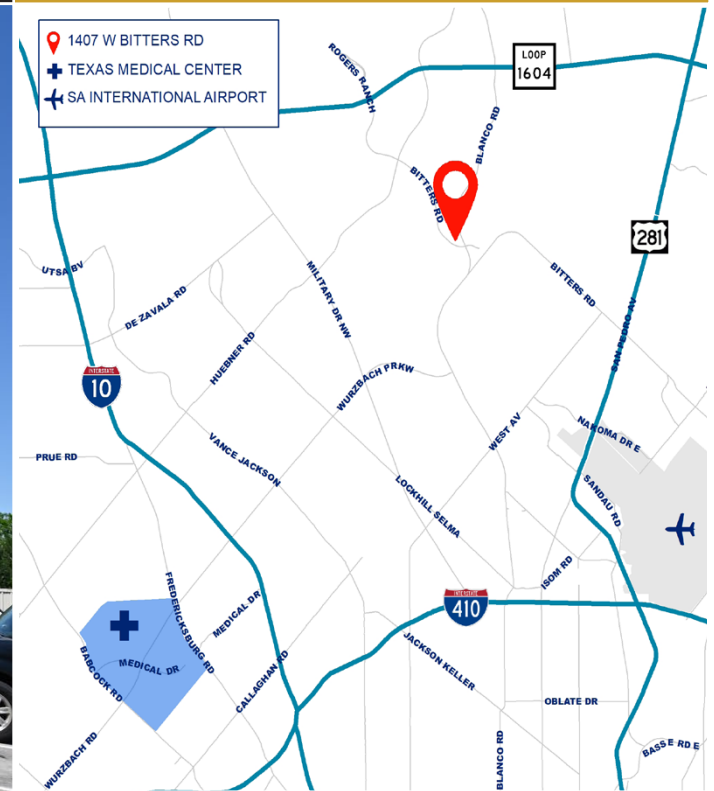




**1407 W Bitters Rd**  
 W Bitters Rd & Blanco Rd

**Storefront Office/Medical  
 For Lease**



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 San Antonio TX 78230  
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# Table of Contents

<b>SECTION 1</b>	Maps
<b>SECTION 2</b>	Plans
<b>SECTION 3</b>	Photos
<b>SECTION 4</b>	Property Summary
<b>SECTION 5</b>	Quote Sheet
<b>SECTION 6</b>	San Antonio Overview
<b>SECTION 7</b>	Office Market Snapshot
<b>SECTION 8</b>	Demographics
<b>SECTION 9</b>	TREC Agency Disclosure

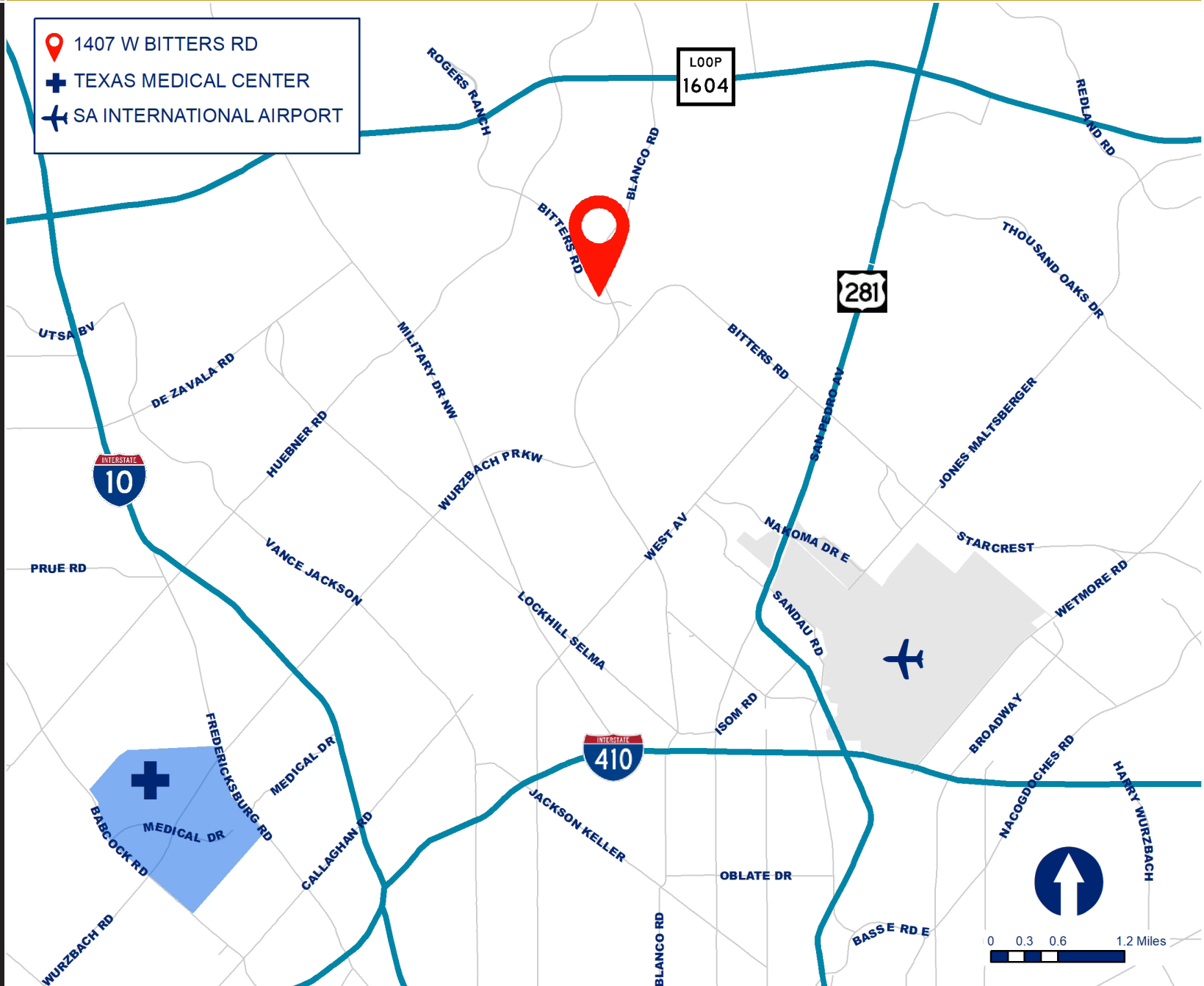
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# City Location Map

