

LOOP 1604

Randolph Airforce Base

PAD SITES FOR SALE

CONVERSE

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



Converse Elementary
543 students enrolled

Meadowbrook
7280 residents

Brentfield
3759 residents

Woodlake
4410 residents

Escondido Elementary
538 students enrolled

Sunrise
7183 residents

Candlewood Park
2355 residents

- 350
- 214
- 64
- 250
- 400
- 100
- 100
- 100
- 771

FM 78 (26,471 CPD)

Loop 1604 (24,901 CPD)

IH-10 (48,642 CPD)

FM 1516 (13,955 CPD)

IH-10 (55,258 CPD)



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PROPOSED SITE PLAN



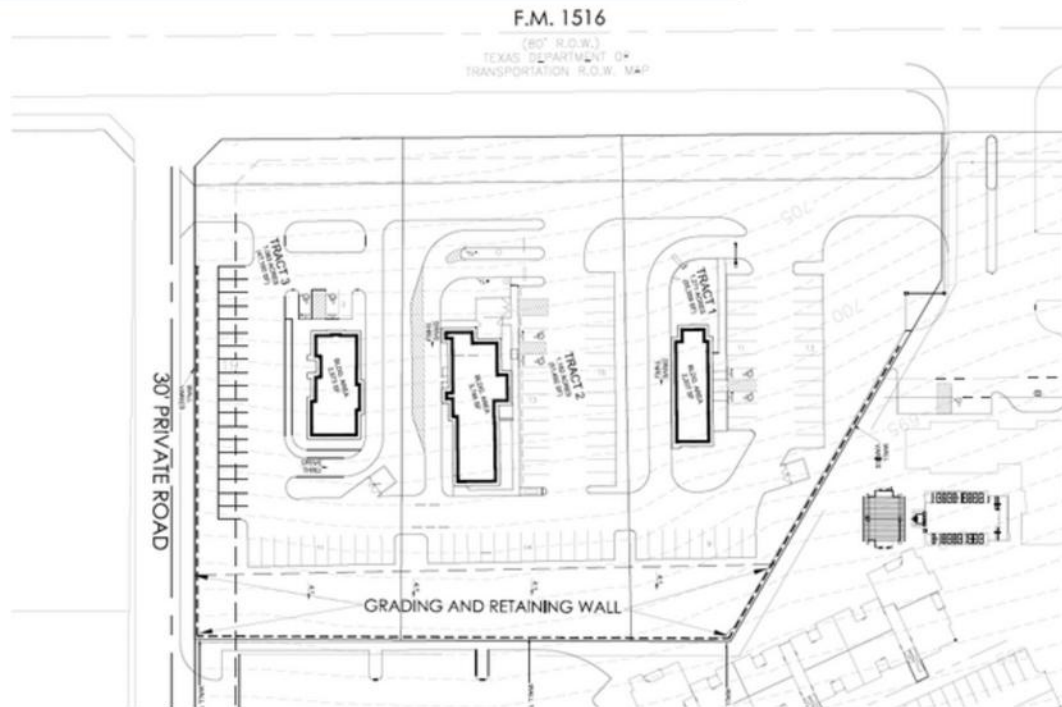
OFFERING

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	84,403 (3-MILE)
AVERAGE HOME PRICE	\$200,000 (3-MILE)
AVERAGE INCOME	\$98,097 (3-MILE)

PROPOSED PADS

TRACT 1 - Under Contract	1.250 ACRES
TRACT 2	1.182 ACRES
TRACT 3	1.104 ACRES

INVESTMENT HIGHLIGHTS



LOCATION

Located on a hard corner at the entrance of a new multifamily development on FM 1516.



