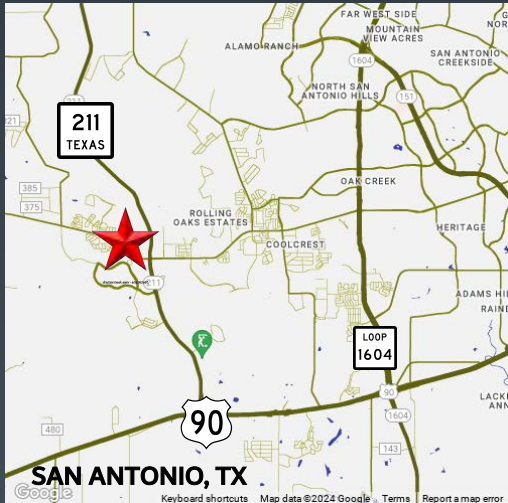


Retail & Office Leasing Opportunity

Dominion Advisory Group, Inc is pleased to present Delphi at Potranco, available for pre-lease for retail, service, office, and medical space. This new development is located off of Potranco Rd. and State Highway 211 in San Antonio, in the immediate proximity of Stevens Ranch.

Daily Traffic Counts (TXDOT 2022):
Potranco- 28,570 VPD
SH 211- 20,413 VPD



Delphi at Potranco

14617 Potranco Road,
San Antonio, TX 78253



Total Building Size: 13,823 SF | TYPE: Retail/Service/Office

Available Space: First Floor 9,000 SF

Second Floor: FULLY LEASED

RENTS: Contact Broker | LEASE TYPE: NNN



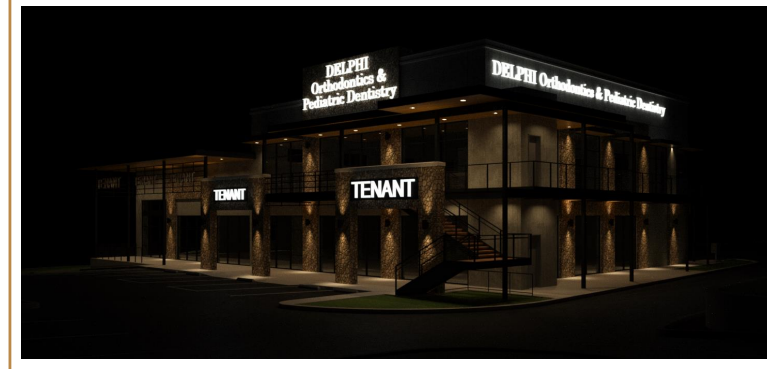
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RASHID KHALIFE
BROKER

