

DOMINION RIDGE LAND | 22111 IH-10 W, SAN ANTONIO, TX 78257

Features

3.822 acres available for sale.
 This site has excellent access off of Interstate 10.
 This trade area serves as home to numerous employers such as UTSA, KCI, Medtronic and NuStar.

FOR SALE

AVAILABLE SF: 166,486
 TOTAL ACRES: 4.353

Traffic Counts		Demographics YEAR: 2024	1 MILE	3 MILE	5 MILE
IH-10 at Stonewall Parkway	87,507 VPD	Total Population	6,414	29,841	73,147
		Total Households	2,609	11,961	27,843
		Average HH Income	\$183,323	\$165,018	\$150,009

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Robert L. King
 Senior Vice President
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Area Retailers & Businesses





Current Tenants

1101	Aldo's	5,144 sf
1103	Kin Thai and Sushi	2,500 sf
1104	Vacant	3,617 sf
1106	Capital Title of Texas	4,500 sf
1107A	iRun	2,000 sf
1107B	Blo Blow Dry Bar	1,040 sf
1108	Hafa's Nails & Spa	2,200 sf
1109-10	UpMarket	2,707 sf
1111	Yozora Sake & Wine	2,777 sf
1113	OrangeTheory Fitness	3,240 sf
1201	Salons By JC	8,000 sf
1206	VenturePoint	8,038 sf
1210	Silo Elevated Cuisine	4,015 sf
200	La Fogata Mexican Cuisine	7,535 sf

Date: Aug 25, 2015, 10:37am User: D:\bismarck\2015\08252215\1508252215.DWG Plot No: 1508252215

DEED/PLAT REFERENCE
 D.R. DEED RECORDS OF BEAR COUNTY, TEXAS
 D.P.R. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
 O.P.R. OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS

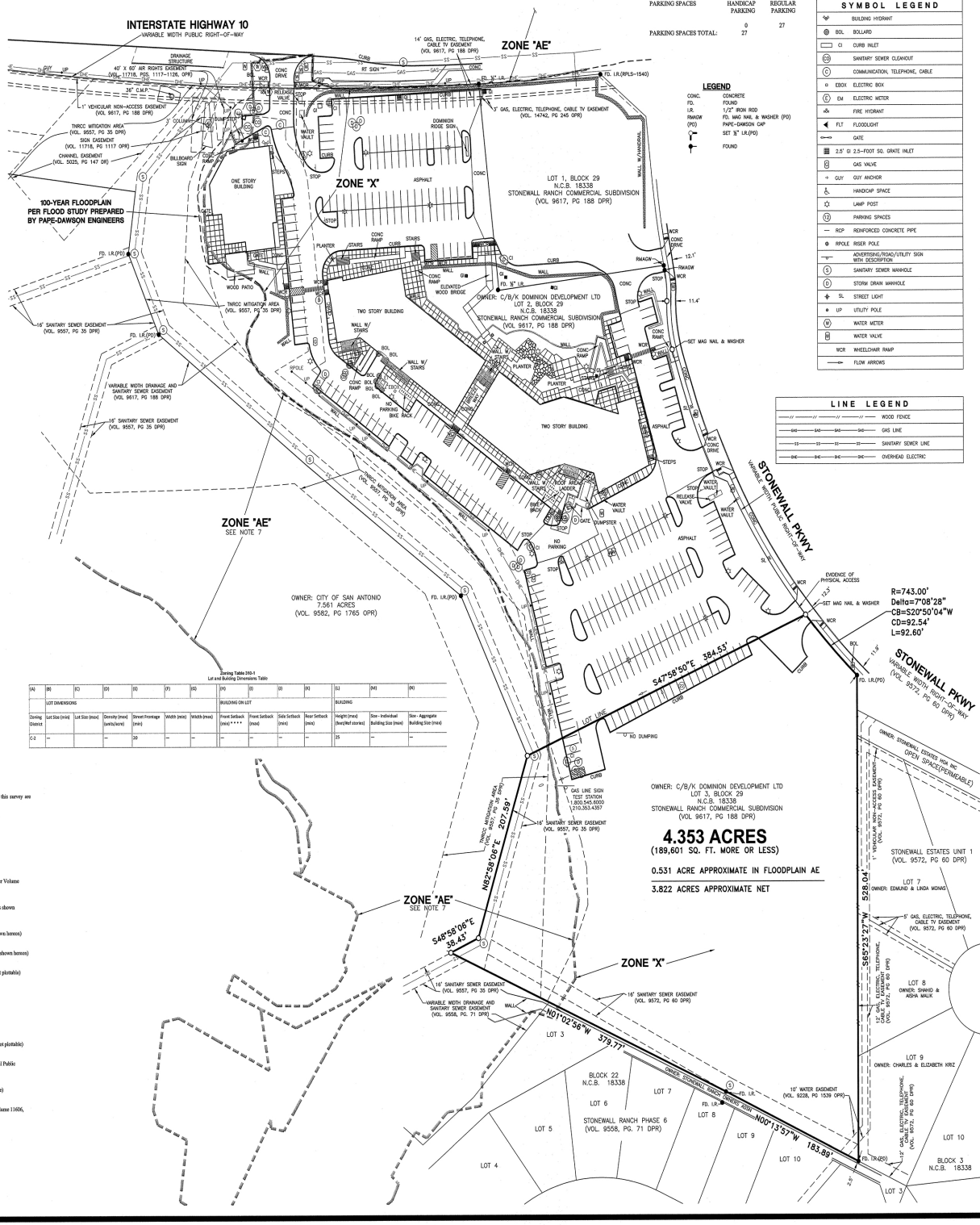
- NOTES:**
- 1) 1" IRON ROD WITH YELLOW CAP MARKED "PAPA-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
 - 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NAD 83) (EPIC020016).
 - 3) ILLUSTRATED UTILITY ARE BASED ON AVAILABLE VISIBLE, THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD OBSERVED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICES TO, OR THE STATUS OF THE UTILITIES ON THESE.
 - 4) THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
 - 5) THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONING AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 48060C0310 WATER CONTROL DISTRICT TEXAS, ZONES SHOWN ON THIS PLAT HAVE BEEN REVISED TO REFLECT THE FOLLOWING EFFECTIVE LOI# OR LOI#C: LUTD-CAS NUMBER: 14-80193 EFFECTIVE DATE: NOVEMBER 23, 2013.
 - 6) FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT BE FLOODED. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA, SOURCES, AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.
 - 7) THE SUBJECT PROPERTY IS ALSO AFFECTED BY THE FOLLOWING EFFECTIVE LETTERS OF MAP REVISION (L.O.M.R.) AS FOUND ON THE WEBSITE WWW.FEMA.FEDERAL.GOV AND VERIFIED BY DATA REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ONLINE PUBLIC REPORTS AT <http://hazards.fema.gov/geospatial/spotportal> ON JANUARY 30, 2014 THE APPROXIMATE BEARING OF THE FLOOD ZONES SHOWN ON THIS PLAT HAVE BEEN REVISED TO REFLECT THE FOLLOWING EFFECTIVE LOI# OR LOI#C: LUTD-CAS NUMBER: 14-80193 EFFECTIVE DATE: NOVEMBER 23, 2013.
 - 8) THE CITY OF SAN ANTONIO, TEXAS PLANNING DEPARTMENT ZONING WEBSITE APPLICATION AT <http://cityofsanto.com/planning/zoning/index.html> SHOWS THE PROPERTY TO BE IN THE C-1 (COMMERCIAL) GATEWAY CORRIDORS (C-1) ALONG A STATE OR FEDERAL DESIGNATED HIGHWAY, SERVES AS A HIGHWAY INTERCHANGE INTO THE CITY FROM OUTSIDE CITY LIMITS. MILITARY SOUND ATTENUATION OVERLAY DISTRICT (CAMP M-60) (M-60-1).
 - 9) FURTHER INFORMATION CONCERNING ZONING RESTRICTIONS CAN BE FOUND BY CONTACTING THE CITY OF SAN ANTONIO PLANNING SERVICES DEPARTMENT AT (210) 207-1111, OR ONLINE AT <http://www.santantonio.gov/ords/ldoc.asp>.
 - 10) ZONING ISSUES ARE A LEGAL OR JURISDICTIONAL MATTER. DEFINITION OF ITS APPLICATION AND EFFECT IS OUTSIDE THE SCOPE OF A LAND SURVEYOR'S DUTY.