LAND SIZE

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



DESCRIPTION

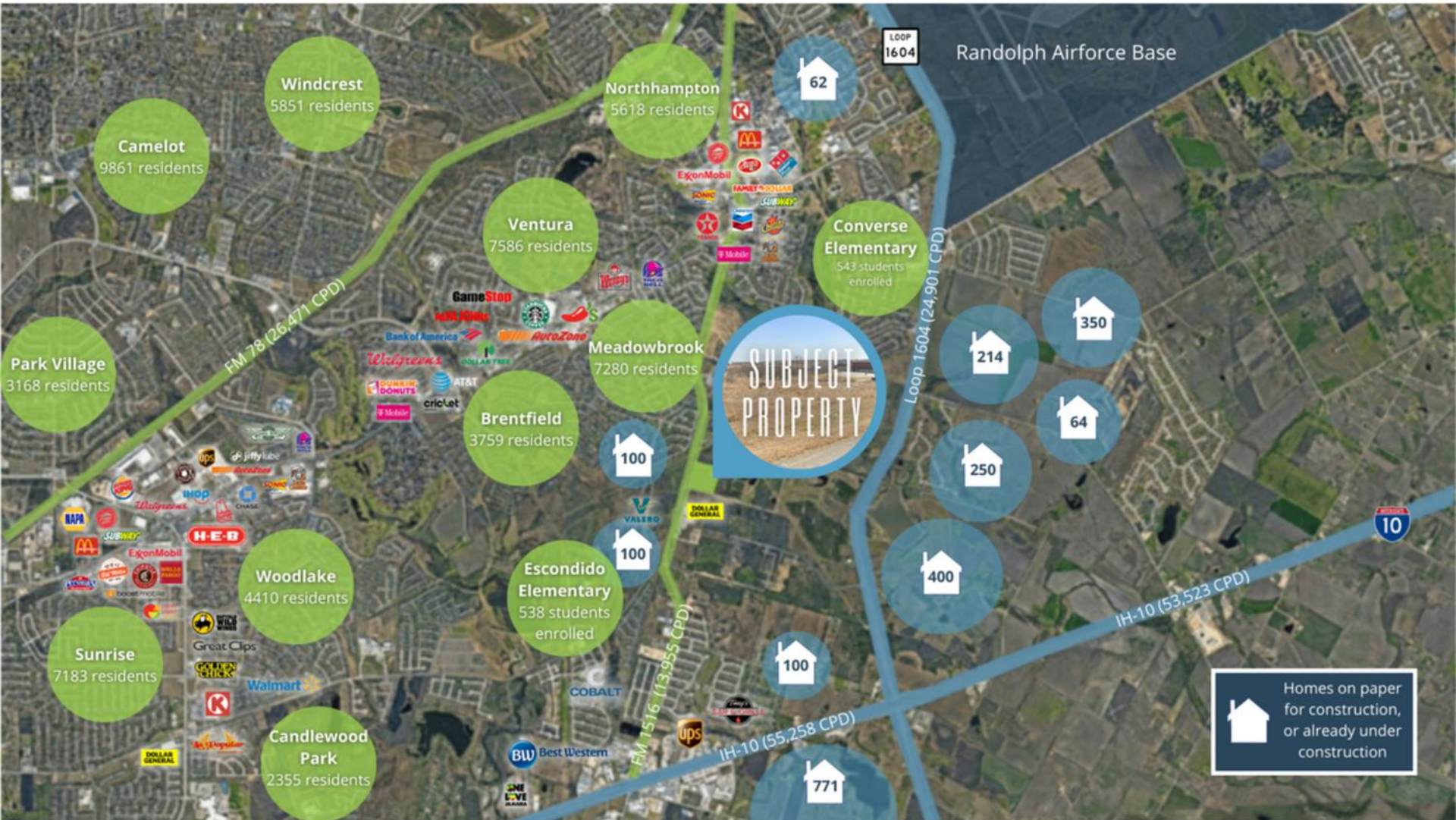
Retail site situated in the center of residential growth.



