



PAD SITES FOR SALE

CONVERSE

NORTH OF THE DOLLAR GENERAL AT 5822 FM 1516 N | CONVERSE, TX 78109

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Foresite Real Estate, Inc. ("Broker") has been retained as the exclusive advisor and broker for the sale of the property located at: North of the Dollar General at 5822 FM 1516 N | Converse, TX 78109 (the "Property") on behalf of the Seller of the property ("Seller").

An Offering Memorandum is a legal document that states the objectives, risks, and terms of an investment involved in the private placement of commercial real estate. It contains sensitive, confidential, and proprietary information not available to the public, including financial statements, market data, product descriptions, customer lists, and intellectual property. It is fundamentally a document used to advertise a given transaction and cannot be relied upon in lieu of independent due diligence.

Capacity: Any person in possession of the attached Offering Memorandum ("You/Your") has received the same because they have expressed interest in receiving information regarding the above referenced Property. By acceptance of the Offering Memorandum You agree to treat as confidential any information that You or your representatives are furnished in connection with the Property, including, but not limited to the attached Offering Memorandum. You represent and warrant that you are reviewing the confidential material for your own account or in a representative capacity for your employer, investment group, or closely held entity or another broker representing a party who has been previously identified in writing. Any use or possession of this Operating Memorandum by any other party is strictly prohibited.

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The attached Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which You may need or desire when entering a transaction involving commercial real estate. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. AS SUCH, THE USE OR RELIANCE OF THE INFORMATION PROVIDED HEREIN IS ASSUMED AT YOUR OWN RISK AND MAY NOT BE RELIED UPON FOR ANY PURPOSE OTHER THAN GENERAL SALES INQUIRIES. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely Your responsibility. Additional information and an opportunity to inspect the Property will be made available upon full execution of an agreed upon Earnest Money Contract.

Indemnity / Remedies: By accepting the Offering Memorandum, You agree to indemnify, defend, protect and hold Seller and Broker and any, officer, director, employee, agent, or affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney's fees, collectively "Claims") arising out of or in [JB1] any way related to any acts or omissions of any party to this agreement (except for the gross negligence or intentional misconduct of Broker or Seller), the Property, the Offering Memorandum, or any agreement arising therefrom.

By accepting the Offering Memorandum You agree and that money damages would not be a sufficient remedy for any unlawful dissemination of the Offering Memorandum or any related confidential information provided by Broker or the Seller, and that the Broker or Seller will be entitled to seek specific performance and injunctive relief as remedies for any such breach, including via ex parte action as may be necessary or advisable. Such remedies will not be deemed to be the exclusive remedies but will be in addition to all other remedies available at law or in equity to Seller and Broker. Broker and Seller expressly reserve any and all rights, remedies, claims and actions that they may have now or in the future to protect the Offering Memorandum or confidential information or to seek damages from You, Your agents or representatives for any failure to comply with the requirements herein stated.

EXCLUSIVELY
OFFERED BY:

ALEXANDRIA TATEM

Associate Vice President Investment Sales

atatem@foresitecre.com

(210) 262-0161



INVESTMENT HIGHLIGHTS

CONVERSE LAND



LOCATION

Located on a hard corner at the entrance of a new multifamily development on FM 1516. Site is located in the center of a high residential growth area.



LAND SIZE

Three and a half acre site can be divided into two or three pad sites



INGRESS / EGRESS

Road on the south side of the site has recently been improved where it touches FM 1516 to the entrance of the development. The other ingress/egress will be shared with the entrance to the apartment buildings.



