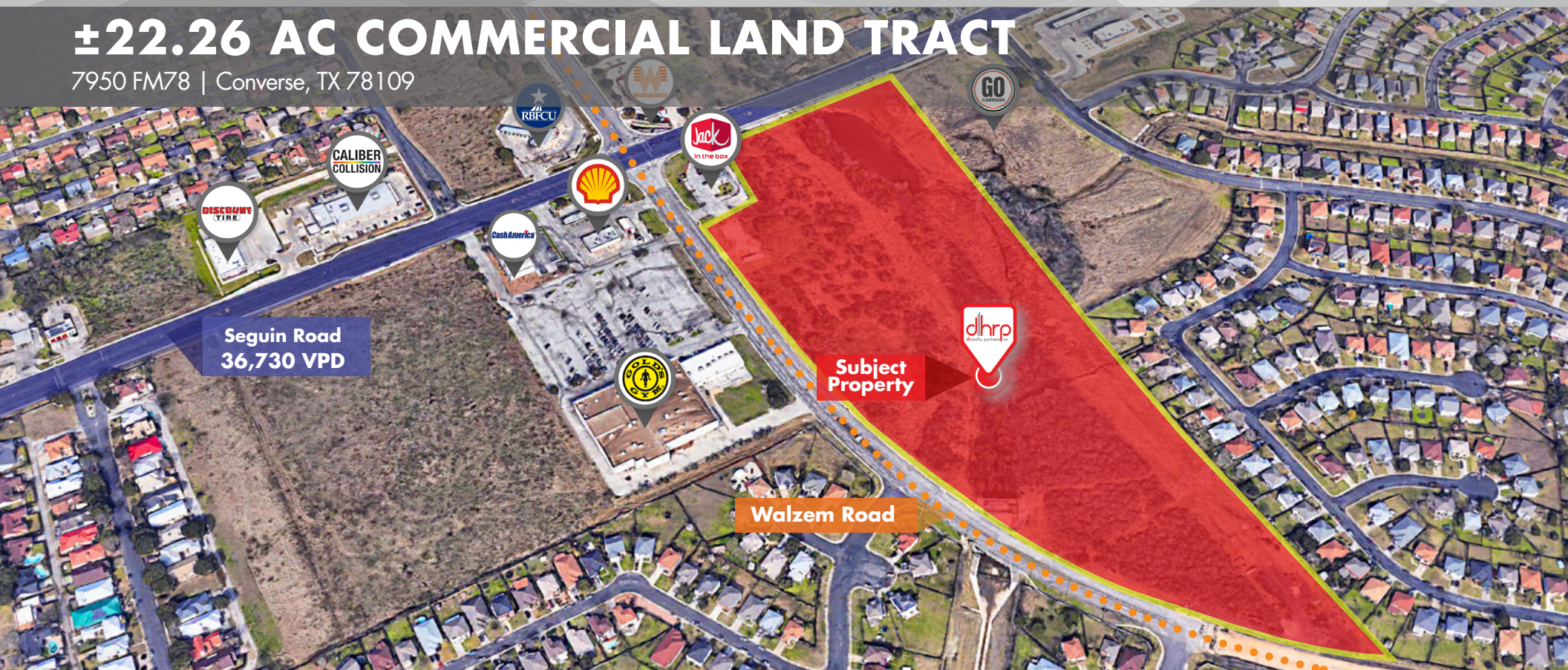




±22.26 AC COMMERCIAL LAND TRACT

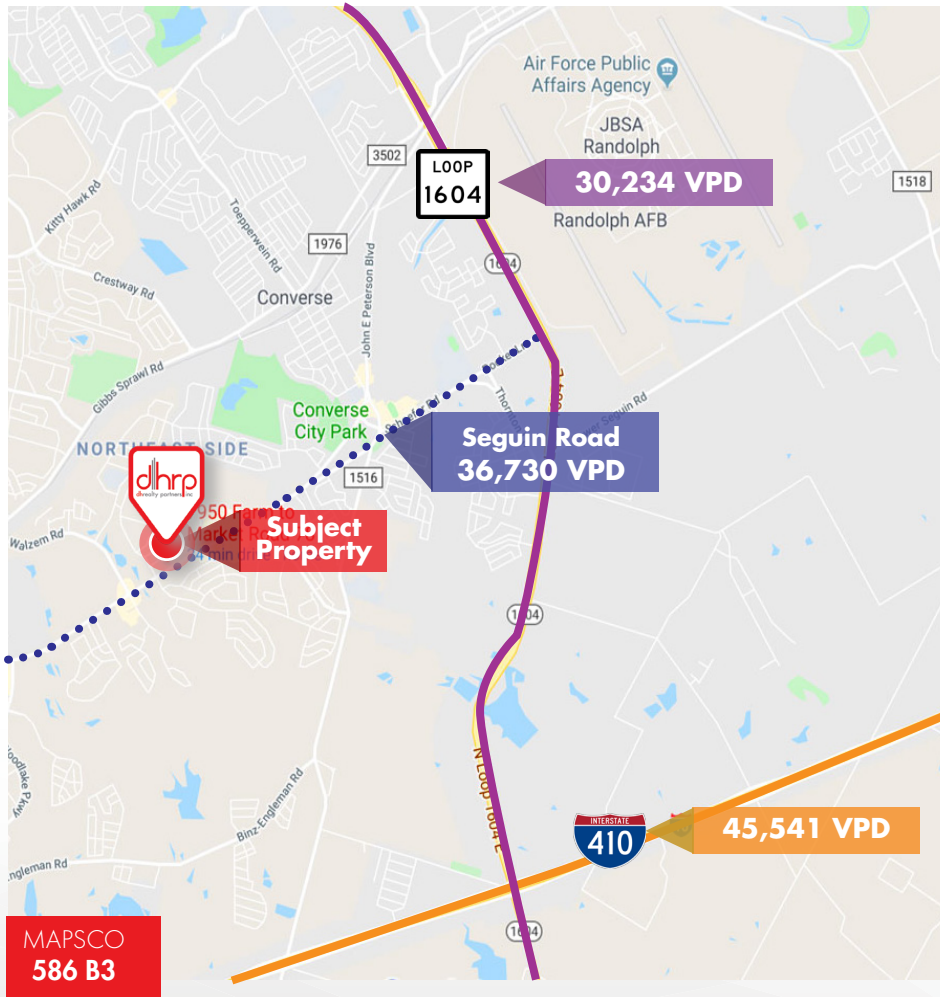
7950 FM78 | Converse, TX 78109



FOR SALE

±22.26 AC COMMERCIAL LAND TRACT

7950 FM 78 | Converse, TX 78109



LOCATION

The land parcel is located in FM 78 & Walzem Rd, conveniently situated in an area of new commercial development.

HIGHLIGHTS

- Prime business location
- Excellent traffic counts
- Close proximity to Randolph Air Force Base
- Situated in an opportunity zone
