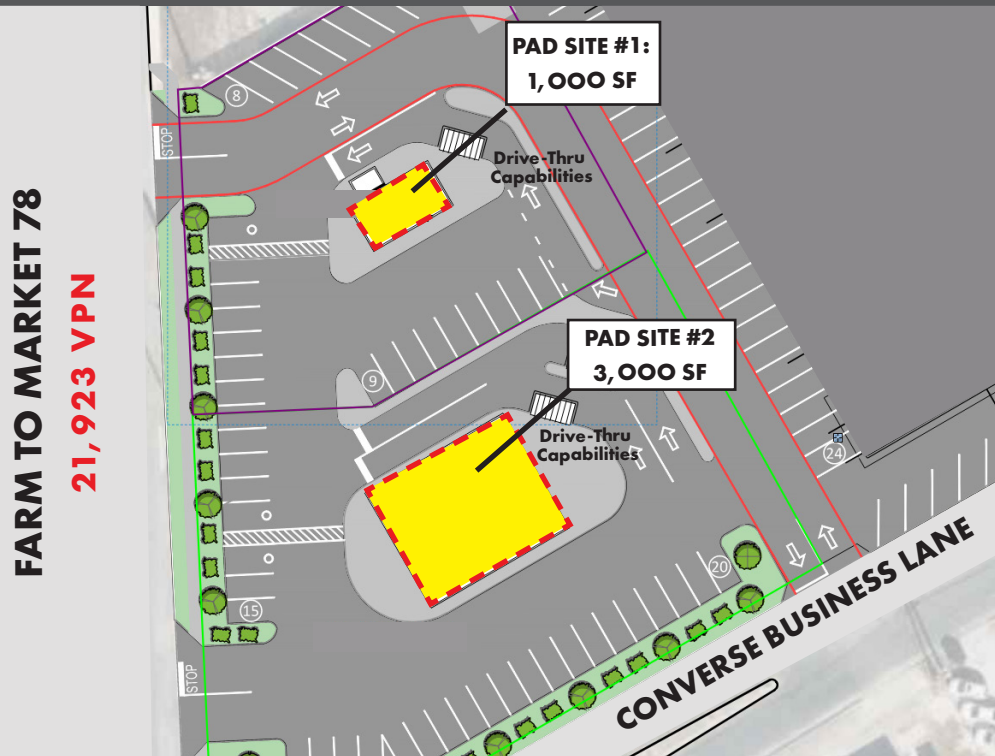




(2) PAD SITES IN HIGH DEMAND AREA - NEXT TO 5A HIGH SCHOOL

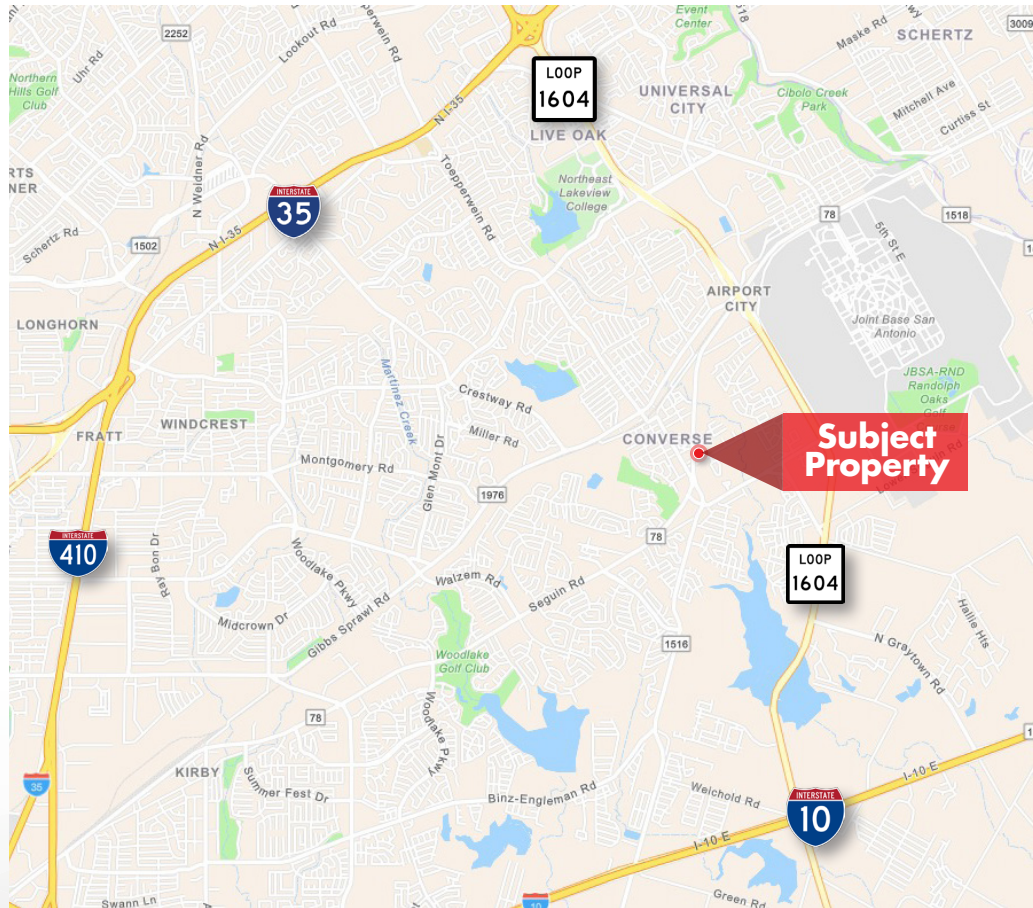
9150 FM 78 | Converse, TX 78109



GROUND LEASE

(2) PAD SITES IN HIGH DEMAND AREA - NEXT TO 5A HIGH SCHOOL

9150 FM 78 | Converse, TX 78109



LOCATION

Property is located at FM 78 and Converse Business Lane in Converse, Texas.

HIGHLIGHTS

- (2) QSR PAD SITES WITH DRIVE-THRU CAPABILITIES
- Situated across the street from McDonald's & Family Dollar
- Located in a high demand area in the Converse Square
- Within walking distance to one of San Antonio's Largest Public Schools