ZONING

C-2, City of Converse

The following information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk of any inaccuracies

PROPOSED SITE PLAN

CONVERSE LAND



CONCEPTUAL SITE PLAN

OFFERING

PRICING	\$16 PER SQUARE FOOT
ADDRESS	5822 FM 1516, CONVERSE, TX 78109
LOT SIZE	3.53 ACRES
VEHICLES PER DAY	13,955 on FM 1516
DAYTIME POPULATION	87,774 (3-MILE)
AVERAGE HOME PRICE	\$300,051 (3-MILE)
AVERAGE INCOME	\$98,987 (3-MILE)

PROPOSED PADS

TRACT 1 - SOLD	1.250 ACRES
TRACT 2	1.182 ACRES
TRACT 3	1.104 ACRES

AERIAL

CONVERSE LAND



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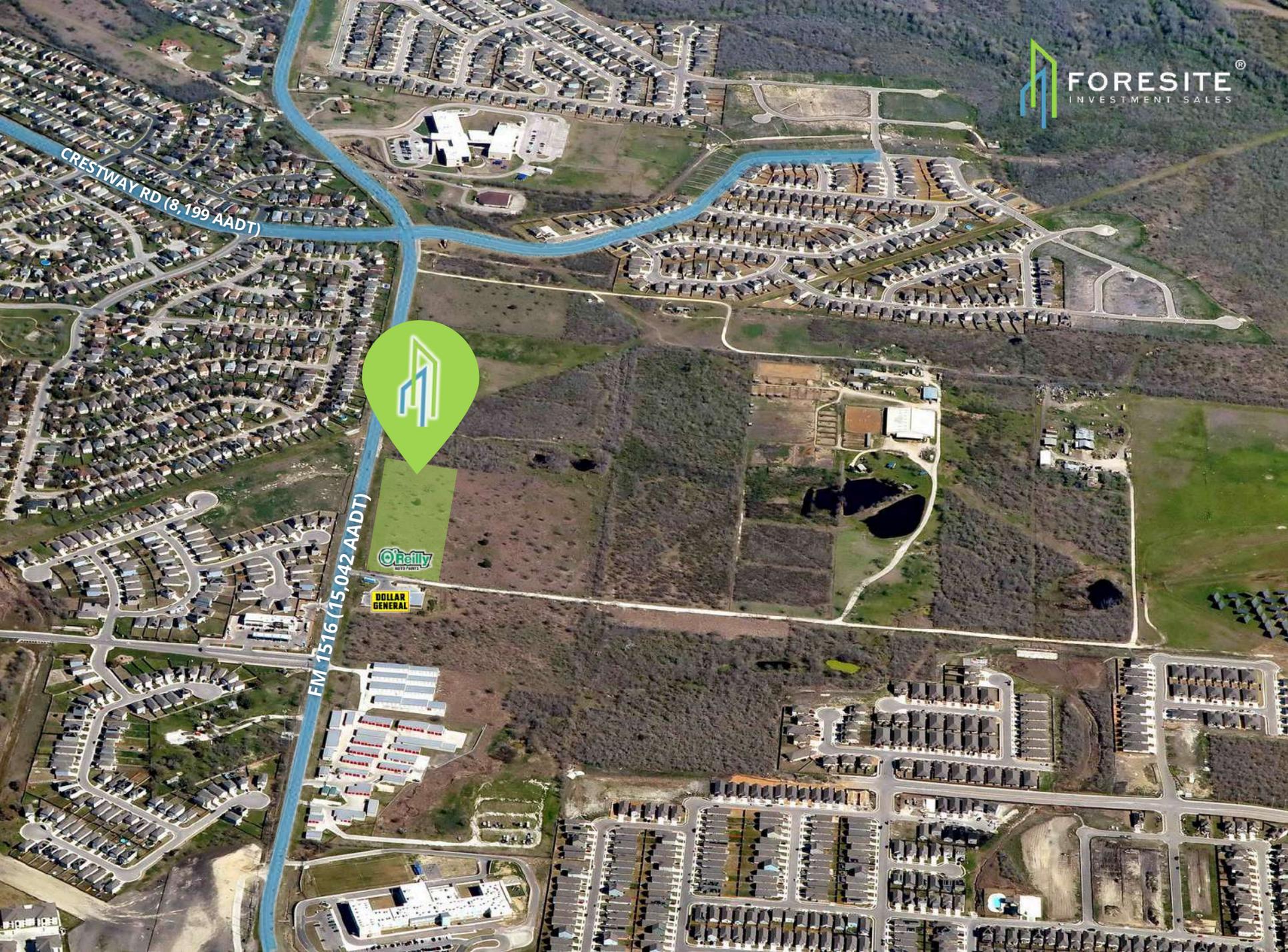
CRESTWAY RD (8,199 AADT)