- Easy access to Loop 410 & 1604
- Located in an area of rapid commercial growth
- Development ready!

DESCRIPTION

Commercial land tract ready for multi-purpose development, surrounded by residential homes and great retail activity. Ideal for retail, multi-family or any other commercial purpose. Some of this land is currently located in the 100-year flood plain.

TOTAL LAND SIZE

±22.26 AC

ZONING

OCL, City of Converse

PRICE

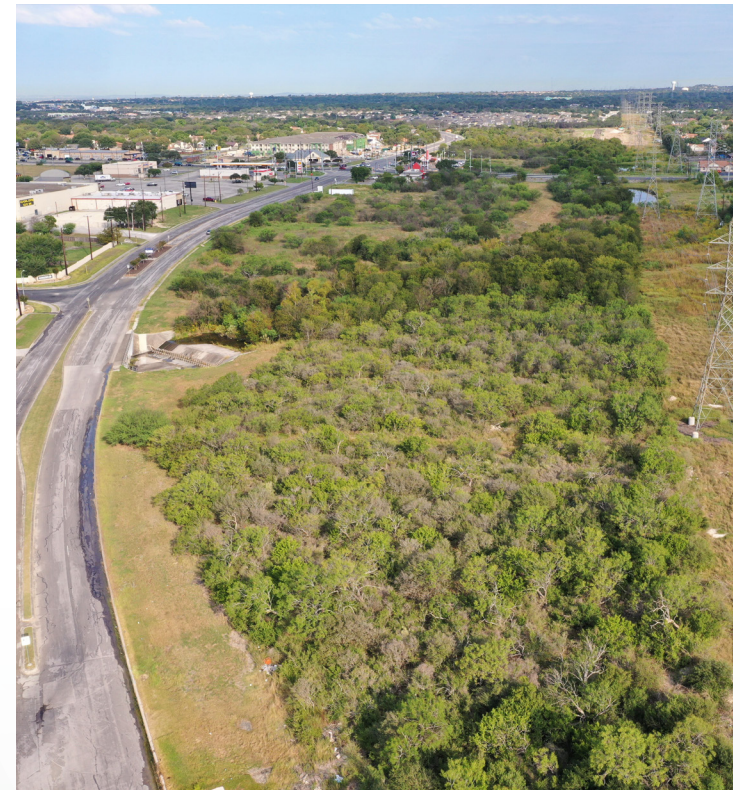
\$2,908,936.80 (\$3 / SF)

