

# Building, Pad Site Available

9149 FM 78 | Converse, TX 78109



FOR SALE OR FOR LEASE

0.60 AC

LOT SIZE

3,319 SF

BUILDING SIZE

Contact  
Broker

PRICE

## ABOUT THE PROPERTY

- Tenant vacating December 2025
- Contact Broker for additional details

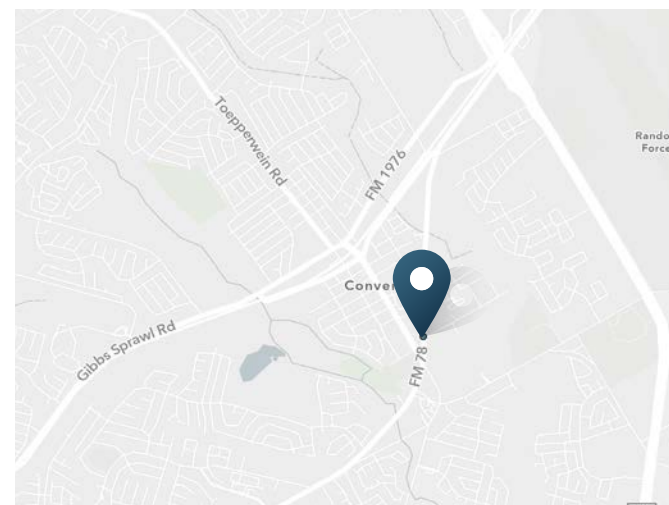
## JOIN THESE NEARBY RETAILERS



*Walgreens*



Walmart



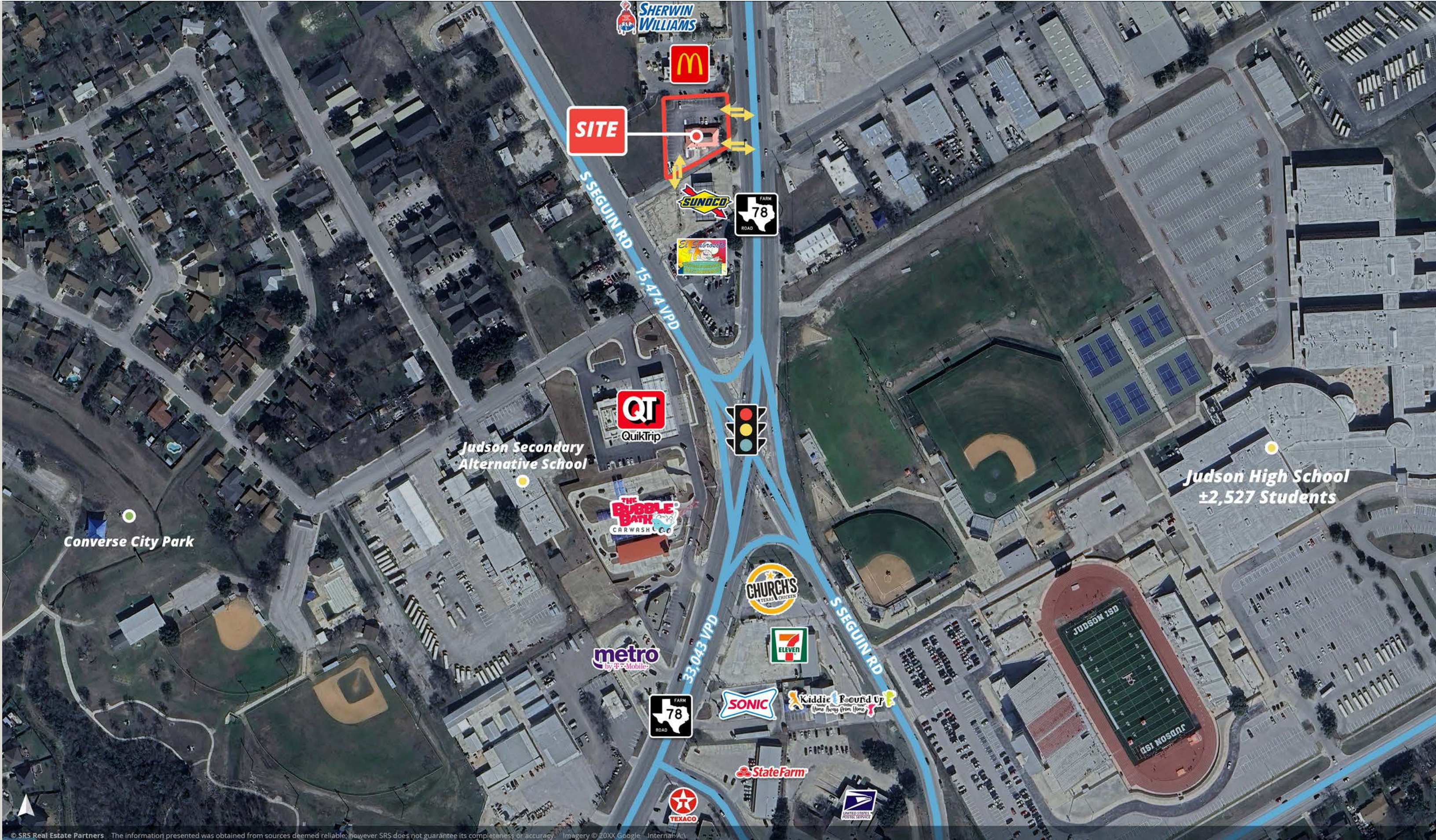






Site Aerial

9149 FM 78 | Converse, TX 78109





EMERGE PROPERTIES OF SA, LLC  
9149 FM 78  
CONVERSE, TEXAS

Lot 11, Block 1, CB 5063-E  
Subdivision Plat Converse  
Town Square  
Vol. 9574 Pg. 94  
Deed & Plat Records  