- 1407 W BITTERS RD
- TEXAS MEDICAL CENTER
- SA INTERNATIONAL AIRPORT

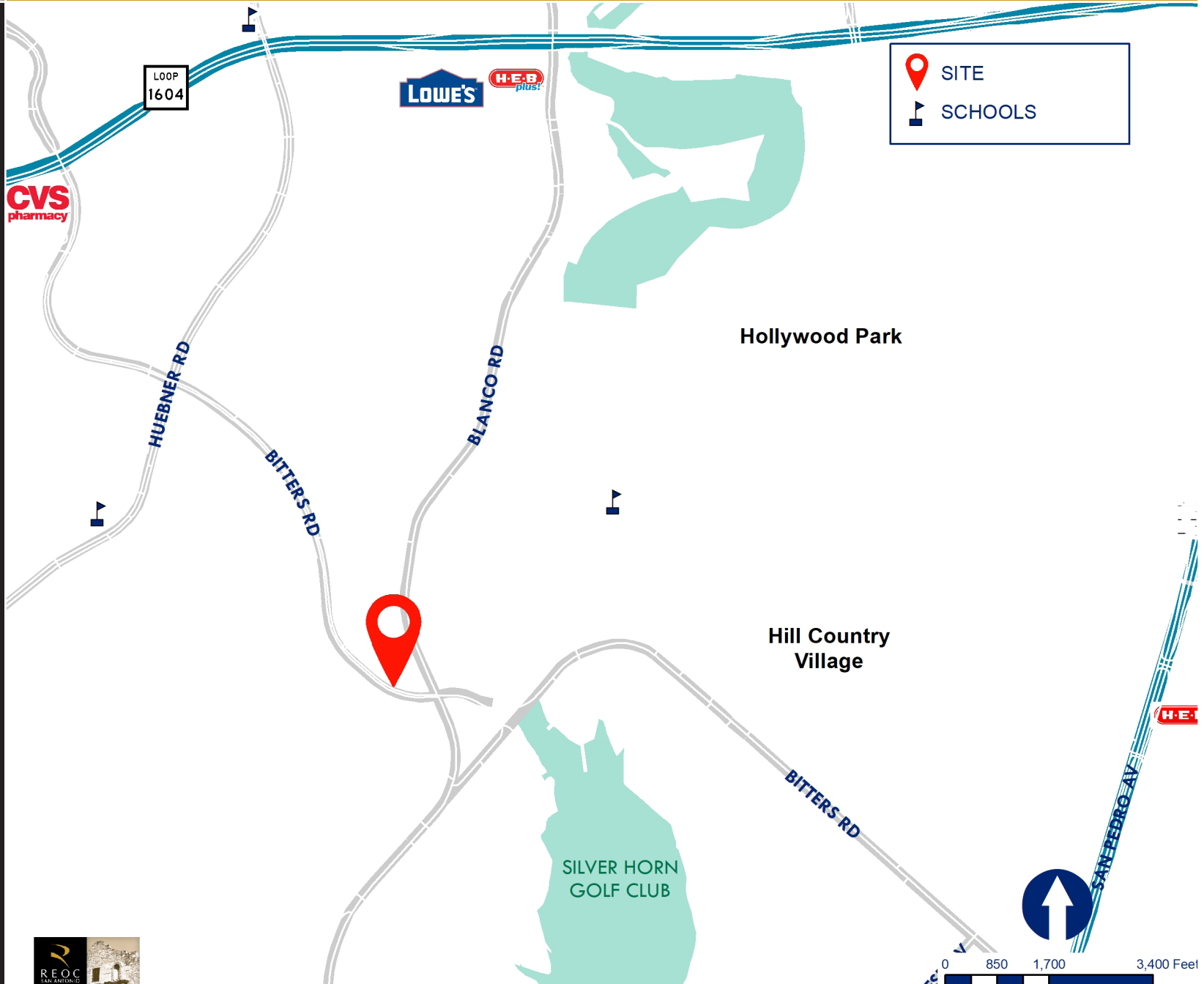


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# Area Location Map



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# Site Aerial

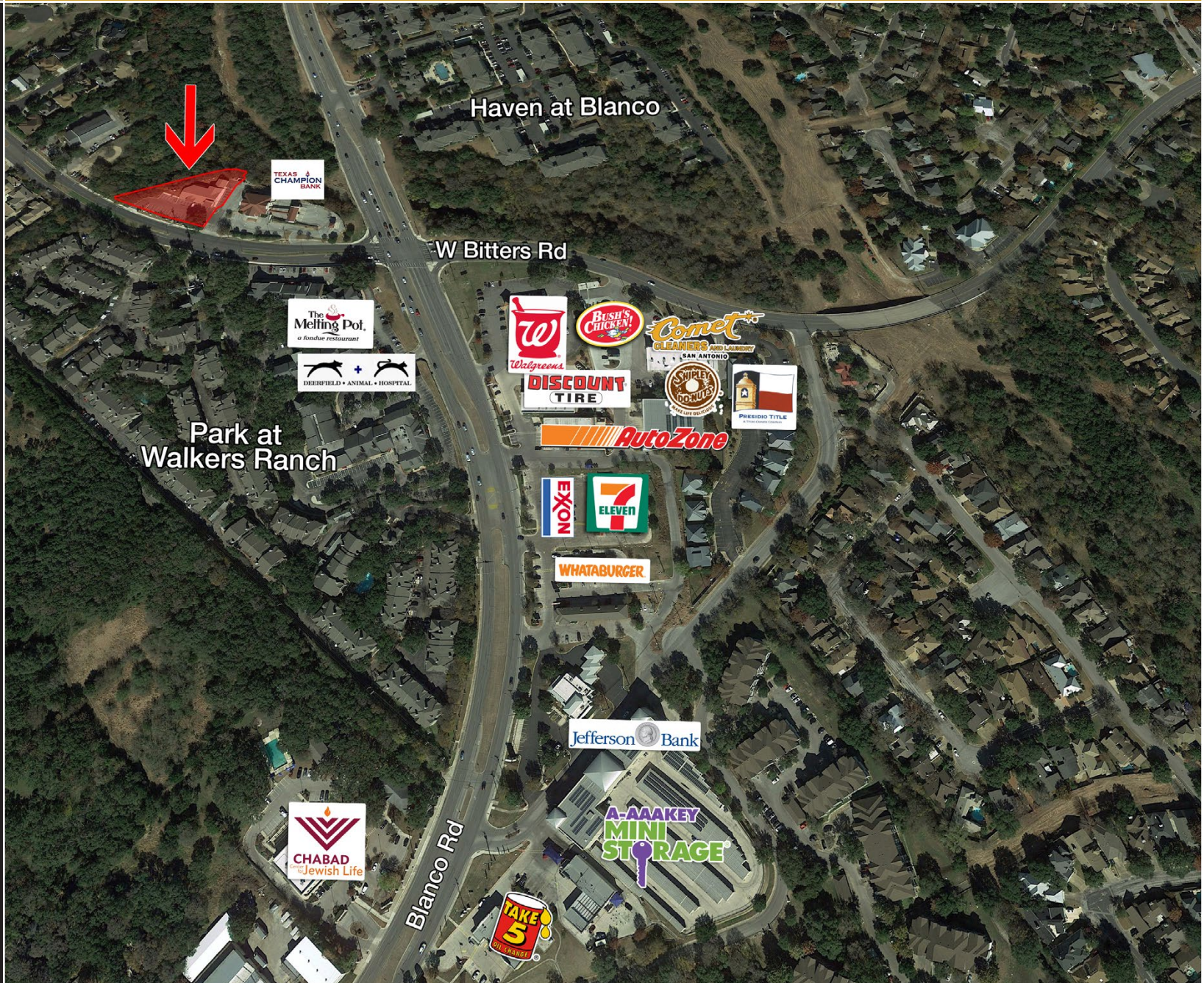


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# Oblique Aerial Photo

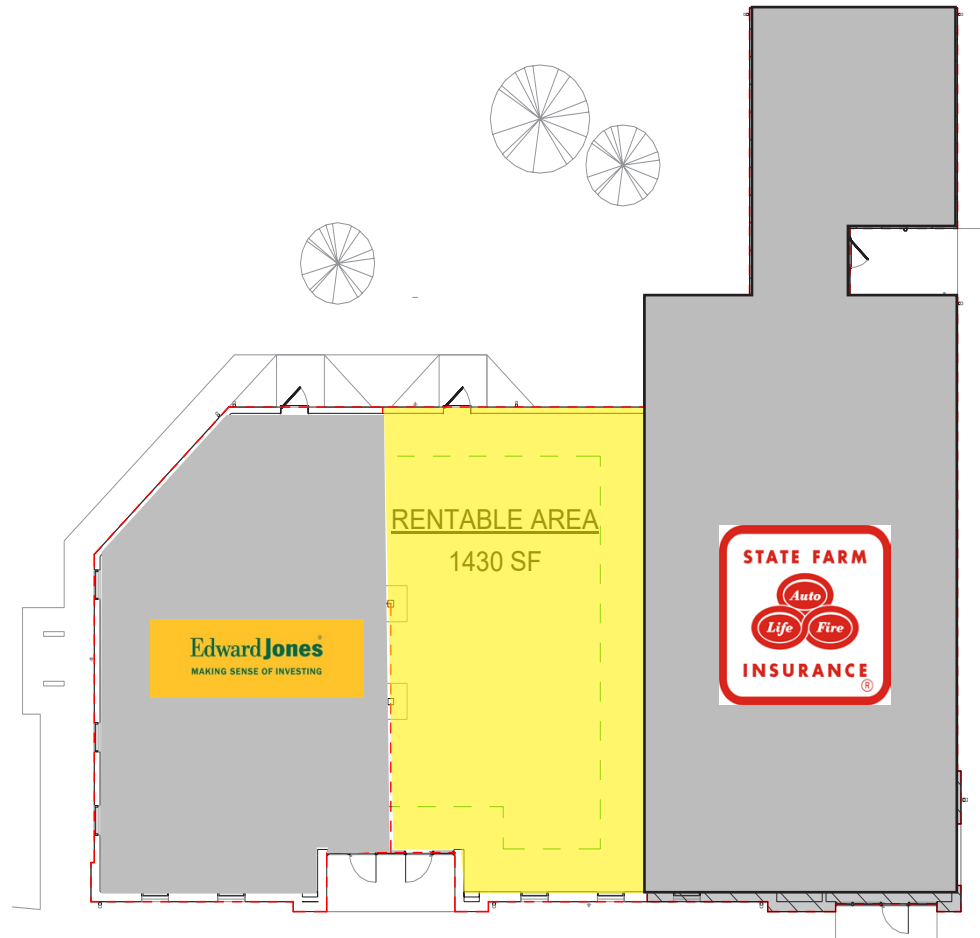


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# Floor Plan



Total Available 1,430 SF

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# Photos



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# Photos



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# Property Summary