 - 11) THERE IS OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUNCTION.
 - 12) THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - 13) THERE IS NO OBSERVED EVIDENCE OF SITES USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
 - 14) THE U.S. FISH AND WILDLIFE SERVICE WEBSITE APPLICATION AT www.fws.gov/fedlands/register/mapper.html SHOWS THE PROPERTY OUTSIDE OF ANY WETLAND AREA.
 - 15) THE SURVEY AND THE INFORMATION, COUSSES AND DISTANCES SHOWN THEREON ARE ACCURATE.
 - 16) THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
 - 17) THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED POLYGON.
 - 18) THE SURVEY ACCURATELY SHOWS THE LOCATION OF BUILDINGS, STRUCTURES AND IMPROVEMENTS SITUATED ON THE PREMISES.
 - 19) THE NUMBER OF STATED PARKING SPACES LOCATED ON THE PREMISES IS 27, AND, TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON.
 - 20) SET BACK, YARD AND REAR YARD LINES SHOWN ON THE RECORDED PLAT OR SET FORTH IN THE APPLICABLE ZONING ORDINANCE ARE SHOWN ON THIS SURVEY.
 - 21) THERE ARE NO VISIBLE ENCROACHMENTS ONTO ADJOINING PREMISES, ALLEYS OR EASEMENT AREAS BY BUILDING, STRUCTURE OR IMPROVEMENT, AND NO VISIBLE ENCROACHMENTS ONTO THE PREMISES BY BUILDING, STRUCTURE OR IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
 - 22) TITLES SHOWING THE PREMISES BY THE THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD, THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS THE PREMISES. THAT THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE GUARANTEE COMPANY COMMITMENT NO. 308,544,500, DATED NOVEMBER 20, 2013 AND THAT EASEMENTS, COVENANTS AND RESTRICTIONS REFLECTED IN SAID TITLE INSURANCE COMMITMENT, OR EASEMENTS WHICH THE UNDERSIGNED HAS BEEN ADVISED OR HAS ACKNOWLEDGED, HAVE BEEN LISTED AND PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
 - 23) THE SURVEY SHOWS THE LOCATION AND DIRECTION OF VISIBLE STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISCHARGE OF ROOF AND SURFACE DRAINAGE.
 - 24) DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY.
 - 25) THE PREMISES HAS VISIBLE EVIDENCE OF PHYSICAL ACCESS TO STONEWALL PKWY, A PUBLIC HIGHWAY AND STREET.
 - 26) THE FIELD WORK WAS COMPLETED ON FEBRUARY 03, 2015.