ZONING

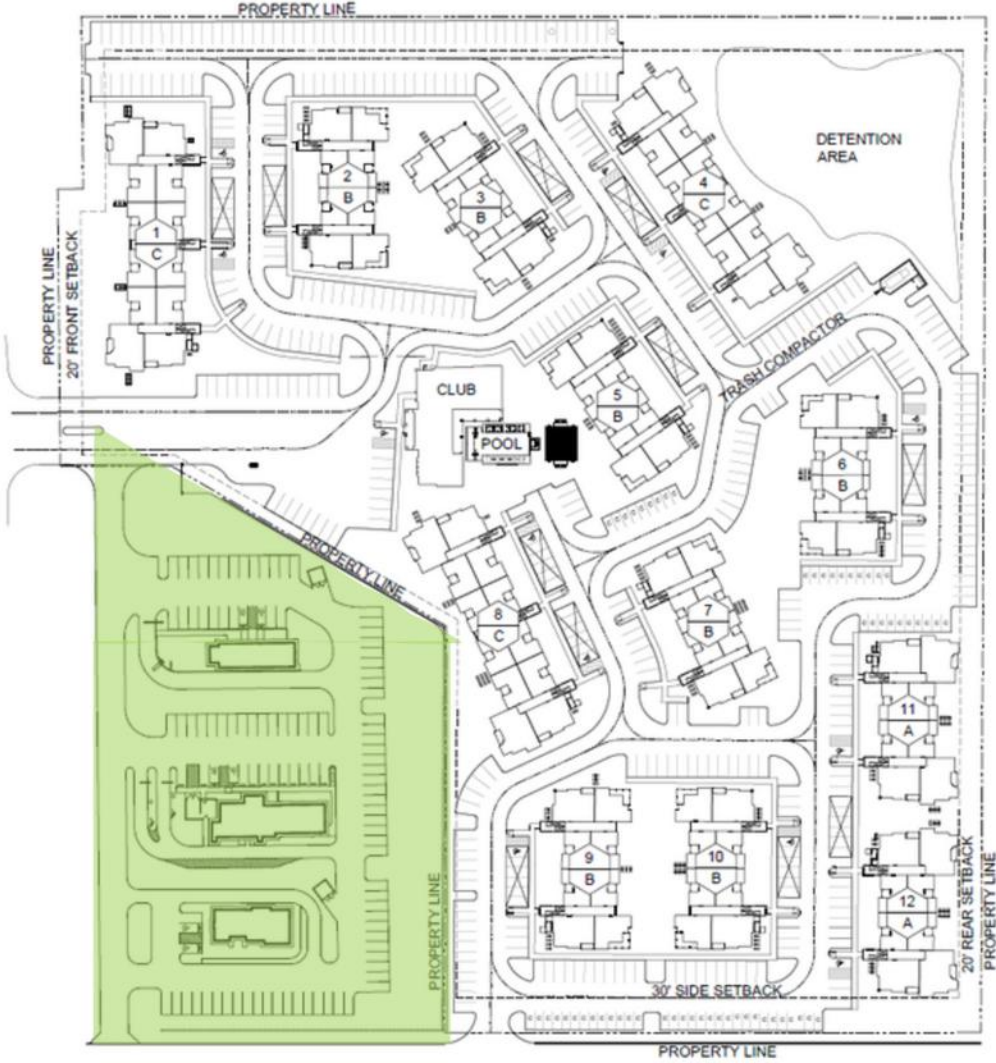
C-2, City of Converse

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

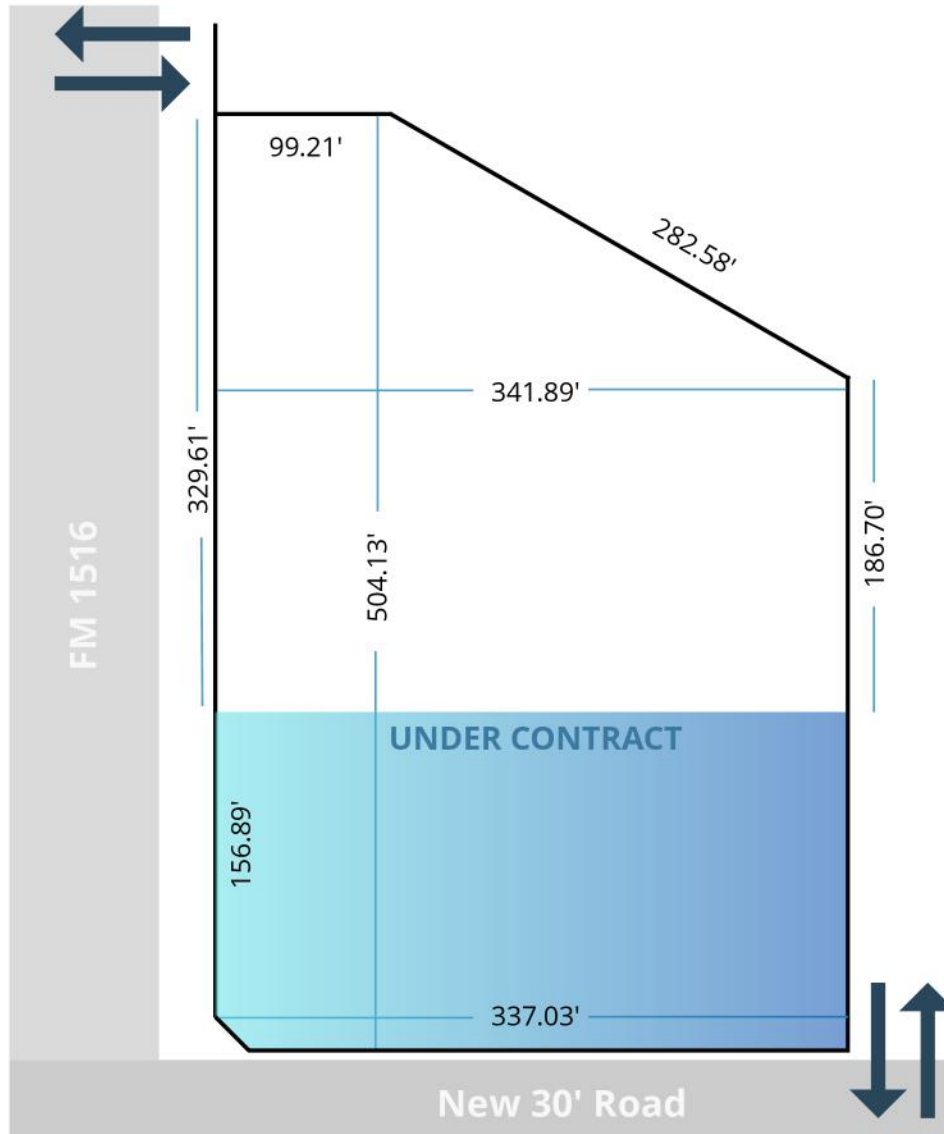


Homes on paper for construction, or already under construction

SITE PLAN



PROPERTY DETAILS



PROPERTY DETAILS

Retail site situated in the center of residential growth in Converse. The site is located at the entrance of a multifamily development and across the street from a single family home development.

SIZE AND LAYOUT

The total size of the site is 3.53 acres. The property can be divided into two or three pad sites.

INGRESS/EGRESS

There is a road on the south side of the site that has recently been improved from 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.