Address	1407 W Bitters Rd
Location	W Bitters Rd & Blanco Rd
Property Details	5,000 SF Office Building 0.732 Acres
Legal Description	NCB 18350 BLK 2 LOT 3 EXC S 416.52 FT (0.048 AC) RIVER CITY FEDERAL CREDIT UNION)
Zoning	C-3
Year Built	2017
Floors	1
Road Frontage	Bitters Rd

## Comments

- Highly visible from Bitters
- Easy access to Wurzbach Parkway, US 281 and Loop 1604
- Convenient to San Antonio International Airport
- Multiple access points off Bitters
- Ample parking
- New construction in 2017
- Shell space ready for immediate build-out

## Traffic Counts

Blanco Rd, South of Bitters; 27,214 vpd (2019)

Source: TxDOT Statewide & Planning Map

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# Quote Sheet

Square Footage Available	Largest Available Area	1,430
	Largest Contiguous Area	1,430
	Smallest Available Space	1,430

(Note: All above figures in Rentable Square Feet)

Base Rental \$20.00 NNN

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

Triple Net \$8.56

Term Three (3) to Five (5) 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 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

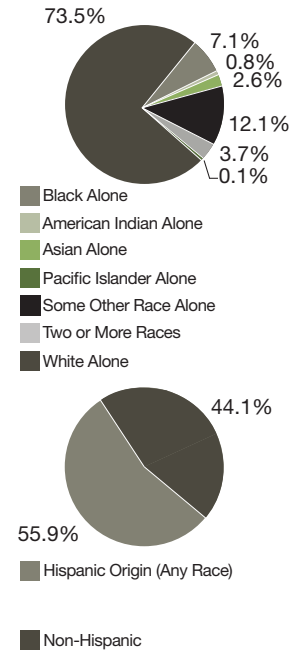
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

## San Antonio-New Braunfels Metro Area

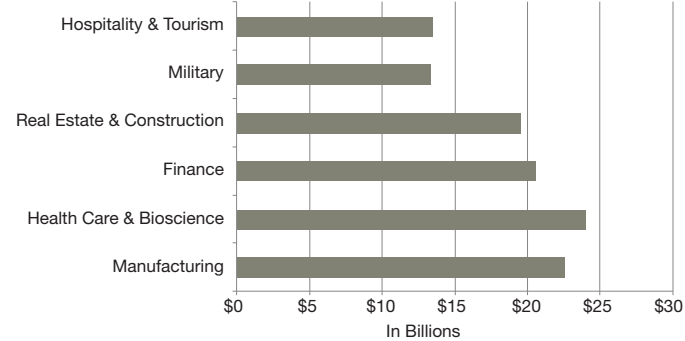
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2018 Estimate	2,511,792	35.4	892,489
2023 Projection	2,748,963	36.1	976,679