REFERENCES:
 This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.
 Title Commitment: G.F. # 2022518450 First American Title Company
 Date Issued: April 02, 2015
 Effective Date: April 20, 2015

Only those matters identified in the Title Commitment and those that the surveyor was aware of at the time of this survey are shown.

15) The following matters and all terms of the documents creating or affecting evidence of the matters:

- a. Any easements, conditions or restrictions including a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin as hereby defined in the current rules, conditions or restrictions in the volume 42, CCC 146.03, Volume 9617, Page 18-189, Deed and Plat Volume 14699, Page 231-16 and Volume 15012, Page 973 of the Official Public Records of Bear County, Texas. (Apply as shown hereon)
- b. Intentionally Omitted.
- c. Any and all easements, building lines, and conditions, covenants, and restrictions as set forth in plat recorded under Volume 9617, Page 18-189 of the Deed and Plat Records of Bear County, Texas. (Apply as shown hereon)
- d. Easement: Entry Landscaping and signs Recorded: 05/12/2011 in Volume 10013, Page 2387, of the Official Public Records, Bear County, Texas. (Apply-as shown hereon)
- e. Easement: Sign Recorded: 06/15/2011 in Volume 11718, Page 1111, of the Official Public Records, Bear County, Texas. (Apply-as shown hereon)
- f. Easement: Electric and Gas Lines Right-of-Way Recorded: 11/24/2010 in Volume 14742, Page 245, of the Official Public Records, Bear County, Texas. (Apply-as shown hereon)
- g. Easement: Sign Recorded: 11/26/2011 in Volume 15238, Page 599, of the Official Public Records, Bear County, Texas. (Apply-as shown hereon)
- h. Terms, Conditions and Stipulations in the Agreement: Recorded: Volume 7003, Page 2414, Official Public Records, Bear County, Texas. (Apply-as shown hereon)
- i. Easement: Right-of-Way Recorded: 01/13/2009 in Volume 10379, Page 1407, of the Official Public Records, Bear County, Texas. (Apply-as shown hereon)
- j. Mineral and/or royalty interest: Recorded: in Volume 3699, Page 693, of the Official Public Records, of Bear County, Texas. This is not shown but has been investigated subsequent to the date of the original instrument.
- k. Maintenance of Lanes, and all terms, conditions and stipulations thereon: Recorded: 11/14/2008 in Volume 13796, Page 1278, of the Official Public Records, Bear County, Texas. (Apply-as shown hereon)
- l. This is not shown but has been investigated subsequent to the date of the original instrument.
- m. Non-Discharge, Assignment and Subordination Agreement recorded in Volume 13817, Page 1503, of the Official Public Records of Bear County, Texas. (Apply-as shown hereon)
- n. Terms, Conditions and Stipulations in the Agreement: Recorded: 11/26/2011 Volume 15238, Page 602, Official Public Records, Bear County, Texas. (Apply-as shown hereon)
- Type: Consent and Indemnity
- o. Deed: Recordation Affidavit concerning Edward Aquillo Protection Plan as set forth in instrument recorded in Volume 11606, Page 1981, Official Public Records, Bear County, Texas. (Apply-as shown hereon)
- p. Intentionally Omitted.
- q. Easement: Easement Recorded: Volume 9025, Page 147, Official Public Records, Bear County, Texas. (Apply-as shown hereon)



PARKING SPACE COUNT

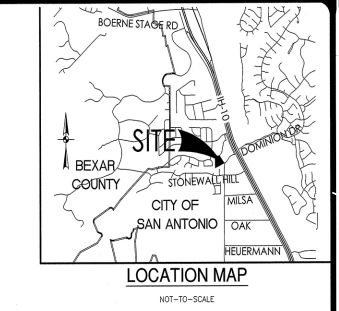
PARKING SPACES	HANDICAP PARKING	REGULAR PARKING
0	0	27
PARKING SPACES TOTAL:	0	27

SYMBOL LEGEND

- ⊕ BUILDING HOISTWAY
- ⊙ BOLLARD
- ⊠ CURB INLET
- ⊙ SANITARY SEWER CLEANOUT
- ⊙ COMMUNICATION, TELEPHONE, CABLE
- ⊙ EXIST. ELECTRIC BOX
- ⊙ EXIST. ELECTRIC METER
- ⊙ EXIST. FIRE HYDRANT
- ⊙ FLOODLIGHT
- ⊙ GATE
- ⊙ 2.5' Ø 2.5'-FOOT SQ. GRATE INLET
- ⊙ GAS VALVE
- ⊙ GUY AIR ANCHOR
- ⊙ HANDICAP SPACE
- ⊙ LAMP POST
- ⊙ PARKING SPACES
- ⊙ REINFORCED CONCRETE PIPE
- ⊙ RP/PE RISER POLE
- ⊙ ADJUSTERS/TROUBLE/UTILITY SIGN WITH DESCRIPTION
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ ST. STREET LIGHT
- ⊙ UP UTILITY POLE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ W/CR WHEELCHAIR RAMP
- ➔ FLOW ARROWS

