

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

334 North Park Drive, San Antonio,
TX 78216

PH: (210) 496-7775

www.dirtdealers.com



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210.496.7775

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Matt Bowman

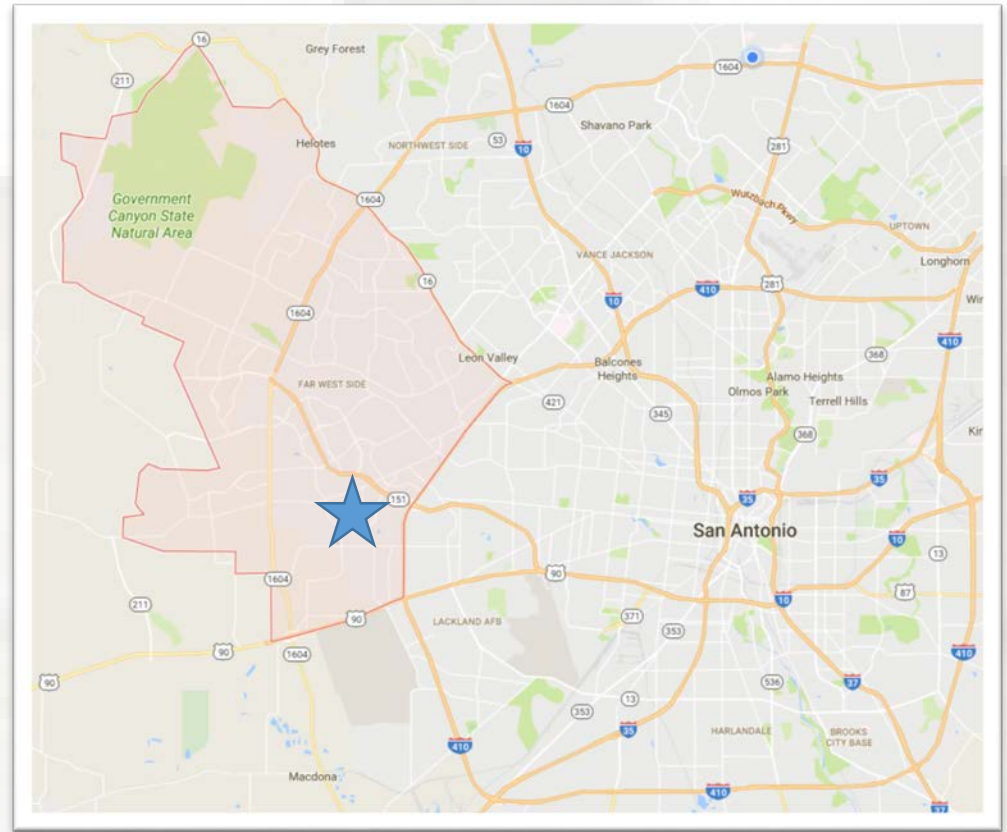
210.459.5963

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a real estate company

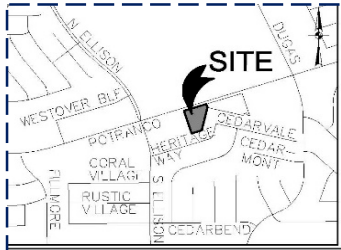
Area Highlights: Strategically located just south of the Westover Hills submarket, an area known as a hub for corporate campuses, call centers, & other institutional uses in San Antonio. The west side remains the fastest growing sector of San Antonio, with nearly 40% of the annual commercial & residential 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





LOCATION MAP
NOT TO SCALE

CPS NOTES

- THE CITY OF SAN ANTONIO, AS A PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED TO EASEMENTS AND RIGHTS OF WAY FOR ELECTRIC DISTRIBUTION 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 PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, OPERATING AND TESTING P.O.S., "HANGING OR BURNING WIRES, CABLES, CONDUITS, TIE LINES OR TRANSFORMERS, EACH WITH ITS APPROPRIATE APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER AND OVER ANY ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREAS ALL OBSTACLES, INCLUDING BUT NOT LIMITED TO ANY OBSTACLES WHICH ENHANCE OR VARY IN INTERFERENCE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES TOGETHER WITH ACCESS AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, CONTAINED IN 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 ALTERATIONS.
- THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SANITARY, SEWER, OR OTHER EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR (OR UNDERGROUND) ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