office: 210.308.6288 x174
mobile: 210.391.3249
rkhalife@askdag.com

Delphi at Potranco

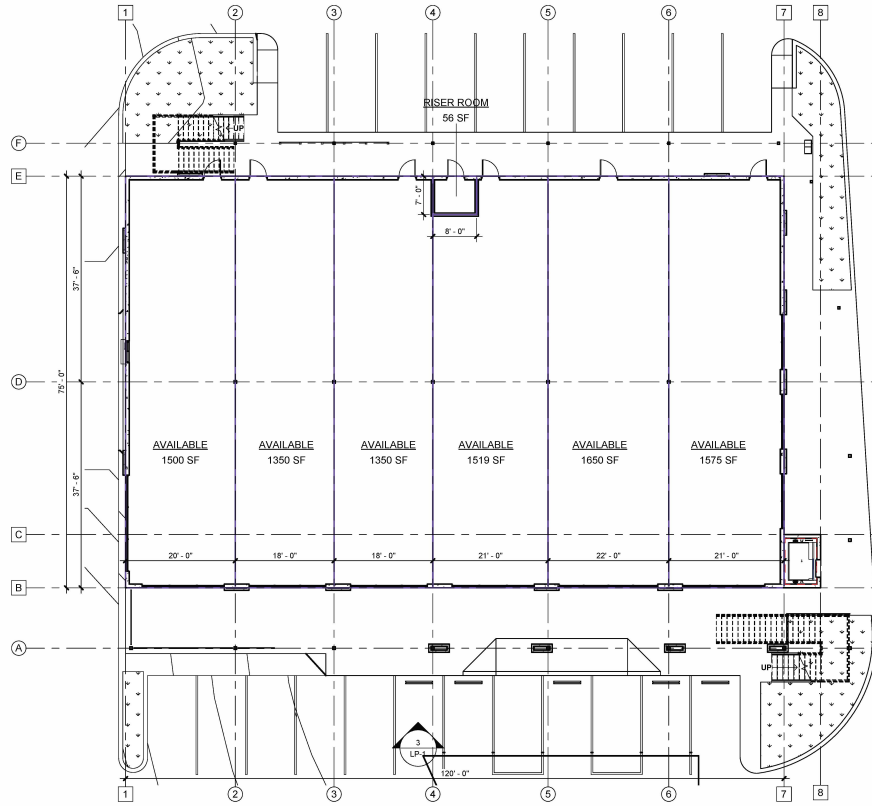


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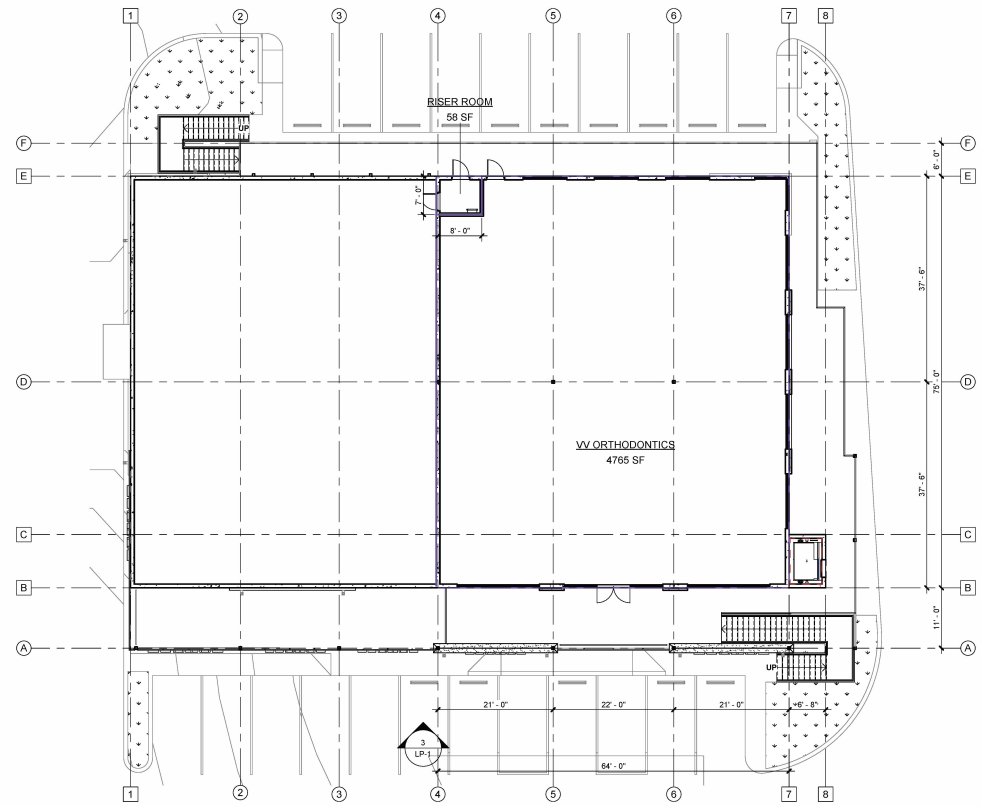
Commercial Real Estate Brokerage & Development
150 N. Loop 1604 East, Suite 202, San Antonio, TX 78232
Phone: (210) 308-6288 - Fax: (210) 979-6126

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.