LINE LEGEND

- MOOD FENCE
- GAS LINE
- SANITARY SEWER LINE
- OVERHEAD ELECTRIC



FIELD NOTES FOR 4.353 ACRES OR 189,601 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING ALL OF LOT 1, BLOCK 29 OF THE STONEWALL RANCH COMMERCIAL SUBDIVISION RECORDED IN VOLUME 9617, PAGES 188-189 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS

I hereby certify to CBK Dominon Development, L.A. a Texas limited partnership and First American Title Company:

This map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Issues 14, 603, 700, 700(A), 700(B), 700, 8, 5, 10(A), 11(A), 11(B), 13, 14-15, 20(a) and 21 of a Table A thereof. The field work was completed on February 2, 2015.

This 24th day of August 2015, A.D.

G. E. BUCHANAN
 Registered Professional Land Surveyor 4999
 BBS000046@pape-dawson.com



PROJECT NAME: DOMINION RIDGE



SCENIC OAKS

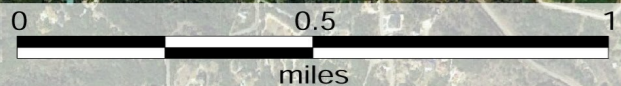
CROSS MOUNTAIN

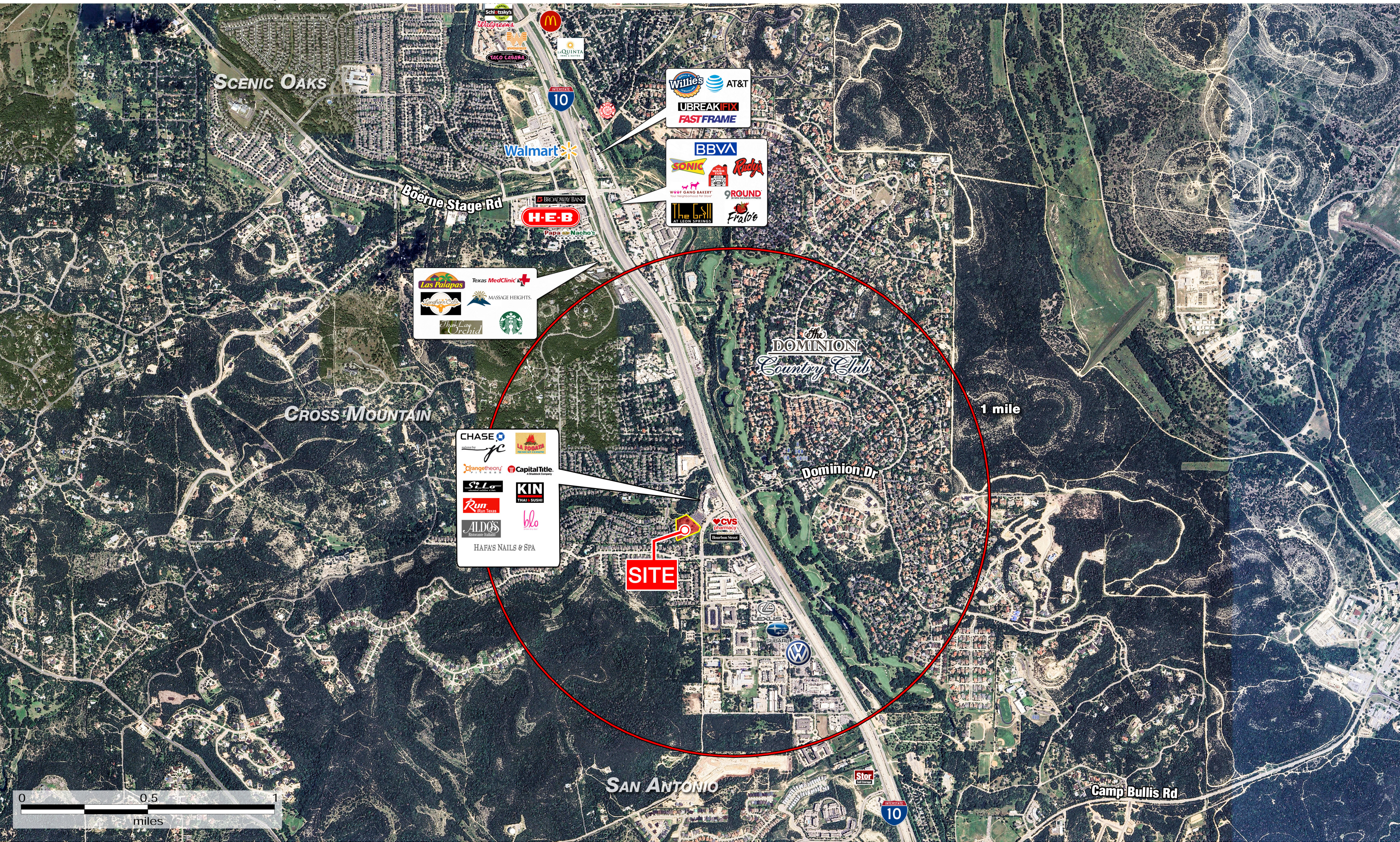
The DOMINION Country Club

SAN ANTONIO

SITE

1 mile





