



Turner Crest

Martindale, Caldwell County, TX

Contact:

Tim Riley/TRiley@landadvisors.com

Carlotta McLean/CMclean@landadvisors.com

Royce Rippey/RRippey@landadvisors.com

Office 512.327.3010/Fax 512.329.0370

901 South MoPac Expressway, Building 2 Suite 525

Austin, Texas 78746

www.landadvisors.com

Location: Property is located on Highway 142 between Martindale and Lockhart. The property is five miles from IH-35 in San Marcos and one mile from Highway 80, nine miles from Highway 183 and six miles to SH 130.

Size: 3,123 acres

Price: \$13,500,000

Entitlements: The property has a Development Order with Caldwell County which provides for the development of 4,000 homes and two golf courses. The property falls within the Martindale ETJ. There is an agreement which prohibits involuntary annexation for 15 years and provides that the Caldwell County Development Order will prevail even though the property falls within the Martindale ETJ.

There is a Water Reservation and Supply Agreement with Maxwell Water Supply which provides for over 3,000 units over 10+ years. The property has TCEQ permits for wastewater discharge.

Utilities:

Water – Agreement with Maxwell Water Cooperative for water service

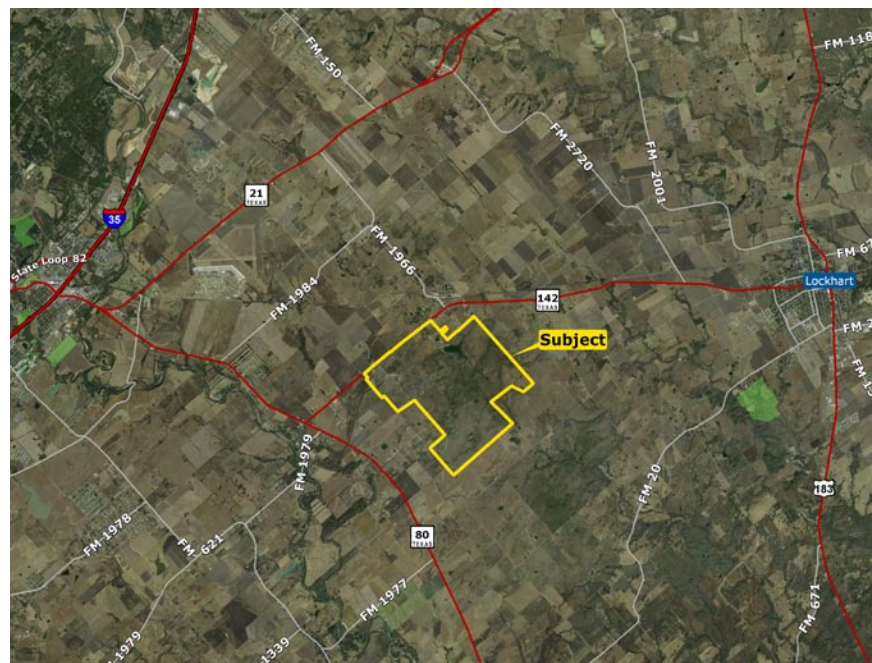
Electric – Bluebonnet Electric

Comments:

