

# Marbach Square

7519 Marbach Rd San Antonio, Texas 78227

Retail For Lease &  
Pad Sites for Sale



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210 524 4000



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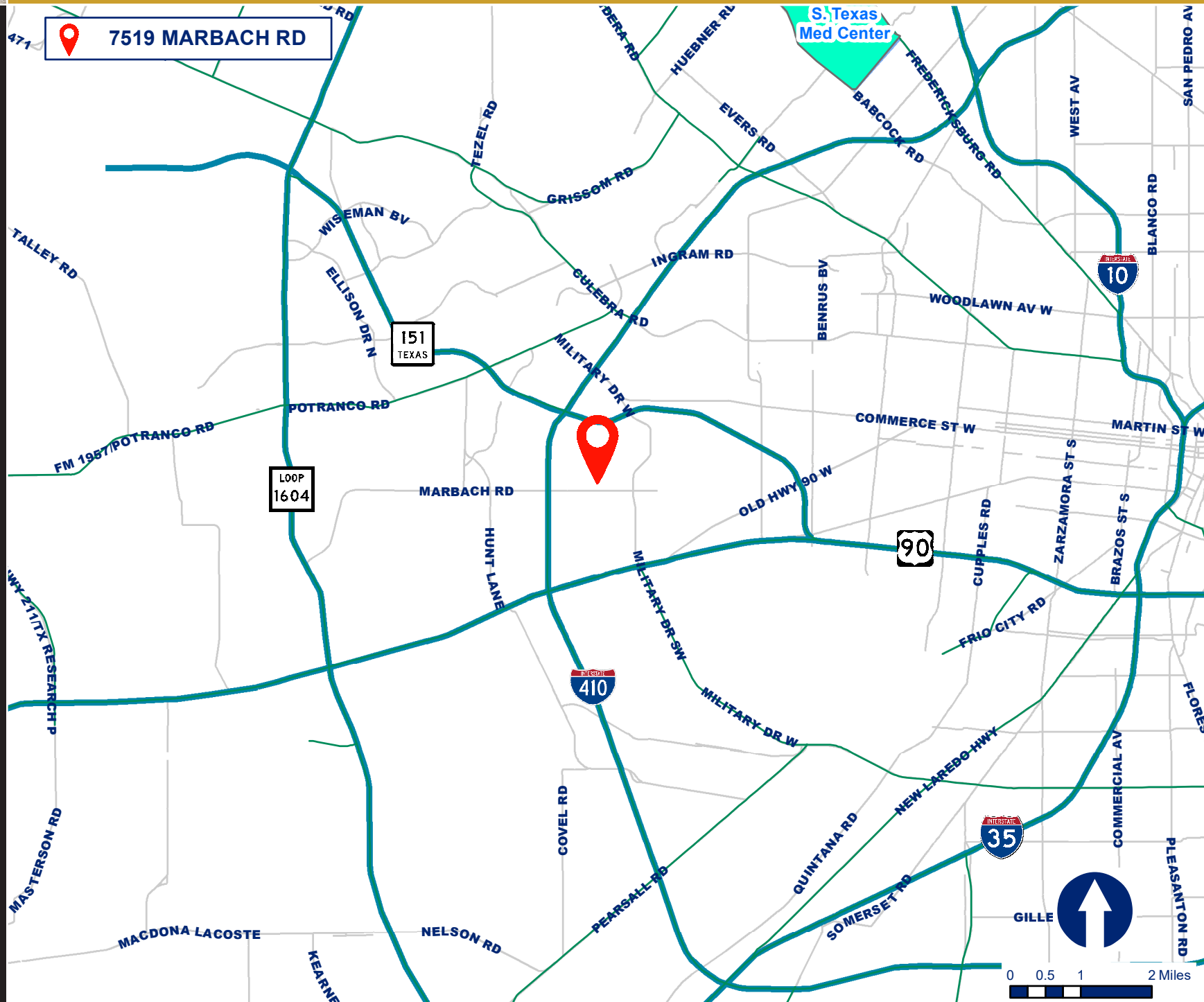
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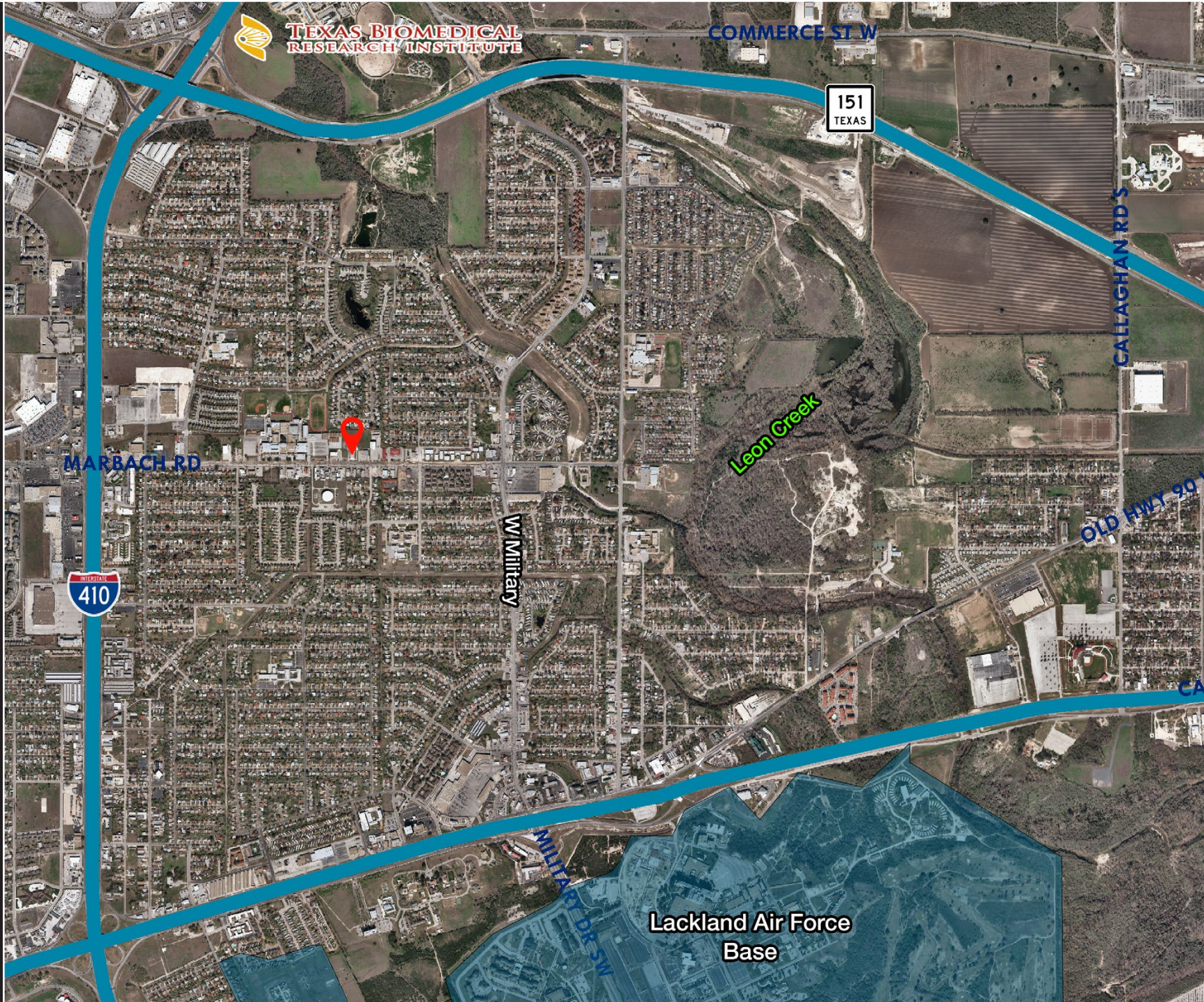
# City Location Map



