

1.85 Acres

S Ellison Dr & Potranco San Antonio, TX 78245

Location: In the heart of West San Antonio this 1.85 acre pad-site is located equidistant from Loop 1604 & Hwy 151 along Potranco Road, directly across from Stevens High School.

Size: 1.85 Platted Acres*

*See attachments for more information on specific tracts & sizes.

Zoning: C-2

Frontage: 229' of frontage on Potranco Road between N. Ellison Dr & Dugas Road

Traffic Count: Approximately 30,000 VPD (TxDOT 2015)

Utilities: Available to site

Prospective buyers should retain an independent engineer to verify the location, accessibility, and capacity of all utilities.

Price: Contact Broker for Pricing

FIRST AMERICAN COMMERCIAL PROPERTY GROUP

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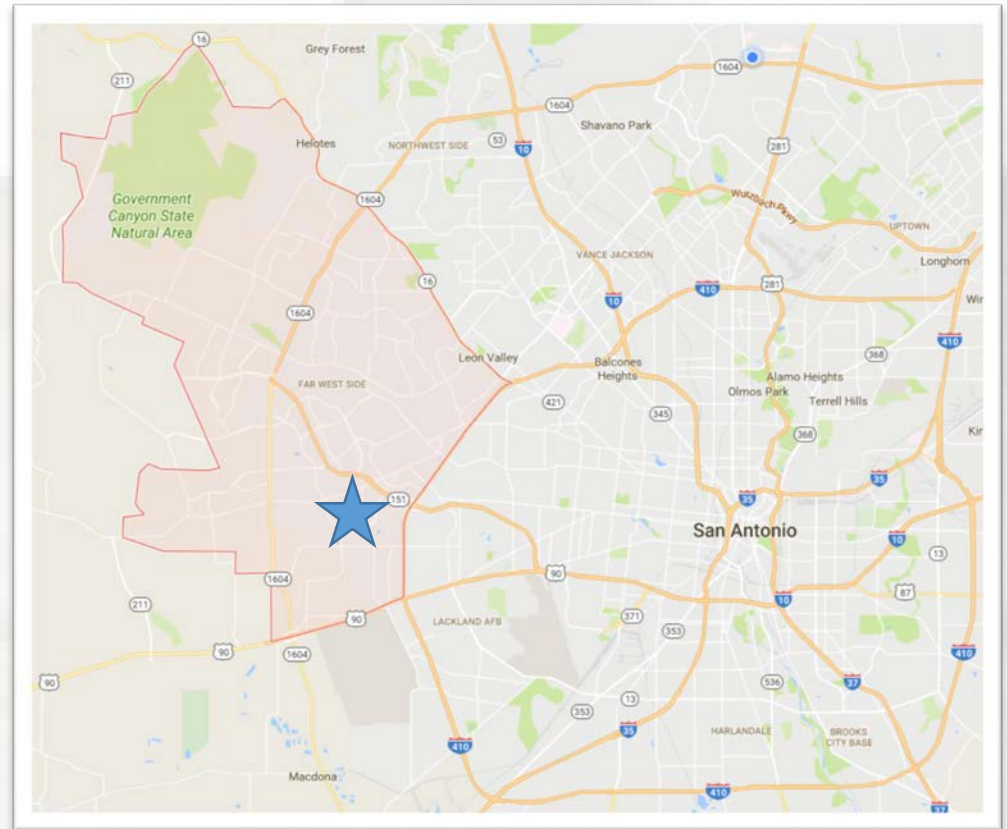
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a real estate company

Area Highlights: Strategically located just south of the Westover Hills submarket, an area known as a hub for corporate campuses, call centers, & other institutional uses in San Antonio. The west side remains the fastest growing sector of San Antonio, with nearly 40% of the annual commercial & residential growth. Call Centers, Data Centers and corporate campuses make up the majority of the area's employment base along with the large High School located directly across the street. Area employers include: Nationwide, National Security Agency (NSA), Petco, Fred Loyola Insurance, Wells Fargo, Takata, World Savings, Northwest Vista College, Southwest Foundation for Biomedical Research, Southwest Research Institute, Hyatt Hill Country Resort, Microsoft, Sea World, Christus Santa Rosa Hospital, Lowes, Frost Bank Corporate office and data center, JP Morgan Chase, Kohls, QVC, The Hartford, Chevron Data Center, Coventry Health Care, Valero Data Center, The Capital Group, & GM Financial.



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Aerial





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.

2-10-2025



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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date