

Rental Rate  
\$20-PRSF \$18 PRSF



7461



# Cannon Oaks Tower

Office Building for Sale or Lease

Offered by:  
C. Michael Morse

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# Benefits

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## Property Highlights

Address	7461 Callaghan Rd, San Antonio, TX 78229
Location	Callaghan Rd and Fredericksburg Rd
Property Details	57,912 RSF Office Building 2.37 Acres
Legal Description	NCB 11627 BLK LOT 88 (DOCUCON SUBD)
Zoning	C-3
Year Built	1983
Floors	7
Parking Ratio	5.36 (per 1,000 SF)
Road Frontage	305.6 ft on Callaghan Rd

## Comments

- Aggressive market rates
- Building signage opportunity available for Tenants leasing 3 or more floors
- Quick & convenient access to IH-10 and Loop 410
- Entrance to buiding via Callaghan Rd and Mockingbird Lane
- Parking structure with covered parking

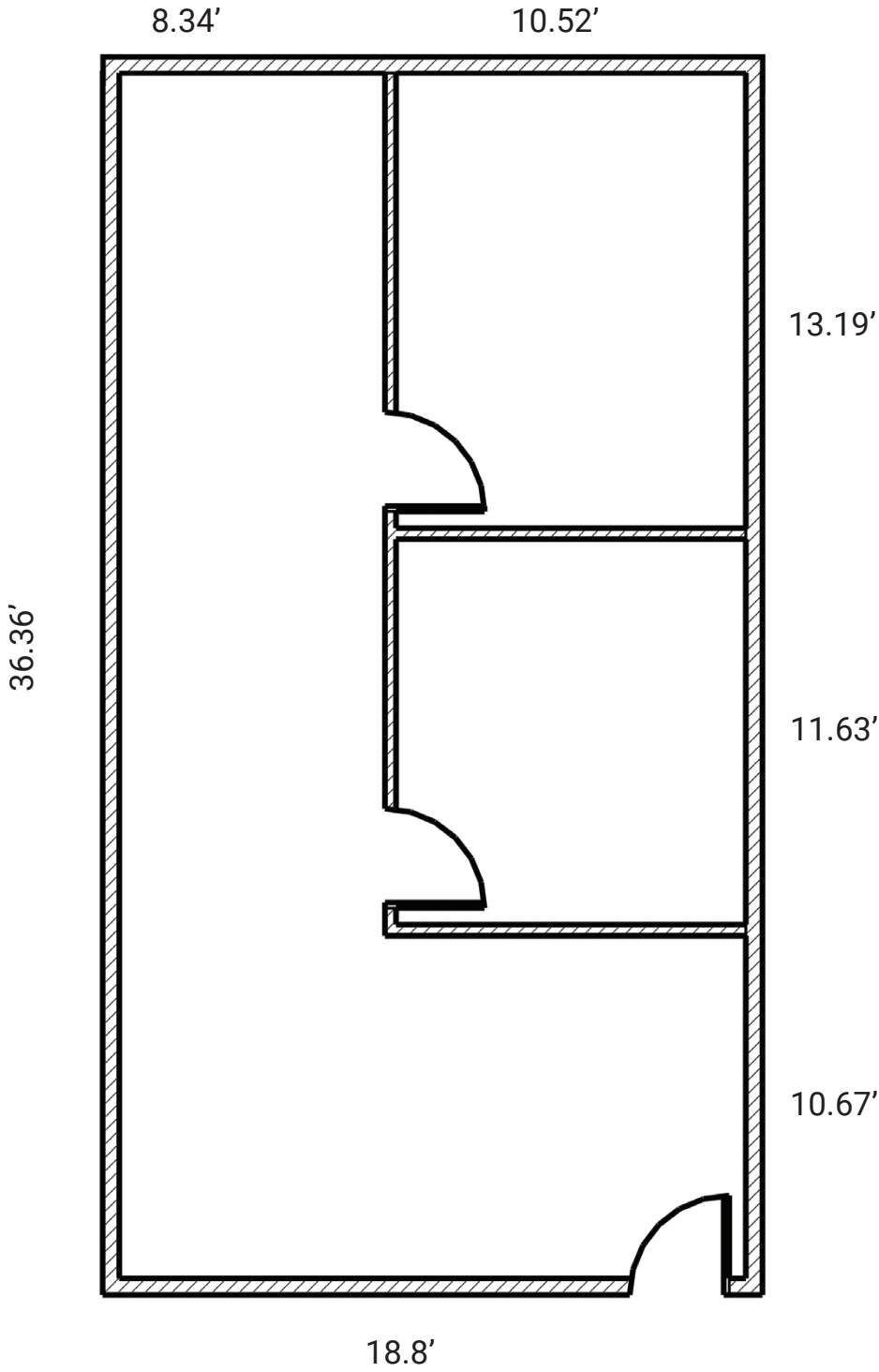
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# Floor Plans - Level 5

