

# Ground Lease Opportunity

Dominion Advisory Group, Inc is pleased to present 1.457 platted acres for ground lease or build to suit. This pad site is located on the corner of Loop 1604 and Potranco Road and has prime corner cross-access and circulation.

Contact us for more details on this ideally located property!



# FOR LEASE

## Ground Lease or Build to Suit

Loop 1604 at Potranco Road



**TOTAL AREA: 1.457 Platted Acres | ZONING: C-2**



**DOMINION**  
ADVISORY GROUP, INC.



Larry R. Baumgardner, CCIM  
Principal

📞 210.308.6288 X103  
✉️ [lbaumgardner@askdag.com](mailto:lbaumgardner@askdag.com)

# Ground Lease or Build to Suit

Loop 1604 at Potranco Road

## LISTING HIGHLIGHTS

Dominion Advisory Group, Inc is pleased to offer 1.457 platted acres for ground lease or build to suit, located in San Antonio's far Northwest side. The pad site is positioned near the highly sought after intersection of Loop 1604 and Potranco Road and also offers cross access and circulation. Major retailers are located all around this site which include: Walmart, HEB plus!, Academy, Starbucks, Kohl's and many more.

Contact the listing Broker for more information!

**ADDRESS:** Loop 1604 and Potranco Road

**TOTAL AREA:** 1.457 ac | **PRICE:** Contact Broker | **ZONING:** C-2



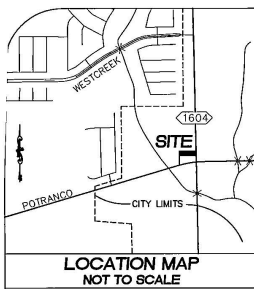
**DOMINION**  
ADVISORY GROUP, INC.

Commercial Real Estate Brokerage & Development  
150 N. Loop 1604 East, Suite 202, San Antonio, TX 78232  
Phone: (210) 308-6288 - Fax: (210) 979-6126

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



Best 288615485 Fee: \$35.00  
 11/11/2008 11:33 AM, Pages 4  
 Filed & Recorded in Public  
 Records of BEXAR COUNTY  
 CLERK  
 121-9593-102-4



STATE OF TEXAS  
 COUNTY OF BEXAR:

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF ANY CONSIDERATION THEREBY EXPRESSED.

OWNER/DEVELOPER: Madison Realty & Development Corporation  
 85 N.E. Loop 410  
 San Antonio, TX 78216

STATE OF TEXAS  
 COUNTY OF BEXAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Amil M. Baker KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30 DAY OF June, 2008.

Margo A. Cantrell  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS  
 COUNTY OF BLANCO:

I, AMIL M. BAKER, HEREBY CERTIFY THAT I AM A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS. THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN. SAID SURVEY IS IN COMPLIANCE WITH THE CITY SUBDIVISION ORDINANCE, COUNTY ORDINANCE AND STATE LAW.

Amil M. Baker  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 RPLS# 1469  
 EXPIRES: DECEMBER 31, 2008



STATE OF TEXAS  
 COUNTY OF BEXAR:

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SAN ANTONIO PLANNING COMMISSION.

BY Brian J. Parker  
 REGISTERED PROFESSIONAL ENGINEER  
 EXPIRES: DECEMBER 31, 2008



THIS PLAT OF MADISON MARKET, PHASE II, HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OF LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

MINOR PLAT APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES DATED THIS 16 DAY OF July, 2008 A.D.  
Rita J. [Signature]  
 DIRECTOR OF DEVELOPMENT SERVICES

**BAKER**  
 SURVEYING INC.

PH. (830) 833-2250  
 FAX. (830) 833-2257  
 2250 US 281 N.  
 BLANCO, TX. 78606

DEVELOPER/LAND OWNER:  
 NAME: Madison Realty & Development Corporation  
 ADDRESS: 85 N.E. Loop 410  
 San Antonio, TX 78216

CIVIL ENGINEER:  
 NAME: Kimley-Horn and Associates, Inc.  
 ADDRESS: 45 NE Loop 410, Suite 890  
 San Antonio, Texas 78216