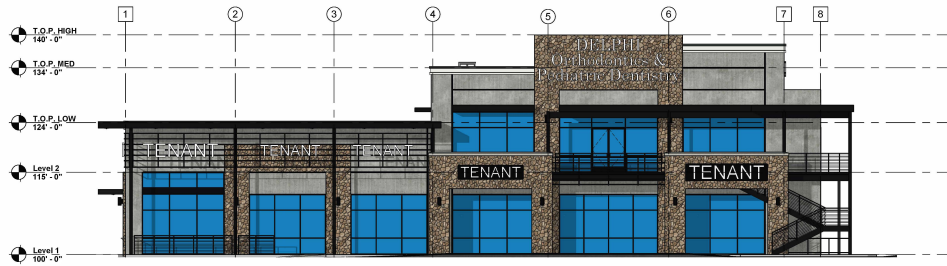
Lease Plan



1 Level 1
LP-1 SCALE: 3/32" = 1'-0"



2 Level 2
LP-1 SCALE: 3/32" = 1'-0"



3 FRONT ELEVATION
LP-1 SCALE: 3/32" = 1'-0"

AREA SCHEDULE			
Number	Name	Area	Comments
Level 1			
101	AVAILABLE	1500 SF	WEST SIDE ENDCAP (DRIVE-THRU)
102	AVAILABLE	1350 SF	IN-LINE
103	AVAILABLE	1350 SF	IN-LINE
104	AVAILABLE	1519 SF	IN-LINE
105	AVAILABLE	1650 SF	IN-LINE
106	AVAILABLE	1575 SF	EAST SIDE ENDCAPE (PATIO)
110	RISER ROOM	56 SF	NORTH CENTRAL
		9000 SF	
Level 2			
201	VV ORTHODONTICS	4765 SF	SECOND STORY - EAST SIDE
210	RISER ROOM	58 SF	NW CORNER W/ ROOF ACCESS
Level 2: 2		4823 SF	
TOTAL: 9		13823 SF	



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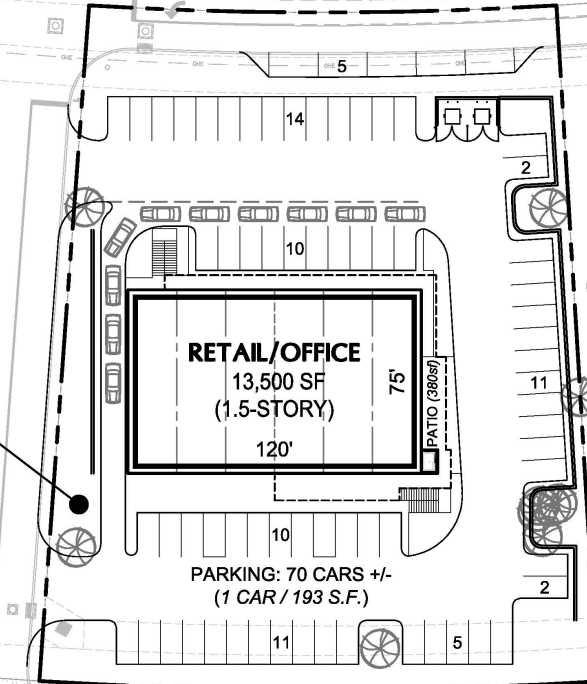
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PARKING TABLE

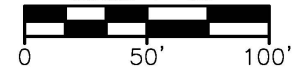
USE	S.F.	PARKS (REQ.)	PARKS (PROV.)
DENTAL	4,500 S.F.	11 PARKS (1 / 400)	15 SPACES
RESTAURANT (DT)	3,000 S.F.	15 PARKS (1 / 150)	15 SPACES
RESTAURANT	3,000 S.F.	30 PARKS (1 / 100)	30 SPACES
RETAIL	3,000 S.F.	10 PARKS (1 / 300)	10 SPACES
TOTAL	13,500 S.F.	66 PARKS	70 SPACES

REDBIRD RIDGE APARTMENTS

LOT 4
1.333 AC.
58,086 SF



SCALE: 1"=50'



NORTH



2 SITE PLAN

SCALE: 1" = 50'

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SP3 - 022724.dwg
2/27/2024

DELPHI AT POTRANCO

14600 BLOCK POTRANCO ROAD
SAN ANTONIO, TEXAS

REPRODUCTION IN WHOLE OR IN PART
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THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY AND HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION AND IS NOT TO BE INTERPRETED AS A CONSTRUCTION DOCUMENT. ALL DIMENSIONS, GRADES, AND AREA CALCULATIONS INCLUDING PARKING REQUIREMENTS ARE SUBJECT TO VERIFICATION AND MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE, AND LOCAL REGULATIONS.