	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



## 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.

Sources: U.S. Census; ESRI 2014 Estimates; U.S. Census Bureau 2010, ESRI forecasts for 2018 & 2023; Fortune

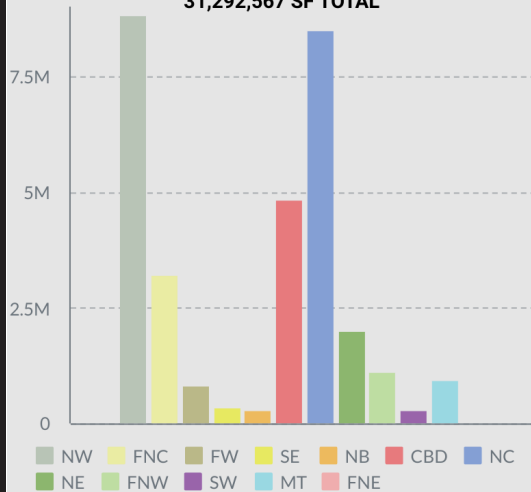
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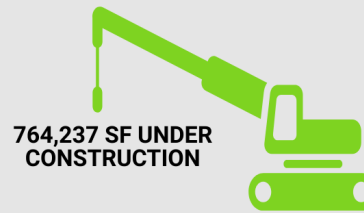


# Office Market Snapshot - 3Q 2020

**Citywide Inventory**  
31,292,567 SF TOTAL



**Development**



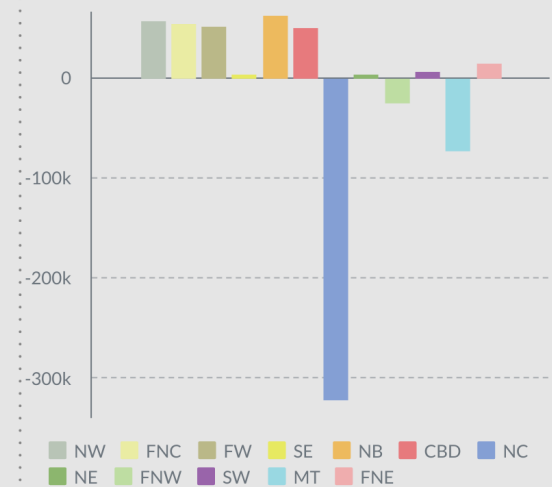
**DELIVERED 2020**

The Soto	MT	140,600 SF
		<b>228,935 SF</b>

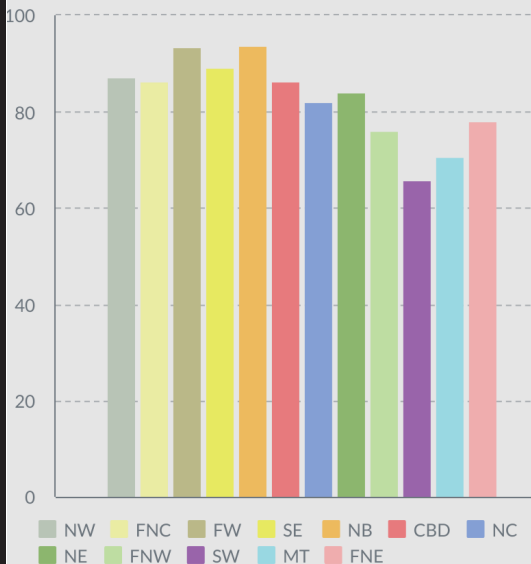
**LARGEST PROJECTS UNDER CONSTRUCTION**

The Light Building	MT	148,347 SF
Oxbow at the Pearl	MT	123,000 SF
Ridgewood Plaza II	FNC	120,000 SF
Concord Park III	FNC	101,000 SF

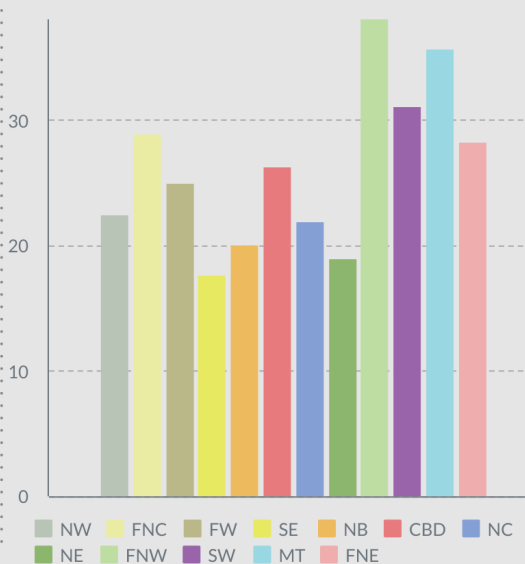
**YTD 2020 Direct Absorption**  
(118,503 SF)



