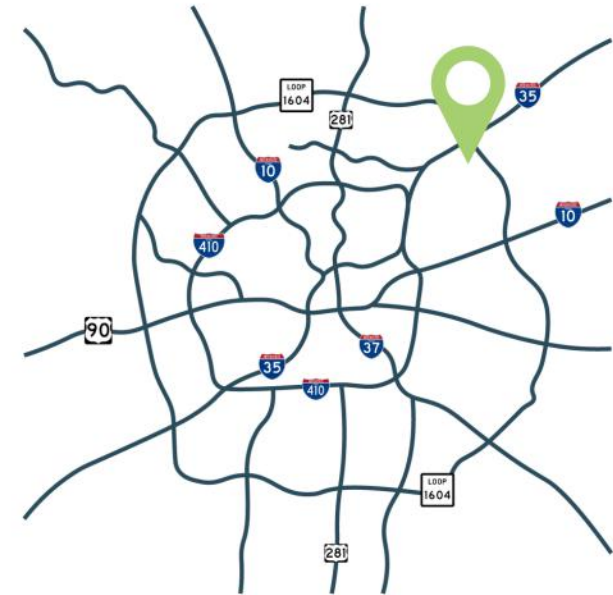


SPACE AVAILABLE

CONVERSE CROSSING

8159 KITTY HAWK RD. | CONVERSE, TX | 78109

Located near the intersection of Kitty Hawk and Toepperwein Road, this new retail center will have a Drive Thru and an Endcap with a patio space.



FORESITE
COMMERCIAL REAL ESTATE

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(210) 816-2734
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PROPERTY HIGHLIGHTS

1

Leverage the **65%** surge in growth of Converse in the past 6 years, as the city boasts **3,000 single family homes** either planned or under construction.

2

The city of Converse offers a range of economic incentives such as **tax abatements, grants, and infrastructure assistant** to support businesses.

3

Offering **Drive Thru** and **Patio space**, with close **proximity** to San Antonio while being in a smaller, **more affordable** community.

CONVERSE CROSSING

CONVERSE, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	14,126	108,050	260,660
Household Income	\$93,742	\$97,932	\$99,7020
Households	5,151	40,086	94,442
Median Age	38.6	36.4	35.9

DESIRED USES

- Nail Salon
- Dry Cleaner
- Restaurants
- Health Care

“

This is a great location for a center and it's tenants to tap into a growing community.

Jon Galindo

”