FM 1516 (15,042 AADT)



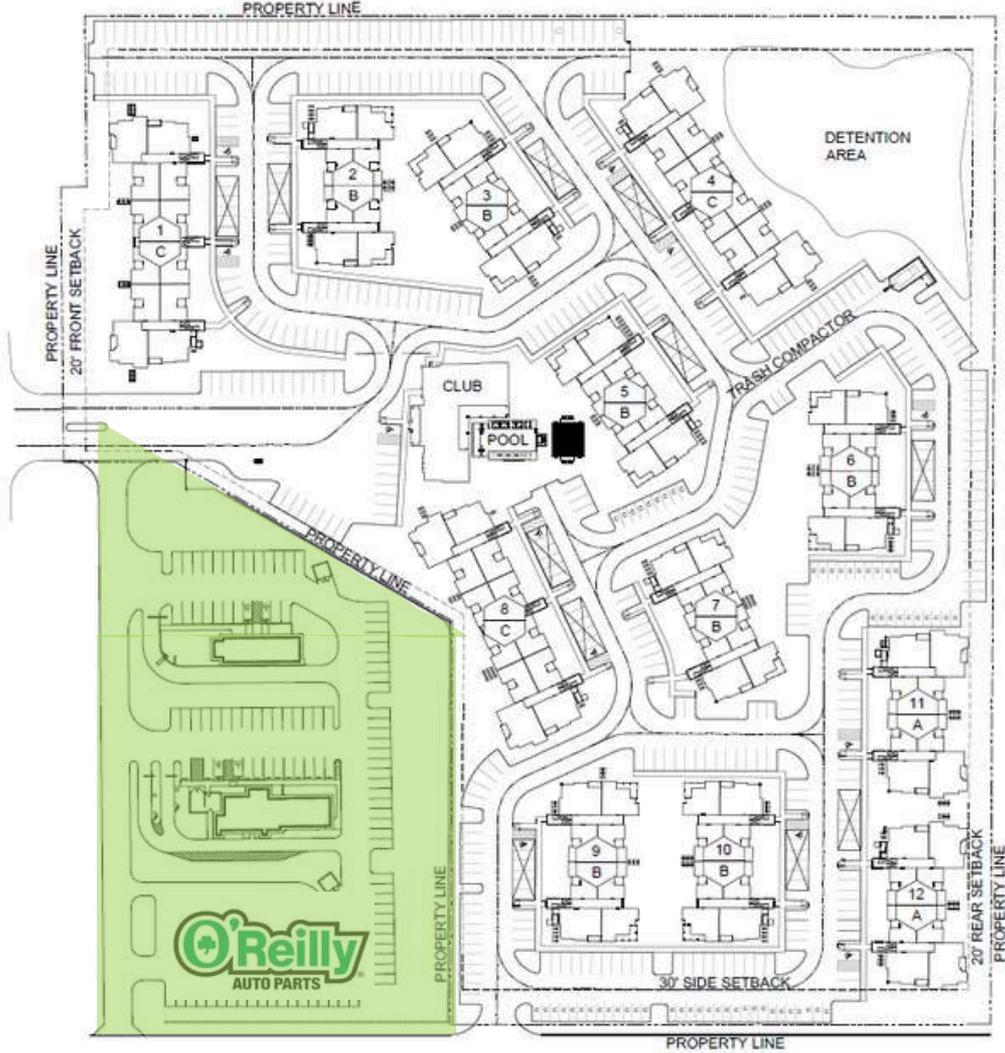
O'Reilly
AUTO PARTS

DOLLAR
GENERAL



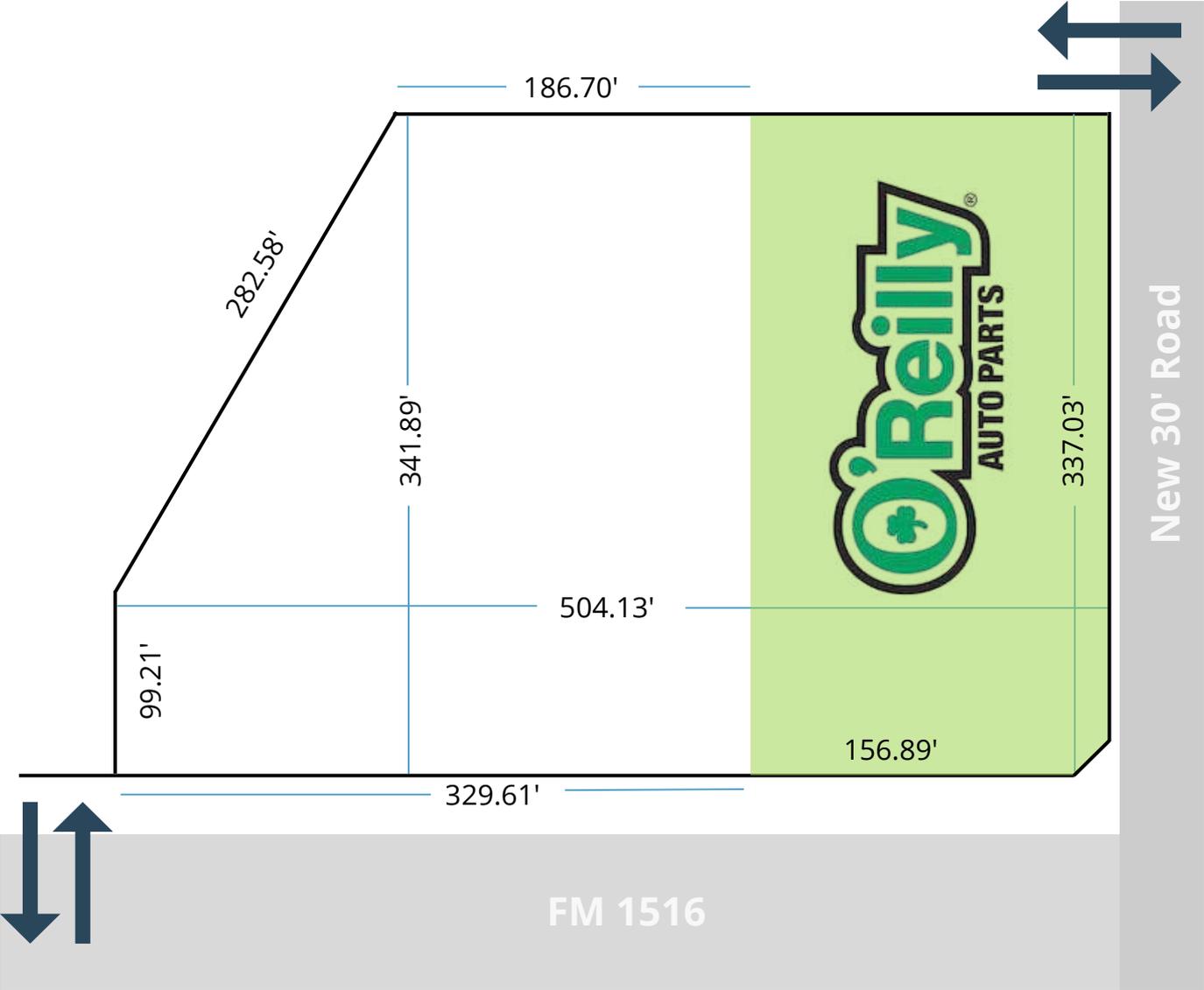
SITE PLAN

CONVERSE LAND



PROPERTY DETAILS

CONVERSE LAND



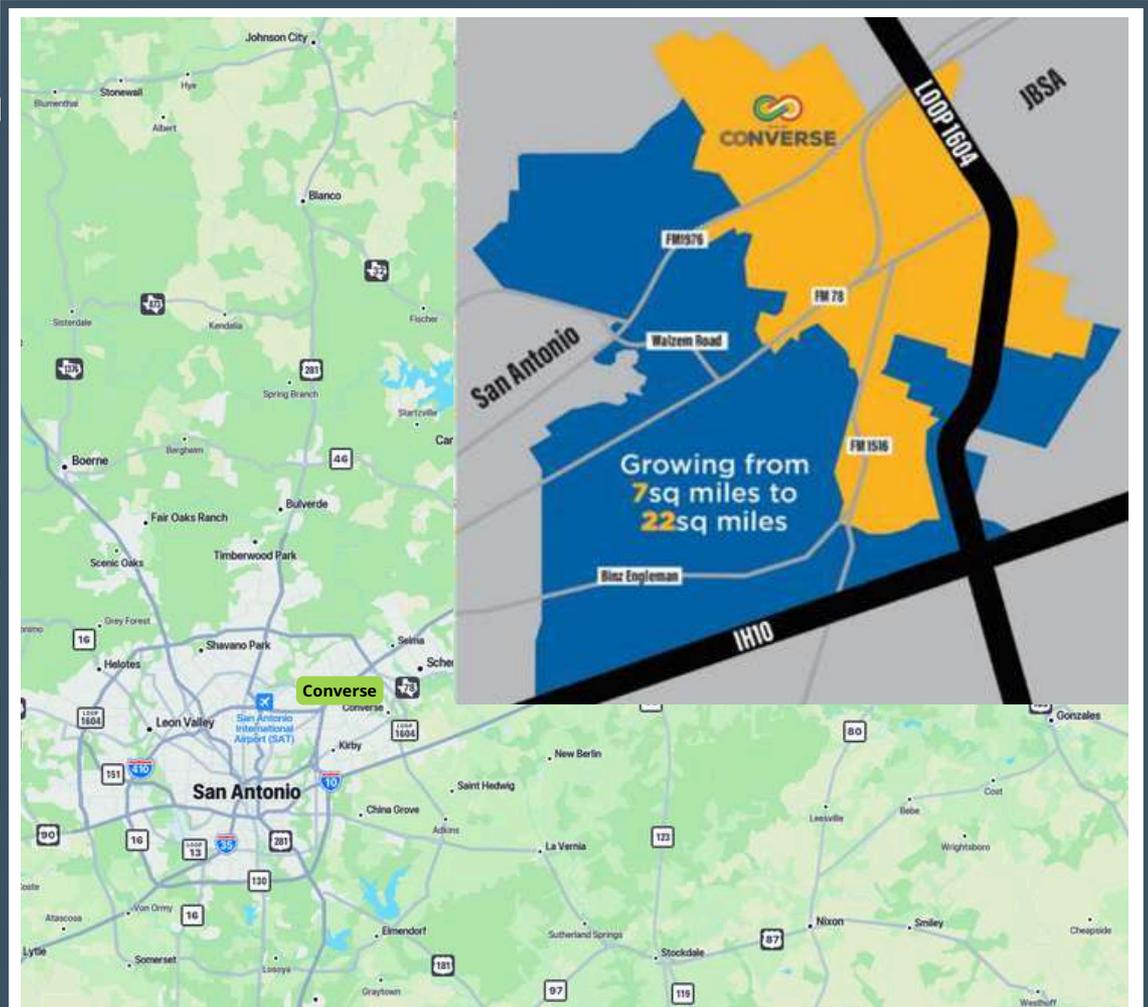
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CONVERSE, TX

a critical area between San Antonio and Austin

CONVERSE IS GROWING

- Situated on the northeast side of San Antonio
- Directly between Interstate 35 towards Austin (60 miles) and Interstate 10 toward Houston (180 miles)
- Total Population Growth 2010-2025:
 - 1 mile: +6.46%
 - 3 mile: +16.11%
 - 5 mile: +41.91%
- Median Income (Converse & ETJ):
2025 - \$82,828
- Median Home Price:
2025 - \$271,296



Part of the greater San Antonio region, the population of Converse has grown 75% over the last six years.

