

LOTTS LANDING SHOPPING CENTER

CONVERSE, TEXAS



LOCATION

8316-8350 FM 78 (at Crestway), Converse, Texas 78109

DESCRIPTION

- Lott's Landing Shopping Center is conveniently located across from Walmart Supercenter on FM 78 in Converse, Texas
- Located just west of Randolph Air Force Base
- High retail demand in this area
- See Master Site Plan for available lease space

TRAFFIC COUNTS

FM 78: 41,000 VPD (Converse EDC 2022)

LEASE & PROPERTY INFORMATION

- Zoning: Retail
- Lease Rates: Contact Broker
- Tenant Allowances: Contact Broker
- Available Space: See Master Site Plan

DEMOGRAPHIC SNAPSHOT

	1 mi	3 mi	5 mi
2021 Population:	18,726	95,754	193,755
2026 Projected Pop.:	20,512	107,109	214,310
Average HH Income:	\$79,715	\$76,210	\$73,907



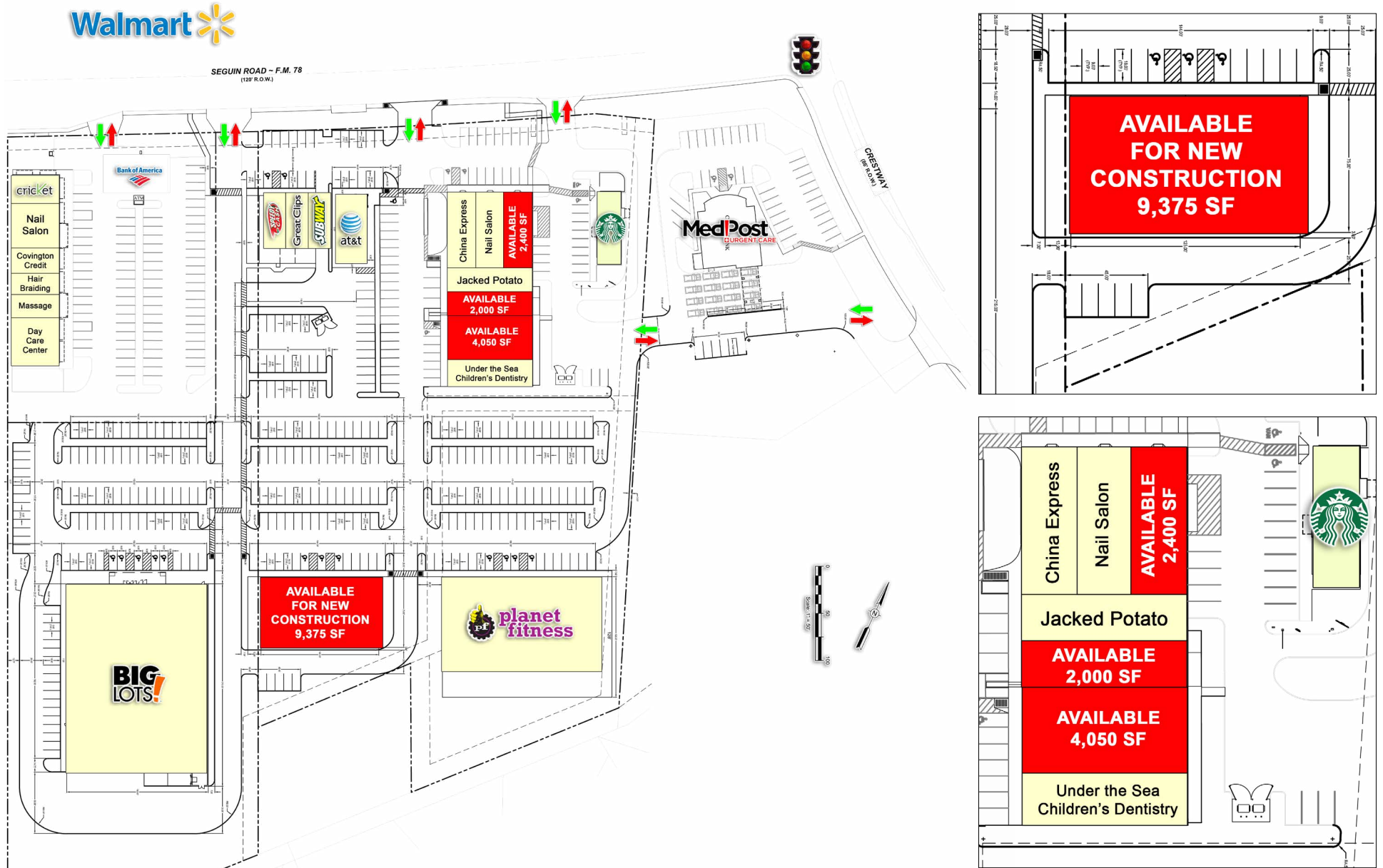
Elite Properties, LLC

Troy Lott
TroyLott17@gmail.com
210.387.0774

www.tjeliteproperties.com
Ph: 210.658.4848 | Fax: 210.595.8882
9012 FM 1976, Suite 303, Converse, TX 78109