- All utilities available
- Easy access to Loop 1604
- Located in the rapidly developing City of Converse

DESCRIPTION

Calling all QSR users! This is a rare ground lease opportunity to position yourself among franchise giants like McDonald's, Sonic, Pizza Hut, Domino's Pizza, Dollar General, Bush's Chicken, and more!

AVAILABLE PAD SITES

Pad Site #1: 1,000 SF

Pad Site #2: 3,000 SF

LEASE TERM

CALL BROKER

ZONING

I-1, City of Converse

LEASE RATE

CALL BROKER

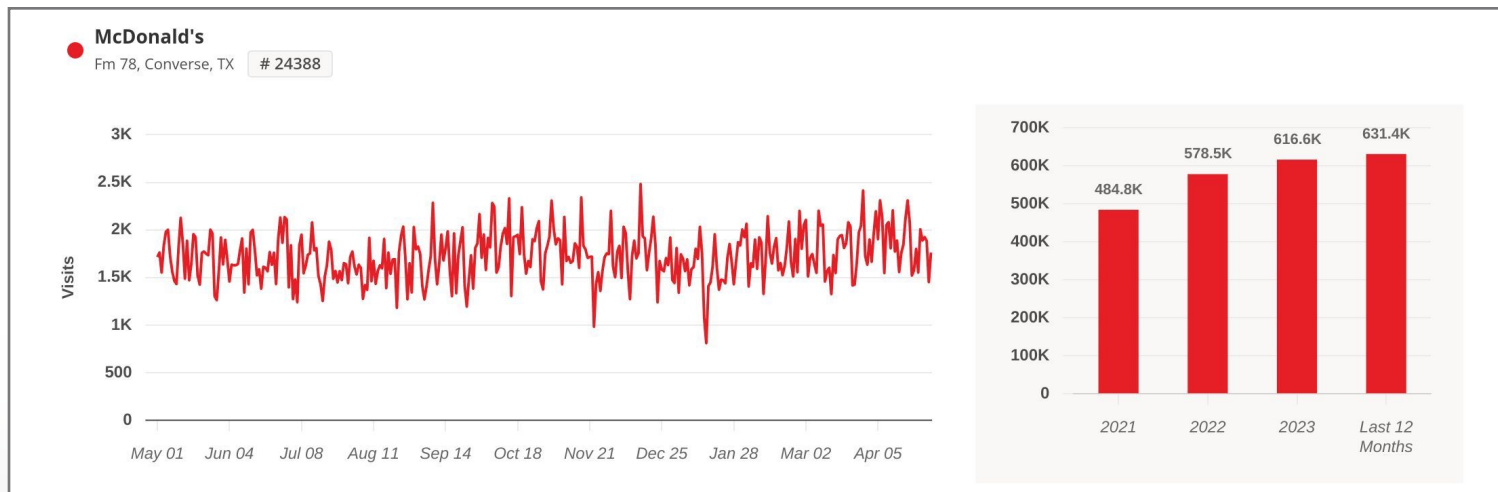
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(2) PAD SITES IN HIGH DEMAND AREA - NEXT TO 5A HIGH SCHOOL