Converse Economic Highlights



WELCOME TO CONVERSE

Converse is a diverse, welcoming, and **rapidly growing** city that remains **business-friendly** and poised for retail attraction.

Strategically located along Loop 1604, Converse offers easy access to both Austin and Houston, making it an **ideal location** for businesses looking to expand their reach.

Our city is dedicated to fostering a **business-friendly** environment and encouraging development. We are excited to work with you to make Converse a destination for generations to come.



WHY CONVERSE?

Population Growth

- Steady **5%** growth since 2020
- Population of **31,359** ~ San Antonio's largest suburb.
- **2,250** new homes platted in last 3 years.
- Median Age ~ **34.5**
- Average Family Size ~ **3.45**

Affordability

- Median home price of **\$275,000**
- Cost of Living well below Texas and US average

Local Investment

- Multiple **road projects** to ease congestion into and through city.
- **Infrastructure upgrades** along commercial corridors

CONTACT US

 210.659.9163

 [ChooseConverse.com](https://www.ChooseConverse.com)

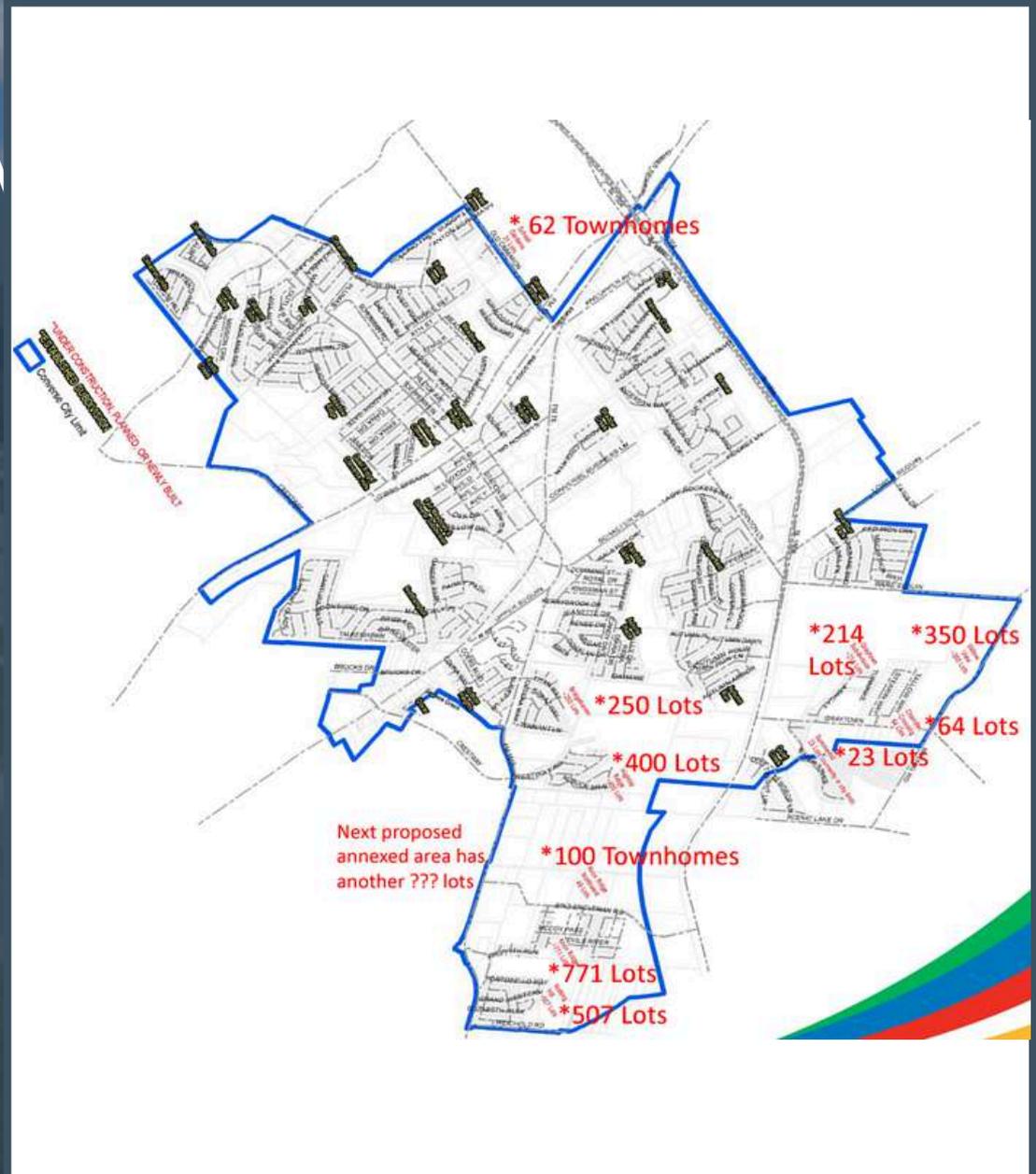
NEW RESIDENTS

12 new subdivisions planned or under construction in the in the area.

NEW SUBDIVISIONS

- There are currently 3,000 single-family homes on paper for construction, or already under construction.
- With additional multifamily developments under construction and in plans (Loop 1604, FM 1516, Kittyhawk)

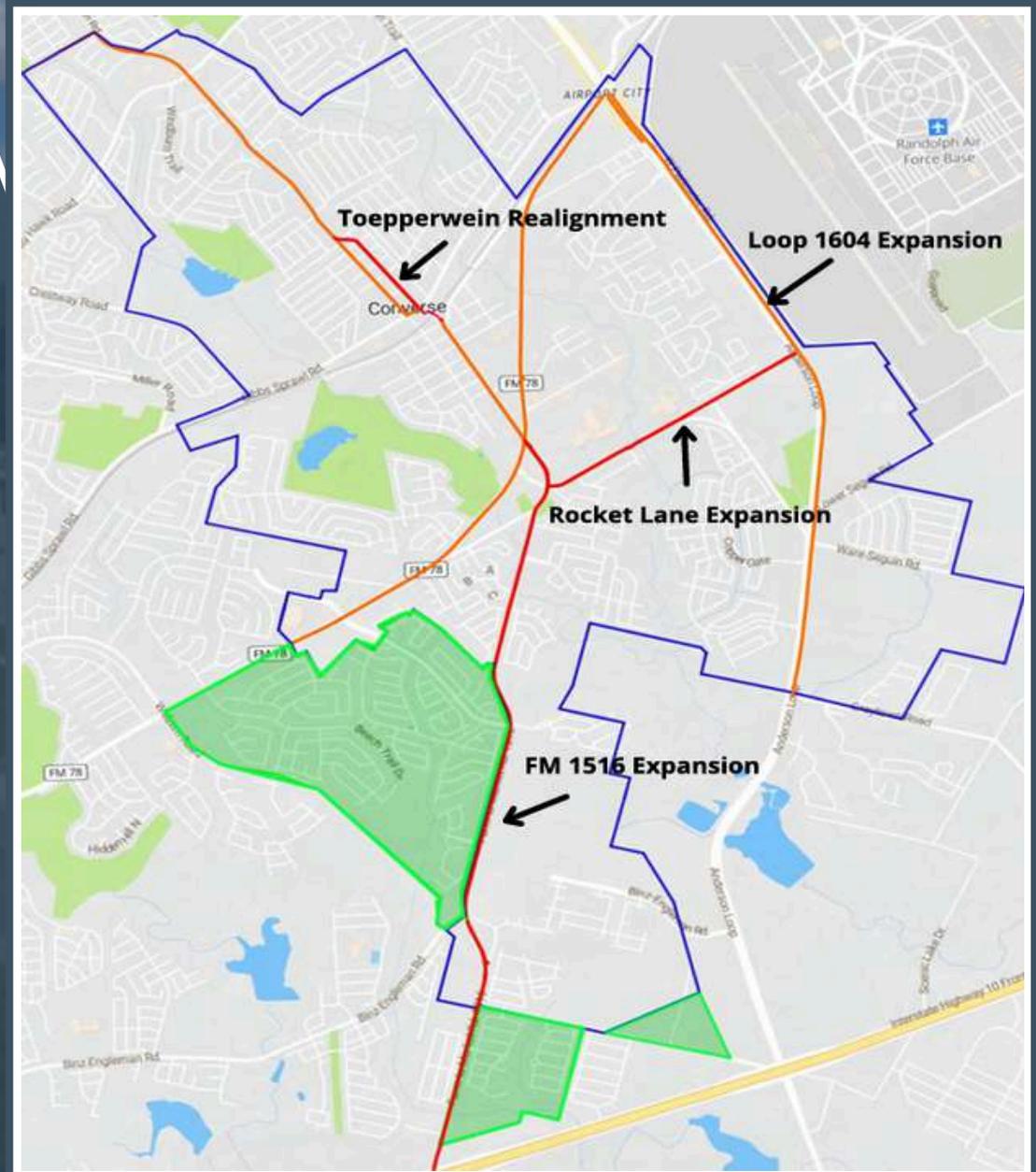
HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2025 AVERAGE HOUSEHOLD INCOME	\$96,138	\$98,987	\$96,042
POPULATION SUMMARY	1-MILE	3-MILE	5-MILE
2025 TOTAL POPULATION	16,196	87,774	184,030
2025-2030 POPULATION: ANNUAL GROWTH RATE	0.65%	0.67%	1.18%
2030 TOTAL POPULATION	17,105	96,111	294,792
2025 MEDIAN AGE	33.1	34.3	35