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# Aerial Location Map



**TEXAS BIOMEDICAL  
RESEARCH INSTITUTE**

COMMERCE ST W

151  
TEXAS

CALLAGHAN RD S

MARBACH RD

Leon Creek

OLD HWY 90

410  
INTERSTATE

W Military

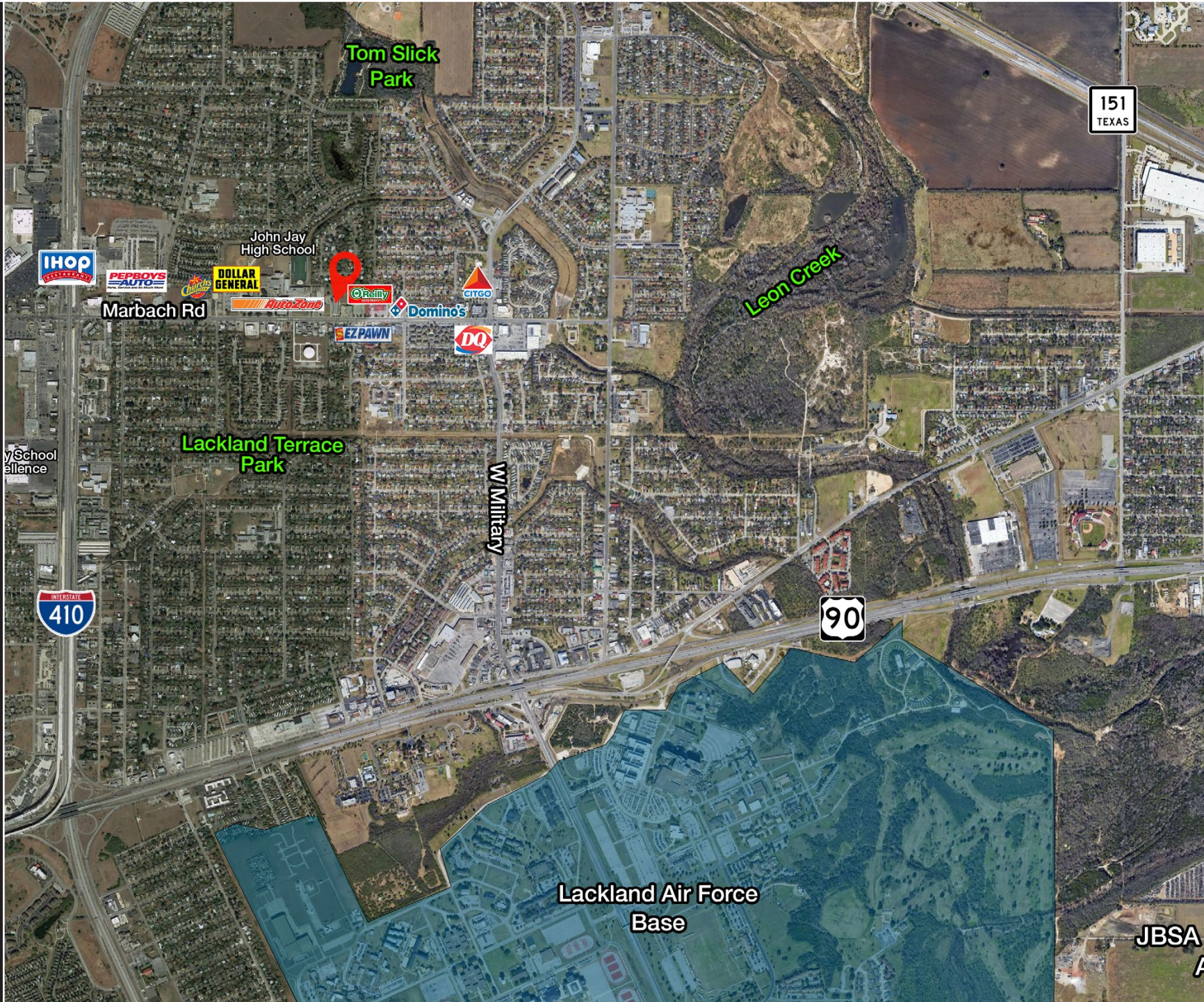
MILITARY DR SW

Lackland Air Force  
Base

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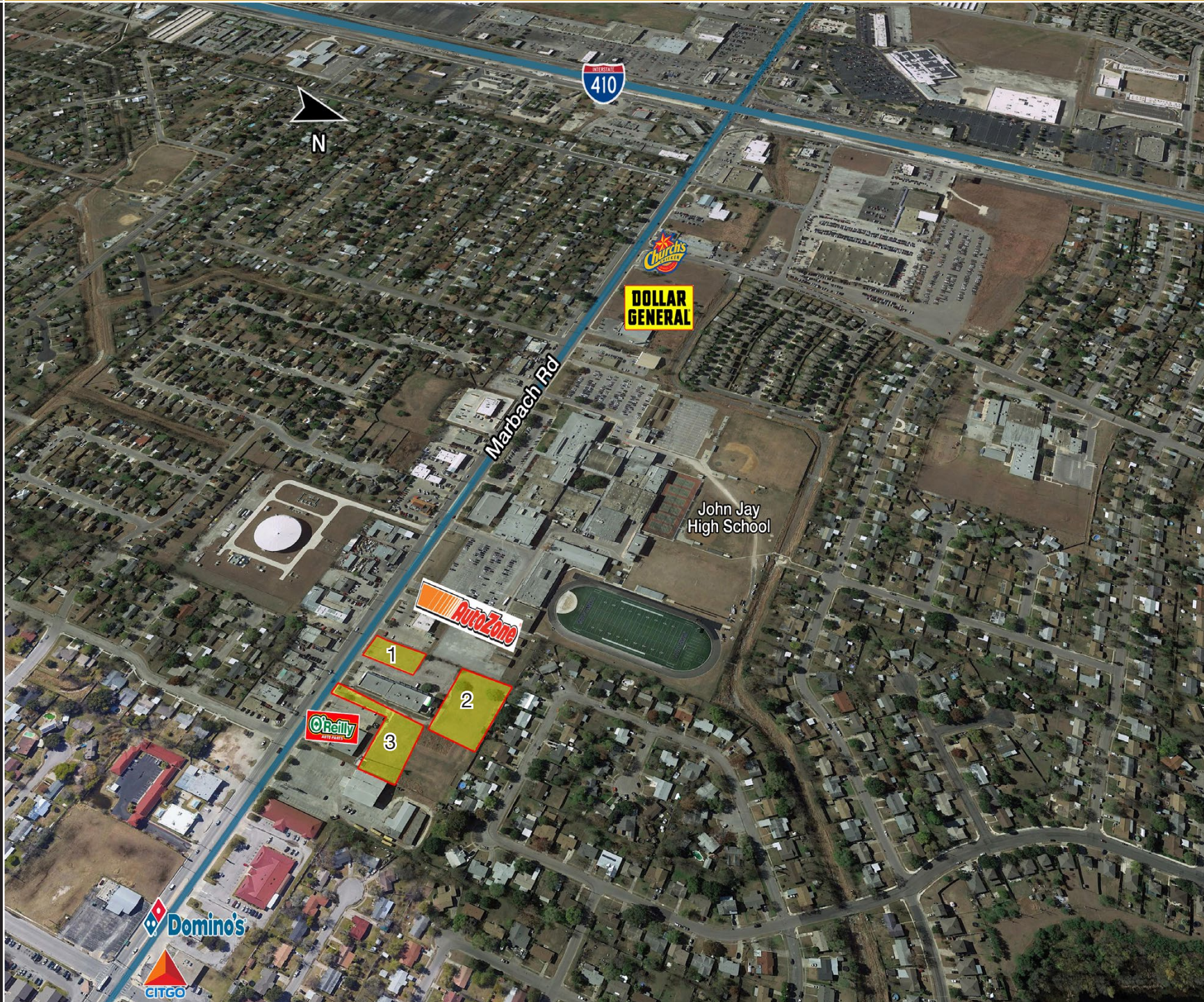
# Aerial Map



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# Oblique Aerial



Marbach Rd

John Jay High School



1

2



3



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# Site Aerial



2  
.884 ac\*

3  
.8044 ac\*

1  
~.39 ac

1,100 SF  
Retail  
For Lease

MARBACH RD

MARBACH RD

RAWHIDE LN

\* Reported acreage size sourced from BCAD (Bexar County Appraisal District)

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# Photos



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# Property Summary

Address	7519 Marbach Rd San Antonio, TX 78227
Location	Marbach Rd between John Jay High school and Rawhide Ln.
Property Details	3.158 acres 137,580 SF
Legal Description	NCB 15363 BLK 45 LOT S 312.33 FT OF 9
Zoning	C-3
Road Frontage	210.9 on Marbach

## Comments

- Excellent visibility
- Very accessible
- Just inside Loop 410 on Marbach Rd.
- Great for a nail salon, cleaners drop off/pick up location, general retail or office
- Just past John Jay High school
- Ample parking
- In between Auto Zone and O'Reilly Auto Parts

## Traffic Counts

Marbach Rd at N Loop 410 access rd 25,565 vpd (2019)

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# Quote Sheet - Lease

Square Footage Available	Available Area	1,100 SF
Base Rental	\$12/SF/Yr	
First Month's Rental	Due upon execution of lease document by Tenant	
NNN	\$4.50/SF/Yr	
Term	Five (5) to ten (10) 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.	

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.



# Quote Sheet - Sale

<b>Sale Price</b>	Front Pad Site 1) \$15 PSF ~.39 acres (~7,141.88 sq ft)  Rear Pad Site 2) \$8.00 PSF .884 acres* 3) \$6.00 PSF .8044 acres*
<b>Title Commitment</b>	Delivered to Buyer within fourteen (14) days of contract Effective Date
<b>Disclosure</b>	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's representative.

\* Reported acreage size sourced from BCAD (Bexar County Appraisal District)

Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller.

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 sale 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.