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PLACER AI DATA (McDonald's at 9151 FM 78)

Property	Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons per Household
 McDonald's Fm 78, Converse, TX	\$71.8K	25.8%	33.3	Hispanic or Latino (48.8%)	3.00
 Texas	\$67.9K	31.5%	35.0	White (40.7%)	2.82



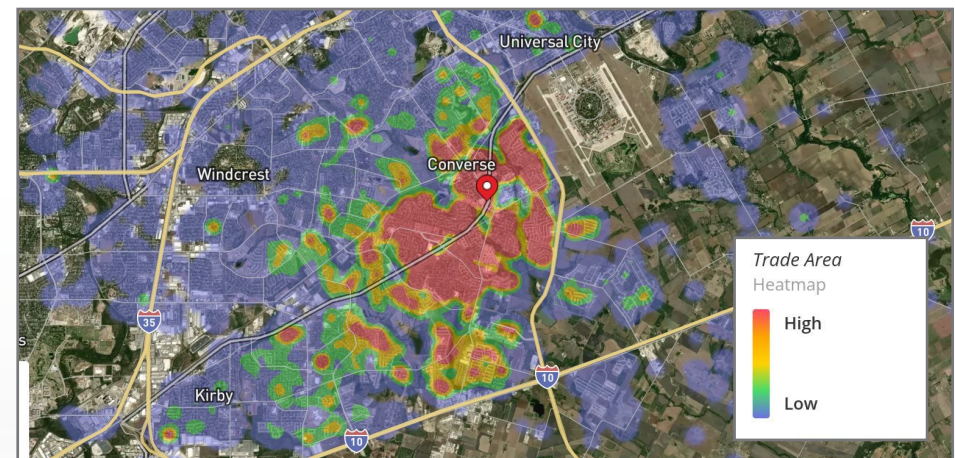
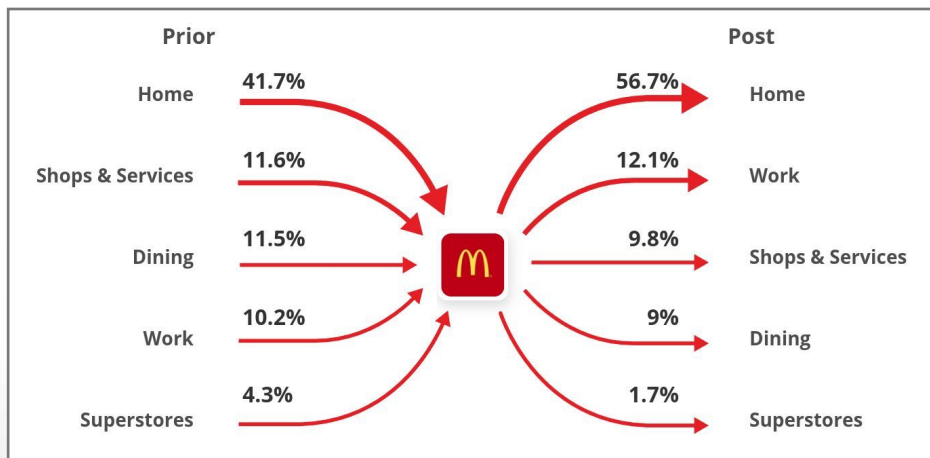
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9150 FM 78 | Converse, TX 78109

PROPOSED SITE PLAN

McDonald's 9151 Fm 78, Converse, TX 78... # 24388			
Visits	631.4K	Visit Frequency	5.78
Visits / sq ft	141.37	Avg. Dwell Time	14 min
Size - sq ft	4.5K	Panel Visits	48.8K
Visitors	109.2K	Visits YoY	+5.4%