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AERIAL PHOTOGRAPHY



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AERIAL PHOTOGRAPHY

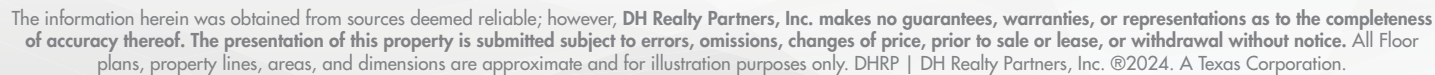


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SURVEY MAP



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AERIAL MAP



AREA RETAILERS

- AT&T
- AutoZone
- Big Lots!
- Caliber Collision
- Care Now Urgent Care
- Cash America
- Charley's Cheesesteaks
- Chilli's
- Circle K
- Cricket Wireless
- Dental Plus
- Dollar Tree
- Dunkin' Donuts
- Dutch Bros Coffee
- Game Stop
- Go Carwash
- Gold's Gym
- Great Clips
- Jack In The Box
- Jalisco's Mexican Food
- La Petite Academy
- Lock Away Storage
- McAlister's Deli
- Papa John's Pizza
- Planet Fitness
- RBCU
- Shell
- Starbucks
- Texas T.E.N.S Medical Supplies
- Time Out Sports Bar
- Valero
- Walgreens Pharmacy
- Walmart
- Wendy's
- Whataburger

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NEW COMMERCIAL DEVELOPMENT

- Santé 51, a "Pearl-like" 51 AC Master-Planned Mixed-Use Development
- The Arcadian: The NRP Group, Inc. Multifamily Development at I-10 and Loop 1604 (324 units)
- Retail and Multifamily Development on FM 1516 (New Dollar General, Norte 8833 apartments, and new Valero Gas Station)
- Autumn Heights, new Retail Development on Loop 1604
- City Center, 10 New Commercial Buildings totaling 60,000 SF including a 29,000 SF Office Park Development
- Converse Business Center, totaling over 100,000 SF
- 1M SF Class A Industrial Development

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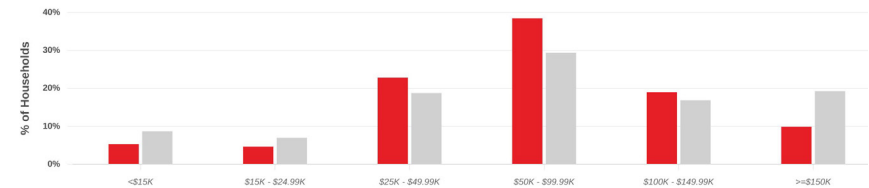
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PLACER AI DEMOGRAPHICS

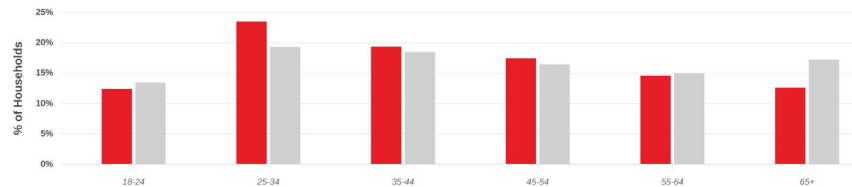
Audience Overview

Median Household Income	Bachelor's Degree or Higher	Most Common Ethnicity	Persons per Household
\$67.3K	23.8%	Hispanic or Latino (50.7%)	2.96

