



FOR SALE - DEVELOPMENT SITES

TURNING STONE MASTER DEVELOPMENT

FM 1103 @ Turning Stone, Cibolo, Texas 78108



## TURNING STONE - THE DEVELOPMENT

Turning Stone is a master planned community in Cibolo, Texas designed with all the amenities families are looking for. With low county taxes, insurance rates and the recognized Schertz-Cibolo ISD, residential growth has exceeded all expectations with 4,792 lots currently under development including the recently announced Homestead - a massive 552 acre community with more than 1330 single family homes and a total build out anticipated in 2020.

Retail and professional services are in high demand. The commercial component of Turning Stone is Zoned C-3. Pad sites are currently available, are shovel ready and priced to sell.

Each development site is currently served by existing detention ponds that are either adjacent or downstream from the sites. Water is available to all pads now through Green Valley Special Utility District. GVSUD has completed construction of a 24" and a 12" water transmission main on the east side of FM 1103 and the project developer has provided water (12" line), sewer and site detention at the rear of the property boundary. 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.

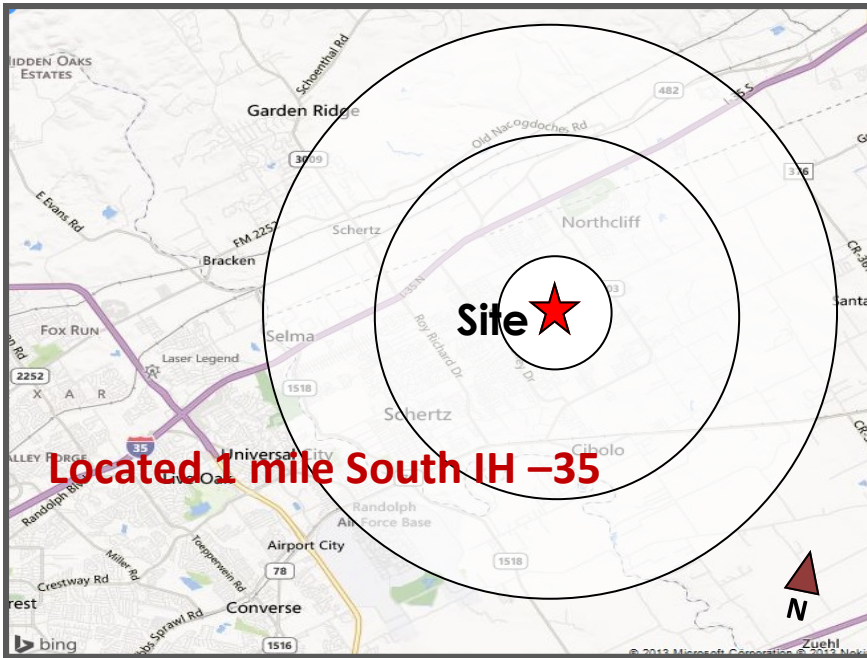


Construction is complete on the Cibolo Valley Elementary School as well as the realignment of Green Valley Road and FM 1103. The new school and the completed roadwork (including a fully operational traffic signal) brings new activity to the area. A full service Valero Gas Station and Sonic restaurant are now open with a veterinary hospital, coming soon.