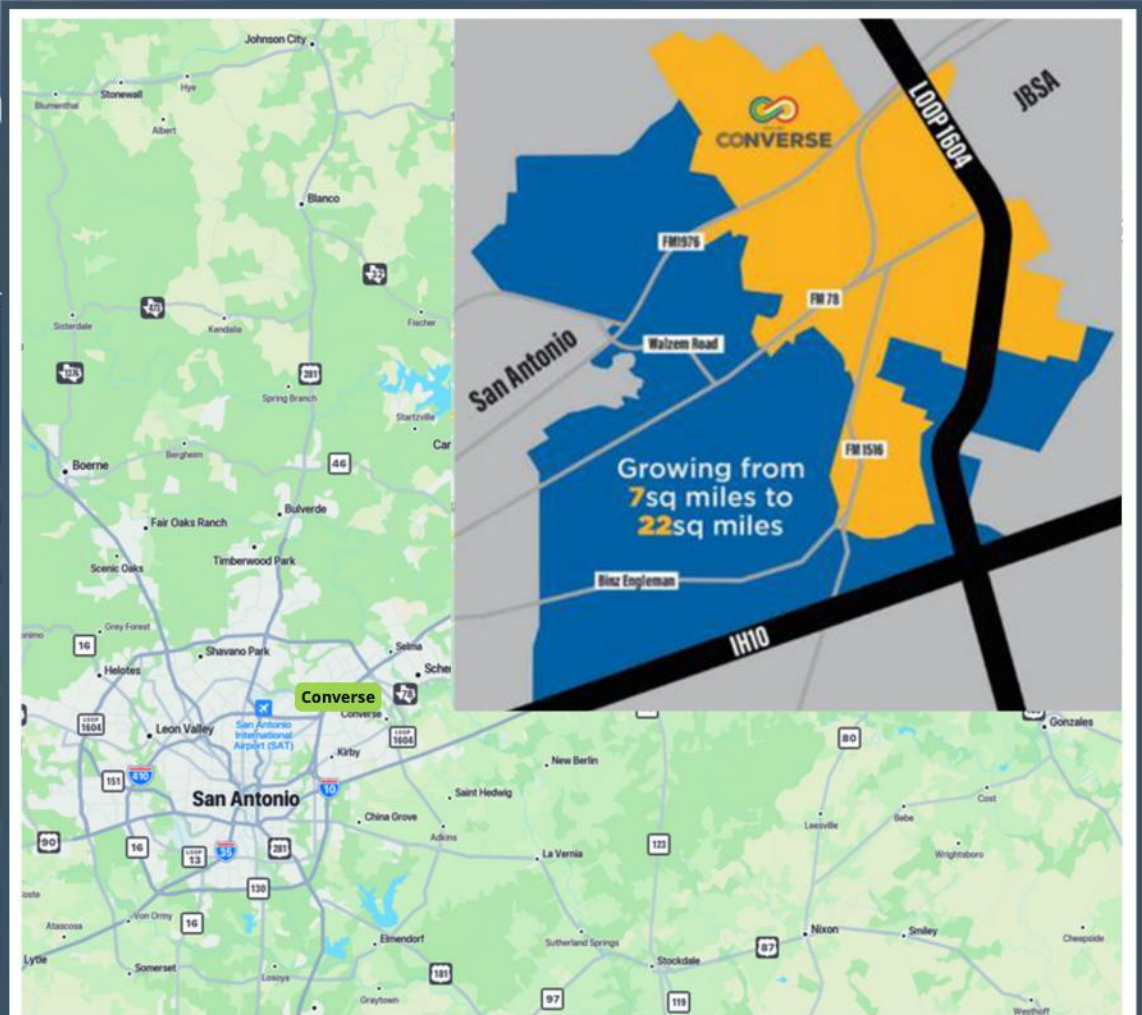
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CONVERSE

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)
- Population Growth (7% a year):
2017 - 18,000
2023 - 31,359
- Median Income (Converse & ETJ):
2021 - \$82,637
2023 - \$91,236
- Median Home Price:
2021 - \$200,000
2023 - \$260,940



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)