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Delphi at Potranco

5 Minute Drive Time

DEMOGRAPHIC SUMMARY

14583 Potranco Rd
Drive time of 5 minutes

KEY FACTS

21,727

Population



6,369

Households

38.6

Median Age

\$86,033

Median Disposable Income

EDUCATION

3%

No High School Diploma



23%

High School Graduate



38%

Some College



36%

Bachelor's/Grad/Prof Degree

INCOME



\$103,397

Median Household Income



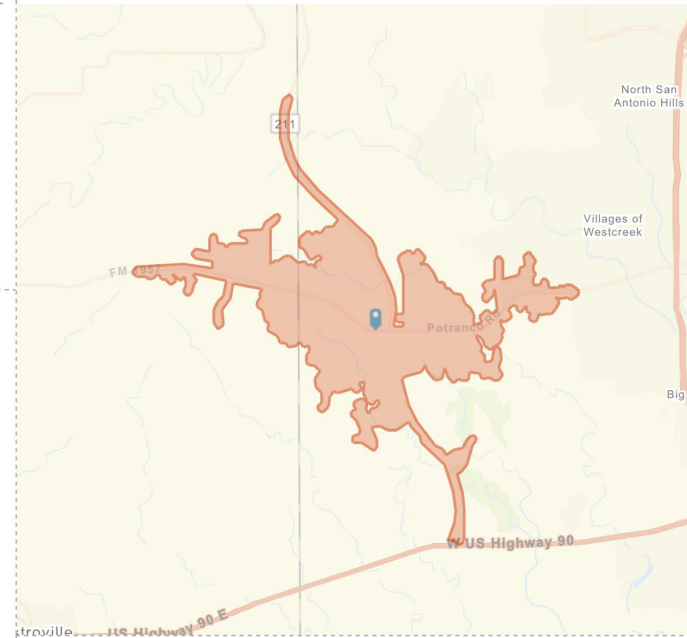
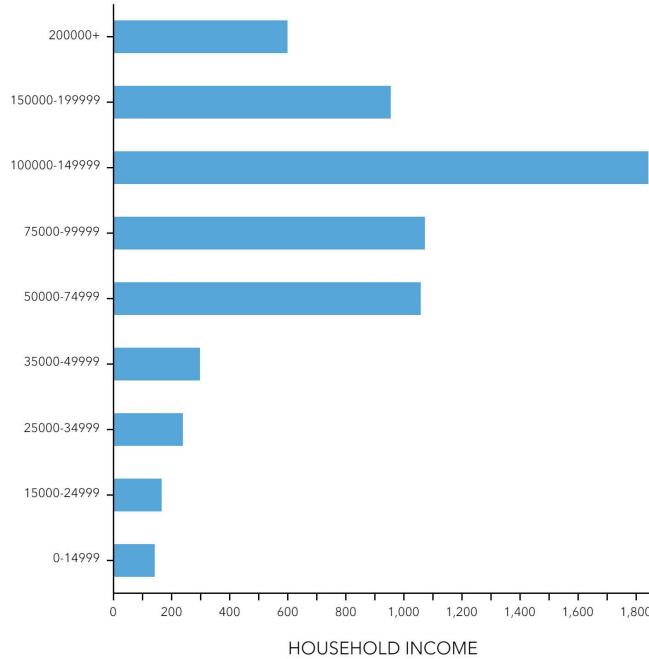
\$37,159