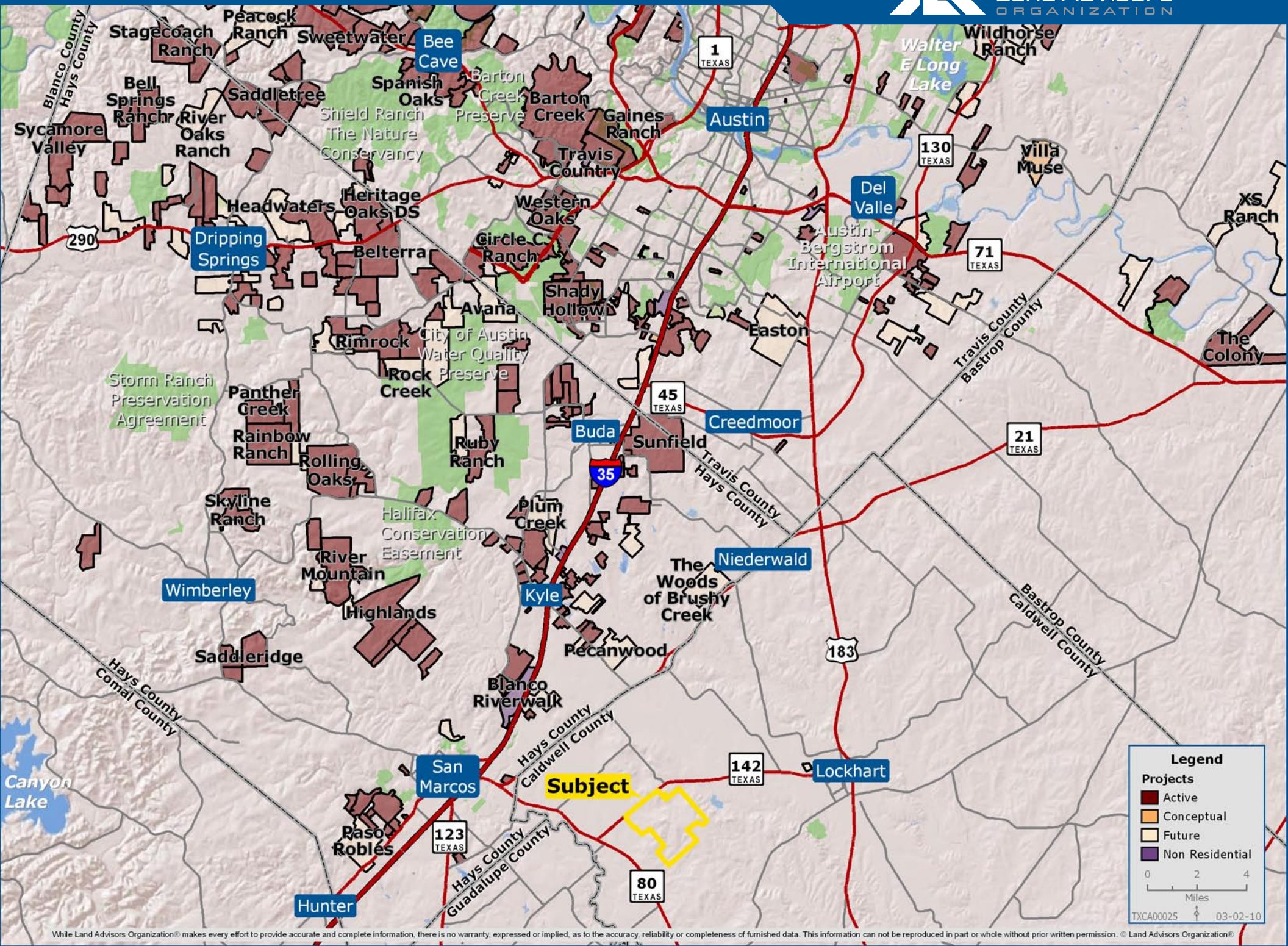
This property, situated in the Blackland Prairie Region of Texas, is an outstanding long term investment as a working ranch located along the IH-35/SH 130 growth corridor between Austin and San Antonio. The land is generally level to slightly rolling, scattered tree cover and abundant live water. The property features three lakes – six acres, thirty nine acres and thirteen acres. Two of the lakes have been engineered and rebuilt. There is superb groundwater on the ranch with one well which has been tested to 1.5 million gallons per day. Approximately 85 acres of the property fall within the 100 year FEMA floodplain. The property is served by Lockhart and San Marcos ISDs.

The ranch is currently used for cattle ranching and maintains an agricultural exemption.

There are a number of site plans for the proposed development of the ranch, including the design for two golf courses. The ranch is being sold at its raw land value.