FORESITE
COMMERCIAL REAL ESTATE

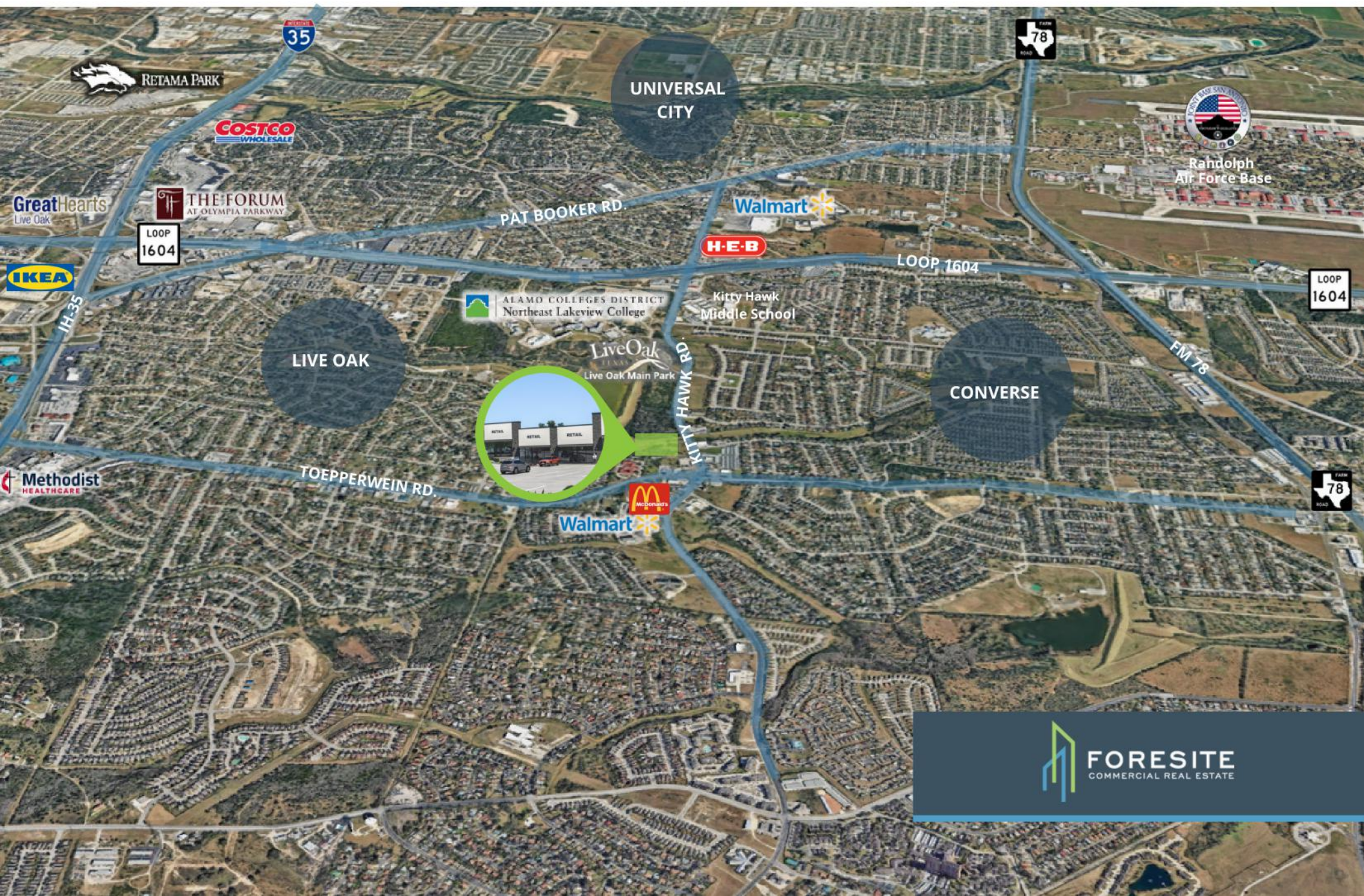
CONVERSE CROSSING

CONVERSE, TEXAS



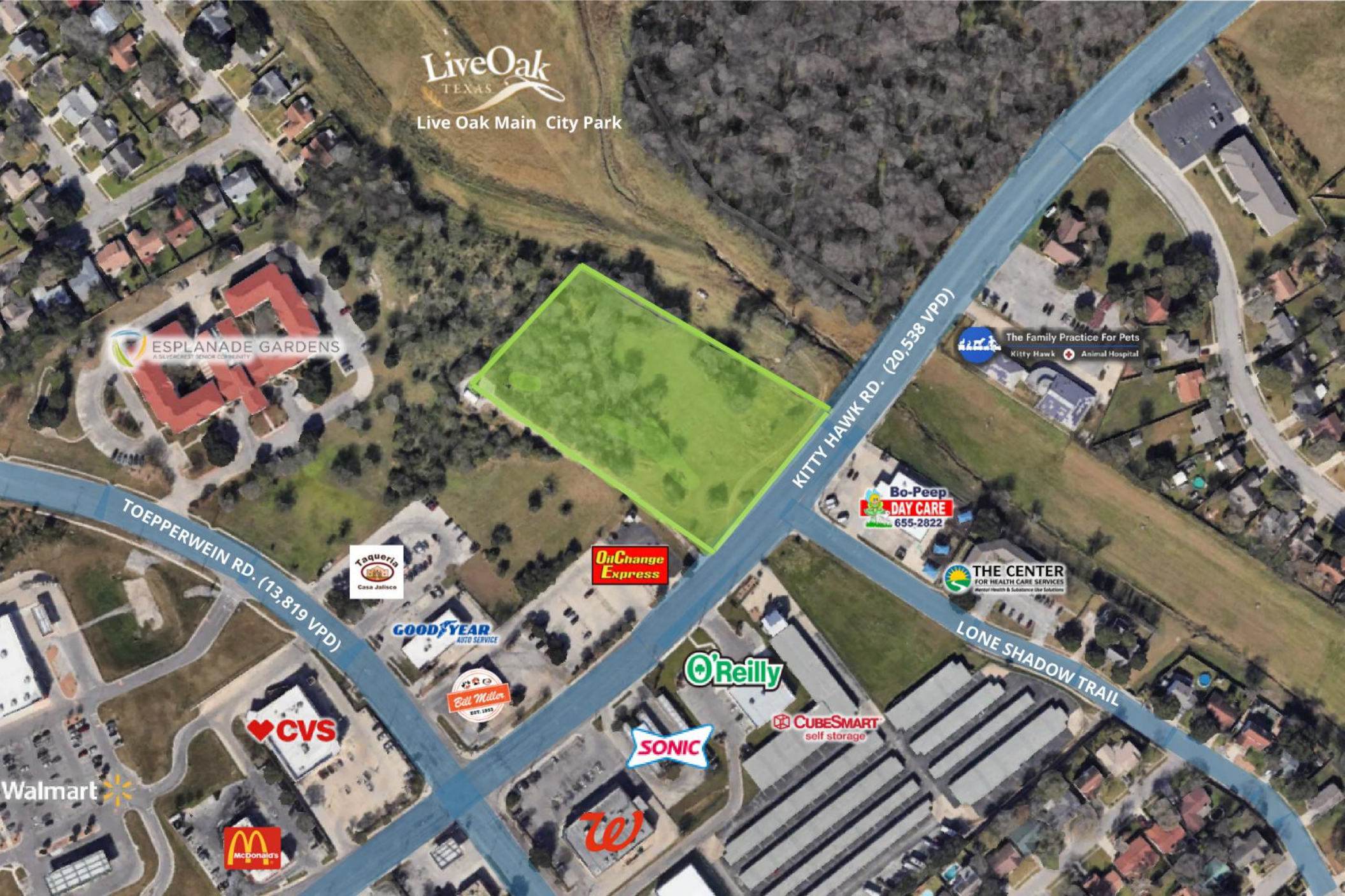
CONVERSE CROSSING

CONVERSE, TEXAS



CONVERSE CROSSING

CONVERSE, TEXAS



LiveOak
TEXAS

Live Oak Main City Park

ESPLANADE GARDENS
A SYLVANCREST SENIOR COMMUNITY

TOEPPERWEIN RD. (13,819 VPD)

KITTY HAWK RD. (20,538 VPD)