MAJOR INFRASTRUCTURE IMPROVEMENTS

NEW SUBDIVISIONS

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



DEMOGRAPHICS

CONVERSE LAND



POPULATION SUMMARY	1-MILE	3-MILE	5-MILE
2025 TOTAL POPULATION	14,724	89,242	186,086
2025-2030 POPULATION: ANNUAL GROWTH RATE	1.08%	1.79%	1.14%
2030 TOTAL POPULATION	15,534	97,541	196,956
2025 MEDIAN AGE	33.1	34.4	35.0

HOUSEHOLD INCOME SUMMARY			
2025 AVERAGE HOUSEHOLD INCOME	\$95,766	\$98,977	\$96,244
2025 MEDIAN HOUSEHOLD INCOME	\$87,793	\$83,856	\$78,638
2025 PER CAPITA INCOME	\$31,080	\$33,451	\$38,125

HOUSEHOLD SUMMARY			
2025 TOTAL HOUSING UNITS	5,162	32,652	69,633
2025 OWNER OCCUPIED HOUSING UNITS	79.7%	76.3%	70.6%
2025 RENTER OCCUPIED HOUSING UNITS	20.4%	23.7%	29.4

RACE AND ETHNICITY			
TOTAL	14,724	89,242	186,087
WHITE ALONE	33.2%	34.9%	36.6%
BLACK ALONE	25.2%	24.4%	21.2%
AMERICAN INDIAN ALONE	1.4%	1.2%	1.2%
ASIAN ALONE	2.6%	3.1%	3.5%
PACIFIC ISLANDER ALONE	0.2%	0.4%	0.4%
OTHER RACE ALONE	15.4%	14.4%	14.5%
TWO OR MORE RACES	21.9%	21.6%	22.7%
HISPANIC ORIGIN (ANY RACE)	50.6%	47.3%	48.8%