**Kimley-Horn**  
 and Associates, Inc.

## GENERAL NOTES:

- 1) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS WATER, SEWER, DRAINAGE, TELEPHONE CABLE EASEMENTS OR ANY OTHER EASEMENT FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. STREET SCAPES, 35'-51/2" WILL BE COMPLIED WITH DURING THE BUILDING STAGE.
- 2) WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
- 3) OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS. SECTION 35-506-R.
- 4) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING POLES OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITHIN ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATED SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 5) ANY CPS METER LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- 6) IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER CONNECTION.
- 7) NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- 8) ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING". PINS WILL BE SET UPON COMPLETION OF CONSTRUCTION.
- 9) BASIS OF BEARING REFERENCE FOR THIS PLAT IS VOLUME 9564, PAGE 123 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

10) ALL IMPROVEMENTS ARE SHOWN, NO EXISTING STRUCTURES AT TIME OF SURVEY.

11) THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DEDICATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY A LOAN (LETTER OF MAP REVISION) REQUESTED BY KIMLEY HORN AND ASSOCIATES, INC., DATED APRIL 2008. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOOD PLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

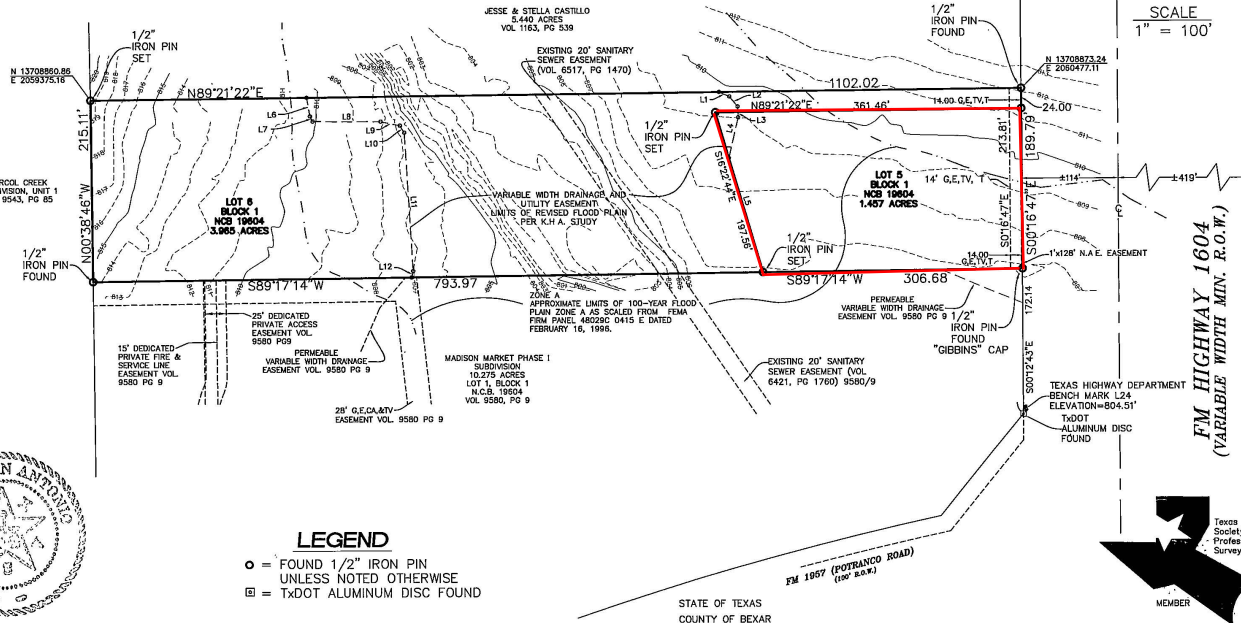
12) MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

13) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD 83.

14) ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(D)(5).

15) APPROVED MDP#030-07 ON NOVEMBER 21, 2007.

