

Pre-Leasing New Walmart Shadow Center Coming Cibolo, Texas



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LANDMARK ADVISORS, INC.

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602 Cibolo Valley Drive Cibolo, TX 78108

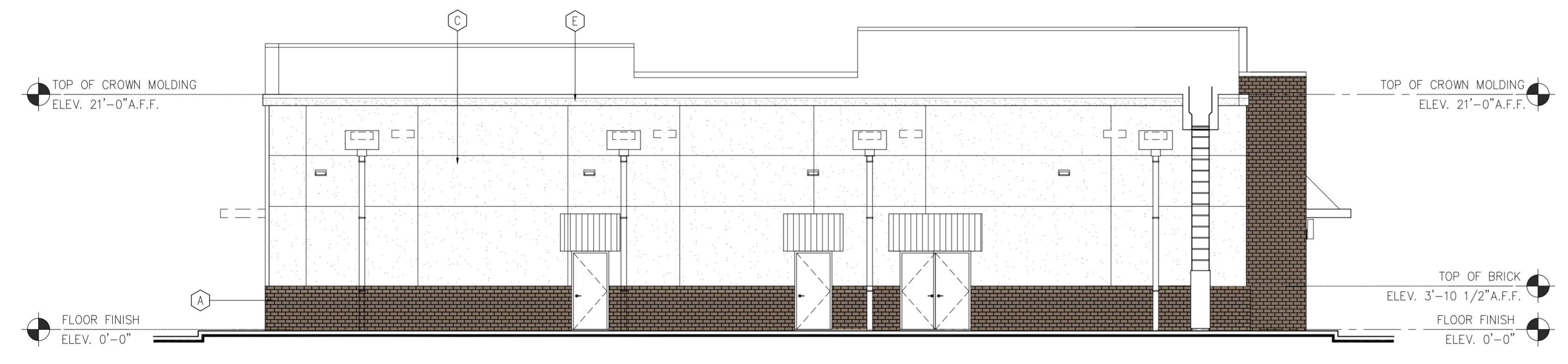
Base Rent	\$38.00/SF/YR
NNN Rent (est.)	\$ 7.50/SF/YR
Minimum Term	10 Years
Tenant Allowance	Negotiable



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

6



BACK ELEVATION

SCALE: 1/8" = 1'-0"

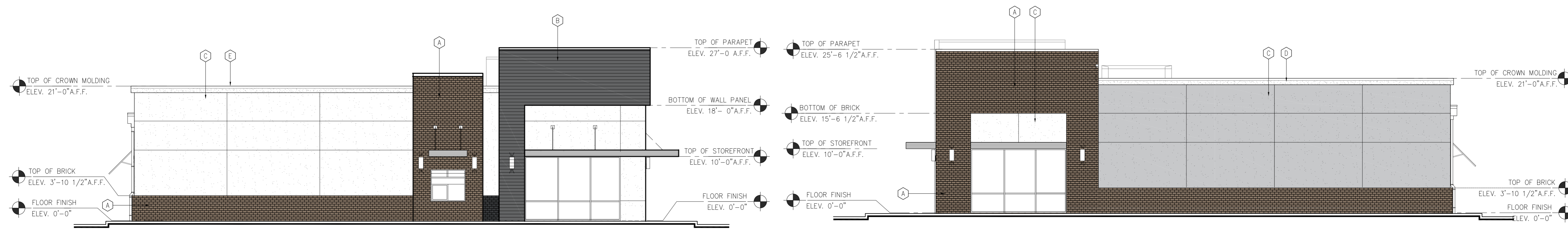
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EXTERIOR FINISH SCHEDULE

2

EXTERIOR FINISH SCHEDULE		
	FINISH	COLOR
A	4"x4"x8" ECONOMY BRICK	BROOKSHIRE
B	NICHIHA VENTAGEWOOD	ASH
C	STUCCO	SW 7071 GRAY SCREEN
D	METAL PANEL	---
E	EIFS - CROWN MOLDING	SW 7757 HIGH REFLECTIVE WHITE

EXTERIOR FINISH SCHEDULE - MISC.			
	ITEM	COLOR	COMMENTS
	STOREFRONT AND WINDOW FRAME	DARK BRONZE ANODIZED	
	CANOPY AND AWNINGS	DARK BRONZE	
	DOWN SPOUT, METAL COLLECTION BOX,	DARK BRONZE	
	EXTERIOR METAL DOORS & FRAMES AND LADDER	PAINTED TO MATCH BLDG	
	METAL COPING	DARK BRONZE	