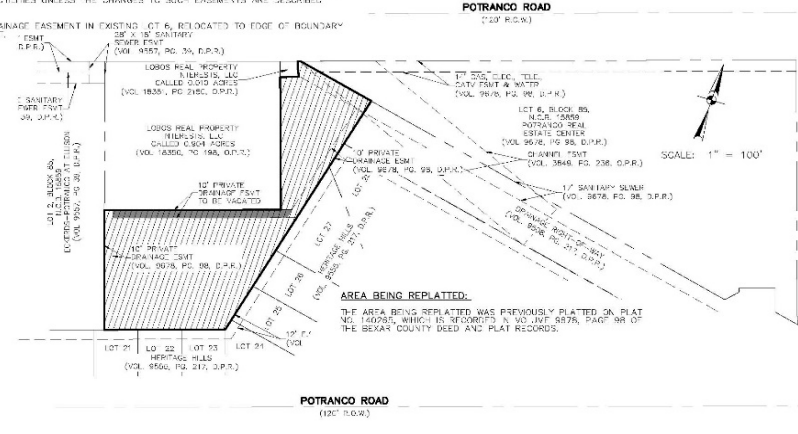
- PLAT NOTES:
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83 - AMERICAN DATUM 1983.
 - MONUMENTS WERE FOUND ON 57' AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION, MONUMENTS AND LOT MARKERS WILL BE SET WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
 - NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN ANY SPECIAL HAZARD AREA (102 M.F. 10000) AS JULIATED BY THE BEXAR COUNTY HEALTH DEPARTMENT. 8441 MAP NUMBER 42278002/000, L-1-ELECTIVE, DATED SEPTEMBER 29, 2012 AS PARAPHRASED BY THE FEDERAL HAZARDOUS WASTE MANAGEMENT AGENCY.
 - THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 - EXISTING 16" DRAINAGE EASEMENT IN EXISTING LOT 6, RELOCATED TO FOOT OF BOUNDARY IN REPLATED LOT 7.

WASTEWATER EDU NOTE:
THE AMOUNT OF WASTEWATER COLLECTED FROM LOTS (FPA'S) PAID FOR THIS SUBDIVISION PLAT ARE LISTED ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
IMPACT FEE PAYMENT DUE:
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID IN FULL PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

- LEGEND:
- 1/2" HON IRN
 - 1/2" HON IRN W/ PLASTIC CAP STAMPED "HMT"
 - J.L. BUILDING SKEWBACK LINE
 - U.E. UTILITY EASEMENT
 - D.L. DRAINAGE EASEMENT
 - S.O.W. RIGHT-OF-WAY
 - D.P.R.B.C.T. STREET AND PLAT RECORDS, BEXAR COUNTY, TEXAS
 - D.P.R.B.C.T. OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
 - AREA BEING REPLATED

REPLAT & PLAT ESTABLISHING
LOBOS

BEING A 1.85 ACRE TRACT OF LAND OUT OF THE A. FUENTES SURVEY NO. 358, ABSTRACT NO. 248, BEXAR COUNTY, TEXAS, COMPRISED OF ALL OF A 0.904 ACRES TRACT, DESCRIBED BY INSTRUMENT IN VOLUME 18351, PAGES 2150-2157, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; AND A PORTION OF LOT 6, BLOCK 85, NEW CITY BLOCK 15855, POTRANCO REAL ESTATE CENTER, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; ESTABLISHED IN LOT BLOCK 85, NEW CITY BLOCK 15859, BEXAR COUNTY, TEXAS.



410 N. SEGUIN AVE.
NEW BRAUNFELS,
TEXAS 78130
WWW.HMTNB.COM
PH: (830)625-8555
TDPF FIRM F-10961
TBPLS FIRM 10153600

Plat

STATE OF TEXAS
COUNTY OF BEXAR

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOBOS SUBDIVISION, A SUBDIVISION TO THE CITY OF SAN ANTONIO, COUNTY OF BEXAR, TEXAS, WHOSE NAME IS DESCRIBED HEREIN, DO HEREBY SUBMIT THIS PROPERTY AND BURDEN IT TO THE USE OF THE PUBLIC FOR ALL SCHOOLS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON, SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

LOBOS REAL PROPERTY INTERESTS, L.L.C.
1711 UNTER SHELLMAN
2373 BROADWAY, SUITE 200
SAN ANTONIO, TEXAS 78209

STATE OF TEXAS
COUNTY OF BEXAR

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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, THAT IT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

CHRISTOPHER J. ORR, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 111247
8200 H-10 HORNAGE ROAD, SAN ANTONIO, TEXAS 78223

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACtual SURVEY MADE ON THE GROUND BY _____

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

MARK F. CONLAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6342
410 N. SEGUIN AVE., NEW BRAUNFELS, TEXAS 78130

THIS REPLAT OF LOBOS SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DEVELOPMENT SERVICES DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATE THIS _____ DAY OF _____ A.D. 20____
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, 20____, AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, 20____, AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL, OF OFFICE, THIS THE _____ DAY OF _____, 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS
DEPUTY



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:
 - 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.

Dirt Dealers V LLC	562388	cscott@dirtdealers.com	210-496-7775
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Craig Benton Scott	0501123	cscott@dirtdealers.com	210-496-7775
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
Craig Benton Scott	0501123	cscott@dirtdealers.com	210-496-7775
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
			210-496-7775
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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