LINE	LENGTH	BEARING
L1	13.29	N65°14'44"W
L2	15.40	N39°48'05"W
L3	12.89	N02°52'50"W
L4	49.48	N13°00'06"E
L5	141.07	N16°22'44"W
L6	22.42	N10°05'54"W
L7	6.64	N27°31'28"W
L8	81.20	N89°38'08"W
L9	23.28	N78°17'48"W
L10	9.91	N31°28'38"W
L11	164.37	N03°29'51"W
L12	7.53	N11°48'17"E



## LEGEND

- = FOUND 1/2" IRON PIN UNLESS NOTED OTHERWISE
- = TxDOT ALUMINUM DISC FOUND

SUBDIVISION PLAT ESTABLISHING

## MADISON MARKET, PHASE II

PLAT OF A 5.422 ACRE TRACT OF LAND BEING LOT 5 AND LOT 6, BLOCK 1, NCB 19604 SITUATED IN BEXAR COUNTY, TEXAS, COUNTY BLOCK 4361 OUT OF THE THOMAS DAVIDSON SURVEY NO. 200, ABSTRACT NO. 96 AND BEING THE SAME 5.422 ACRE TRACT OF LAND CONVEYED TO MADISON'S MARKET, LTD. OF RECORD IN VOLUME 13196, PAGE 2401 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SHEET 1 OF 1

STATE OF TEXAS  
 COUNTY OF BEXAR

I, Grace Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 16 DAY OF July, A.D. 2008 AT 10:11 AM, AND DULY RECORDED THE 21 DAY OF July, A.D. 2008 AT 10:11 AM. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 9543 ON PAGE 164 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 21 DAY OF July, A.D. 2008.



COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: [Signature] DEPUTY

## TxDOT NOTES:

- 1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE RIGHT OF WAY.
- 3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS. ACCESS DRIVEWAYS TO STATE HIGHWAYS, THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINTS ALONG LP 1604, BASED ON THE OVERALL PLATTED HIGHWAY WIDTH OF 213.75'.
- 4) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE DIRECTED BY TxDOT.

SCALE  
 1" = 100'

FM HIGHWAY 1604  
 (VARIABLE WIDTH MIN. R.O.W.)

TEXAS  
 Society of  
 Professional  
 Surveyors

MEMBER

RECORDERS MEMORANDUM  
 AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE IMMEDIATELY SUBJECT TO A LITIGATION OR ACTION BECAUSE OF LEGALITY, CAUTION OR PHOTO COPY, DISCLOSED INSTRUMENT.

FILE IN DRAWING 000-189 MADISON MARKET PHASE 2.DWG 02-12-08 CURRENT AS OF 09-23-08



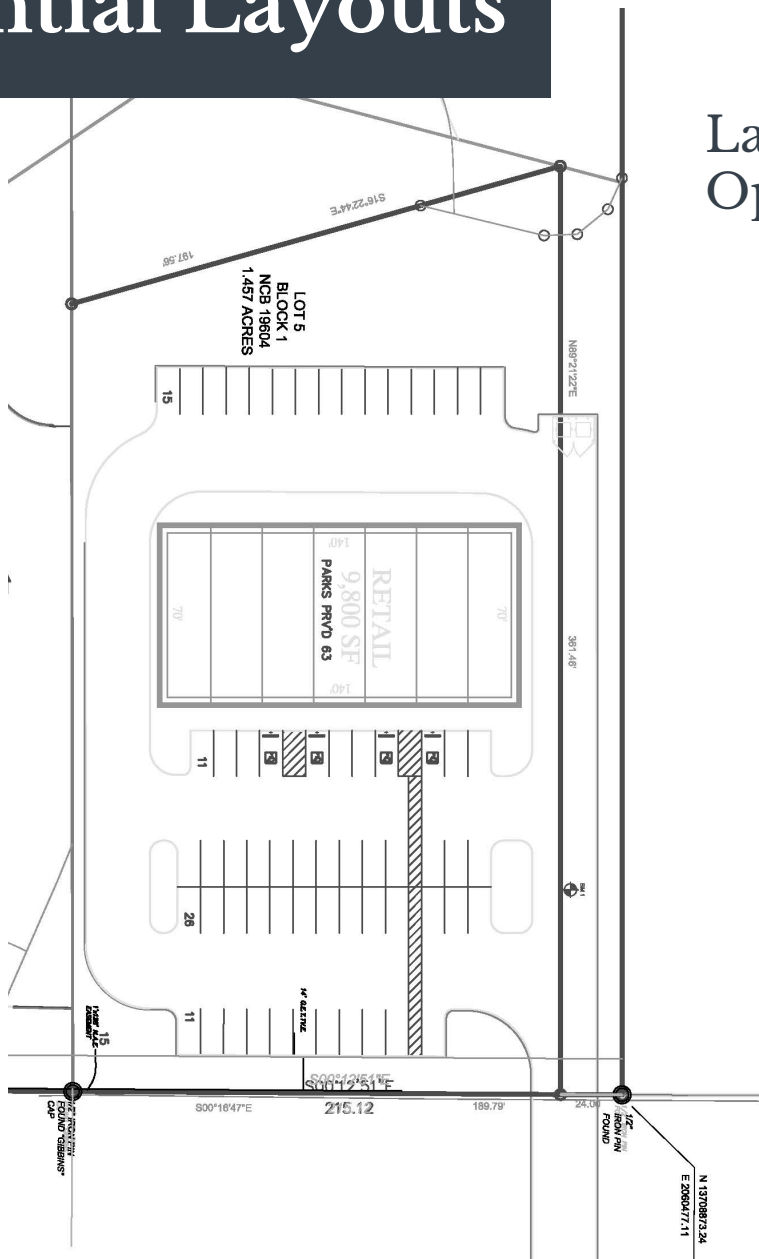
**DOMINION**  
 ADVISORY GROUP, INC.

