile

<b>Summary</b>	<b>Census 2010</b>		<b>2020</b>		<b>2025</b>	
Population	100,523		117,993		126,084	
Households	35,753		41,948		44,829	
Families	24,777		28,094		29,734	
Average Household Size	2.81		2.81		2.81	
Owner Occupied Housing Units	19,629		20,775		21,933	
Renter Occupied Housing Units	16,124		21,174		22,896	
Median Age	30.7		31.8		31.9	
<b>Trends: 2020-2025 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>			
Population	1.34%	1.54%	0.72%			
Households	1.34%	1.51%	0.72%			
Families	1.14%	1.47%	0.64%			
Owner HHs	1.09%	1.53%	0.72%			
Median Household Income	0.79%	1.43%	1.60%			
<b>Households by Income</b>			<b>2020</b>	<b>2025</b>		
			Number	Percent	Number	Percent
<\$15,000			5,307	12.7%	5,386	12.0%
\$15,000 - \$24,999			4,267	10.2%	4,220	9.4%
\$25,000 - \$34,999			5,047	12.0%	5,206	11.6%
\$35,000 - \$49,999			6,065	14.5%	6,235	13.9%
\$50,000 - \$74,999			8,402	20.0%	9,030	20.1%
\$75,000 - \$99,999			5,576	13.3%	6,231	13.9%
\$100,000 - \$149,999			5,523	13.2%	6,446	14.4%
\$150,000 - \$199,999			1,072	2.6%	1,310	2.9%
\$200,000+			690	1.6%	766	1.7%
Median Household Income			\$50,554		\$52,579	
Average Household Income			\$62,338		\$67,079	
Per Capita Income			\$22,207		\$23,908	
<b>Population by Age</b>	<b>Census 2010</b>		<b>2020</b>		<b>2025</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,410	8.4%	9,183	7.8%	9,955	7.9%
5 - 9	8,215	8.2%	8,643	7.3%	9,009	7.1%
10 - 14	7,905	7.9%	8,036	6.8%	8,664	6.9%
15 - 19	7,627	7.6%	7,914	6.7%	8,103	6.4%
20 - 24	8,291	8.2%	10,202	8.6%	10,575	8.4%
25 - 34	16,598	16.5%	21,411	18.1%	23,578	18.7%
35 - 44	13,616	13.5%	15,841	13.4%	17,365	13.8%
45 - 54	12,110	12.0%	13,077	11.1%	13,533	10.7%
55 - 64	9,485	9.4%	10,901	9.2%	10,973	8.7%
65 - 74	5,111	5.1%	8,048	6.8%	8,359	6.6%
75 - 84	2,498	2.5%	3,615	3.1%	4,646	3.7%
85+	657	0.7%	1,123	1.0%	1,324	1.1%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2020</b>		<b>2025</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	71,522	71.1%	80,530	68.2%	85,446	67.8%
Black Alone	7,762	7.7%	10,106	8.6%	11,154	8.8%
American Indian Alone	796	0.8%	944	0.8%	1,001	0.8%
Asian Alone	2,238	2.2%	3,332	2.8%	4,055	3.2%
Pacific Islander Alone	165	0.2%	224	0.2%	258	0.2%
Some Other Race Alone	14,173	14.1%	17,857	15.1%	18,666	14.8%
Two or More Races	3,867	3.8%	5,002	4.2%	5,504	4.4%
Hispanic Origin (Any Race)	69,598	69.2%	84,855	71.9%	91,952	72.9%