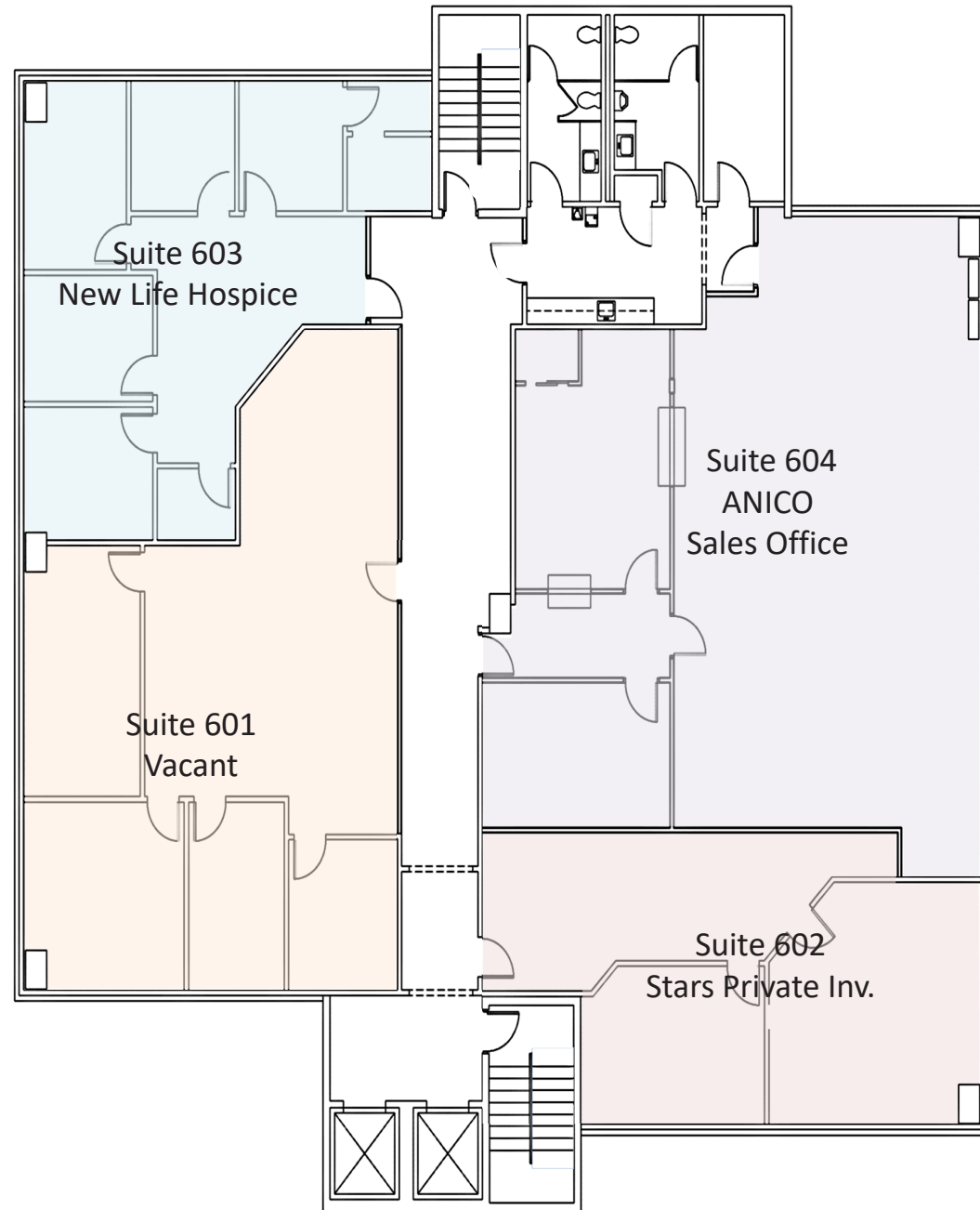


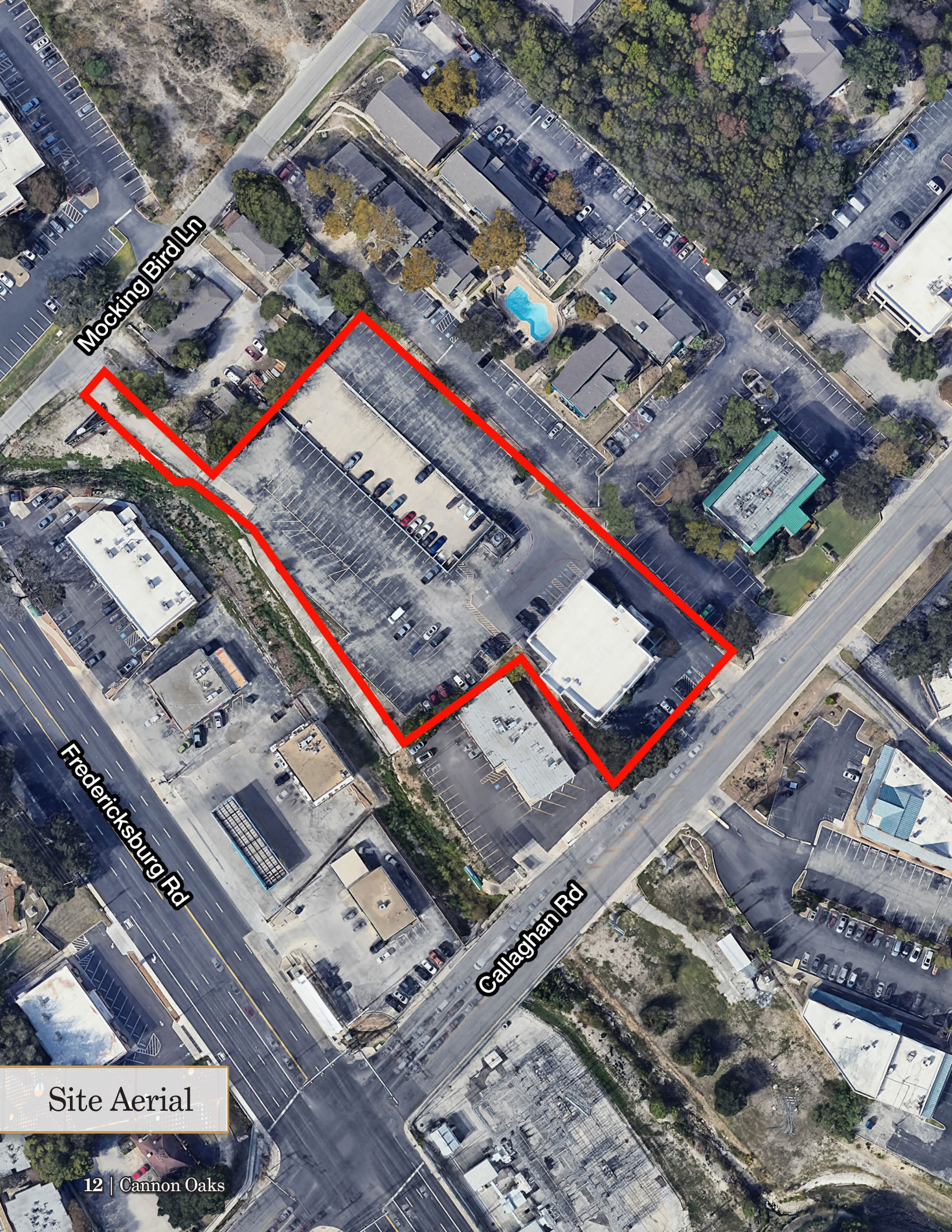
# Floor Plans - Suite 503



Disclaimer: Floor plan is for illustrative purposes only. All dimensions, layouts, and features are approximate and may vary from the actual property. No guarantee, warranty, or representation is made as to the accuracy or completeness of the information.

# Floor Plans - Level 6





# Availability & Rates

Floor	Suite	RSF
6	601	2,157 (Sublease)
5	503	990 (Sublease)
4	406	3,329
3	300	7,232
1	100	6,800 (Sublease)

<b>Lease Rate</b>	<del>\$20.00</del> \$18.00 FSG
<b>Total Available</b>	20,508 SF
<b>Sale Price</b>	Contact Broker for Pricing
<b>First Month's Rental</b>	Due upon execution of lease document by Tenant
<b>Term</b>	Five (5) to ten (10) years
<b>Improvements</b>	Negotiable
<b>Deposit</b>	Equal to one (1) month's Base Rental (typical)
<b>Financial Information</b>	Required prior to submission of lease document by Landlord
<b>Disclosure</b>	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, 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.