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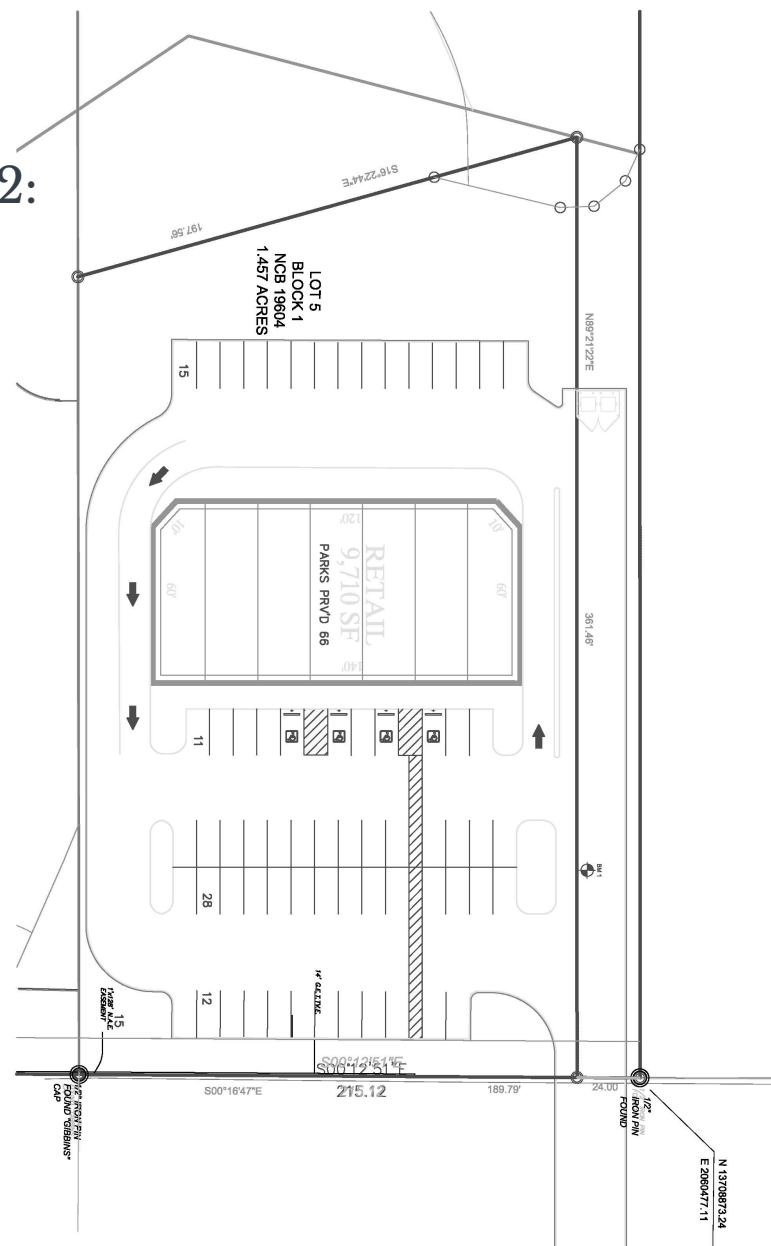
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# Potential Layouts

