

FOR LEASE

THE REEP BUILDING

7410 BLANCO ROAD
SAN ANTONIO, TEXAS 78216

Oldham
Goodwin **OG**



YEAR BUILT
1974



GLA
31,536 SF



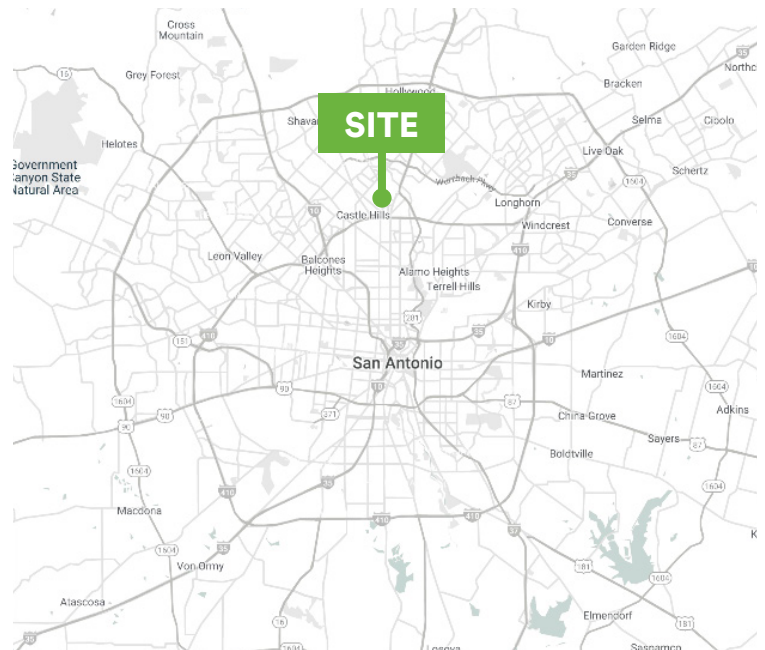
PARKING
100 SURFACE SPACES

BUILDING FEATURES

- Monument Signage available
- Direct access on Blanco road with ideal frontage
- Surrounded by many restaurants and retail establishments
- Improvements to common areas are underway
- Centrally located between IH-10, Loop 410, and 281

AVAILABILITIES

- Suite - 100, 1,383 SF, \$18.00 FS



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DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

2023 Total Population	11,424	103,898	310,614
2028 Total Population	11,389	103,831	310,809
2023-2028 Growth Rate	-0.31%	-0.06%	0.06%
2023 Households	4,747	44,354	133,585
2028 Households	4,728	44,333	133,717
2023 Median Home Value	\$235,051	\$203,485	\$236,696
2023 Average Household Income	\$74,785	\$72,291	\$79,885
2022 Total Consumer Spending	\$124,215,181	\$1,134,670,320	\$3,611,776,886
2028 Total Consumer Spending	\$134,359,083	\$1,236,793,467	\$3,934,844,804



28,958 VPD
Blanco Road



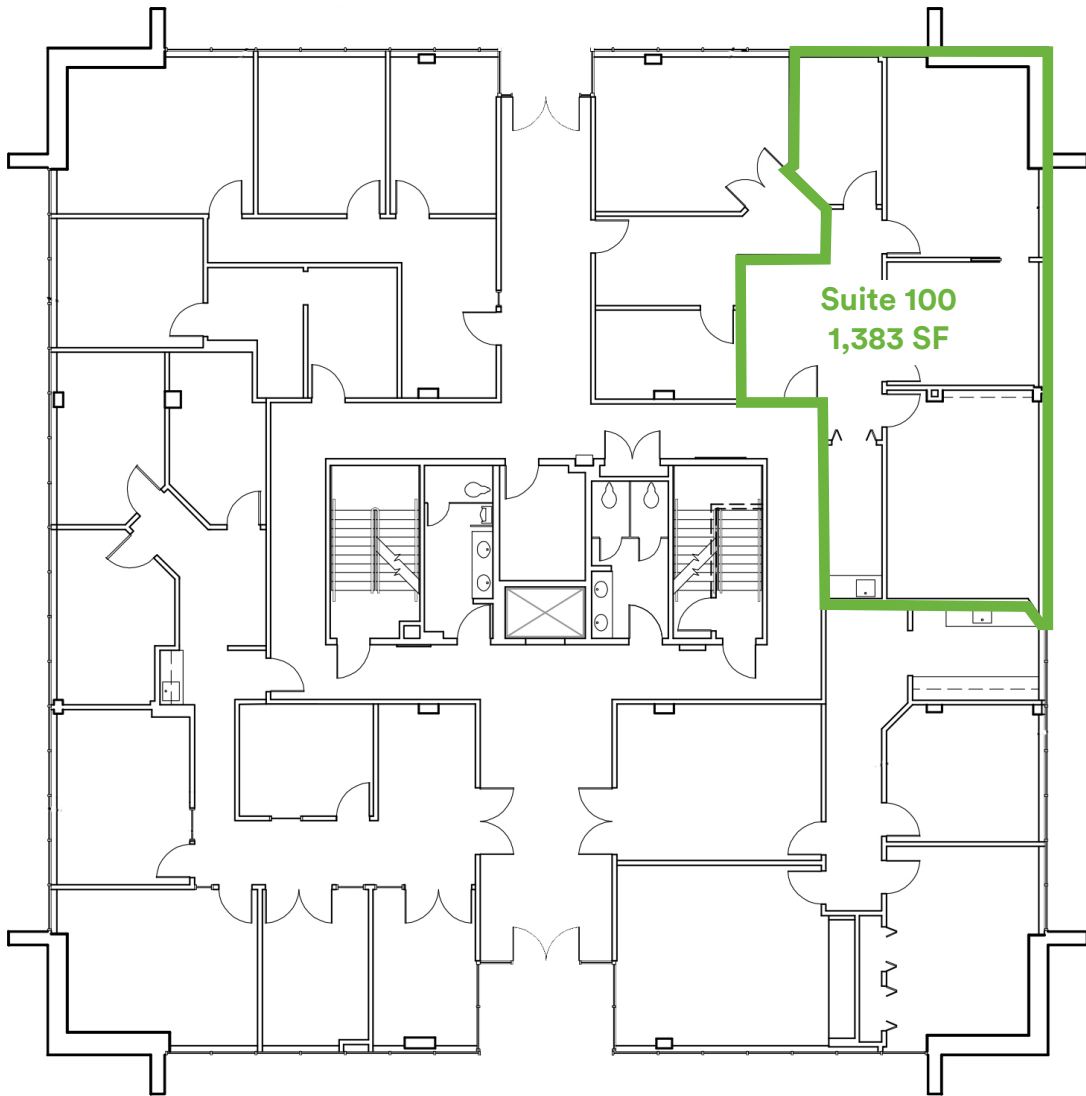
310,889
Employees

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FLOOR PLAN - LEVEL 1



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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.

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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Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

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Licensed No.

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Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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