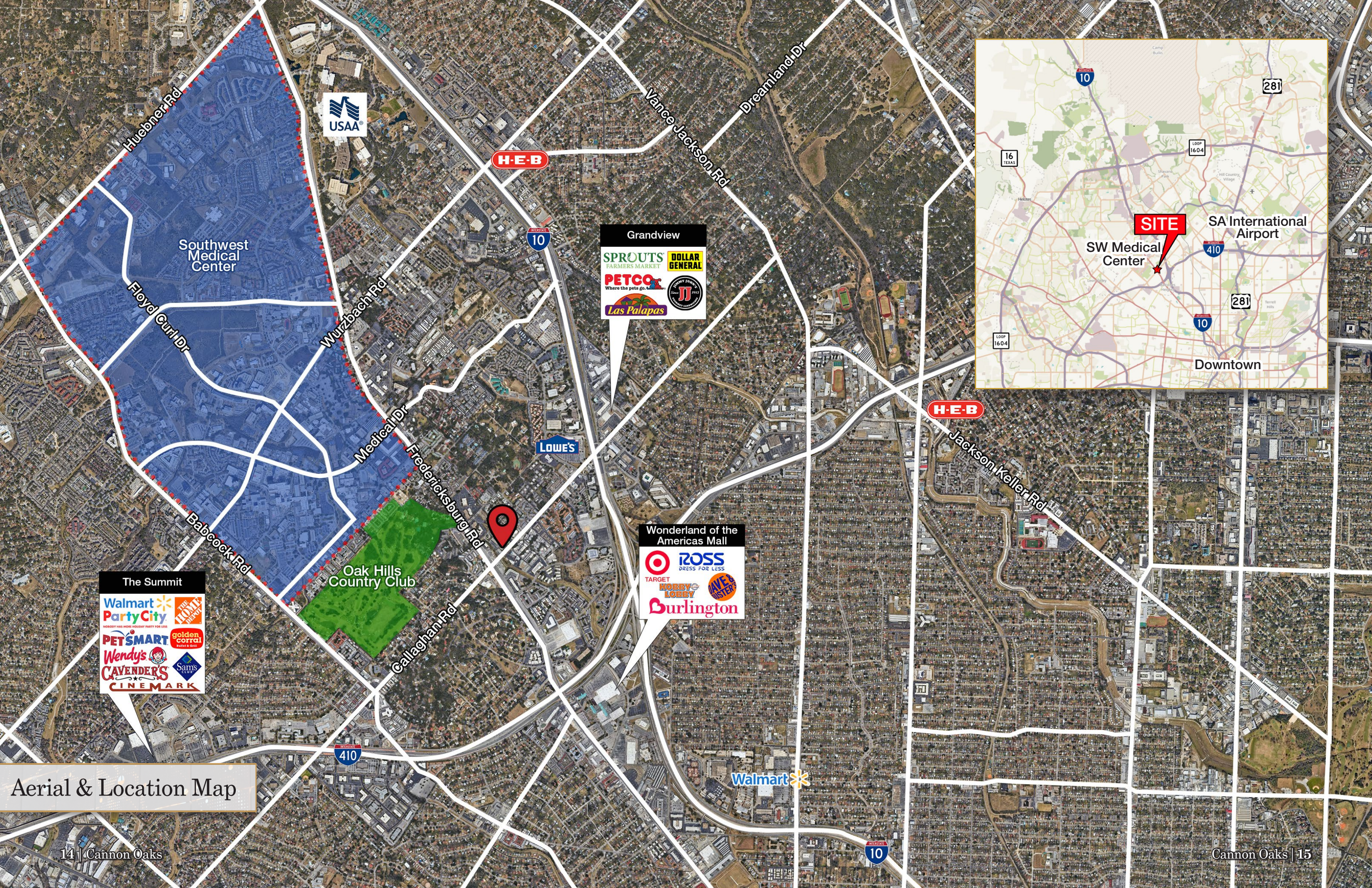
# Leasing Contact



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Site Aerial



Southwest Medical Center



Grandview

SPROUTS FARMERS MARKET

PETCO Where the pets go.