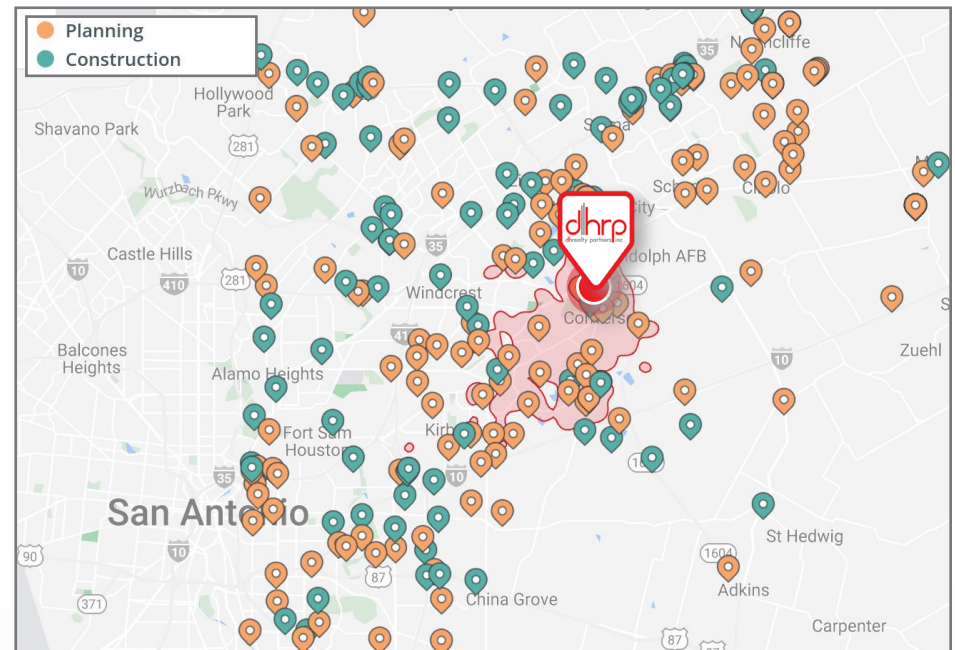
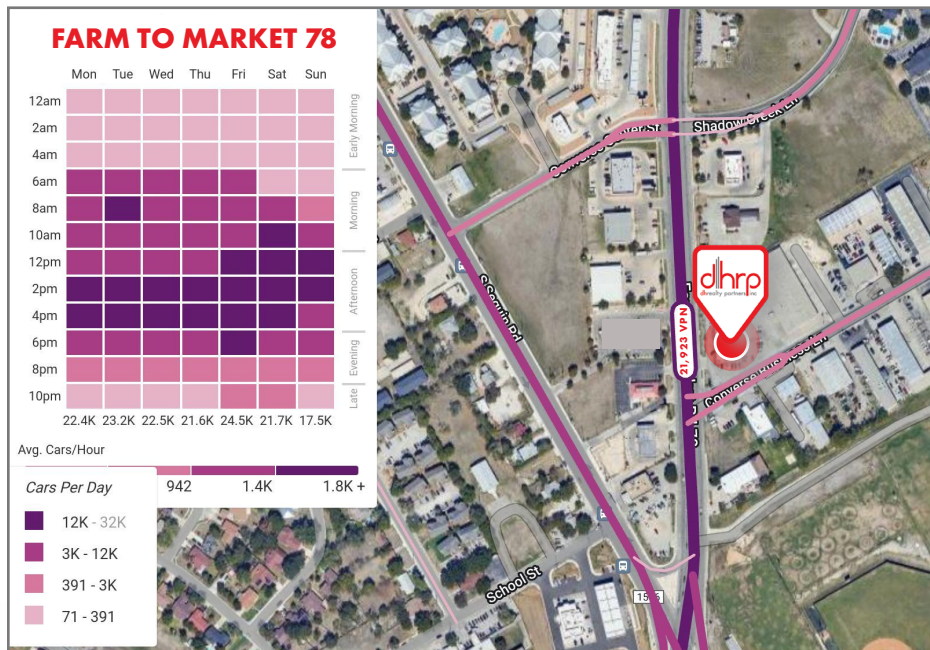


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PLACER AI DATA



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(2) PAD SITES IN HIGH DEMAND AREA - NEXT TO 5A HIGH SCHOOL

9150 FM 78 | Converse, TX 78109

AERIAL MAP



POINTS OF INTEREST

- Bush's Chicken
- Mr. Gatti's Pizza (Coming Soon)
- Domino's Pizza
- O'Reilly Auto Parts
- Family Dollar
- McDonald's
- Pizza Hut
- Circle K
- QuikTrip (Coming Soon)
- Subway
- Converse City Park
- Church's Chicken
- 7-Eleven
- Sonic
- United States Postal Service
- Chevron
- Little Caesar's
- Judson High School
- Judson Middle School