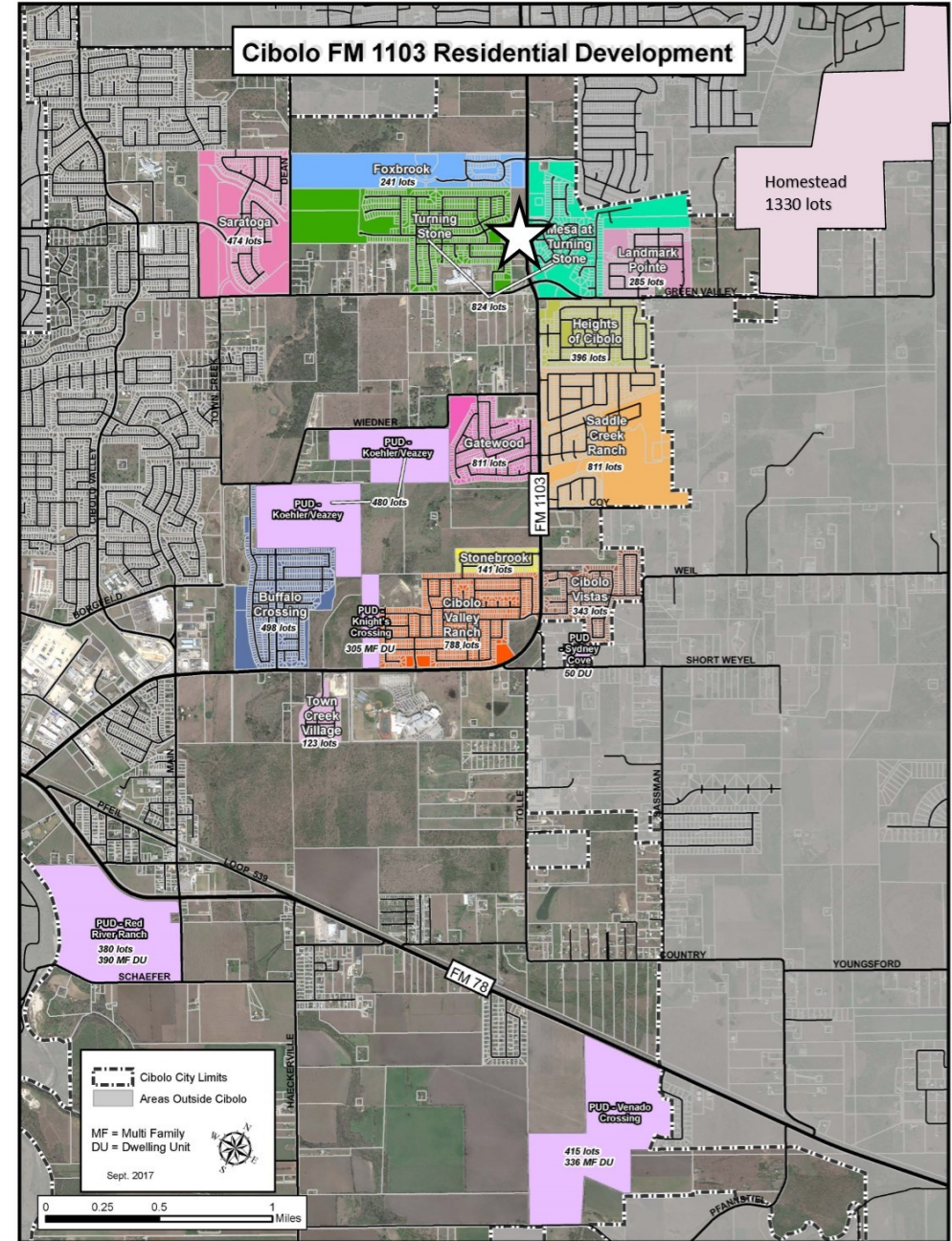
Access to the property is optimal via FM 1103, Turning Stone and Orth Road with access drives through the rear of the development. Major improvements to FM 1103 have been funded by TXDot with work set to commence in 2019 at which time a second traffic signal will be installed at Orth Road.







| Demographic Snapshot  | 1 Mile     | 3 Mile    | 5 Mile   |
|-----------------------|------------|-----------|----------|
| Population            | 3,584      | 29,614    | 73,706   |
| Households            | 2,439      | 39,847    | 27,808   |
| Average H Hold Income | \$100,822  | \$102,152 | \$96,042 |
| Traffic Count at Site | 19,625 vpd |           |          |



**For Information Contact**

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# TURNING STONE - AVAILABLE SITES

19,624 vehicles per day per City of Cibolo



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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.



# TURNING STONE - DEVELOPMENT PHOTOGRAPHS



Intersection Green Valley Drive & FM 1103



Intersection Turning Stone & FM 1103



FM 1103 & Turning Stone (Lots H - J)



Intersection Orth & FM 1103 - Future Light





## 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 |
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Buyer/Tenant/Seller/Landlord Initials

Date