



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) and "Best Places to Live", residential growth has exceeded all expectations. Cibolo is a highly coveted community enjoying well-rated public schools, a low crime rate as well as affordability with higher-end new construction. These factors combined make Cibolo a solid community in which to live, work, and raise a family. Medical, retail and professional services are in high demand. Zoned C-3, Turning Stone offers commercial pad sites in a master planned setting.

Each development tract is served by existing detention ponds downstream from the sites. Water is available to all pads through Green Valley Special Utility District and electric is provided by GVEC. 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 determine if they are suitable for the buyer's intended use.



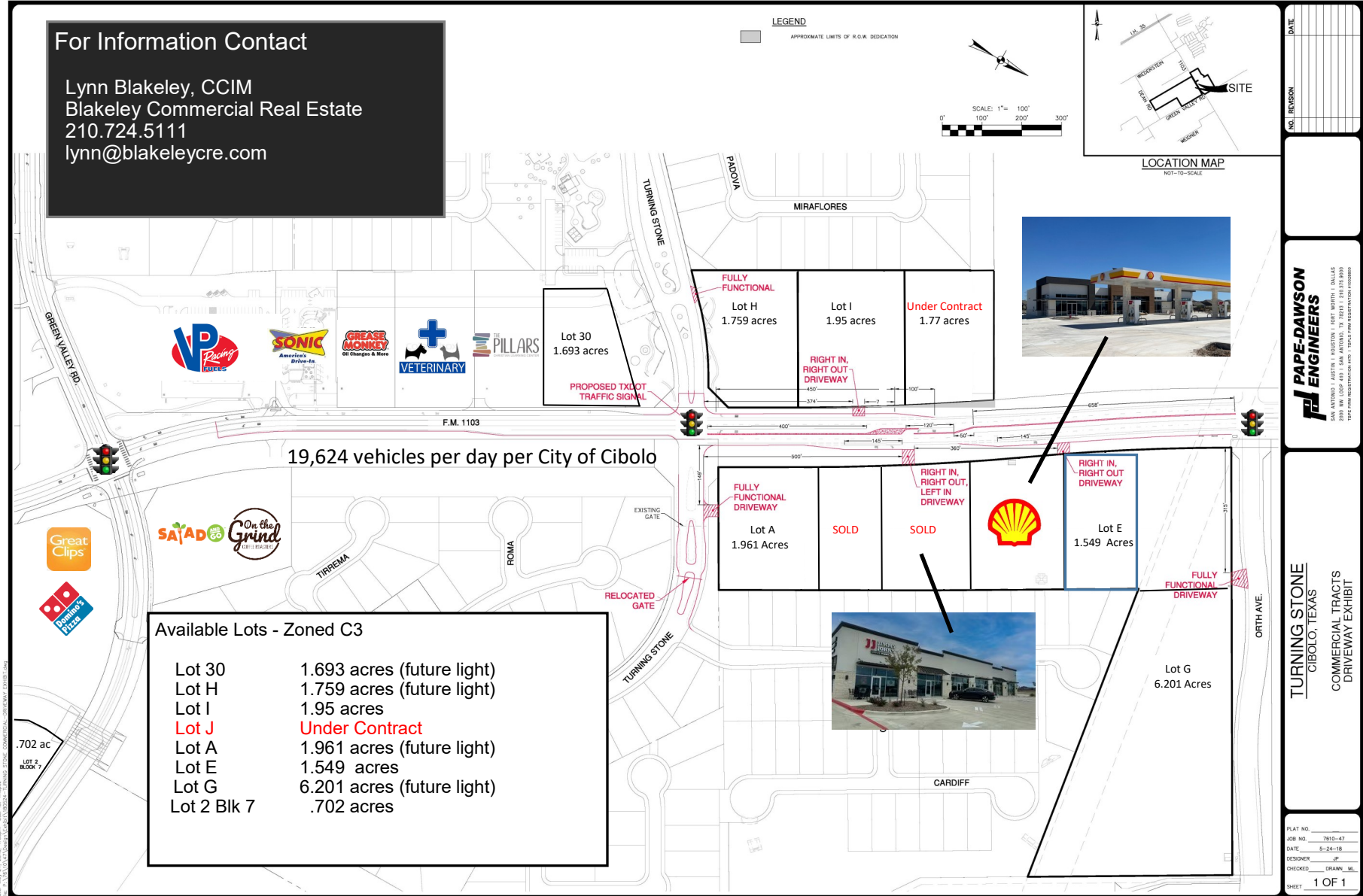
Intersection of FM 1103 and Turning Stone. Future Lighted Intersection

Access to the individual pads is optimal via FM 1103, Turning Stone and Orth Road. Major improvements to FM 1103 are well underway. When complete, this major arterial is designated to be a 5 lane divided thoroughfare with bike lanes and sidewalks. Completion is slated for early 2027. 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.