Las Palapas

DOLLAR GENERAL

JOYCE FOODS

JJ



Wonderland of the Americas Mall

TARGET

ROSS DRESS FOR LESS

HOBBY LOBBY

DAVE & BUSTERS

Burlington

The Summit

Walmart

Party City

PET SMART

Wendy's

CAVENDER'S

CINEMARK

THE HOME DEPOT

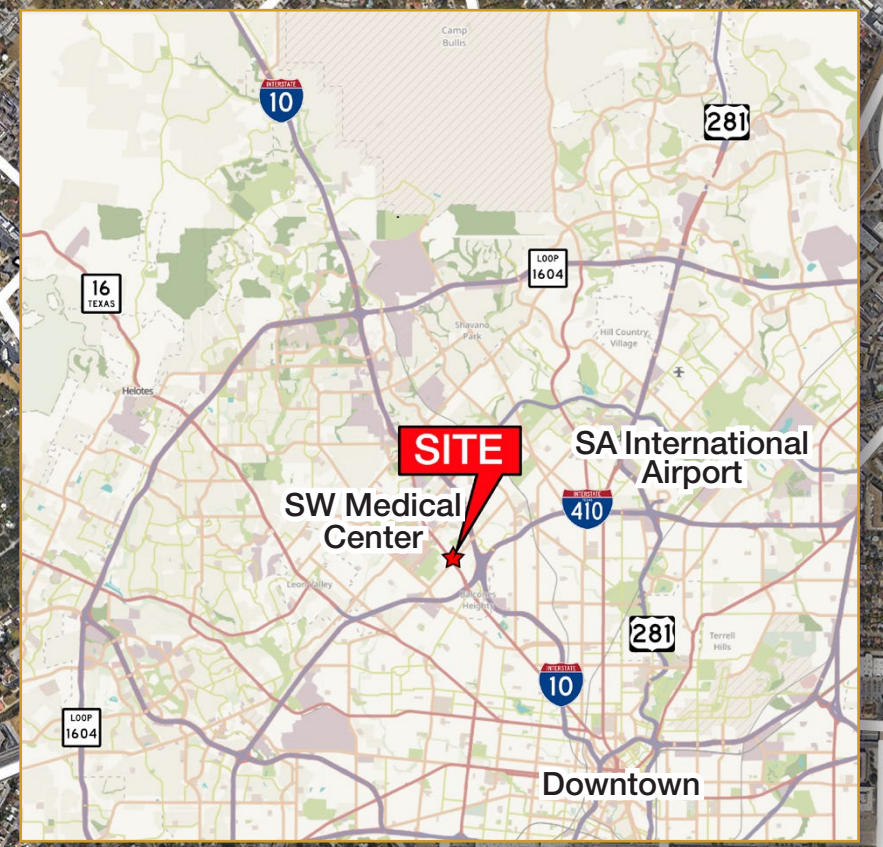
golden corral

SAM'S CLUB

Oak Hills Country Club



Aerial & Location Map



SITE

SW Medical Center

SA International Airport

Downtown

# Demographics: 1-mile

Summary	Census 2020	2025	2030
Total Population	15,579	15,627	15,533
Total Households	7,723	7,975	8,110
Family Households	3,342	3,203	3,189
Average Household Size	1.98	1.92	1.87
Owner Occupied Housing Units	1,432	1,493	1,632
Renter Occupied Housing Units	6,291	6,482	6,478
Median Age	31.7	32.6	33.1

Trends 2025 - 2030	Area	State	National
Population	-0.1%	1.1%	0.4%
Households	0.3%	1.4%	0.6%
Family Population	-0.1%	1.3%	0.5%
Owner Occupied Housing Units	1.8%	1.8%	0.0%
Median Household Income	1.3%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	984	6.3%	936	6.0%	927	6.0%
5-9	889	5.7%	838	5.4%	762	4.9%
10-14	755	4.8%	754	4.8%	708	4.6%
15-19	672	4.3%	714	4.6%	713	4.6%
20-24	1,656	10.6%	1,628	10.4%	1,708	11.0%
25-29	2,275	14.6%	2,107	13.5%	2,092	13.5%
30-34	1,599	10.3%	1,608	10.3%	1,399	9.0%
35-39	1,113	7.1%	1,194	7.6%	1,181	7.6%
40-44	857	5.5%	913	5.8%	961	6.2%
45-49	800	5.1%	788	5.0%	829	5.3%
50-54	733	4.7%	754	4.8%	719	4.6%
55-59	790	5.1%	698	4.5%	708	4.6%
60-64	660	4.2%	680	4.3%	604	3.9%
65-69	578	3.7%	581	3.7%	606	3.9%
70-74	452	2.9%	548	3.5%	556	3.6%
75-79	284	1.8%	359	2.3%	431	2.8%
80-84	202	1.3%	234	1.5%	297	1.9%
Age 85+	279	1.8%	294	1.9%	331	2.1%
Median Household Income	\$45,513	-	\$48,620	-	-	-
Average Household Income	\$59,776	-	\$64,221	-	-	-
Per Capita Income	\$30,331	-	\$33,363	-	-	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,225	40.0%	5,983	38.3%	5,720	36.8%
Black Alone	1,795	11.5%	1,793	11.5%	1,722	11.1%
American Indian	215	1.4%	224	1.4%	223	1.4%
Asian Alone	1,083	7.0%	1,127	7.2%	1,129	7.3%
Pacific Islander	25	0.2%	25	0.2%	24	0.1%
Some Other Race	2,117	13.6%	2,197	14.1%	2,293	14.8%
Two or More Races	4,119	26.4%	4,277	27.4%	4,422	28.5%
Hispanic (Any Race)	8,436	54.1%	8,729	55.9%	9,087	58.5%

