



For Sale - 16.615 acres

590 W FM 78

Cibolo, Texas 78108



- 16.615 acres - Zoned C4
- Highly visible—375' un-obstructed frontage on FM 78
- Ideal medical, office, hospitality or high density retail
- Adjacent to Niemietz Park, Red River Subdivision (380 single family homes) and Trophy Oaks (324 Unit Apartment Complex)
- Utilities to the site—buyer to verify location and capacity



Contact us for additional details

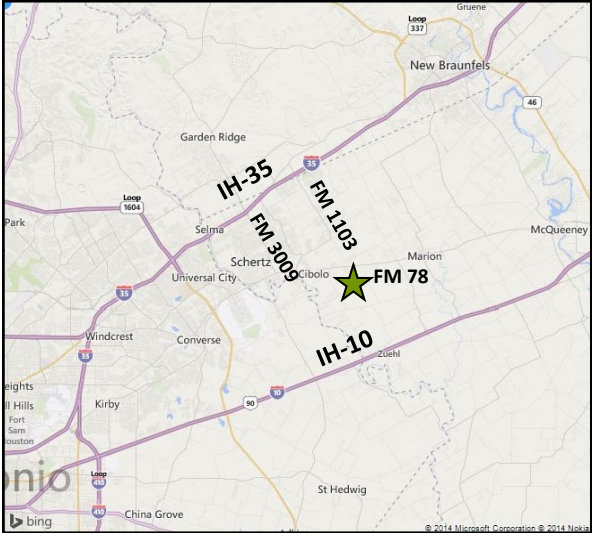
Lynn Blakeley, CCIM
Blakeley Commercial Real Estate, LLC
lynn@blakeleycre.com
210.724.5111

590 W FM 78 Area Overview

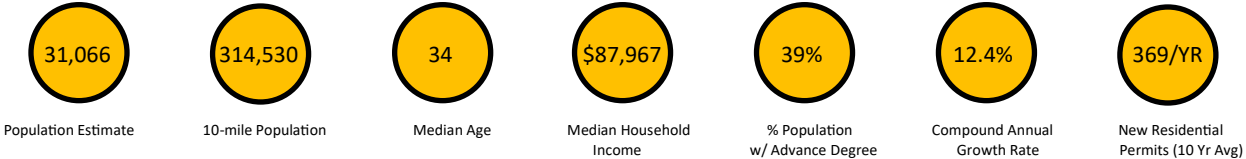


The site is located in the rapidly growing city of Cibolo, Texas directly on FM 78 which is the major east/west connector between Loop 1604 to the west and IH-10 to the east. The property is central to new residential subdivisions, active and expanding area employers, Cibolo City Hall and the new city Sports Complex.

Named one of the fastest growing communities in the US, the area has a significant office, medical, hospitality and big box retail void. One of the only developable lots Zoned C4 within the city limits, this highly visible site affords easy access to area employers, residential development and major thoroughfares.