Bexar County, Texas  
Prop ID: 1112991  
Owner: Converse Town  
Center, LLC

Lot 8, Block 1, CB 5063-E  
Replat Establishing McDonald's - Judson  
Square Subdivision  
Vol. 9550 Pg. 163  
Deed & Plat Records  
Bexar County, Texas  
Prop ID: 311611  
Owner: Archland Property II LP

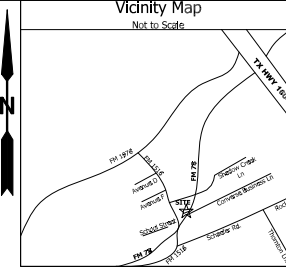
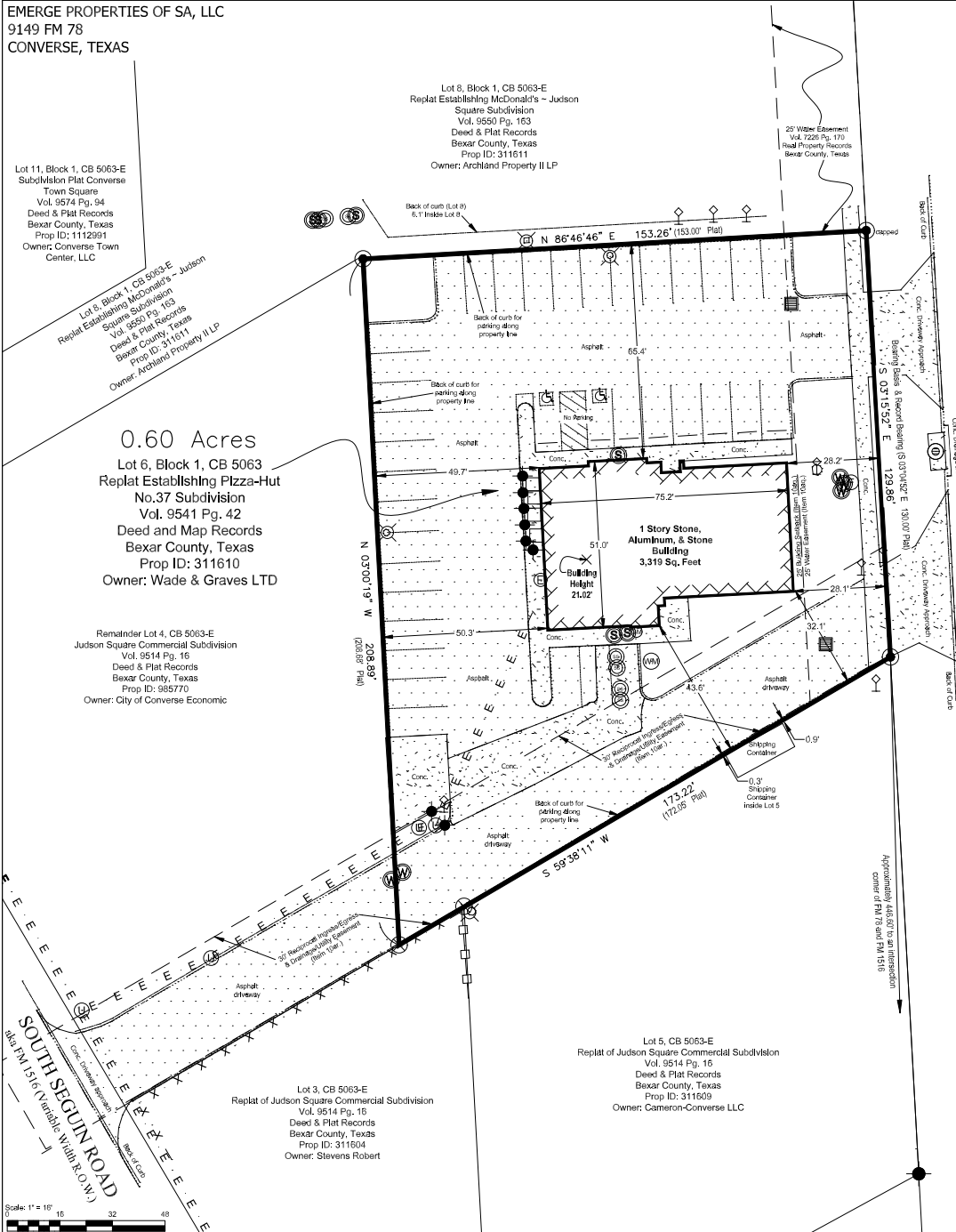
Lot 8, Block 1, CB 5063-E  
Replat Establishing McDonald's - Judson  
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Vol. 9550 Pg. 163  
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Bexar County, Texas  
Prop ID: 311611  
Owner: Archland Property II LP