# Demographics: 3-miles

Summary	Census 2020	2025	2030
Total Population	147,881	143,451	140,271
Total Households	63,566	64,379	64,444
Family Households	33,927	32,254	31,638
Average Household Size	2.30	2.20	2.15
Owner Occupied Housing Units	22,679	23,237	24,040
Renter Occupied Housing Units	40,887	41,142	40,404
Median Age	34.5	35.7	37.0

Trends 2025 - 2030	Area	State	National
Population	-0.4%	1.1%	0.4%
Households	0.0%	1.4%	0.6%
Family Population	-0.4%	1.3%	0.5%
Owner Occupied Housing Units	0.7%	1.8%	0.0%
Median Household Income	1.8%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	9,244	6.3%	8,635	6.0%	8,298	5.9%
5-9	8,889	6.0%	8,292	5.8%	7,463	5.3%
10-14	8,509	5.8%	7,829	5.5%	7,453	5.3%
15-19	8,285	5.6%	8,106	5.7%	7,584	5.4%
20-24	12,004	8.1%	11,141	7.8%	11,379	8.1%
25-29	15,382	10.4%	13,063	9.1%	12,419	8.8%
30-34	13,021	8.8%	13,206	9.2%	10,954	7.8%
35-39	10,564	7.1%	11,080	7.7%	11,219	8.0%
40-44	8,446	5.7%	9,498	6.6%	9,888	7.0%
45-49	8,096	5.5%	7,871	5.5%	8,840	6.3%
50-54	7,694	5.2%	7,556	5.3%	7,222	5.2%
55-59	8,214	5.5%	7,014	4.9%	6,960	5.0%
60-64	7,813	5.3%	7,194	5.0%	6,346	4.5%
65-69	6,692	4.5%	6,759	4.7%	6,441	4.6%
70-74	5,254	3.5%	5,868	4.1%	6,057	4.3%
75-79	3,773	2.5%	4,284	3.0%	4,947	3.5%
80-84	2,648	1.8%	2,894	2.0%	3,366	2.4%
Age 85+	3,353	2.3%	3,163	2.2%	3,436	2.5%
Median Household Income	\$53,875	-	\$58,797	-	-	-
Average Household Income	\$71,909	-	\$77,593	-	-	-
Per Capita Income	\$32,317	-	\$35,691	-	-	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	60,489	40.9%	56,236	39.2%	52,880	37.7%
Black Alone	10,456	7.1%	10,248	7.1%	9,729	6.9%
American Indian	1,910	1.3%	1,917	1.3%	1,867	1.3%
Asian Alone	9,356	6.3%	9,869	6.9%	10,075	7.2%
Pacific Islander	203	0.1%	203	0.1%	203	0.1%
Some Other Race	23,382	15.8%	23,193	16.2%	23,422	16.7%
Two or More Races	42,085	28.5%	41,785	29.1%	42,094	30.0%
Hispanic (Any Race)	91,812	62.1%	90,777	63.3%	91,676	65.4%

# Demographics: 5-miles

Summary	Census 2020	2025	2030
Total Population	373,104	361,932	355,097
Total Households	153,541	155,195	155,931
Family Households	88,695	84,839	83,746
Average Household Size	2.41	2.31	2.26
Owner Occupied Housing Units	67,663	69,181	71,213
Renter Occupied Housing Units	85,878	86,014	84,718
Median Age	35.6	36.8	38.2

Trends 2025 - 2030	Area	State	National
Population	-0.4%	1.1%	0.4%
Households	0.1%	1.4%	0.6%
Family Population	-0.3%	1.3%	0.5%
Owner Occupied Housing Units	0.6%	1.8%	0.0%
Median Household Income	1.7%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	21,992	5.9%	20,548	5.7%	19,749	5.6%
5-9	22,173	5.9%	20,507	5.7%	18,590	5.2%
10-14	22,590	6.0%	20,301	5.6%	19,226	5.4%
15-19	22,608	6.1%	21,444	5.9%	19,768	5.6%
20-24	28,946	7.8%	26,858	7.4%	26,865	7.6%
25-29	34,461	9.2%	30,518	8.4%	29,064	8.2%
30-34	30,503	8.2%	31,051	8.6%	26,883	7.6%
35-39	26,081	7.0%	26,900	7.4%	27,511	7.8%
40-44	22,231	6.0%	24,072	6.7%	24,871	7.0%
45-49	21,695	5.8%	20,954	5.8%	22,883	6.4%
50-54	20,625	5.5%	20,183	5.6%	19,322	5.4%
55-59	22,036	5.9%	18,738	5.2%	18,576	5.2%
60-64	20,465	5.5%	19,451	5.4%	17,101	4.8%
65-69	18,136	4.9%	18,124	5.0%	17,856	5.0%
70-74	14,704	3.9%	15,713	4.3%	16,158	4.5%
75-79	9,922	2.7%	12,037	3.3%	13,341	3.8%
80-84	6,640	1.8%	7,463	2.1%	9,319	2.6%
Age 85+	7,297	2.0%	7,071	1.9%	8,012	2.3%