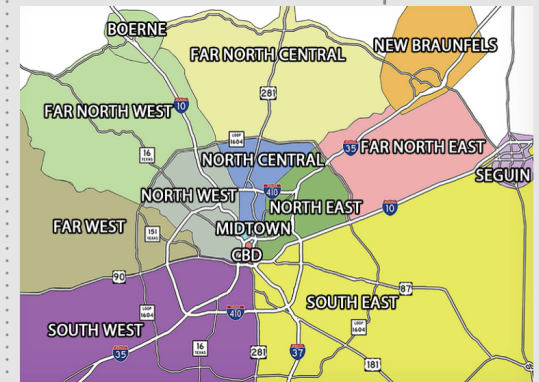
**Direct Occupancy**  
26,451,537 SF  
**84.5%**  
vs 3Q19



**Average Quoted Rent**  
\$24.35/SF/YR Full Service  
vs 3Q19



**Submarket Map**



- Submarkets**
- SE: South East
  - SW: South West
  - MT: Midtown
  - NW: North West
  - FNC: Far North Central
  - FW: Far West
  - FNW: Far North West
  - SE: South East
  - NB: New Braunfels
  - CBD: Central Business District
  - NC: North Central
  - NE: North East
  - FNE: Far North East

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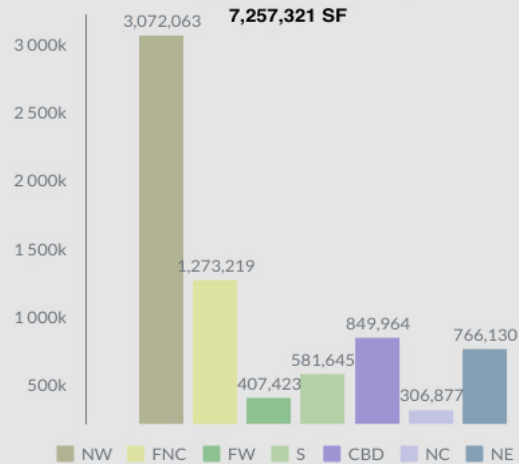
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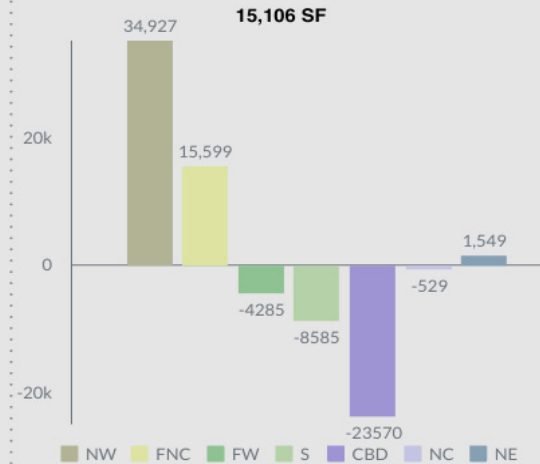


# Medical Office Market Snapshot - 3Q 2019

**Citywide Inventory**



**YTD Absorption**



**Healthcare Industry**

- \$28.4 Billion Economic Impact - 6x more vs. 1990
- 1 in 6 employed in Medical/Bioscience Sector
- 50,000 net new jobs over past decade

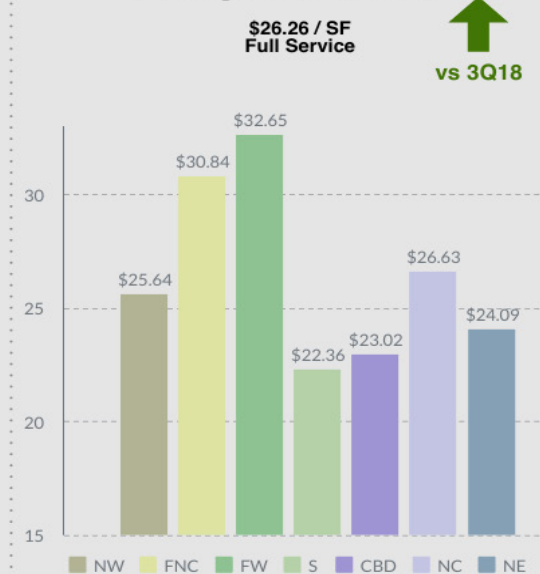
**South Texas Medical Center Key Facts**

- 12 major hospitals
- 5.6 million annual patient visits
- 46,000 total employment
- 40+ medical/professional office buildings

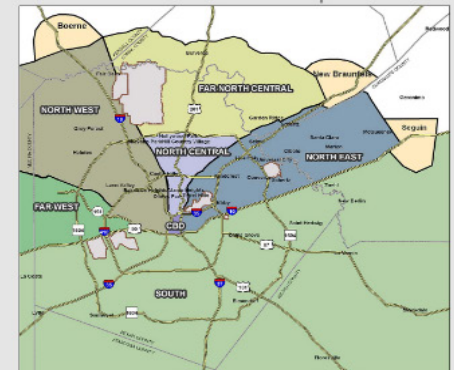
**Direct Occupancy**



**Average Quoted Rent**



**Submarket Map**



**Submarkets**

NW: North West      CBD: Central Business District  
 FNC: Far North Central      NC: North Central  
 FW: Far West      NE: North East  
 S: South

**Market Intelligence Guided by Experience**

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Source: REOC San Antonio. Statistical Information is calculated for all multi-tenant medical office buildings 20,000 sq. ft. and larger (excluding Single-Tenant, Owner-Occupied, Government & Clinical Facilities). Average Rental Rates reflect asking rental rates quoted on an annual full-service basis. Individual building rates are weighted by the total rentable square footage of the building. Although information has been obtained from sources deemed to be reliable, REOC, nor any of its members, makes no representations, warranties or promises regarding the accuracy of such information.