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

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# Demographics: 5-Mile

<b>Summary</b>	<b>Census 2010</b>		<b>2020</b>		<b>2025</b>	
Population	312,290		344,679		361,275	
Households	107,526		119,485		125,484	
Families	75,933		82,117		85,576	
Average Household Size	2.84		2.83		2.82	
Owner Occupied Housing Units	64,368		65,389		68,173	
Renter Occupied Housing Units	43,158		54,096		57,311	
Median Age	31.0		32.6		33.0	
<b>Trends: 2020-2025 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	0.94%		1.54%		0.72%	
Households	0.98%		1.51%		0.72%	
Families	0.83%		1.47%		0.64%	
Owner HHs	0.84%		1.53%		0.72%	
Median Household Income	0.86%		1.43%		1.60%	
<b>Households by Income</b>	<b>2020</b>		<b>2025</b>			
	Number	Percent	Number	Percent		
<\$15,000	15,755	13.2%	15,606	12.4%		
\$15,000 - \$24,999	11,458	9.6%	11,143	8.9%		
\$25,000 - \$34,999	12,587	10.5%	12,643	10.1%		
\$35,000 - \$49,999	17,699	14.8%	17,858	14.2%		
\$50,000 - \$74,999	24,176	20.2%	25,355	20.2%		
\$75,000 - \$99,999	15,790	13.2%	17,290	13.8%		
\$100,000 - \$149,999	15,626	13.1%	18,042	14.4%		
\$150,000 - \$199,999	3,977	3.3%	4,862	3.9%		
\$200,000+	2,418	2.0%	2,684	2.1%		
Median Household Income	\$51,535		\$53,799			
Average Household Income	\$64,536		\$69,788			
Per Capita Income	\$22,578		\$24,439			
<b>Population by Age</b>	<b>Census 2010</b>		<b>2020</b>		<b>2025</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	24,876	8.0%	25,400	7.4%	26,811	7.4%
5 - 9	24,887	8.0%	24,638	7.1%	25,215	7.0%
10 - 14	23,990	7.7%	23,411	6.8%	24,827	6.9%
15 - 19	24,783	7.9%	24,476	7.1%	24,687	6.8%
20 - 24	26,357	8.4%	28,925	8.4%	29,429	8.1%
25 - 34	49,878	16.0%	58,962	17.1%	61,983	17.2%
35 - 44	41,732	13.4%	45,927	13.3%	50,042	13.9%
45 - 54	38,517	12.3%	38,443	11.2%	38,989	10.8%
55 - 64	29,314	9.4%	34,360	10.0%	33,626	9.3%
65 - 74	15,968	5.1%	24,647	7.2%	26,719	7.4%
75 - 84	9,036	2.9%	11,356	3.3%	14,370	4.0%
85+	2,951	0.9%	4,131	1.2%	4,577	1.3%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2020</b>		<b>2025</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	225,414	72.2%	239,620	69.5%	249,525	69.1%
Black Alone	20,827	6.7%	25,286	7.3%	27,394	7.6%
American Indian Alone	2,790	0.9%	3,053	0.9%	3,162	0.9%
Asian Alone	6,936	2.2%	9,774	2.8%	11,696	3.2%
Pacific Islander Alone	483	0.2%	638	0.2%	732	0.2%
Some Other Race Alone	44,053	14.1%	52,051	15.1%	53,389	14.8%
Two or More Races	11,787	3.8%	14,257	4.1%	15,379	4.3%
Hispanic Origin (Any Race)	211,246	67.6%	243,246	70.6%	259,004	71.7%

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

**Hans G. Rohl**  
 Commercial Property Specialist  
 Direct Line 210 524 1362  
[hrohl@reocsanantonio.com](mailto:hrohl@reocsanantonio.com)

**Kimberly S. Gatley**  
 Senior Vice President  
 Direct Line 210 524 1320  
[kgatley@reocsanantonio.com](mailto:kgatley@reocsanantonio.com)

**210 524 4000**



# Information About Brokerage Services

11-2-2015

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.

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## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

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

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

<u><b>Brian Dale Harris</b></u>	<u><b>405243</b></u>	<u><b>bharris@reocsanantonio.com</b></u>	<u><b>(210) 524-4000</b></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u><b>Kimberly Sue Gattley</b></u>	<u><b>652669</b></u>	<u><b>kgattley@reocsanantonio.com</b></u>	<u><b>(210) 524-4000</b></u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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TAR 2501

REOC San Antonio, 8023 Vantage Dr. Suite 1200 San Antonio, TX 78230  
Blake Bonner

Phone: 2105244000 Fax: 2105244029  
Produced with zipform® by ziplogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)

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

<u><a href="#">Hans G. Rohl</a></u>	<u>371771</u>	<u><a href="mailto:hroh1@reocsanantonio.com">hroh1@reocsanantonio.com</a></u>	<u>(210) 524-4000</u>
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TAR 2501  
REOC San Antonio, 8023 Vantage Dr., Suite 1200 San Antonio, TX 78230  
Blake Bonner Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)

Phone: 2105244000 Fax: 2105244029

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