Median Household Income	\$58,442	-	\$63,562	-
Average Household Income	\$81,382	-	\$87,868	-
Per Capita Income	\$34,893	-	\$38,590	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	160,936	43.1%	150,245	41.5%	142,187	40.0%
Black Alone	20,933	5.6%	20,527	5.7%	19,625	5.5%
American Indian	4,814	1.3%	4,834	1.3%	4,719	1.3%
Asian Alone	15,977	4.3%	16,660	4.6%	16,947	4.8%
Pacific Islander	448	0.1%	448	0.1%	447	0.1%
Some Other Race	62,549	16.8%	62,123	17.2%	62,838	17.7%
Two or More Races	107,446	28.8%	107,094	29.6%	108,333	30.5%
Hispanic (Any Race)	244,106	65.4%	241,857	66.8%	244,862	69.0%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

# San Antonio Market Overview

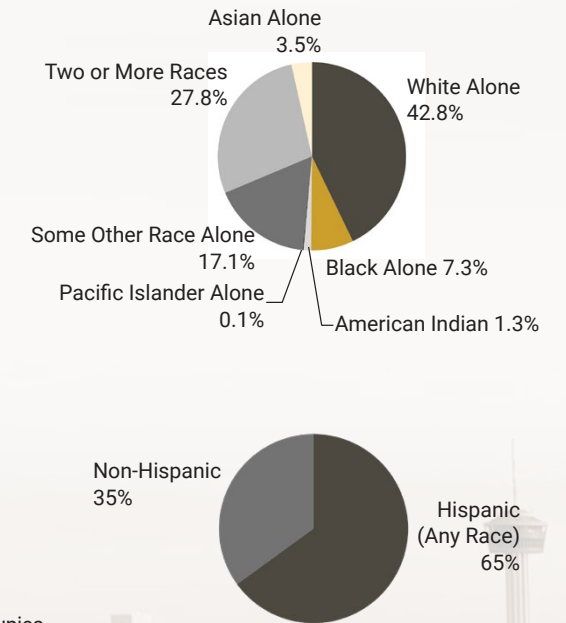
## Largest U.S. Cities

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

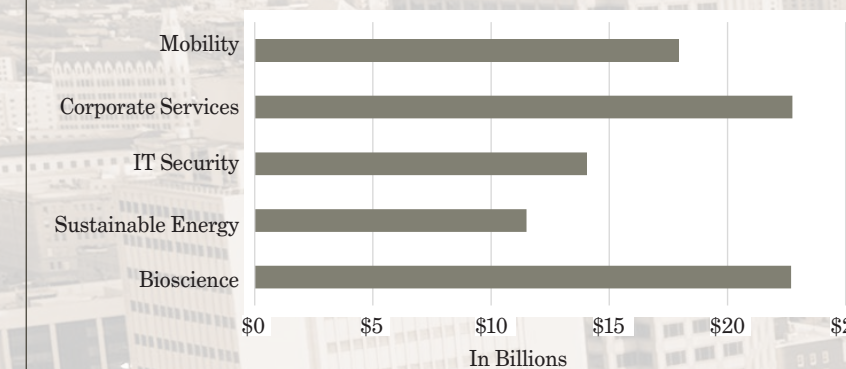


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

## Ethnicity 2025 Forecast

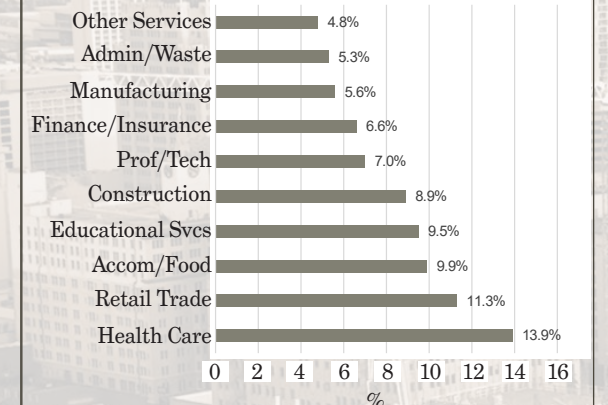


## Industry Clusters by GDP



Source: City of San Antonio Open Data Dec. 15, 2025

## Labor Force by Industry (Top Ten)



Source: US Census ACS

## San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2020 Census	1,434,395	34.9	538,191	-	-	-
2025 Estimate	1,450,229	35.9	566,012	\$88,746	\$65,316	\$34,767
2030 Projection	1,472,091	37.1	588,682	\$96,616	\$71,692	\$38,765