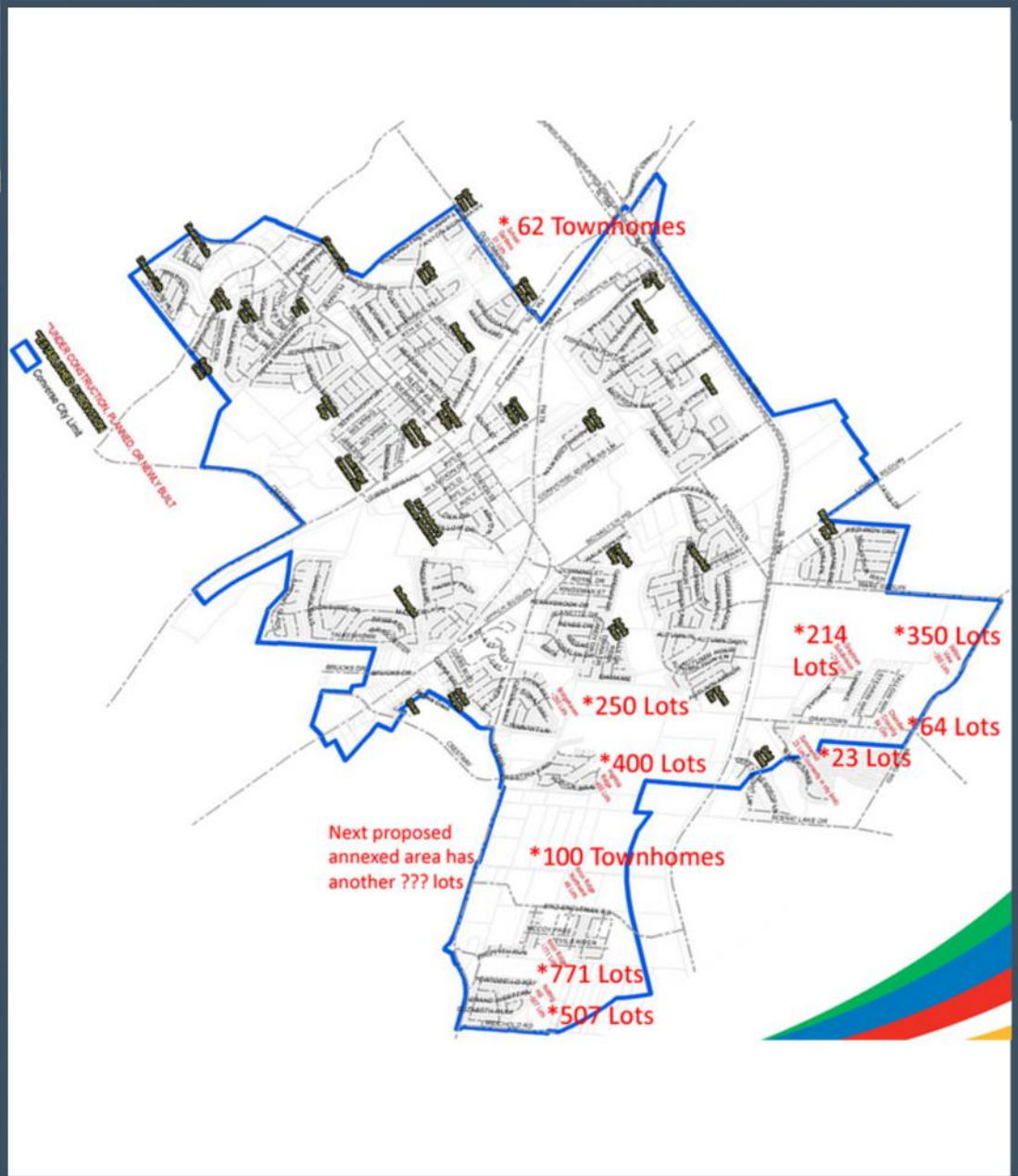
NEW RESIDENTS

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)

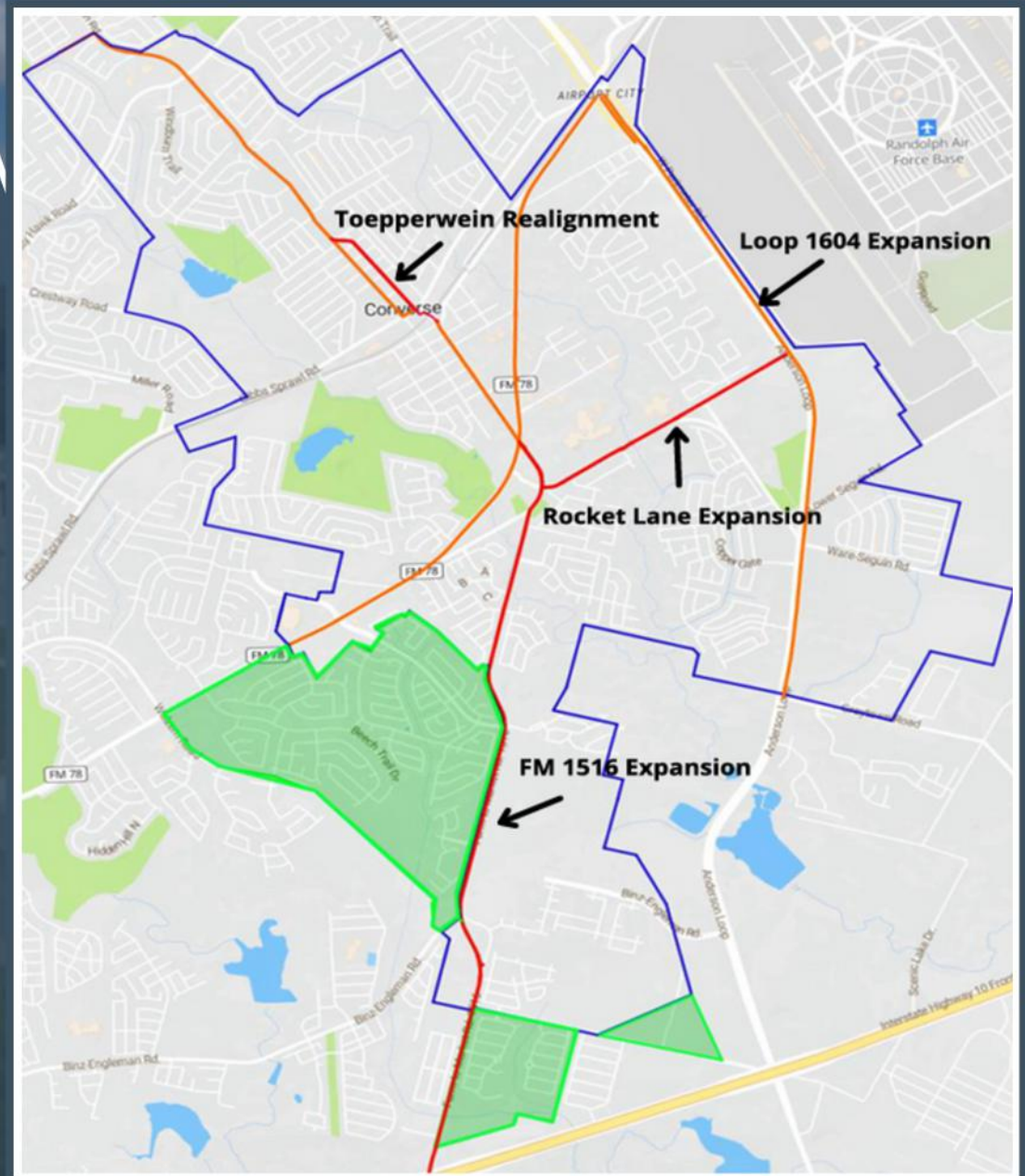
HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2023 AVERAGE HOUSEHOLD INCOME	\$122,642	\$99,142	\$92,189
POPULATION SUMMARY	1-MILE	3-MILE	5-MILE
2023 TOTAL POPULATION	8,377	59,799	166,337
2023-2028 POPULATION: ANNUAL GROWTH RATE	2.41%	1.7%	1.04%
2028 TOTAL POPULATION	9,438	65,048	175,143
2023 MEDIAN AGE	33.1	33.5	35.1