0.60 Acres  
Lot 6, Block 1, CB 5063  
Replat Establishing Pizza-Hut  
No.37 Subdivision  
Vol. 9541 Pg. 42  
Deed & Map Records  
Bexar County, Texas  
Prop ID: 311610  
Owner: Wade & Graves LTD

Remainder Lot 4, CB 5063-E  
Judson Square Commercial Subdivision  
Vol. 9514 Pg. 16  
Deed & Plat Records  
Bexar County, Texas  
Prop ID: 985770  
Owner: City of Converse Economic

Lot 3, CB 5063-E  
Replat of Judson Square Commercial Subdivision  
Vol. 9514 Pg. 16  
Deed & Plat Records  
Bexar County, Texas  
Prop ID: 311604  
Owner: Stevens Robert

Lot 5, CB 5063-E  
Replat of Judson Square Commercial Subdivision  
Vol. 9514 Pg. 16  
Deed & Plat Records  
Bexar County, Texas  
Prop ID: 311609  
Owner: Cameron-Converse LLC



### LEGEND

These standard symbols will be found in the drawing.

- ⊗ "X" Found Carved into Conc.
- ⊙ 1/2" Iron Rod Found
- ⊙ Gas Meter
- ⊙ Sanitary Sewer Manhole
- ⊙ Cleanout
- ⊙ Storm Water Manhole
- ⊙ Fire Hydrant
- ⊙ Water Meter
- ⊙ Water Valve
- ⊙ Grate
- ⊙ Bollard
- ⊙ Handicap Parking
- ⊙ Road Sign
- ⊙ Light Pole
- ⊙ Electric Box
- ⊙ Utility Pole
- ⊙ Overhead Utilities
- ⊙ Chainlink Fence
- ⊙ Drillpipe Fence
- ⊙ Concrete Parking Bumper
- ⊙ Parking Paint Stripes
- ⊙ Gutter
- ⊙ Edge of Asphalt

aka John Peterson Blvd (120' R.O.W.)  
F.M. 78

### ALTA/NSPS LAND TITLE SURVEY OF

TRACT 16:  
PARCEL 1: LOT 6, BLOCK 1, COUNTY BLOCK 5063, REPLAT ESTABLISHING PIZZA-HUT NO.37 SUBDIVISION, IN THE CITY OF CONVERSE, BEXAR COUNTY, TEXAS, ACCORDING TO VOLUME 9541, PAGE 42, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND BEING THE SAME CALLED 0.595 ACRE TRACT DESCRIBED AS "TRACT TEN" IN DEED TO WADE & GRAVES LIMITED PARTNERSHIP OF RECORD IN VOLUME 8154, PAGE 150, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

PARCEL 2: NON-EXCLUSIVE EASEMENT ESTATE, CREATED AND GRANTED BY RECIPROCAL INGRESS/EGRESS AND DRAINAGE/UTILITY EASEMENT RECORDED IN VOLUME 3657, PAGE 577, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

### Survey Notes:

1. Bearings Based on NAD83 Texas South Central Zone 4204; US Survey Feet.
2. Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.
3. Tract 16 Parcel 1: Lot 6, Block 1, surveyed as subject tract on the ground on May 23, 2023 and July 10, 2023.

