



Commercial Lots – .702 acres and up. Zoned C3. Ideal Retail, Office, Medical

FOR SALE - DEVELOPMENT SITES

TURNING STONE MASTER DEVELOPMENT

FM 1103 @ Turning Stone, Cibolo, Texas 78108



TURNING STONE - DEVELOPMENT HIGHLIGHTS

Located one mile south of IH-35, Turning Stone is a master planned community in Cibolo, Texas. Named the fastest growing city in the US (under 50,000), residential growth has exceeded all expectations with 4,792 lots currently under development and an additional 1,200 multi-family units underway.

Retail and professional services are in high demand. Zoned C-3, Turning Stone offers commercial pad sites in a master planned setting.

Each development site is served by existing detention ponds downstream from the sites. Water will be made available to all pads through Green Valley Special Utility District. Electric is provided by GVEC and is adjacent to all sites. Gas is available in the area and is located at the intersection of FM 1103 and Green Valley Road. Prospective buyer should use a professional to examine availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.



Intersection of FM 1103 and Turning Stone. Future Lighted Intersection

Construction is complete on the Cibolo Valley Elementary School as well as the realignment of Green Valley Road and FM 1103. The new school and improved infrastructure (including a traffic signal) brings new activity to the area.

Access to the property is optimal via FM 1103, Turning Stone and Orth Road with required access drives through the back of each development lot. Major improvements to FM 1103 have been funded and work is well underway. Designated to be a 5 lane divided thoroughfare with bike lanes and sidewalks, completion is slated for 2025. Two additional traffic signals will be installed at FM 1103 and Turning Stone and FM 1103 and Orth Avenue creating hard corner lots.

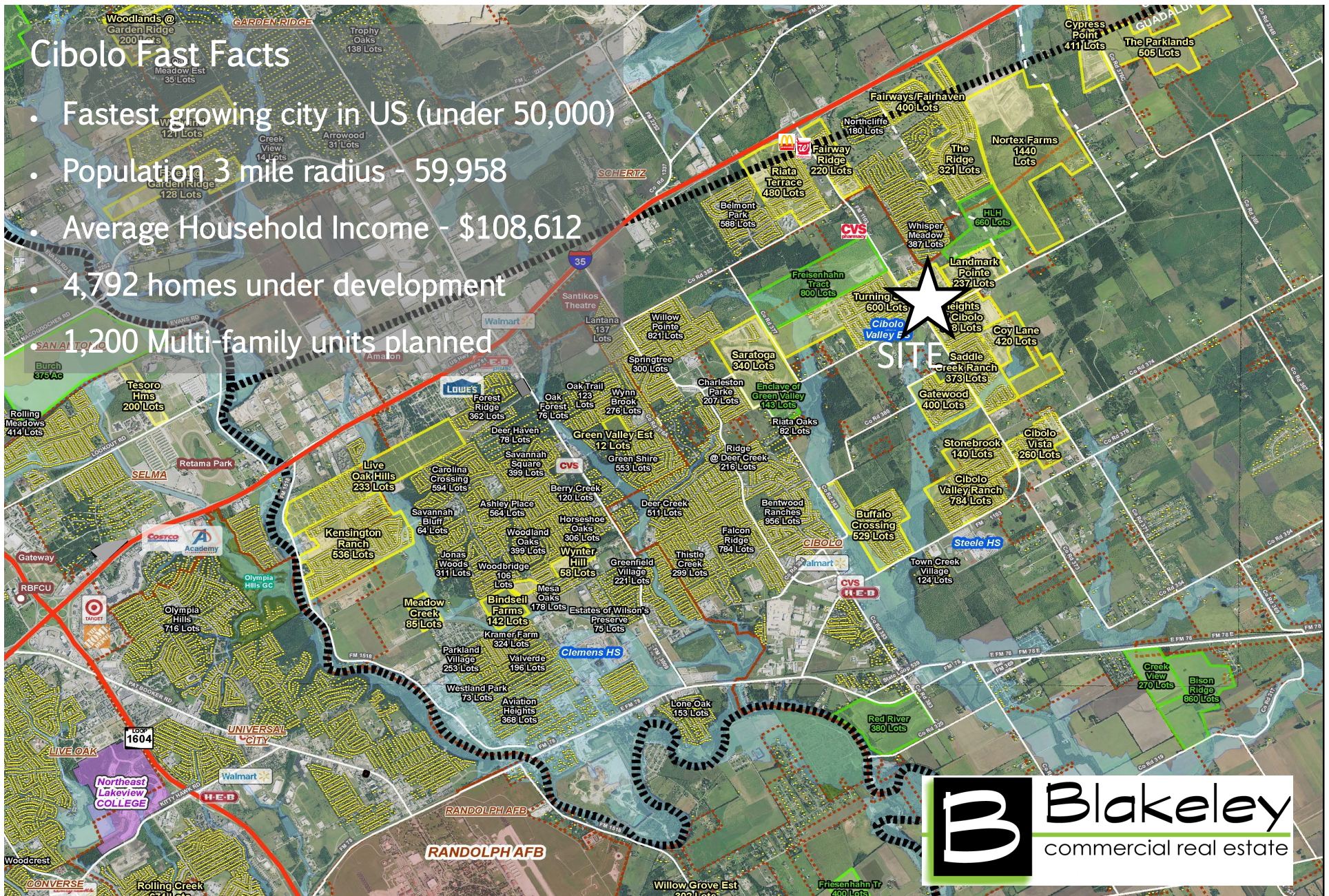
Call broker for additional information and pricing.



RESIDENTIAL GROWTH MAP

Cibolo Fast Facts

- Fastest growing city in US (under 50,000)
- Population 3 mile radius - 59,958
- Average Household Income - \$108,612
- 4,792 homes under development
- 1,200 Multi-family units planned



The information contained herein has been secured from sources deemed to be reliable, but broker makes no representations or warranties of any kind as to the accuracy of the information. References to square footage, acreage, age and proximity are approximate. References to feasibility for any particular purpose are suggestive only. Buyer / Tenant must verify all information and bears all risk of any inaccuracies.

Date: May 24, 2018, 4:00pm User ID: mlopez
Title: P:\36315\4747\action\FBI\N140624-TURNING STONE COMMERCIAL-DEMAND EXHIBIT.docx



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.

Blakeley Commercial Real Estate, LLC	9002467	lynn@blakeleycre.com	210-349-6111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lynn Blakeley	0384478	lynn@blakeleycre.com	210-349-6111
Designated Broker of Firm	License No.	Email	Phone
Lynn Blakeley	0384478	lynn@blakeleycre.com	210-349-6111
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brian Blakeley	632210	brian@blakeleycre.com	210-349-6111
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date