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



POPULATION SUMMARY	1-MILE	3-MILE	5-MILE
2024 TOTAL POPULATION	14,857	84,403	179,814
2024-2029 POPULATION: ANNUAL GROWTH RATE	1.16%	1.37%	0.76%
2029 TOTAL POPULATION	15,739	90,346	186,796
2024 MEDIAN AGE	32.7	34.1	34.6

HOUSEHOLD INCOME SUMMARY			
2024 AVERAGE HOUSEHOLD INCOME	\$91,937	\$98,097	\$94,487
2024 MEDIAN HOUSEHOLD INCOME	\$82,756	\$79,341	\$74,856
2024 PER CAPITA INCOME	\$29,168	\$32,423	\$32,310

HOUSEHOLD SUMMARY			
2024 TOTAL HOUSING UNITS	4,624	28,105	61,376
2024 OWNER OCCUPIED HOUSING UNITS	1,960	21,274	43,102
2024 RENTER OCCUPIED HOUSING UNITS	791	6,831	18,274

RACE AND ETHNICITY			
TOTAL	14,857	84,403	179,814
WHITE ALONE	33.3%	34.7%	36.5%
BLACK ALONE	25.2%	24.6%	21.2%
AMERICAN INDIAN ALONE	1.4%	1.2%	1.2%
ASIAN ALONE	2.6%	3.0%	3.4%
PACIFIC ISLANDER ALONE	0.2%	0.4%	0.4%
OTHER RACE ALONE	15.4%	14.5%	14.6%
TWO OR MORE RACES	21.9%	21.5%	22.6%
HISPANIC ORIGIN (ANY RACE)	50.6%	47.4%	49.0%



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>(210) 816-2734</u>
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
<u>Bethany Babcock</u>	<u>598255</u>	<u>bbabcock@foresitecre.com</u>	<u>(210) 816-2734</u>
Designated Broker of Firm		E-Mail	Phone
<u>Chad Knibbe</u>	<u>497303</u>	<u>cknibbe@foresitecre.com</u>	<u>(210) 816-2734</u>
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Alexandria Tatem</u>	<u>716498</u>	<u>atatem@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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