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# San Antonio Overview

## Largest U.S. Cities

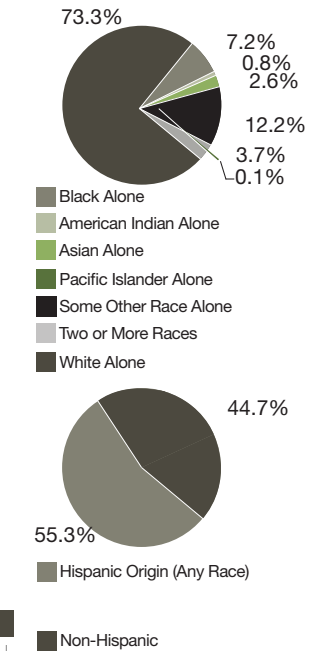
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

## 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
2021 Estimate	2,605,310	36.0	930,556
2026 Projection	2,834,097	36.7	1,013,865

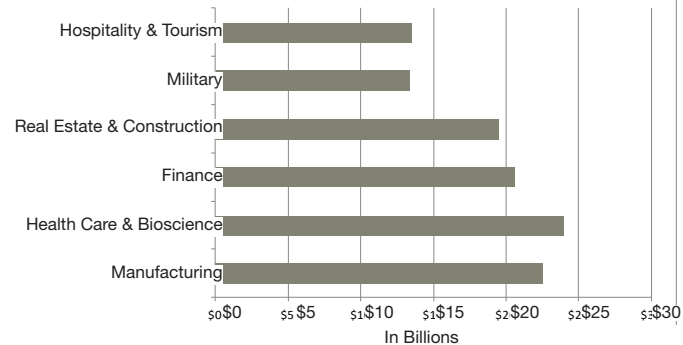
	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2021 Estimate	\$83,925	\$61,131	\$30,121
2026 Projection	\$93,430	\$67,188	\$33,557

## Ethnicity



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

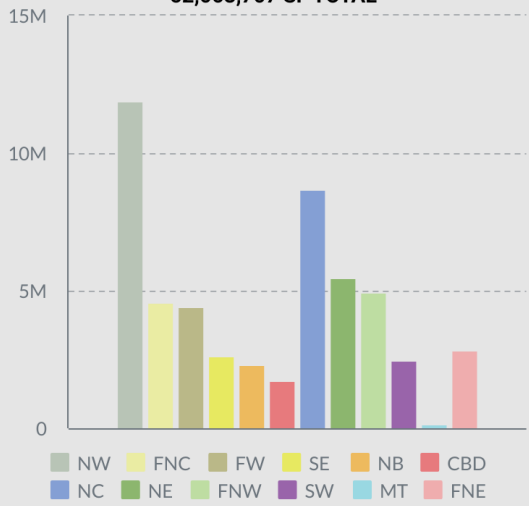
SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2021 & 2026; Fortune

# Retail Market Snapshot - 1Q 2022

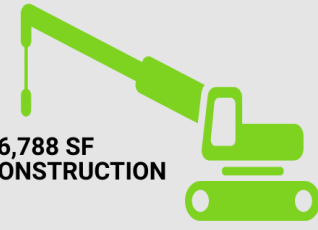
## Citywide Inventory

52,068,707 SF TOTAL



## Development

166,788 SF UNDER CONSTRUCTION



### PROJECTS DELIVERED Q1 2022

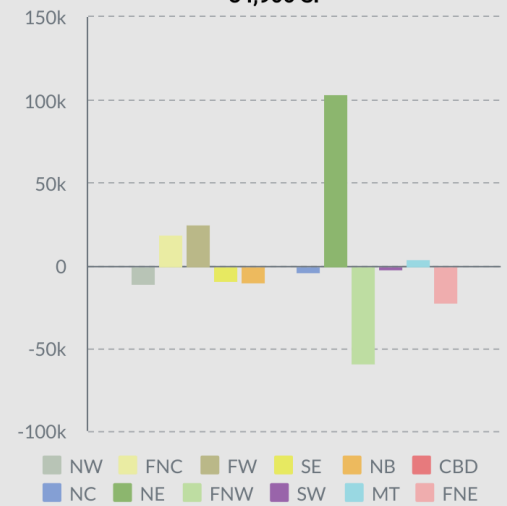
Tacara Stone Oak	FNC	19,512 SF
Dove Creek Highlands	FW	20,138 SF

### PROJECTS UNDER CONSTRUCTION

Escala Phase I	FW	48,487 SF
Napa Oaks	NW	47,500 SF
Culebra Square	FW	36,800 SF
The Shops at Redland Road	FNC	34,001 SF