SCENIC OAKS

CROSS MOUNTAIN

SAN ANTONIO

The DOMINION Country Club

Dominion Dr

Camp Bullis Rd

Boerne Stage Rd

Walmart

H-E-B

Papa John's

BROADWAY BANK

LA QUINTA

McDonald's

Schlitzsky's

WALGREENS

TACO CABANA

AT&T

Willie's

UBREAK/FIX

FAST FRAME

BBVA

SONIC

Rudy's

9ROUND

WOLF GANG BAKERY

The Grill

Fralo's

Starbucks

That Lay Orchid

Massage Heights

Texas MedClinic

Las Palapas

CHASE

LA FORATA

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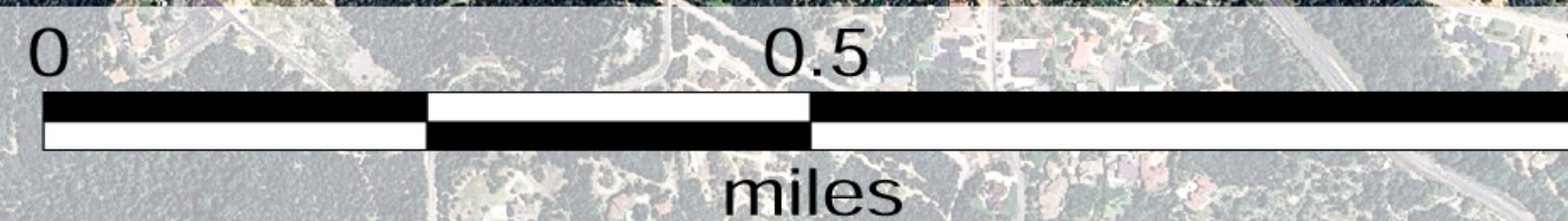
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INFORMATION ABOUT BROKERAGE SERVICES

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Robert King

Licensed Supervisor of Sales Agent/ Associate

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Phone

David F. III Nicolson

Sales Agent/Associate's Name

425595

License No.

davidn@weitzmangroup.com

Email

(210) 366-5050

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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