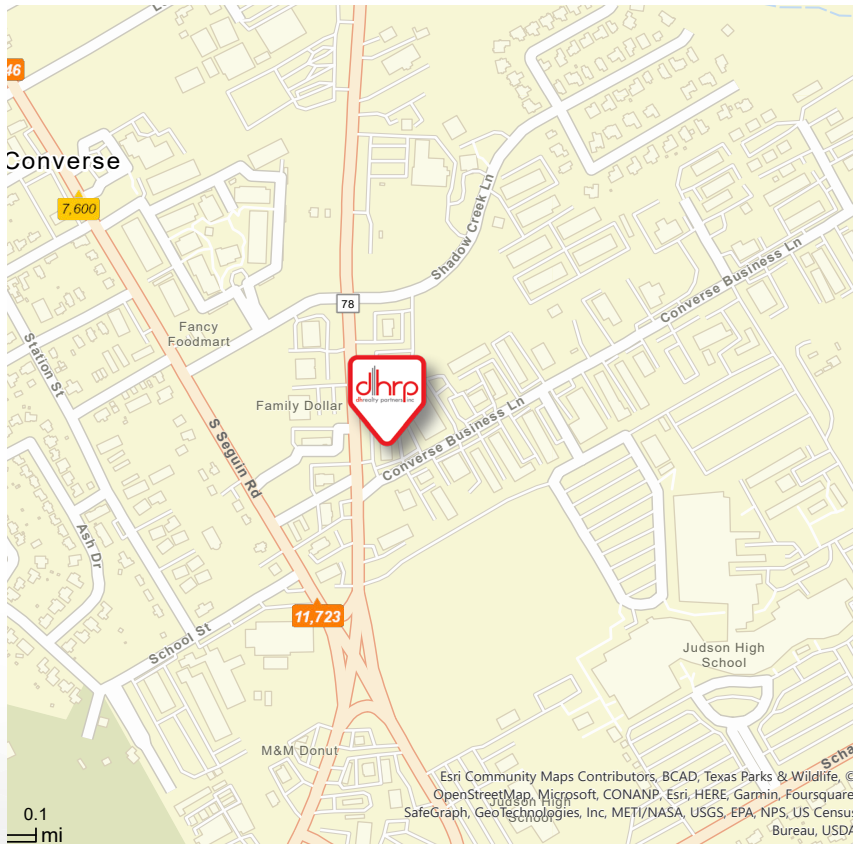
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LOCATION INFORMATION

TRAFFIC COUNTS

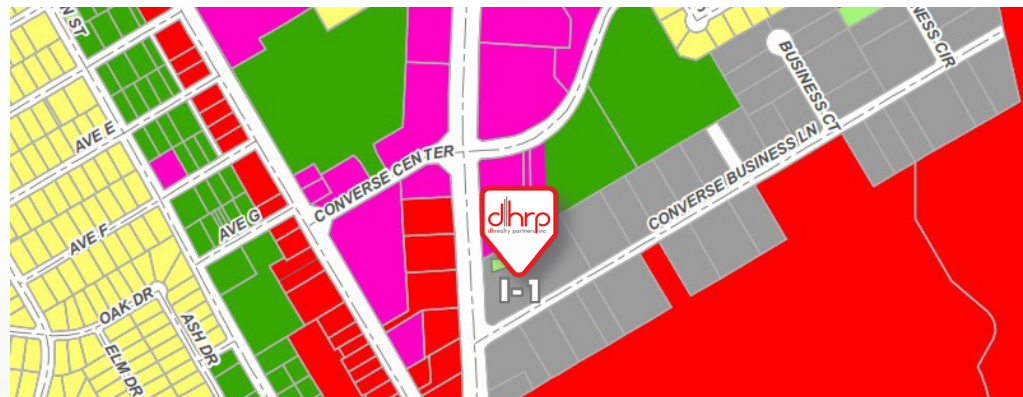


DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	11,876	88,944	215,748
Median Age	32.8	34.5	35.3
Avg Household Size	2.9	2.9	2.8
Median Household Income	\$81,016	\$80,650	\$78,386
Average Household Income	\$104,202	\$102,220	\$102,805

Source: ESRI, 2023

ZONING MAP



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CONVERSE MARKET OVERVIEW



Source: City Of Converse, 2022

HIGHLIGHTS

- An area of New Commercial Development
- Close proximity to Randolph AFB
- Rapidly Growing Workforce
- Projected 100,000+ population in 2032

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

1000
DEVELOPABLE ACRES
\$1 BILLION
BUYING POWER
\$100 MILLION
IN PUBLIC IMPROVEMENTS

WHY CONVERSE

400% Growth!

Northeast san antonio region households and growing 25,000 to over 100,000	median household income \$82,637	\$1 billion in buying power \$300million in public improvements	1,000 acres households and growing Over 6,000
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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

11/2/2015



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	License No.	Email	Phone
Primary Assumed Business Name			
Harold Alexander Yount, Jr.	308749	ayount@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
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Associate			
Michael D. Hoover	391636	hoover@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

Information available at www.trec.texas.gov

TXR-2501

IABS 1-0 Date

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

Phone: (210)222-2424

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