MASTER SITE PLAN

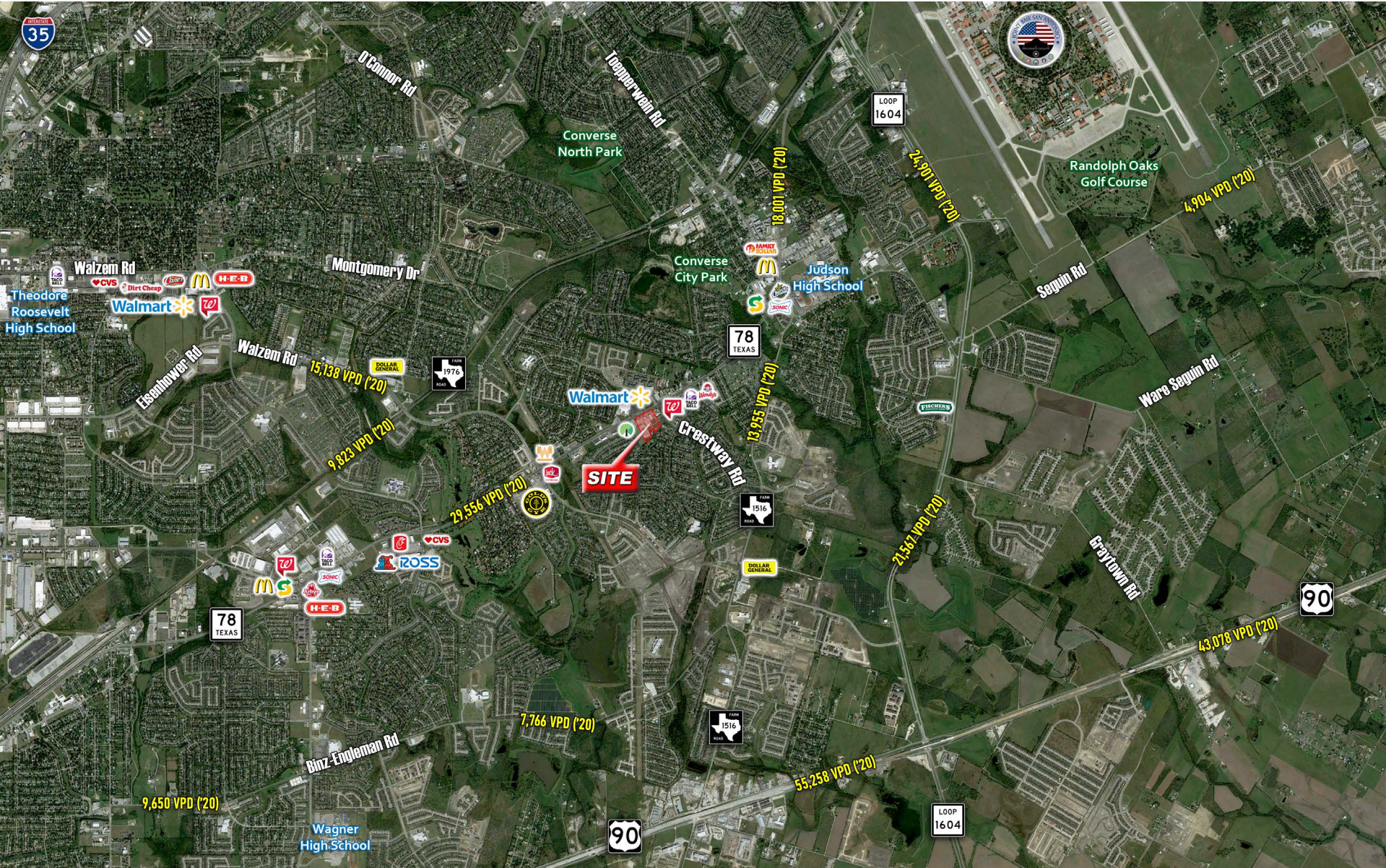
LOTS LANDING SHOPPING CENTER



INTERSECTION AERIAL

LOTS LANDING SHOPPING CENTER





ABOUT CONVERSE, TX

LOTTS LANDING SHOPPING CENTER

WELCOME TO CONVERSE, TEXAS!

Part of the greater San Antonio region our community has grown 65% over the last six years. Choose Converse Texas for your business location.



"Converse originally represented an opportunity as a small, close-knit community. It is now growing so fast that business is really flourishing. Converse is well positioned in a great area and offers avenues to adjoining communities. The convenience of life here is special in that you have the opportunity to invest in a business or property and see it appreciate and grow."

~John Dante



Source: <https://chooseconverse.com>

ABOUT CONVERSE, TX

LOTTS LANDING SHOPPING CENTER

CONVERSE IS GROWING

- Converse is situated on the northeast edge of San Antonio
- Directly between Interstate 35 towards Austin (60 miles) and Interstate 10 toward Houston (180 miles)
- Population growth (7% per year):
2017 – 18,000
2021 – OVER 30,000
- Median Income:
CONVERSE & ETJ - \$82,637
(City limits is closer to \$72,911)
- Median Home Price:
(SABOR)
\$200,000

Cost of Living Comparison

89.6	94	100
Converse	Texas	U.S.

Median Home Price



\$264k	\$312k	\$375k
Converse	Texas	U.S.

30,452	65%	\$72,911
Population est*	Growth over last 6 years	Ave. Household Income

Source: <https://chooseconverse.com>

COMMUNITY PROFILE

18,276 **1.1%** **3.22** **84.3** **32.7** **\$72,531** **\$173,493** **\$131,106** **26.5%** **64.7%** **8.4%**
 Population Total Population Growth Average HH Size Diversity Index Median Age Median HH Income Median Home Value Median Net Worth Under 18 Ages 18-65 Aged 66+