## YTD Absorption

34,906 SF

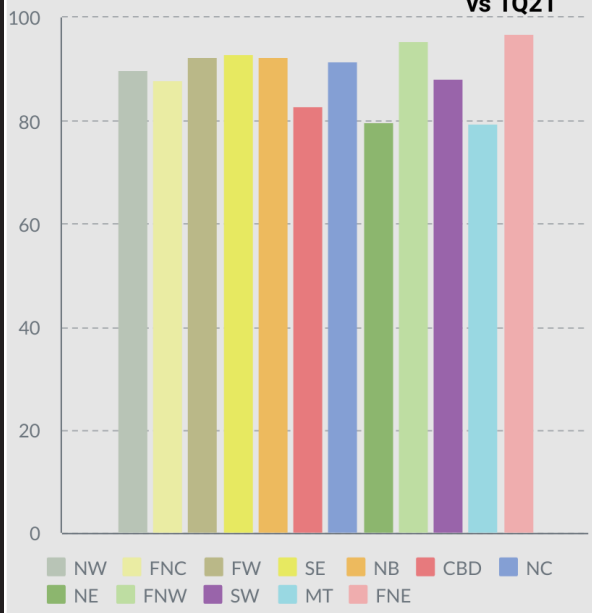


## Direct Occupancy

46,848,876 SF  
90.0%



vs Q1 21

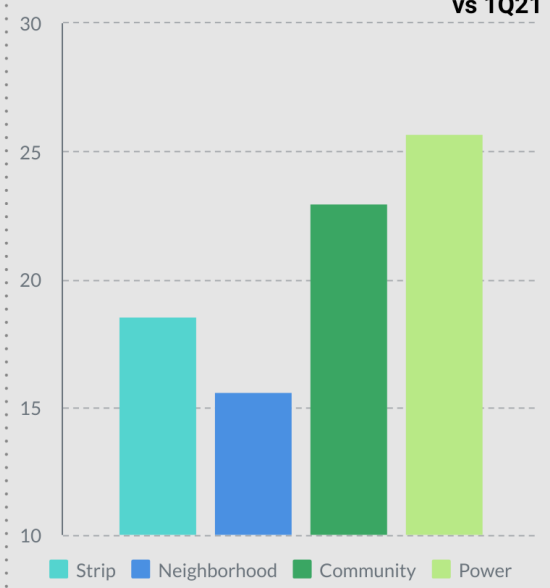


## Average Quoted Rent

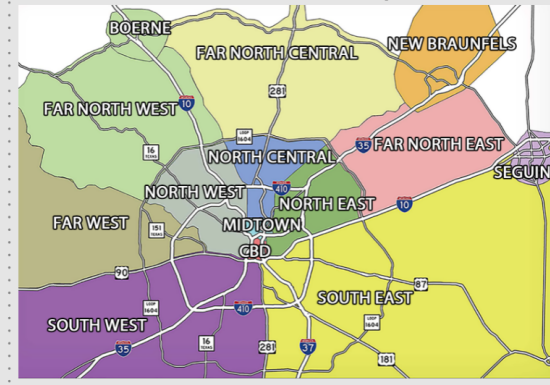
\$18.69/SF/YR  
NNN



vs Q1 21



## Submarket Map



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

*Market Intelligence Guided by Experience*  
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# Demographics: 1-Mile