Per Capita Income



\$320,610

Median Net Worth



EMPLOYMENT

78%

White Collar

16%

Blue Collar

9%

Services

3.1%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

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Delphi at Potranco

10 Minute Drive Time

DEMOGRAPHIC SUMMARY

14583 Potranco Rd
Drive time of 10 minutes

KEY FACTS

55,089

Population



16,341

Households

36.0

Median Age

\$85,558

Median Disposable Income

EDUCATION

5%

No High School Diploma



21%

High School Graduate



35%

Some College



38%

Bachelor's/Grad/Prof Degree

INCOME



\$103,136

Median Household Income



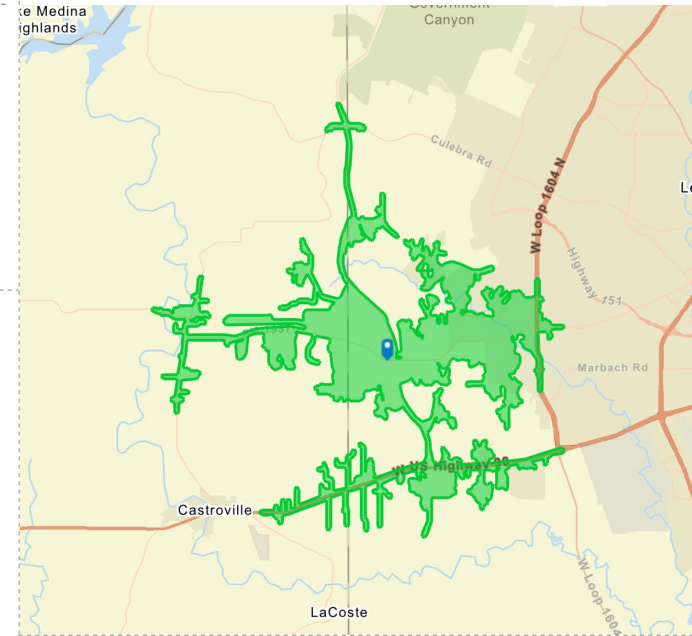
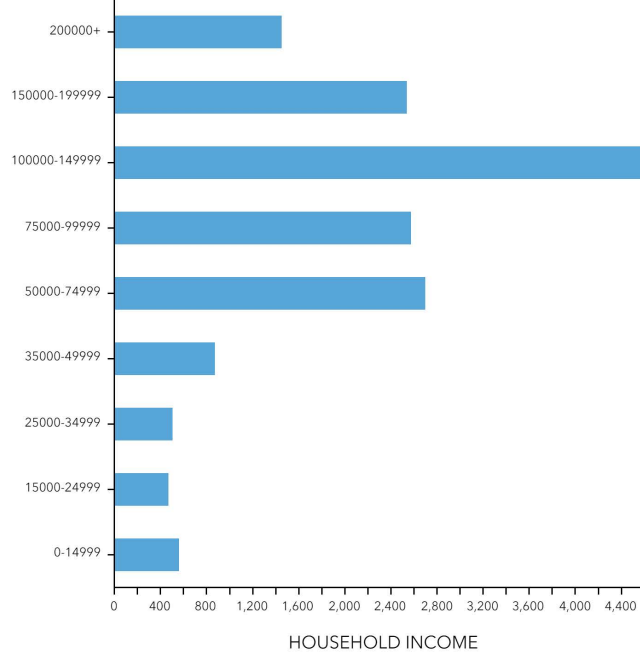
\$36,851

Per Capita Income



\$286,602

Median Net Worth



EMPLOYMENT



72%

White Collar



19%

Blue Collar



11%

Services

3.1%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

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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:
 - 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.

Dominion Advisory Group, Inc.	434365	lbaumgardner@askdag.com	210-308-6288
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License Number	Email	Phone
Larry R. Baumgardner	316863	lbaumgardner@askdag.com	210-308-6288
Designated Broker of Firm	License Number	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent / Associate	License Number	Email	Phone
Rashid Khalife	583691	rkhalf@askdag.com	210-308-6288 x174
Sales Agent / Associate's Name	License Number	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date