17.2%
Services

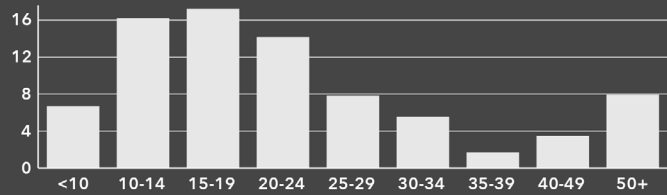


20.6%
Blue Collar

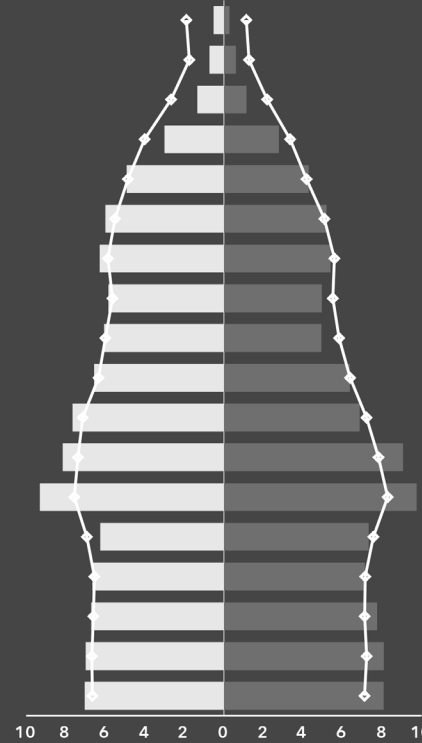


62.2%
White Collar

Mortgage as Percent of Salary



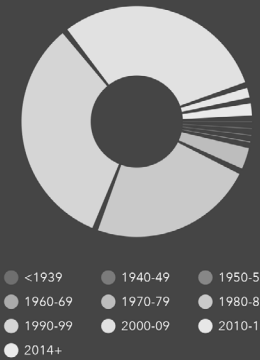
Age Profile: 5 Year Increments



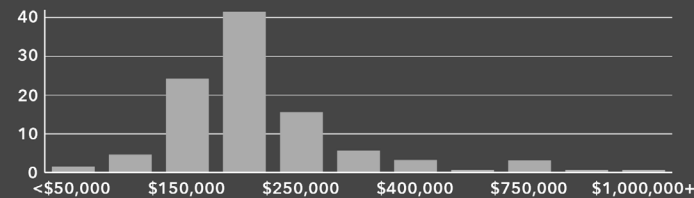
Home Ownership



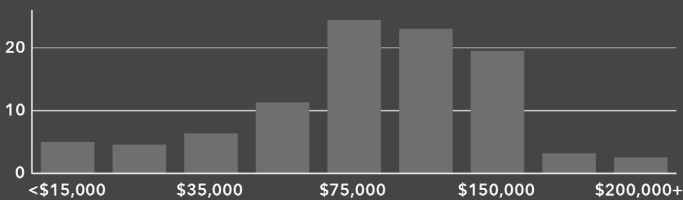
Housing: Year Built



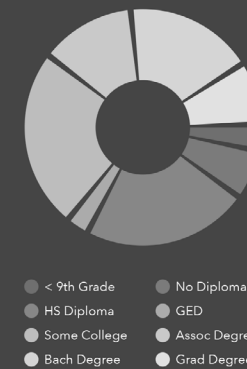
Home Value



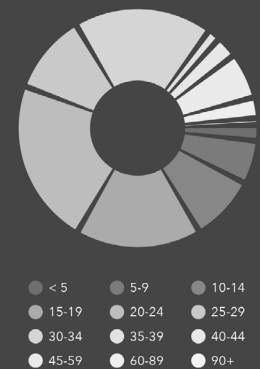
Household Income



Educational Attainment



Commute Time: Minutes



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Version 1.2

COMMUNITY PROFILE

95,754 2.0% 3.05 82.8 33.9 \$63,498 \$183,661 \$136,709 26.4% 62.4% 10.1%
 Population Total Population Growth Average HH Size Diversity Index Median Age Median HH Income Median Home Value Median Net Worth Under 18 Ages 18-65 Aged 66+