<b>Summary</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
Population	16,680		17,200		17,689	
Households	5,407		5,581		5,743	
Families	4,100		4,170		4,278	
Average Household Size	3.08		3.08		3.08	
Owner Occupied Housing Units	3,434		3,487		3,670	
Renter Occupied Housing Units	1,973		2,094		2,073	
Median Age	31.8		33.0		34.3	
<b>Trends: 2021-2026 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	0.56%		1.54%		0.71%	
Households	0.57%		1.53%		0.71%	
Families	0.51%		1.49%		0.64%	
Owner HHs	1.03%		1.79%		0.91%	
Median Household Income	1.99%		2.15%		2.41%	
<b>Households by Income</b>			<b>2021</b>		<b>2026</b>	
		Number	Percent	Number	Percent	
<\$15,000		851	15.2%	768	13.4%	
\$15,000 - \$24,999		790	14.2%	728	12.7%	
\$25,000 - \$34,999		643	11.5%	625	10.9%	
\$35,000 - \$49,999		978	17.5%	965	16.8%	
\$50,000 - \$74,999		1,293	23.2%	1,437	25.0%	
\$75,000 - \$99,999		515	9.2%	596	10.4%	
\$100,000 - \$149,999		368	6.6%	444	7.7%	
\$150,000 - \$199,999		81	1.5%	116	2.0%	
\$200,000+		61	1.1%	65	1.1%	
Median Household Income		\$41,439		\$45,734		
Average Household Income		\$51,227		\$56,896		
Per Capita Income		\$16,620		\$18,468		
<b>Population by Age</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,424	8.5%	1,370	8.0%	1,379	7.8%
5 - 9	1,436	8.6%	1,379	8.0%	1,393	7.9%
10 - 14	1,409	8.4%	1,323	7.7%	1,410	8.0%
15 - 19	1,362	8.2%	1,235	7.2%	1,264	7.1%
20 - 24	1,222	7.3%	1,160	6.7%	1,112	6.3%
25 - 34	2,181	13.1%	2,670	15.5%	2,457	13.9%
35 - 44	2,052	12.3%	2,067	12.0%	2,329	13.2%
45 - 54	2,080	12.5%	1,826	10.6%	1,910	10.8%
55 - 64	1,494	9.0%	1,822	10.6%	1,796	10.2%
65 - 74	1,197	7.2%	1,285	7.5%	1,484	8.4%
75 - 84	715	4.3%	807	4.7%	840	4.7%
85+	108	0.6%	256	1.5%	318	1.8%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,801	70.8%	11,880	69.1%	12,269	69.4%
Black Alone	894	5.4%	939	5.5%	982	5.6%
American Indian Alone	163	1.0%	164	1.0%	167	0.9%
Asian Alone	138	0.8%	162	0.9%	181	1.0%
Pacific Islander Alone	6	0.0%	7	0.0%	7	0.0%
Some Other Race Alone	3,052	18.3%	3,375	19.6%	3,391	19.2%
Two or More Races	625	3.7%	673	3.9%	693	3.9%
Hispanic Origin (Any Race)	13,389	80.3%	14,348	83.4%	14,936	84.4%

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



# Demographics: 3-Mile

<b>Summary</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
Population	85,816		101,166		108,294	
Households	26,676		31,669		34,111	
Families	19,528		22,518		24,044	
Average Household Size	3.03		3.03		3.02	
Owner Occupied Housing Units	14,964		16,882		18,490	
Renter Occupied Housing Units	11,712		14,787		15,621	
Median Age	27.9		29.6		30.0	
<b>Trends: 2021-2026 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	1.37%		1.54%		0.71%	
Households	1.50%		1.53%		0.71%	
Families	1.32%		1.49%		0.64%	
Owner HHs	1.84%		1.79%		0.91%	
Median Household Income	1.48%		2.15%		2.41%	
<b>Households by Income</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	4,004	8.7%	3,747	12.6%	3,747	11.0%
\$15,000 - \$24,999	3,082	9.7%	2,929	9.7%	2,929	8.6%
\$25,000 - \$34,999	3,904	12.3%	3,934	12.3%	3,934	11.5%
\$35,000 - \$49,999	5,228	16.5%	5,411	16.5%	5,411	15.9%
\$50,000 - \$74,999	6,891	21.8%	7,647	21.8%	7,647	22.4%
\$75,000 - \$99,999	3,714	11.7%	4,376	11.7%	4,376	12.8%
\$100,000 - \$149,999	3,757	11.9%	4,613	11.9%	4,613	13.5%
\$150,000 - \$199,999	706	2.2%	989	2.2%	989	2.9%
\$200,000+	383	1.2%	464	1.2%	464	1.4%
Median Household Income	\$48,522		\$52,220			
Average Household Income	\$58,886		\$65,302			
Per Capita Income	\$19,177		\$21,264			
<b>Population by Age</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,465	8.7%	8,159	8.1%	8,807	8.1%
5 - 9	7,213	8.4%	7,768	7.7%	8,217	7.6%
10 - 14	6,990	8.1%	7,130	7.0%	7,826	7.2%
15 - 19	7,929	9.2%	8,096	8.0%	8,394	7.8%
20 - 24	8,847	10.3%	10,255	10.1%	10,369	9.6%
25 - 34	14,091	16.4%	18,381	18.2%	19,766	18.3%
35 - 44	10,640	12.4%	13,083	12.9%	14,620	13.5%
45 - 54	9,360	10.9%	9,832	9.7%	10,571	9.8%
55 - 64	6,556	7.6%	8,579	8.5%	8,535	7.9%
65 - 74	4,007	4.7%	5,960	5.9%	6,579	6.1%
75 - 84	2,170	2.5%	2,957	2.9%	3,486	3.2%
85+	547	0.6%	967	1.0%	1,124	1.0%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	58,853	68.6%	66,752	66.0%	71,251	65.8%
Black Alone	7,280	8.5%	9,413	9.3%	10,381	9.6%
American Indian Alone	786	0.9%	924	0.9%	982	0.9%
Asian Alone	1,393	1.6%	2,022	2.0%	2,416	2.2%
Pacific Islander Alone	186	0.2%	248	0.2%	283	0.3%
Some Other Race Alone	13,989	16.3%	17,511	17.3%	18,274	16.9%
Two or More Races	3,328	3.9%	4,297	4.2%	4,708	4.3%
Hispanic Origin (Any Race)	60,038	70.0%	73,776	72.9%	80,069	73.9%