### COMMITMENT FOR TITLE INSURANCE

ISSUED BY: Fidelity National Title Insurance Company G.F. NO. FT-24411-9001182300201-LW  
ISSUED: August 25, 2023 EFFECTIVE: August 9, 2023

### TITLE COMMITMENT AS IT PERTAINS ONLY TO TRACT 16: LOT 6, BLOCK 1, COUNTY BLOCK 5063

1. The following Restrictions and Covenants of record; Volume 8936, Page 68, Real Property Records and Vol. 9541, Page 72, Deed and Plat Records, Bexar County, Texas; DOES AFFECT,

10aa. Per Plat, Volume 9541, Page 72, Deed and Plat Records, Texas: DOES AFFECT, AS SHOWN:  
-25' Building Setback Line - along east lot line

-Unrecorded 25' Water Main Easement - along east lot line

10ar. Subject to terms and conditions of Reciprocal Ingress-Egress, Drainage & Utility Easement of record in Vol. 3657 Pg. 577, Real Property Records, Bexar County, Texas; 30' Non-Exclusive Vehicular ingress and egress easement, DOES AFFECT, AS SHOWN.

### TABLE A ITEMS

1. Monuments placed are as shown on the survey.
2. The address of the surveyed property is 9149 FM 78, Converse, Texas.
3. According to the Flood Insurance Rate Map (FIRM) No. 4802C0299F, dated September 2010, this property is located in Zone X; Areas determined to be outside the 0.2% annual chance floodplain.
4. Gross Land Area is 0.60 acres, more or less.
5. (a). Per Zoning Verification Letter dated August 18, 2023, from the City of Converse: This property is zoned as "B-2" Retail District.
6. (a). The exterior dimensions of all buildings at ground level are shown on the survey.
7. (a). The square footage of exterior footprint of all buildings on subject property is as shown on the survey.
- 7(c). The building height of all buildings on subject property is as shown on the survey.
8. All substantial features observed during the process of conducting the field work are shown on the survey.
9. As shown on the survey, the number of parking spaces are as follows:  
2 Handicapped Parking Space  
35 Standard Parking Spaces  
for a total of 37 Parking Spaces as shown on the survey.
10. There are no Divisions or Party Walls to adjoining properties.
13. Names of adjoining owners according to current tax records are as shown on the survey.
14. Distances to the closest streets are shown on the survey.
16. Any recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork are shown on survey.
17. No information of proposed changes in street right-of-way lines was made available to the Surveyor at time of survey.
18. Known plottable offsite easements as shown on the survey.
19. Professional liability insurance policy certificate can be provided.

To: Prosperity Bank; Prosperity Bank, as Administrative Agent for the benefit of the Secured Parties, and their successors and assigns; Emmerge Pizza of San Antonio, LLC; Emmerge Properties, LLC; Emmerge Properties of SA, LLC, a Texas limited liability company; and Fidelity National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed on May 23, 2023, and July 10, 2023.

Marion Ruth Bolton  
8-28-23

Marion Ruth Bolton  
Registered Professional Land Surveyor No. 4727  
Job No.: 23-056-16



**RICKMAN**  
LAND SURVEYING, LLC

TBPLS FIRM NO. 101919-00  
419 BIG BEND  
CANYON LAKE, TEXAS 78133  
PHONE (830) 935-2457  
WWW.RICKMANLANDSURVEYING.COM  
cheryl@rickmanlandsurveying.com