17.5%
Services

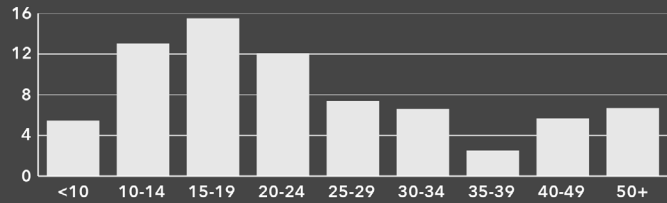


22.1%
Blue Collar

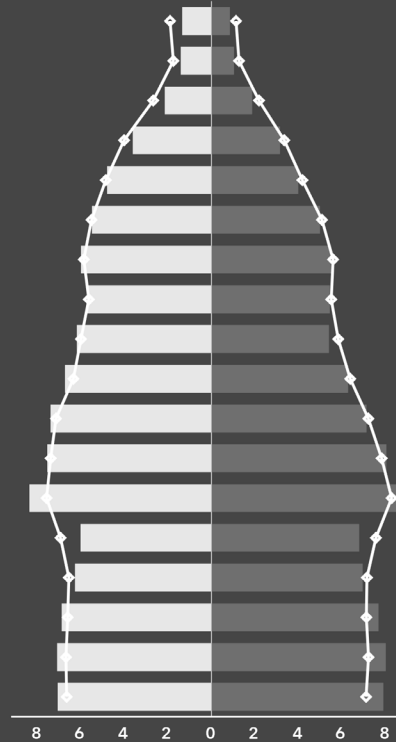


60.4%
White Collar

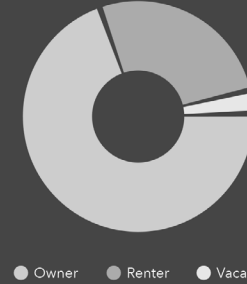
Mortgage as Percent of Salary



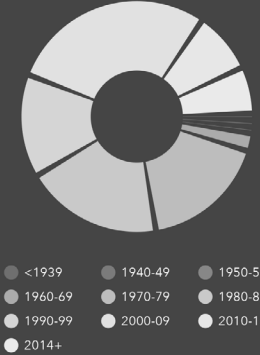
Age Profile: 5 Year Increments



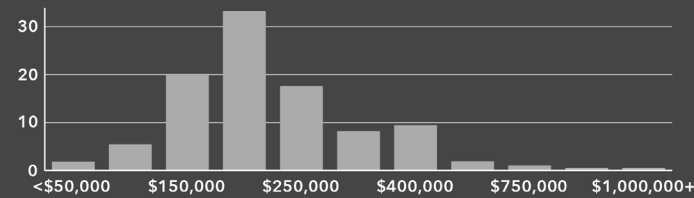
Home Ownership



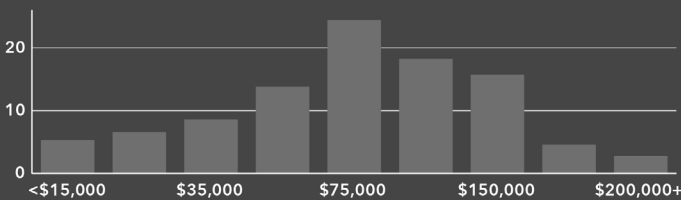
Housing: Year Built



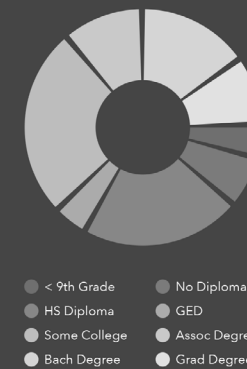
Home Value



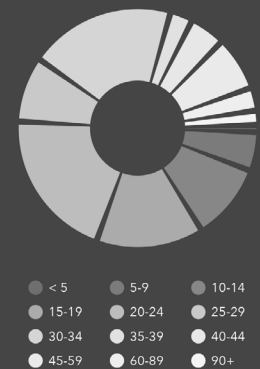
Household Income



Educational Attainment



Commute Time: Minutes



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Version 1.2

COMMUNITY PROFILE

193,755 Population Total
1.9% Population Growth
2.87 Average HH Size
81.6 Diversity Index
34.7 Median Age
\$59,812 Median HH Income
\$182,866 Median Home Value
\$122,654 Median Net Worth
25.8% Under 18
61.6% Ages 18-65
11.2% Aged 66+