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

4

RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

1



SITE























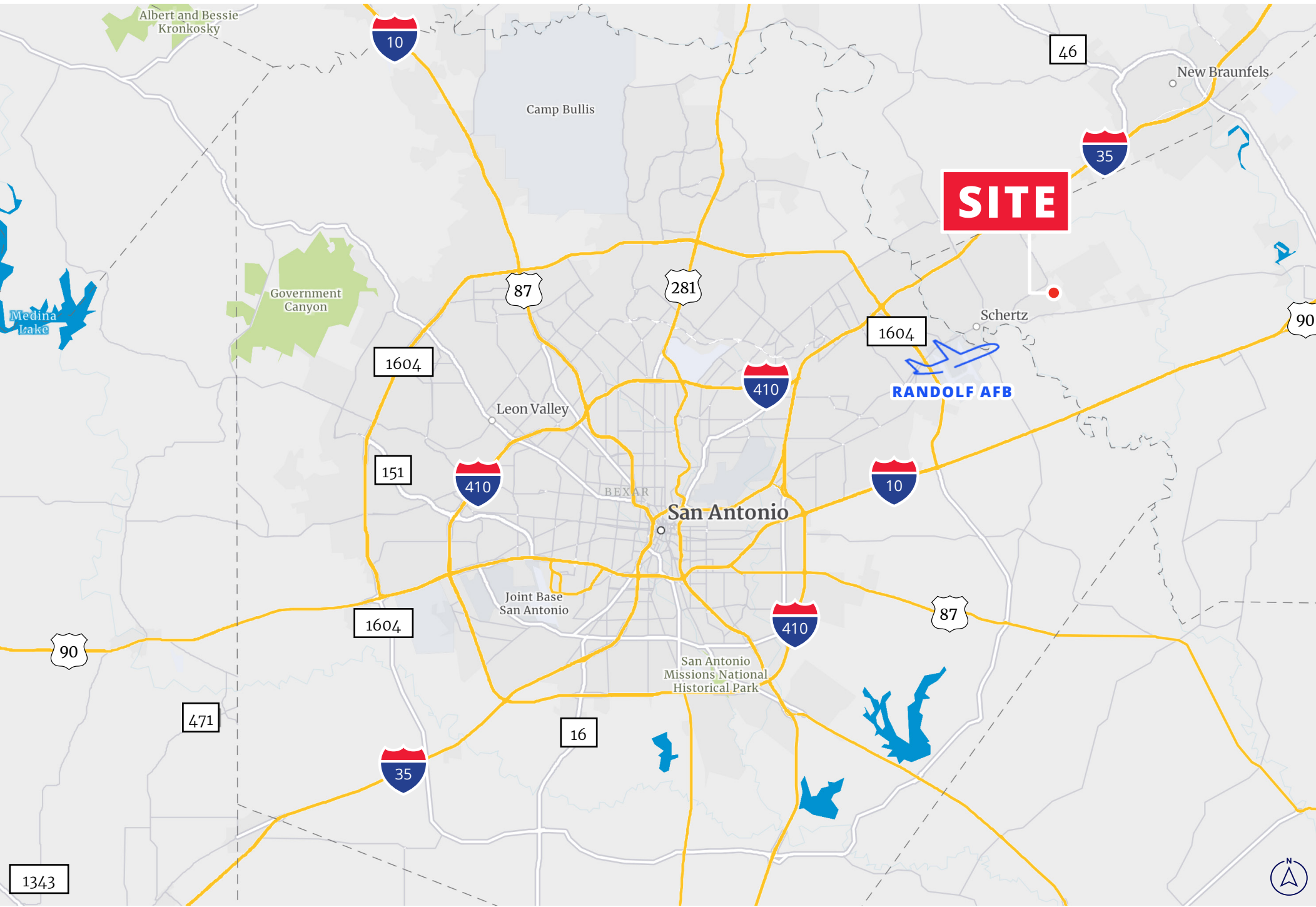
SAMUEL CLEMENS HIGH SCHOOL
1,871 STUDENTS

8,443 VPD

21,753 VPD

Property Highlights

- Outlot to Walmart Supercenter
- Cibolo's population has exploded from 3,000 to 32,000 residents over the last 20 years
- Annual population growth of 4.1% forecast through 2028
- Recent entrants to the intersection include P. Terry's, Chick-fil-A, Dutch Bros, Chipotle and Jersey Mike's
- Multiple schools in close proximity
- Zoned C-3, General Retail/Office



SITE

RANDOLF AFB

San Antonio

1343





Information About Brokerage Services

Texas law requires all real estate licensees 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 Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Wayne Cotter, CCIM	517353	wayne@landmarkadvisorsinc.com	(979)412-2563
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Information available at www.trec.texas.gov

IABS 1-0 Date

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