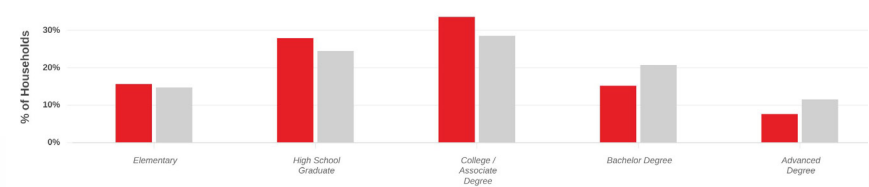
Household Income



Age



Education



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PLACER AI TRAFFIC DATA



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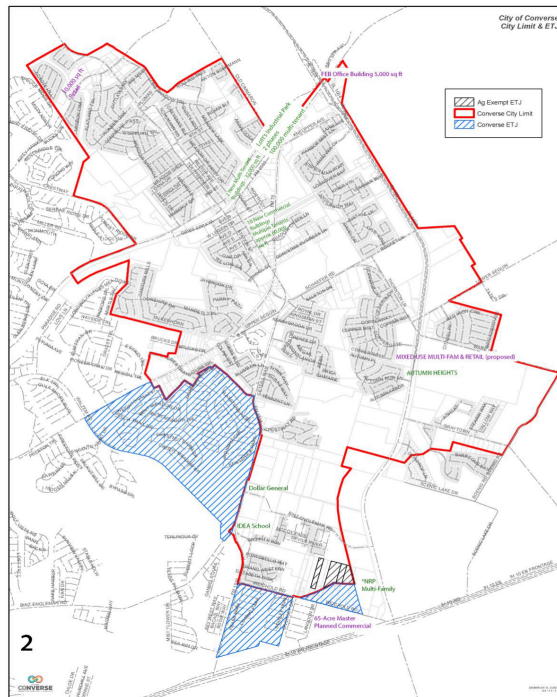
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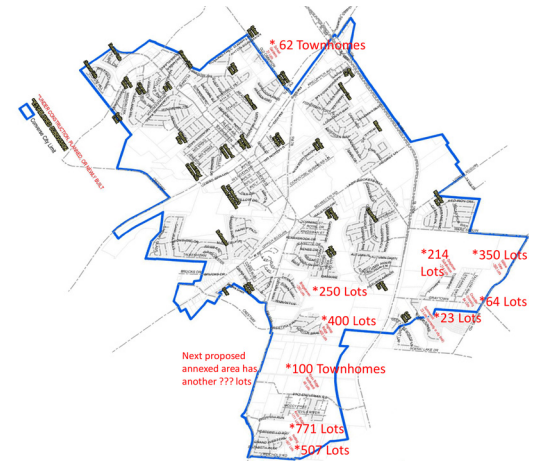
Commercial Development

- City Center -10 new commercial buildings totaling approx. 60,000sq. ft for retail, restaurant, and office.
- Phase 2 of brand new industrial park off Fm 1976 4 buildings. Both phases total over 100,000 Sq ft.
- Large master planned development opportunity at IH-10 and 1604



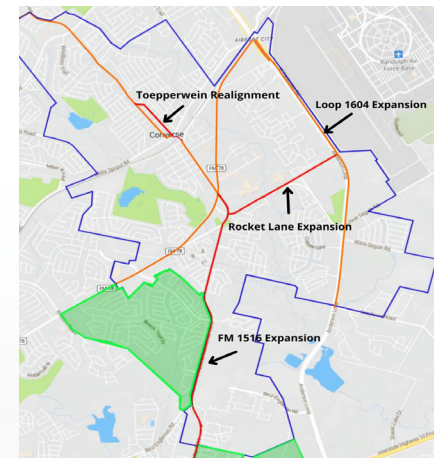
New Subdivisions

- Approx. 3,000 new Single Family Homes platted, approved, and under construction.
- With additional multi-family developments under construction and in plans (Loop 1604, FM 1516, Kittyhawk)



Major Infrastructure Improvements

- Loop 1604 expansion from FM 78 to IH-10
- Toepperwein Rd realignment to create a secondary thoroughfare from Live Oak through Converse.
- FM 1516 Expansion from FM 78 to IH-10
- Rocket Lane and Schaefer Rd expansion from Loop 1604 to FM 1516



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400% growth!

median
household
income
\$82,637

\$300 million
in public
improvements

**1,000
acres**
available for development

Northeast
**San Antonio
region**

\$1 billion
in buying
power

OVER 6,000
households and growing

Resident expansion from
25,000 to over
100,000

Visit **ChooseConverse.com**
Better yet, come visit us in person!