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



# Demographics: 5-Mile

Summary	Census 2010		2021		2026	
Population	248,526		285,489		304,101	
Households	77,541		89,972		96,271	
Families	57,973		65,644		69,777	
Average Household Size	3.07		3.05		3.05	
Owner Occupied Housing Units	46,694		52,773		57,278	
Renter Occupied Housing Units	30,847		37,199		38,993	
Median Age	28.9		30.6		31.0	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.27%		1.54%		0.71%	
Households	1.36%		1.53%		0.71%	
Families	1.23%		1.49%		0.64%	
Owner HHS	1.65%		1.79%		0.91%	
Median Household Income	1.31%		2.15%		2.41%	
Households by Income	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	10,485	11.7%	9,703	10.1%	9,703	10.1%
\$15,000 - \$24,999	8,842	9.8%	8,310	8.6%	8,310	8.6%
\$25,000 - \$34,999	10,676	11.9%	10,502	10.9%	10,502	10.9%
\$35,000 - \$49,999	13,680	15.2%	13,916	14.5%	13,916	14.5%
\$50,000 - \$74,999	20,167	22.4%	22,218	23.1%	22,218	23.1%
\$75,000 - \$99,999	11,227	12.5%	13,031	13.5%	13,031	13.5%
\$100,000 - \$149,999	10,835	12.0%	13,294	13.8%	13,294	13.8%
\$150,000 - \$199,999	2,661	3.0%	3,620	3.8%	3,620	3.8%
\$200,000+	1,400	1.6%	1,677	1.7%	1,677	1.7%
Median Household Income	\$51,022		\$54,454		\$54,454	
Average Household Income	\$61,714		\$68,565		\$68,565	
Per Capita Income	\$20,025		\$22,260		\$22,260	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	21,723	8.7%	22,982	8.0%	24,777	8.1%
5 - 9	21,106	8.5%	22,234	7.8%	23,342	7.7%
10 - 14	20,128	8.1%	20,680	7.2%	22,513	7.4%
15 - 19	21,849	8.8%	22,143	7.8%	23,004	7.6%
20 - 24	22,947	9.2%	25,716	9.0%	26,386	8.7%
25 - 34	39,896	16.1%	49,064	17.2%	52,265	17.2%
35 - 44	31,918	12.8%	37,970	13.3%	41,749	13.7%
45 - 54	27,878	11.2%	29,038	10.2%	30,800	10.1%
55 - 64	20,689	8.3%	25,231	8.8%	24,915	8.2%
65 - 74	11,971	4.8%	18,723	6.6%	19,918	6.5%
75 - 84	6,673	2.7%	8,977	3.1%	11,172	3.7%
85+	1,749	0.7%	2,733	1.0%	3,260	1.1%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	173,978	70.0%	192,669	67.5%	204,609	67.3%
Black Alone	17,498	7.0%	22,410	7.8%	24,740	8.1%
American Indian Alone	2,388	1.0%	2,703	0.9%	2,850	0.9%
Asian Alone	3,986	1.6%	5,938	2.1%	7,161	2.4%
Pacific Islander Alone	463	0.2%	643	0.2%	741	0.2%
Some Other Race Alone	41,048	16.5%	49,537	17.4%	51,321	16.9%
Two or More Races	9,167	3.7%	11,591	4.1%	12,679	4.2%
Hispanic Origin (Any Race)	181,395	73.0%	213,289	74.7%	229,322	75.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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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.

<b>REOC General Partner, LLC</b>	<b>4933853</b>	<b>bharris@reocsanantonio.com</b>	<b>N/A</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<b>Brian Dale Harris</b>	<b>405243</b>	<b>bharris@reocsanantonio.com</b>	<b>N/A</b>
Designated Broker of Firm	License No.	Email	Phone

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

<b>Christopher Michael Morse</b>	<b>629643</b>	<b>mmorse@reocsanantonio.com</b>	<b>N/A</b>
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)