17.9%
Services

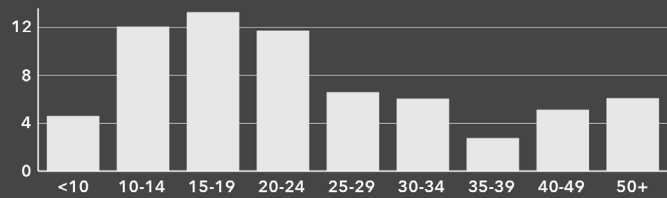


22.8%
Blue Collar

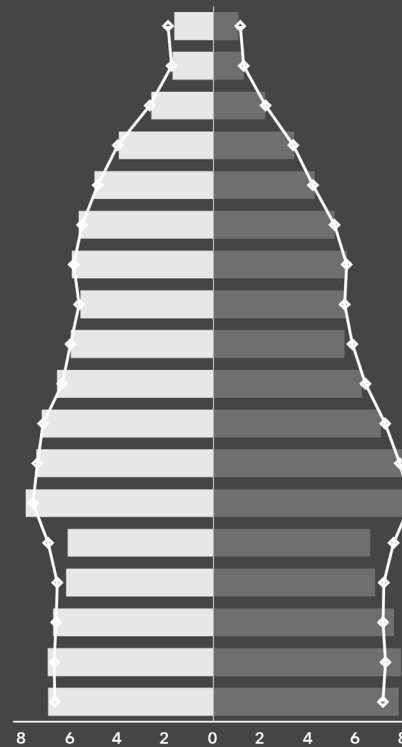


59.3%
White Collar

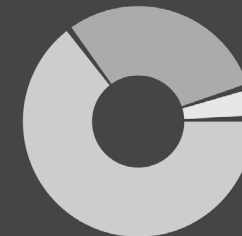
Mortgage as Percent of Salary



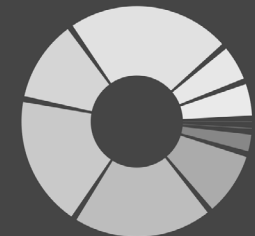
Age Profile: 5 Year Increments



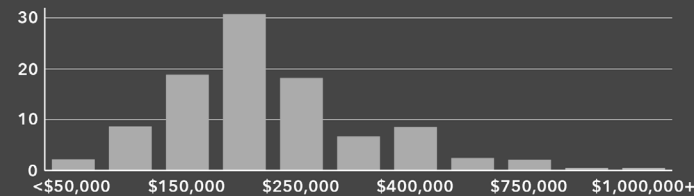
Home Ownership



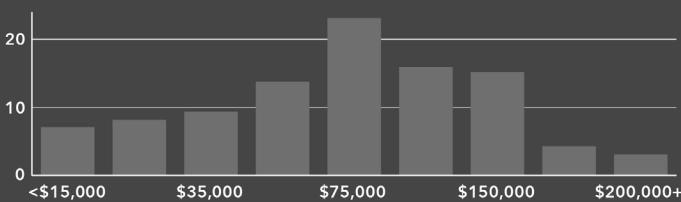
Housing: Year Built



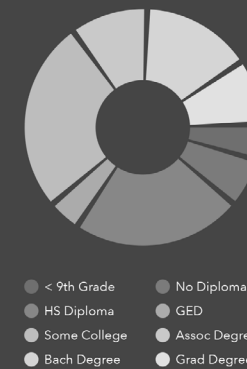
Home Value



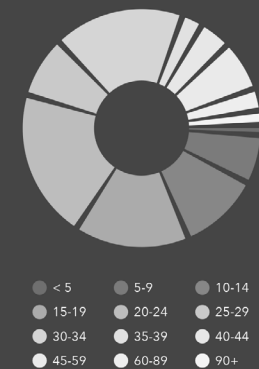
Household Income



Educational Attainment



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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Version 1.2