The Family Practice For Pets
Kitty Hawk Animal Hospital

Bo-Peep
DAY CARE
655-2822

THE CENTER
FOR HEALTH CARE SERVICES
Senior Health & Solutions Care Solutions

LONE SHADOW TRAIL

Taqueria
Casa Jalisco

OnChange
Express

GOODYEAR
AUTO SERVICE

Bill Miller
EST. 1985

O'Reilly

CUBESMART
self storage

CVS

SONIC

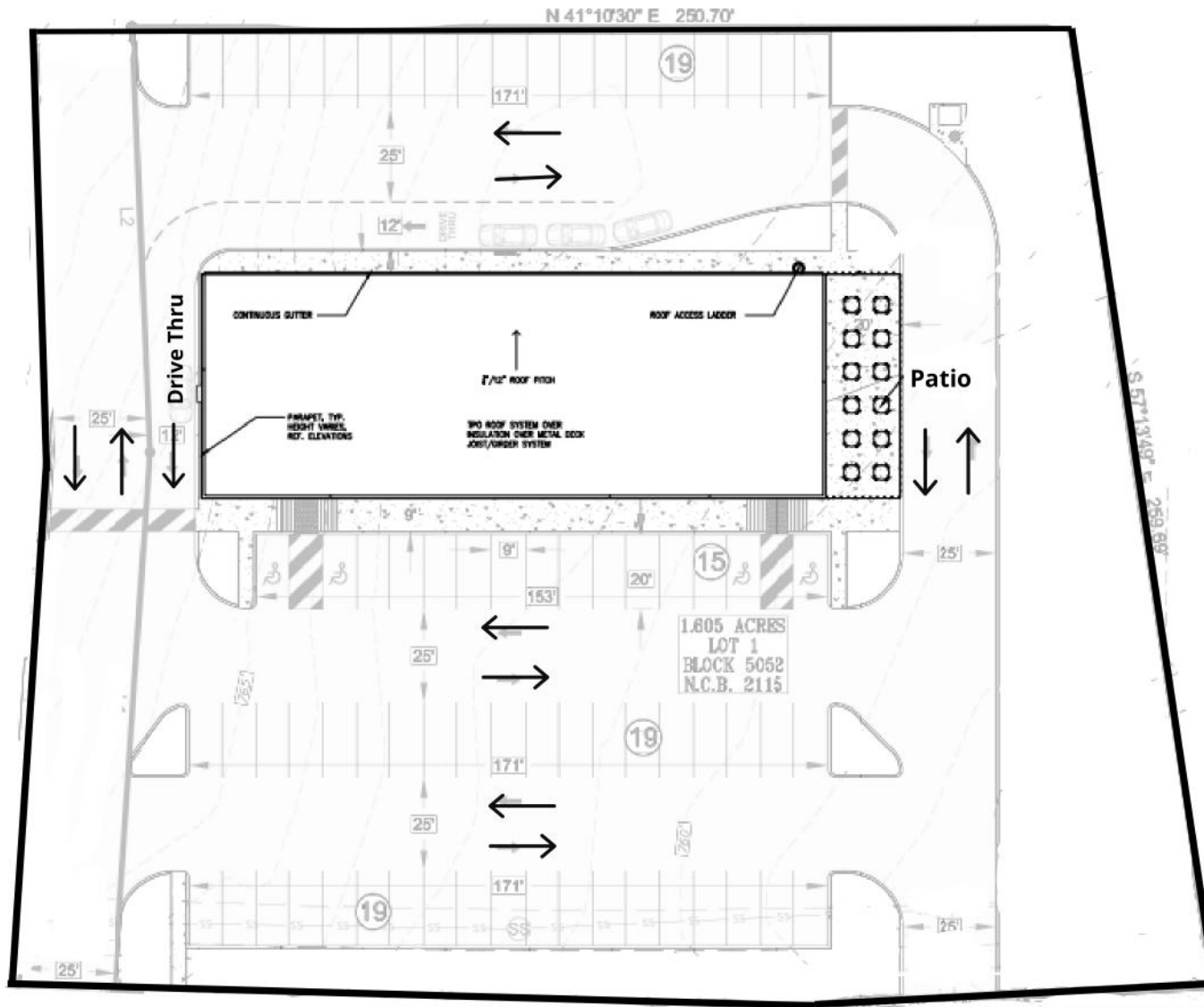
Walmart

McDonald's

W

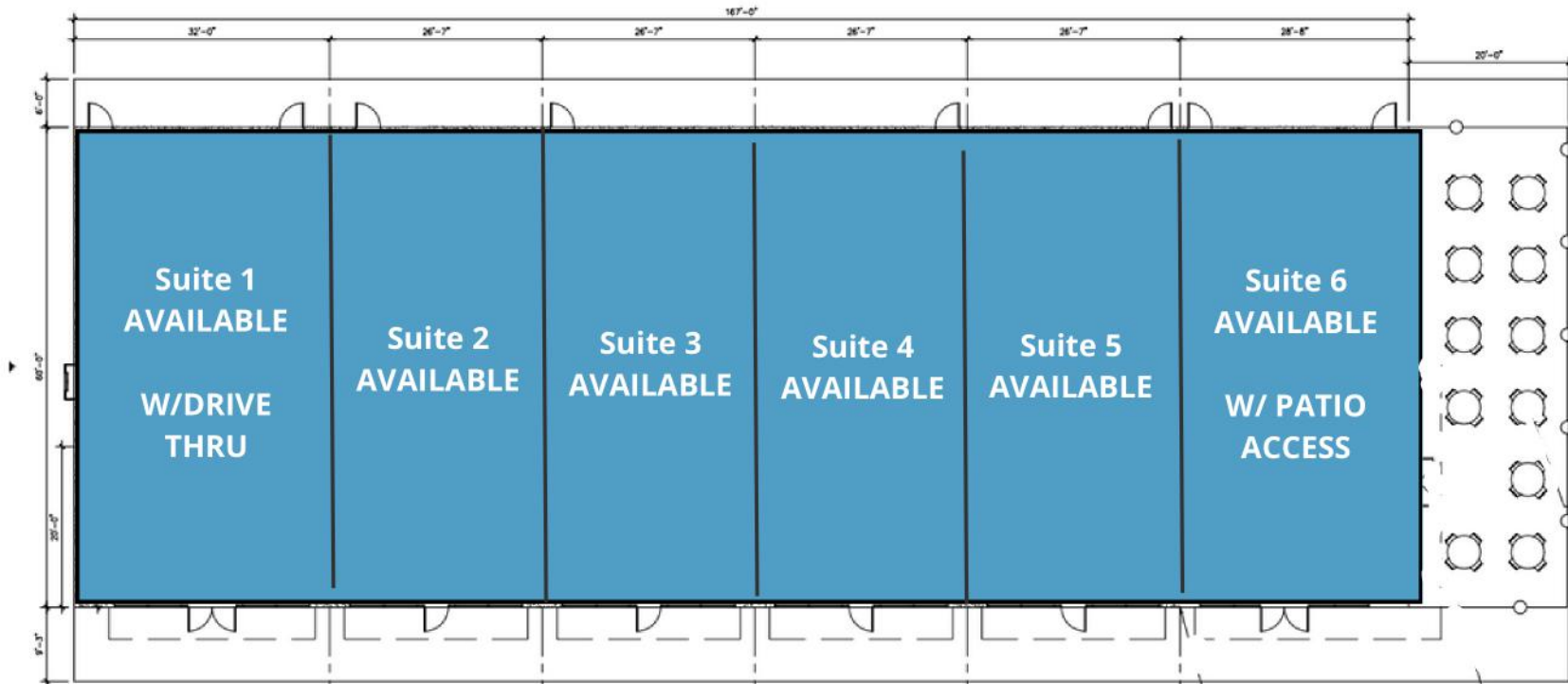
CONVERSE CROSSING

CONVERSE, TEXAS



CONVERSE CROSSING

CONVERSE, TEXAS



AVAILABLE SPACE

Suite Number	SF	Condition
Suite 1	1,920	Cold Shell - w/drive thru
Suite 2	1,595	Cold Shell
Suite 3	1,595	Cold Shell
Suite 4	1,595	Cold Shell
Suite 5	1,595	Cold Shell
Suite 6	1,648	Cold Shell - w/patio access





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.

<u>Foresite Real Estate, Inc.</u>	<u>9003568</u>	<u>_____</u>	<u>(210) 816-2734</u>
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
<u>Bethany Babcock</u>	<u>_____</u>	<u>bbabcock@foresitecre.com</u>	<u>(210) 816-2734</u>
Designated Broker of Firm		E-Mail	Phone
<u>Chad Knibbe</u>	<u>_____</u>	<u>cknibbe@foresitecre.com</u>	<u>(210) 816-2734</u>
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Zach Parra</u>	<u>631015</u>	<u>zparra@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone
<u>Jon Galindo</u>	<u>740297</u>	<u>jgalindo@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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