Legend

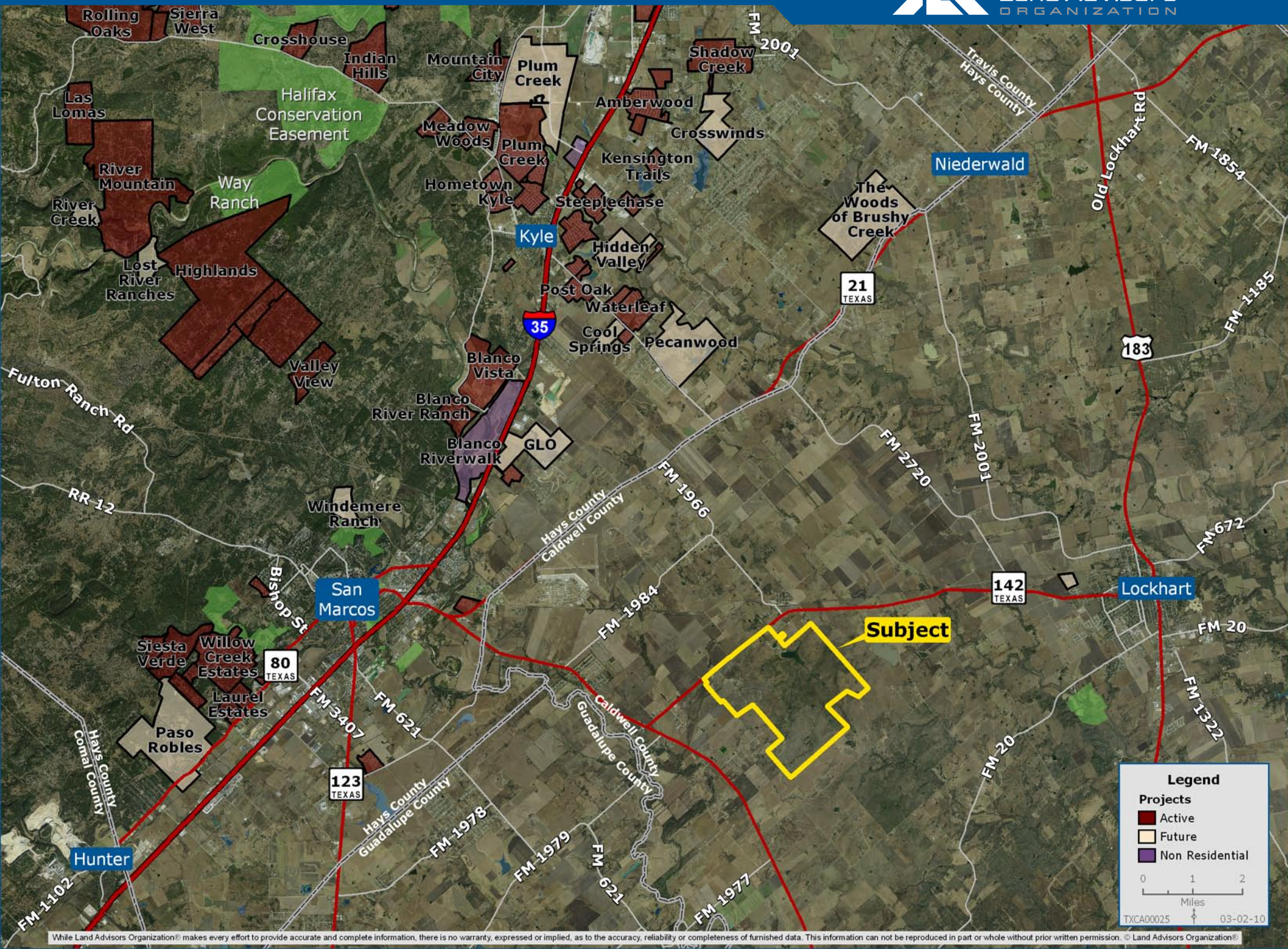
Projects

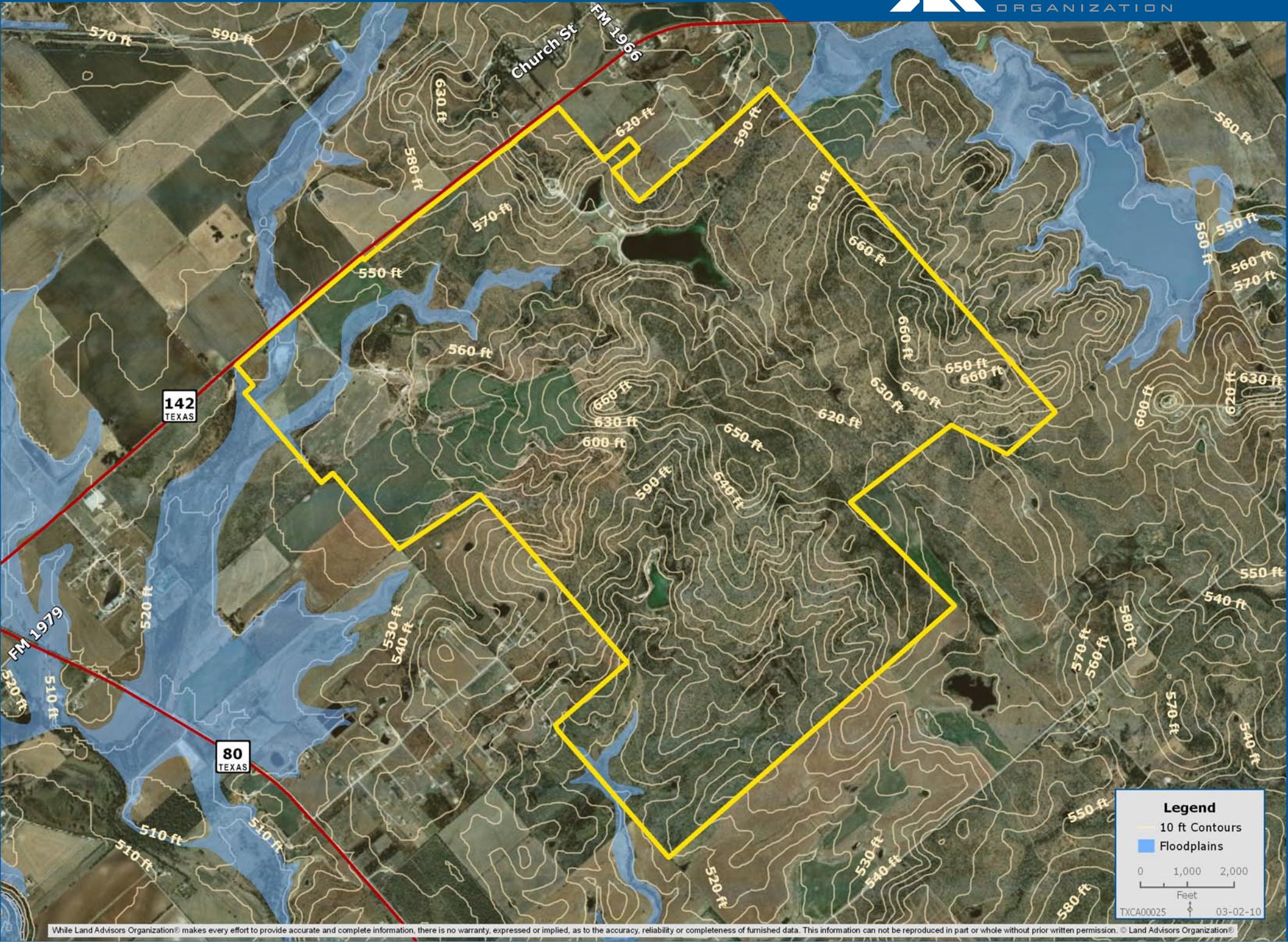
- Active
- Conceptual
- Future
- Non Residential

0 2 4
Miles

TXCA00025 03-02-10

Turner Crest Surrounding Development Map





APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. Shall treat all parties honestly;
2. May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960. EQUAL HOUSING OPPORTUNITY. 01A TREC No. OP-K