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# Demographics: 1-Mile

Summary	Census 2010		2020		2025	
Population	12,276		12,275		12,411	
Households	5,481		5,489		5,545	
Families	3,235		3,164		3,177	
Average Household Size	2.24		2.24		2.24	
Owner Occupied Housing Units	3,077		2,872		2,918	
Renter Occupied Housing Units	2,404		2,618		2,628	
Median Age	37.7		39.1		40.1	
Trends: 2020-2025 Annual Rate	Area		State		National	
Population	0.22%		1.54%		0.72%	
Households	0.20%		1.51%		0.72%	
Families	0.08%		1.47%		0.64%	
Owner HHs	0.32%		1.53%		0.72%	
Median Household Income	1.69%		1.43%		1.60%	
Households by Income			2020		2025	
			Number	Percent	Number	Percent
<\$15,000			344	6.3%	335	6.0%
\$15,000 - \$24,999			301	5.5%	274	4.9%
\$25,000 - \$34,999			484	8.8%	457	8.2%
\$35,000 - \$49,999			871	15.9%	806	14.5%
\$50,000 - \$74,999			909	16.6%	898	16.2%
\$75,000 - \$99,999			739	13.5%	757	13.7%
\$100,000 - \$149,999			744	13.6%	791	14.3%
\$150,000 - \$199,999			587	10.7%	660	11.9%
\$200,000+			511	9.3%	567	10.2%
Median Household Income			\$69,041		\$75,061	
Average Household Income			\$99,312		\$108,333	
Per Capita Income			\$44,501		\$48,513	
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	664	5.4%	599	4.9%	623	5.0%
5 - 9	736	6.0%	602	4.9%	606	4.9%
10 - 14	753	6.1%	642	5.2%	587	4.7%
15 - 19	661	5.4%	685	5.6%	567	4.6%
20 - 24	976	7.9%	757	6.2%	713	5.7%
25 - 34	1,902	15.5%	2,002	16.3%	1,967	15.8%
35 - 44	1,659	13.5%	1,755	14.3%	2,100	16.9%
45 - 54	1,921	15.6%	1,513	12.3%	1,422	11.5%
55 - 64	1,719	14.0%	1,663	13.5%	1,487	12.0%
65 - 74	781	6.4%	1,340	10.9%	1,356	10.9%
75 - 84	379	3.1%	541	4.4%	783	6.3%
85+	127	1.0%	176	1.4%	202	1.6%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,600	86.3%	10,228	83.3%	10,186	82.1%
Black Alone	384	3.1%	446	3.6%	480	3.9%
American Indian Alone	46	0.4%	49	0.4%	49	0.4%
Asian Alone	336	2.7%	453	3.7%	538	4.3%
Pacific Islander Alone	7	0.1%	9	0.1%	10	0.1%
Some Other Race Alone	595	4.8%	716	5.8%	742	6.0%
Two or More Races	309	2.5%	374	3.0%	407	3.3%
Hispanic Origin (Any Race)	3,710	30.2%	4,401	35.9%	4,761	38.4%

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: 3-Mile

Summary	Census 2010		2020		2025	
Population	84,475		88,979		91,718	
Households	37,500		39,352		40,489	
Families	22,432		23,195		23,791	
Average Household Size	2.24		2.25		2.26	
Owner Occupied Housing Units	20,466		20,511		21,228	
Renter Occupied Housing Units	17,034		18,841		19,262	
Median Age	38.3		39.8		40.3	
Trends: 2020-2025 Annual Rate	Area		State		National	
Population	0.61%		1.54%		0.72%	
Households	0.57%		1.51%		0.72%	
Families	0.51%		1.47%		0.64%	
Owner HHs	0.69%		1.53%		0.72%	
Median Household Income	1.02%		1.43%		1.60%	
Households by Income	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	3,023	7.7%	2,990	7.4%		
\$15,000 - \$24,999	3,053	7.8%	2,878	7.1%		
\$25,000 - \$34,999	3,434	8.7%	3,374	8.3%		
\$35,000 - \$49,999	5,103	13.0%	4,995	12.3%		
\$50,000 - \$74,999	6,418	16.3%	6,661	16.5%		
\$75,000 - \$99,999	4,624	11.8%	4,832	11.9%		
\$100,000 - \$149,999	5,328	13.5%	5,569	13.8%		
\$150,000 - \$199,999	3,487	8.9%	3,747	9.3%		
\$200,000+	4,881	12.4%	5,442	13.4%		
Median Household Income	\$68,110		\$71,664			
Average Household Income	\$108,256		\$116,929			
Per Capita Income	\$47,256		\$50,890			
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,743	5.6%	4,489	5.0%	4,763	5.2%
5 - 9	4,963	5.9%	4,654	5.2%	4,748	5.2%
10 - 14	5,297	6.3%	5,220	5.9%	4,842	5.3%
15 - 19	5,148	6.1%	5,161	5.8%	4,985	5.4%
20 - 24	6,235	7.4%	6,182	6.9%	6,099	6.6%
25 - 34	12,261	14.5%	12,787	14.4%	13,697	14.9%
35 - 44	10,994	13.0%	11,755	13.2%	12,565	13.7%
45 - 54	12,915	15.3%	11,195	12.6%	11,122	12.1%
55 - 64	11,315	13.4%	11,779	13.2%	11,111	12.1%
65 - 74	6,091	7.2%	9,384	10.5%	9,881	10.8%
75 - 84	3,272	3.9%	4,617	5.2%	5,928	6.5%
85+	1,241	1.5%	1,758	2.0%	1,977	2.2%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	69,928	82.8%	71,032	79.8%	72,132	78.6%
Black Alone	3,266	3.9%	3,766	4.2%	4,024	4.4%
American Indian Alone	404	0.5%	447	0.5%	463	0.5%
Asian Alone	2,834	3.4%	4,040	4.5%	4,891	5.3%
Pacific Islander Alone	61	0.1%	74	0.1%	83	0.1%
Some Other Race Alone	5,495	6.5%	6,538	7.3%	6,740	7.3%
Two or More Races	2,488	2.9%	3,082	3.5%	3,385	3.7%
Hispanic Origin (Any Race)	29,170	34.5%	35,097	39.4%	38,112	41.6%