TURNING STONE / AVAILABLE LOTS



For Information Contact
 Lynn Blakeley, CCIM
 Blakeley Commercial Real Estate
 210.724.5111
 lynn@blakeleycre.com

Available Lots - Zoned C3

Lot 30	1.693 acres (future light)
Lot H	1.759 acres (future light)
Lot I	1.95 acres
Lot J	Under Contract
Lot A	1.961 acres (future light)
Lot E	1.549 acres
Lot G	6.201 acres (future light)
Lot 2 Blk 7	.702 acres

19,624 vehicles per day per City of Cibolo

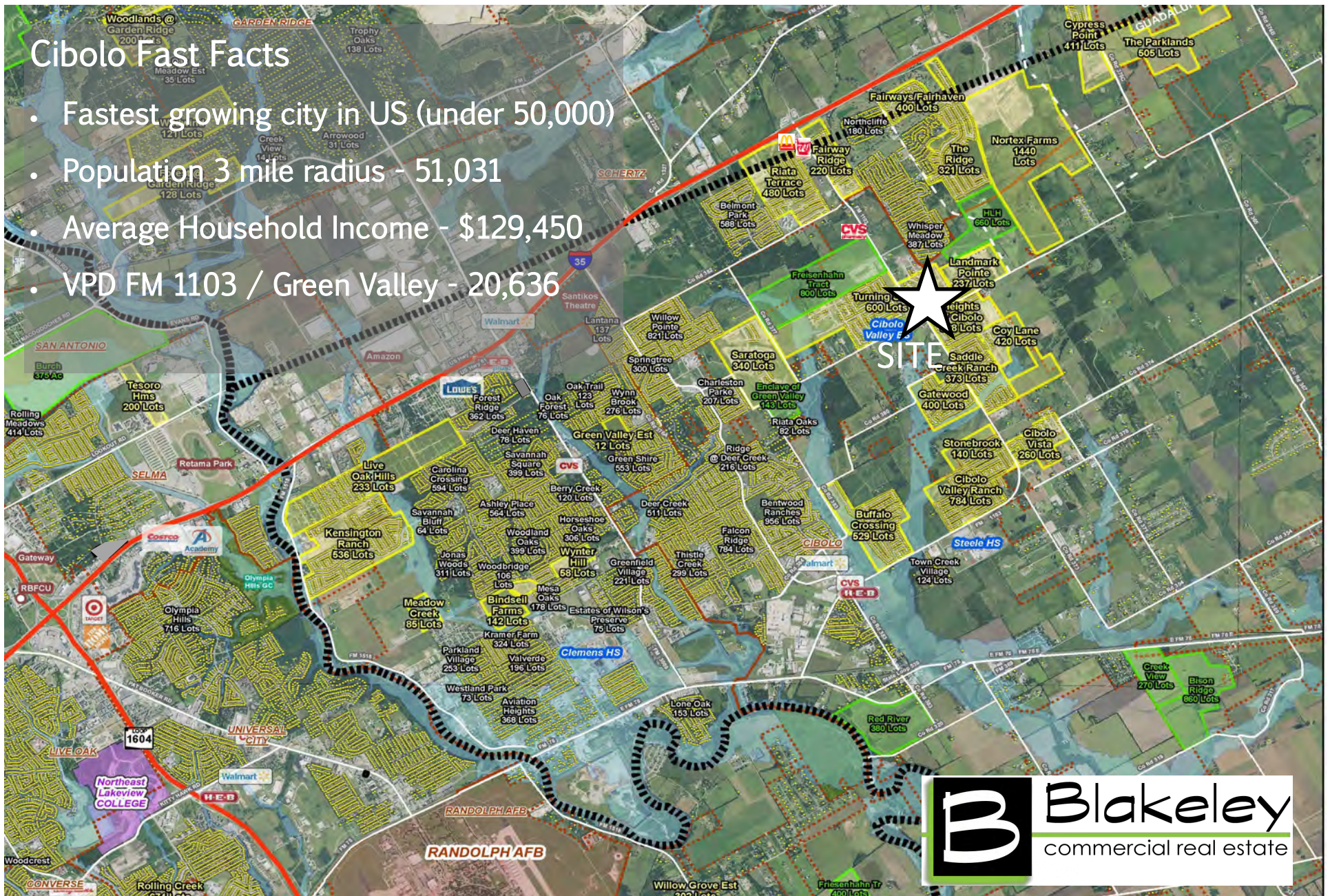
DATE	
NO. REVISION	
PAPE-DAWSON ENGINEERS	
SAN ANTONIO AUSTIN HOUSTON FORT WORTH DALLAS 10000 W. BRIDLE TRAIL, SUITE 1000, FORT WORTH, TX 76155 TEL: 817.335.1100 FAX: 817.335.1101 WWW.PAPE-DAWSON.COM	
TURNING STONE	
CIBOLO, TEXAS	
COMMERCIAL TRACTS	
DRIVEWAY EXHIBIT	
PLAT NO.	7810-47
JOB NO.	5-24-18
DESIGNER	
CHECKED	CRAMM, M.
SHEET	1 OF 1

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.

RESIDENTIAL GROWTH MAP

Cibolo Fast Facts

- Fastest growing city in US (under 50,000)
- Population 3 mile radius - 51,031
- Average Household Income - \$129,450
- VPD FM 1103 / Green Valley - 20,636



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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.

Blakeley Commercial Real Estate, LLC	9002467	lynn@blakeleycre.com	210-724-5111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lynn Blakeley	0384478	lynn@blakeleycre.com	210-724-5111
Designated Broker of Firm	License No.	Email	Phone
Lynn Blakeley	0384478	lynn@blakeleycre.com	210-724-5111
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brian Blakeley	632210	brian@blakeleycre.com	210-724-5111
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date