Sources: U.S. Census Bureau 2020, ESRI forecasts for 2025 & 2030



# 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.

11-03-2025



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11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

REOC General Partner, LLC	493853	alyles@reocsanantonio.com	210-524-4000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	210-524-1306
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	210-524-1306
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Blake McFarlane Bonner	334780	bbonner@reocsanantonio.com	(210) 524-1305
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

REOC San Antonio 8023 Vantage Dr, Suite 100, San Antonio, TX 78230

Phone 210 524 4000 Fax 210 524 4029

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov) IABS 1-2

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- **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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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**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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

REOC General Partner, LLC	493853	alyles@reocsanantonio.com	210-524-4000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	210-524-1306
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	210-524-1306
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Christopher Michael Morse	629643	mmorse@reocsanantonio.com	(210) 524-1312
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

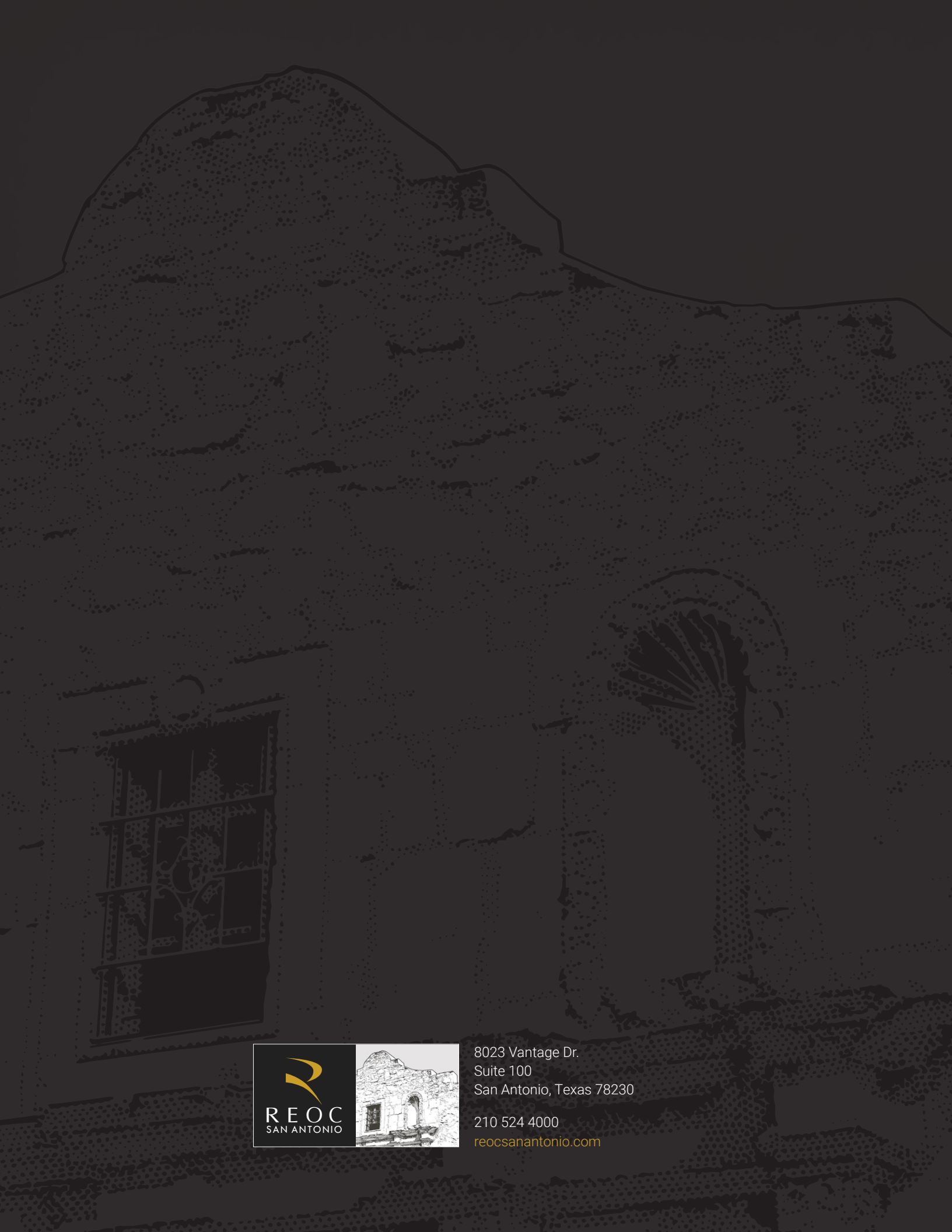
Date

REOC San Antonio 8023 Vantage Dr, Suite 100, San Antonio, TX 78230

Phone 210 524 4000 Fax 210 524 4029

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov) IABS 1-2



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