**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	207,262		229,029		240,593	
Households	89,479		99,554		104,599	
Families	53,059		57,390		59,906	
Average Household Size	2.30		2.29		2.29	
Owner Occupied Housing Units	47,610		47,459		49,226	
Renter Occupied Housing Units	41,869		52,095		55,373	
Median Age	36.4		37.4		37.8	
<b>Trends: 2020-2025 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	0.99%		1.54%		0.72%	
Households	0.99%		1.51%		0.72%	
Families	0.86%		1.47%		0.64%	
Owner HHs	0.73%		1.53%		0.72%	
Median Household Income	1.07%		1.43%		1.60%	
<b>Households by Income</b>			<b>2020</b>		<b>2025</b>	
			Number	Percent	Number	Percent
<\$15,000			9,420	9.5%	9,439	9.0%
\$15,000 - \$24,999			8,031	8.1%	7,681	7.3%
\$25,000 - \$34,999			8,552	8.6%	8,450	8.1%
\$35,000 - \$49,999			12,838	12.9%	12,801	12.2%
\$50,000 - \$74,999			17,800	17.9%	18,877	18.0%
\$75,000 - \$99,999			12,088	12.1%	12,919	12.4%
\$100,000 - \$149,999			15,238	15.3%	16,726	16.0%
\$150,000 - \$199,999			7,178	7.2%	8,145	7.8%
\$200,000+			8,408	8.4%	9,559	9.1%
Median Household Income			\$63,060		\$66,509	
Average Household Income			\$93,111		\$100,654	
Per Capita Income			\$40,413		\$43,696	
<b>Population by Age</b>	<b>Census 2010</b>		<b>2020</b>		<b>2025</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,125	5.9%	12,095	5.3%	13,093	5.4%
5 - 9	12,522	6.0%	12,142	5.3%	12,515	5.2%
10 - 14	13,288	6.4%	12,913	5.6%	12,340	5.1%
15 - 19	13,010	6.3%	13,014	5.7%	12,553	5.2%
20 - 24	17,247	8.3%	17,858	7.8%	18,160	7.5%
25 - 34	31,587	15.2%	38,224	16.7%	41,466	17.2%
35 - 44	27,435	13.2%	30,952	13.5%	34,651	14.4%
45 - 54	30,329	14.6%	27,522	12.0%	27,401	11.4%
55 - 64	24,664	11.9%	27,795	12.1%	26,715	11.1%
65 - 74	13,670	6.6%	21,128	9.2%	22,970	9.5%
75 - 84	8,123	3.9%	10,788	4.7%	13,707	5.7%
85+	3,261	1.6%	4,595	2.0%	5,025	2.1%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2020</b>		<b>2025</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	166,791	80.5%	176,816	77.2%	182,691	75.9%
Black Alone	9,062	4.4%	10,969	4.8%	11,935	5.0%
American Indian Alone	1,156	0.6%	1,318	0.6%	1,388	0.6%
Asian Alone	8,187	4.0%	12,159	5.3%	14,930	6.2%
Pacific Islander Alone	193	0.1%	253	0.1%	292	0.1%
Some Other Race Alone	15,262	7.4%	18,885	8.2%	19,733	8.2%
Two or More Races	6,611	3.2%	8,628	3.8%	9,624	4.0%
Hispanic Origin (Any Race)	80,636	38.9%	100,672	44.0%	110,598	46.0%

**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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# 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.

**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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Designated Broker of Firm	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
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**Regulated by the Texas Real Estate Commission** Information available at [www.trec.texas.gov](http://www.trec.texas.gov)