CONVERSE HIGHLIGHTS

- An area of New Commercial Development
- Close proximity to Randolph AFB
- Rapid Growing Workforce
- Projected 100,000+ population in 2032
- \$1 Million retail gap

CONVERSE GROWTH

- Converse is growing from 7 square miles to 22 square miles
- Population has increased by 7% year-over-year
 - 2017 - 18,000 population
 - 2021 - Over 30,000 population

CONVERSE RETAIL GAPS

- Dry Cleaners
- Coffee Shops
- Full-Service Restaurants
- Clothing Retail
- Family Entertainment

10000
DEVELOPABLE ACRES
\$1 BILLION
BUYING POWER
\$100 MILLION
IN PUBLIC IMPROVEMENTS



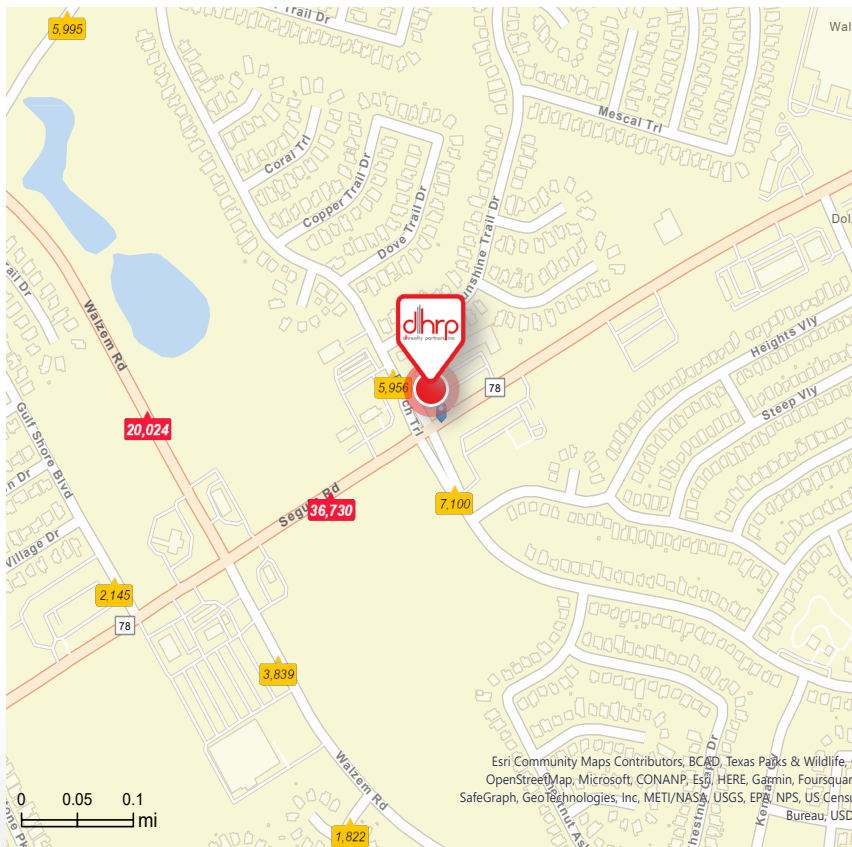
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LOCATION INFORMATION

TRAFFIC COUNTS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,891	120,331	213,770
Median Age	35.8	33.9	34.9
Avg Household Size	3.0	3.0	2.8
Median Household Income	\$82,088	\$78,660	\$73,085

Source: ESRI, 2023

AERIAL VIEW



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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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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.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Baylor	510763	mbaylor@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission
TXR-2501

DH Realty Partners, Inc, 801 N Saint Marys St San Antonio, TX 78205

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: (210)222-2424 Fax: (210)271-0183

www.lwolf.com

Information available at www.trec.texas.gov

IABS 1-0 Date

Untitled