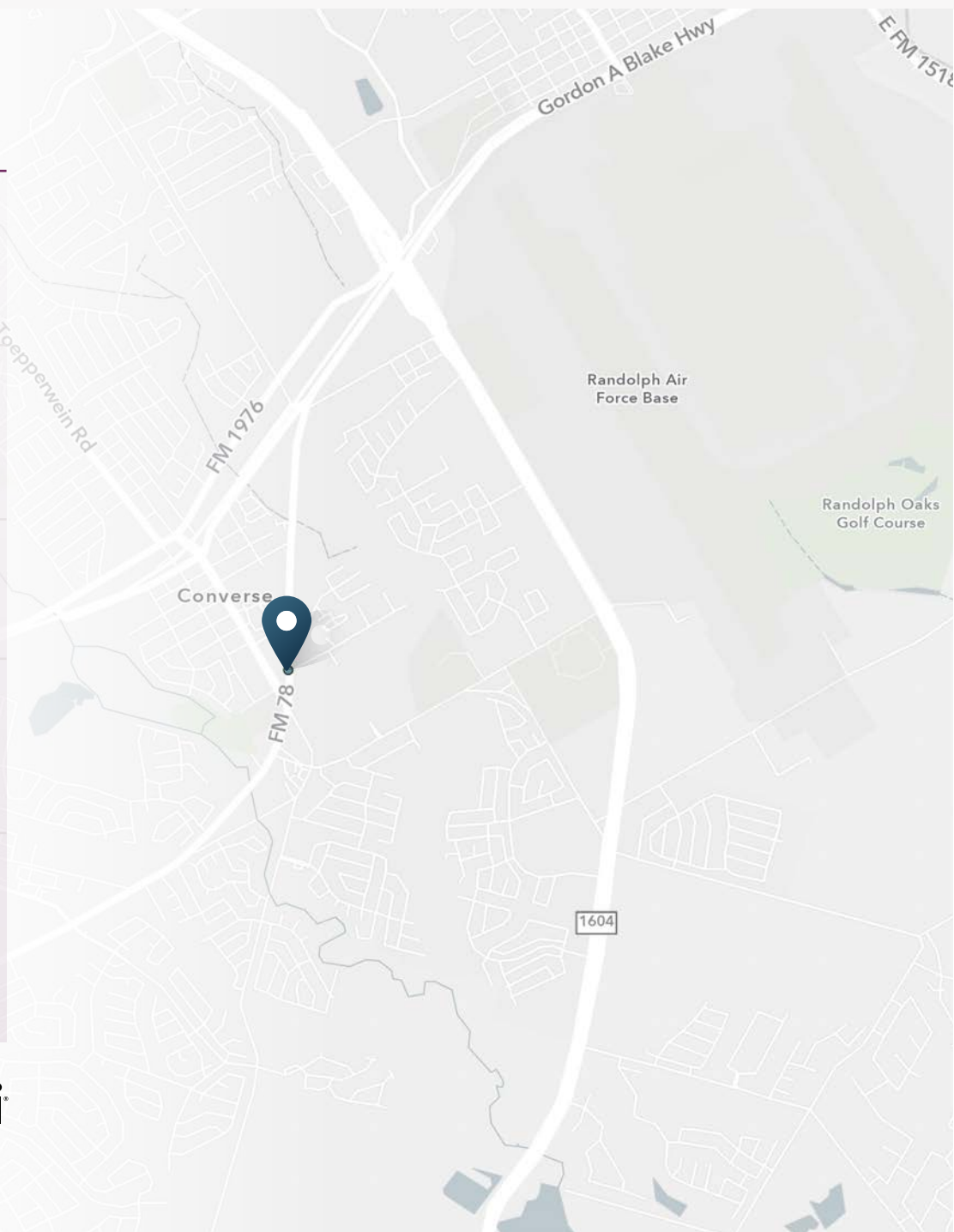
Date	Issue/Revision
6-8-23	Initial Release
07-20-23	Additional Table A Items
08-23-23	Updated Title Commitment
08-28-23	Updated Title Commitment

## DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2025 Estimated Population	10,342	93,052	221,228
2030 Projected Population	10,329	95,783	233,717
Proj. Annual Growth 2025 to 2030	-0.03%	0.58%	1.10%
Daytime Population			
2025 Daytime Population	8,209	72,820	183,923
Workers	3,285	26,555	75,297
Residents	4,924	46,265	108,626
Income			
2025 Est. Average Household Income	\$91,048	\$96,911	\$97,376
2025 Est. Median Household Income	\$74,776	\$81,929	\$79,535
Households & Growth			
2025 Estimated Households	3,650	32,598	80,493
2030 Estimated Households	3,715	34,234	86,668
Proj. Annual Growth 2025 to 2030	0.35%	0.98%	1.49%
Race & Ethnicity			
2025 Est. White	35%	38%	40%
2025 Est. Black or African American	25%	21%	19%
2025 Est. Asian or Pacific Islander	4%	4%	4%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	35%	36%	36%
2025 Est. Hispanic (Any Race)	46%	47%	47%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE 



# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**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.

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