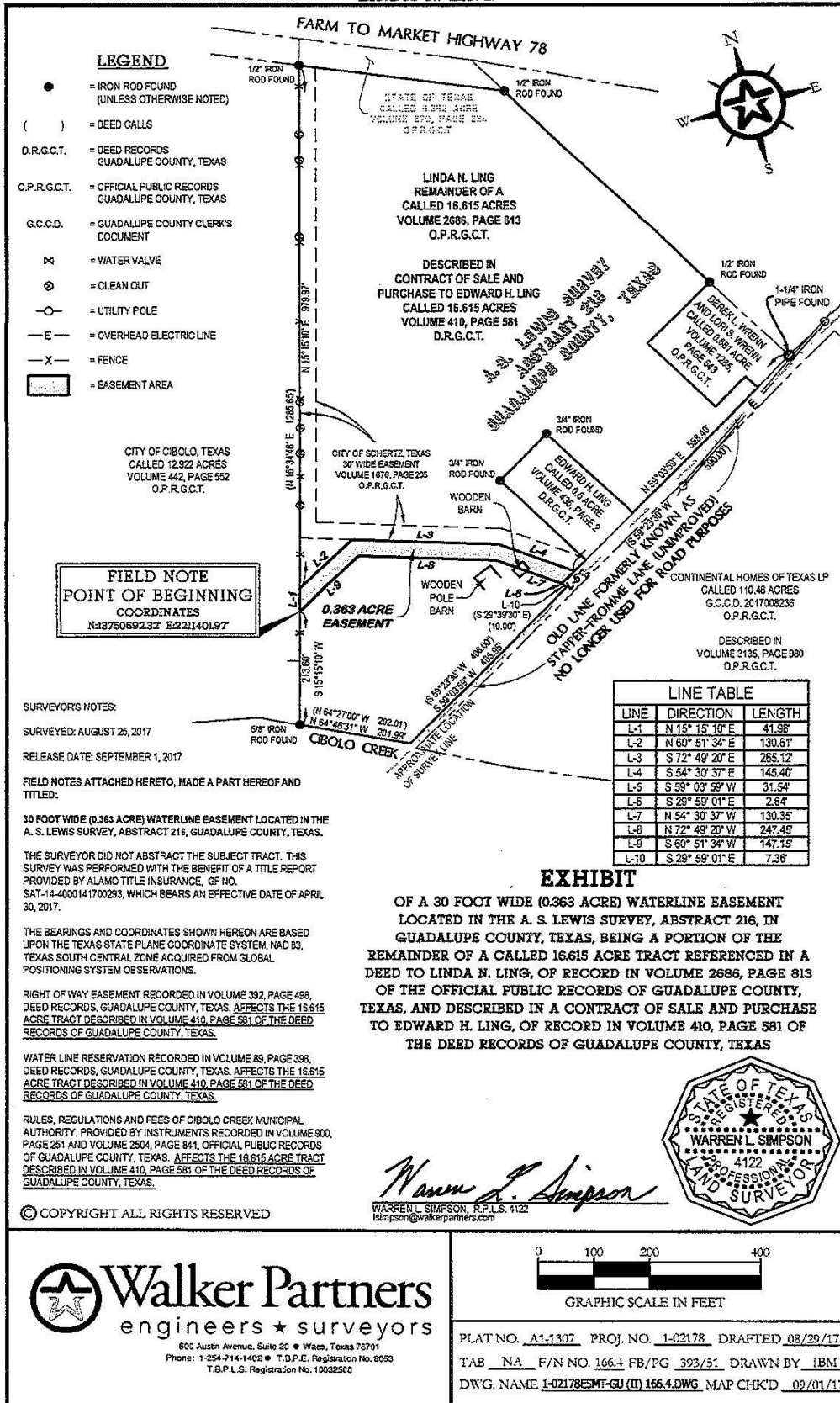


Cibolo Fast Facts



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.

GU (II) 166.4
LINDA N. LING



LEGEND

- = IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- () = DEED CALLS
- D.R.G.C.T. = DEED RECORDS GUADALUPE COUNTY, TEXAS
- O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS
- G.C.C.D. = GUADALUPE COUNTY CLERK'S DOCUMENT
- ⊗ = WATER VALVE
- ⊙ = CLEAN OUT
- = UTILITY POLE
- E— = OVERHEAD ELECTRIC LINE
- X— = FENCE
- ▭ = EASEMENT AREA

FIELD NOTE
POINT OF BEGINNING
COORDINATES
N437506923Z E221140197

SURVEYOR'S NOTES:

SURVEYED: AUGUST 25, 2017
RELEASE DATE: SEPTEMBER 1, 2017

FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED:

30 FOOT WIDE (0.363 ACRE) WATERLINE EASEMENT LOCATED IN THE A. S. LEWIS SURVEY, ABSTRACT 216, GUADALUPE COUNTY, TEXAS.

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY ALAMO TITLE INSURANCE, GF NO. SAT-14-4000141700293, WHICH BEARS AN EFFECTIVE DATE OF APRIL 30, 2017.

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

RIGHT OF WAY EASEMENT RECORDED IN VOLUME 392, PAGE 498, DEED RECORDS, GUADALUPE COUNTY, TEXAS, AFFECTS THE 16.615 ACRE TRACT DESCRIBED IN VOLUME 410, PAGE 581 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS.

WATER LINE RESERVATION RECORDED IN VOLUME 89, PAGE 398, DEED RECORDS, GUADALUPE COUNTY, TEXAS, AFFECTS THE 16.615 ACRE TRACT DESCRIBED IN VOLUME 410, PAGE 581 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS.

RULES, REGULATIONS AND FEES OF COBO CREEK MUNICIPAL AUTHORITY, PROVIDED BY INSTRUMENTS RECORDED IN VOLUME 900, PAGE 251 AND VOLUME 2604, PAGE 841, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AFFECTS THE 16.615 ACRE TRACT DESCRIBED IN VOLUME 410, PAGE 581 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS.

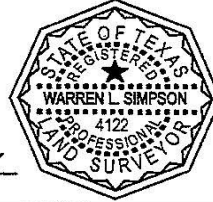
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WARREN L. SIMPSON, R.P.L.S. 4122
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LINE	DIRECTION	LENGTH
L-1	N 15° 15' 10" E	41.98'
L-2	N 60° 51' 34" E	130.81'
L-3	S 72° 49' 20" E	266.12'
L-4	S 54° 30' 37" E	145.40'
L-5	S 59° 03' 59" W	31.54'
L-6	S 29° 59' 01" E	2.64'
L-7	N 54° 30' 37" W	130.35'
L-8	N 72° 49' 20" W	247.45'
L-9	S 60° 51' 34" W	147.15'
L-10	S 29° 59' 01" E	7.36'

EXHIBIT

OF A 30 FOOT WIDE (0.363 ACRE) WATERLINE EASEMENT LOCATED IN THE A. S. LEWIS SURVEY, ABSTRACT 216, IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 16615 ACRE TRACT REFERENCED IN A DEED TO LINDA N. LING, OF RECORD IN VOLUME 2686, PAGE 813 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND DESCRIBED IN A CONTRACT OF SALE AND PURCHASE TO EDWARD H. LING, OF RECORD IN VOLUME 410, PAGE 581 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS



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T.S.P.L.S. Registration No. 10022560

0 100 200 400
GRAPHIC SCALE IN FEET

PLAT NO. A1-1307 PROJ. NO. 1-02178 DRAFTED 08/29/17
TAB NA F/N NO. 166.4 FB/PG 392/51 DRAWN BY IBM
DWG. NAME 1-02178ESMT-GU (II) 166.4.DWG MAP CHK'D 09/01/17

G:\PROJECTS\1-02178\1 SURVEY\1-0 CAD\1-02178ESMT-GU (II) 166.4.DWG, 8.5X14-NO CERT, 9/17/2017 3:30:14 PM, jmontemayor, 1:1



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.

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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