Layout  
Option 1:



Layout  
Option 2:

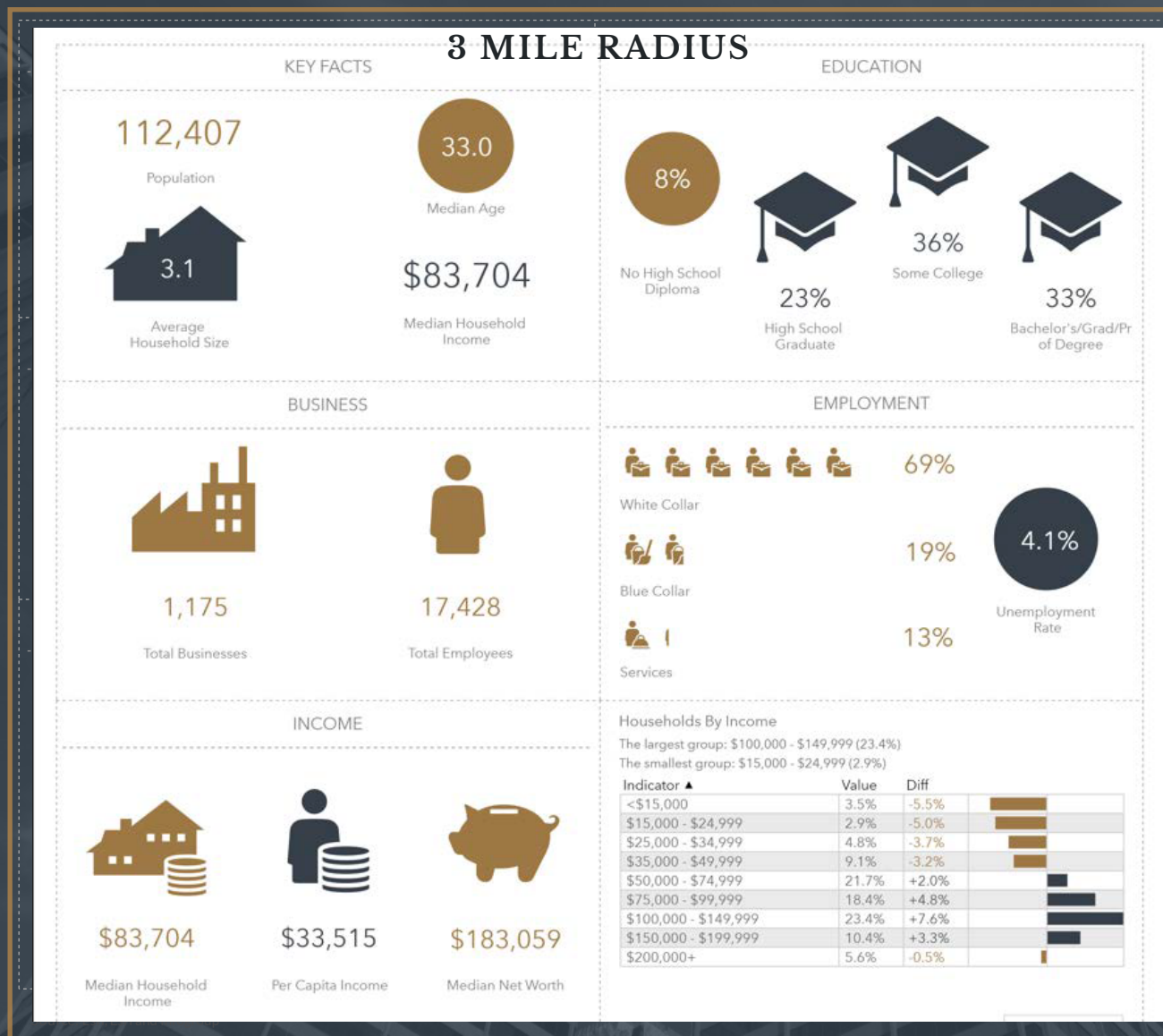


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# Loop 1604 and Potranco Road



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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.

**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.

_____ 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
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	