

TO-GO CONVENIENCE STORE FOR SALE OR LEASE

BEAR CAVE

4061 COUNTY ROAD 342, LA VERNIA, TX 78121



FOR SALE OR LEASE

KW COMMERCIAL - CITY VIEW
15510 Vance Jackson Rd
San Antonio, TX 78249



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

4061 COUNTY ROAD 342



OFFERING SUMMARY

PRICE:	Call Broker
BUILDING SF:	3,000
AVAILABLE SF:	3,000
LOT SIZE:	1.85 AC
YEAR BUILT:	2022
RENOVATED:	2023
PARKING:	4 Surface Parking Spots

PROPERTY HIGHLIGHTS

- Newly Constructed Improvements
- Under-served Retail Market
- US 87 Highway Frontage
- +/- 17,000 VPD
- Seller Financing Available
- Inventory Included
- Rapidly Growing City
- Ranked #3 in Texas Best 100 Towns to start a Small Business

PROPERTY PHOTOS

4061 COUNTY ROAD 342



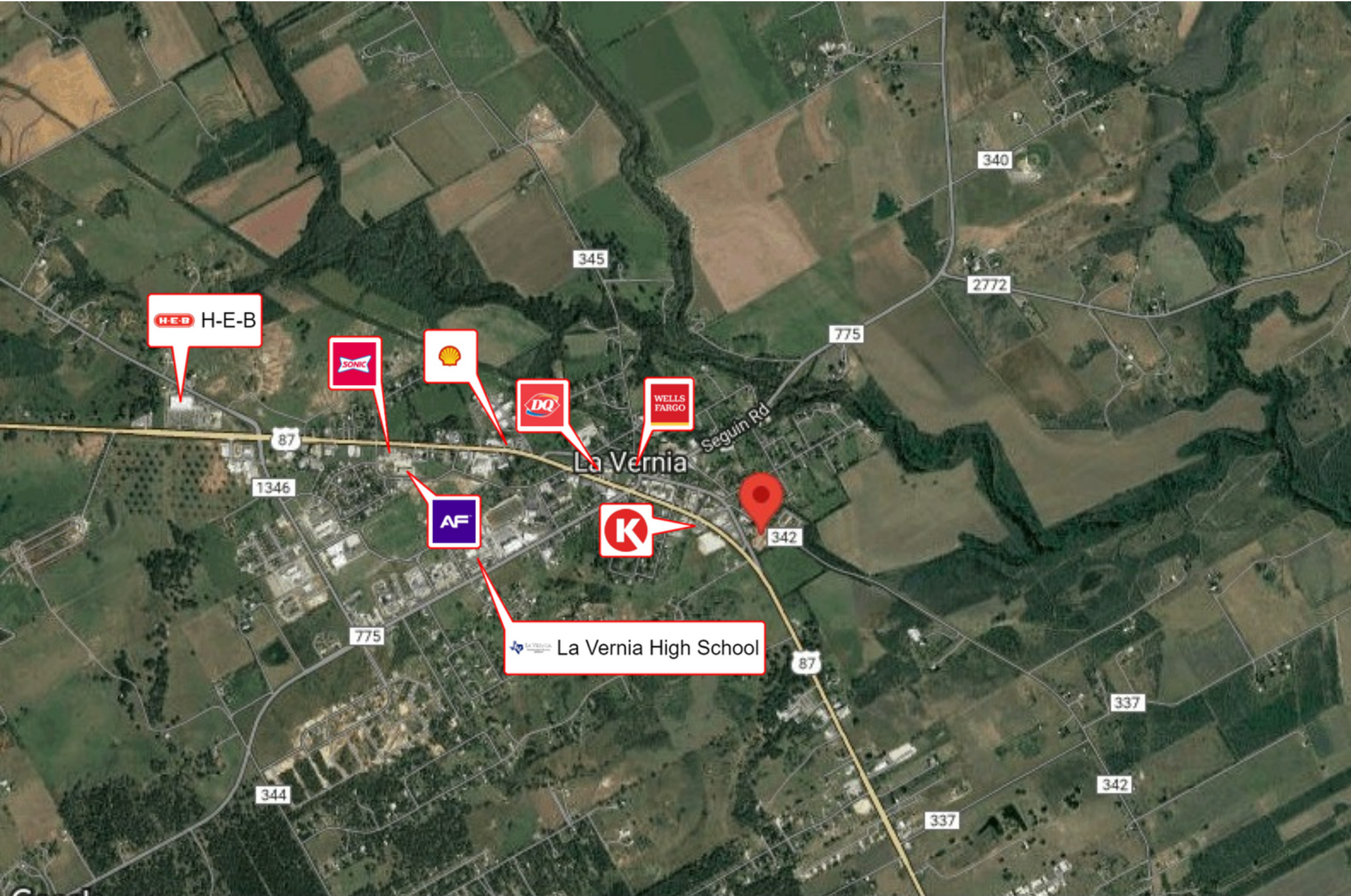
PROPERTY PHOTOS

4061 COUNTY ROAD 342



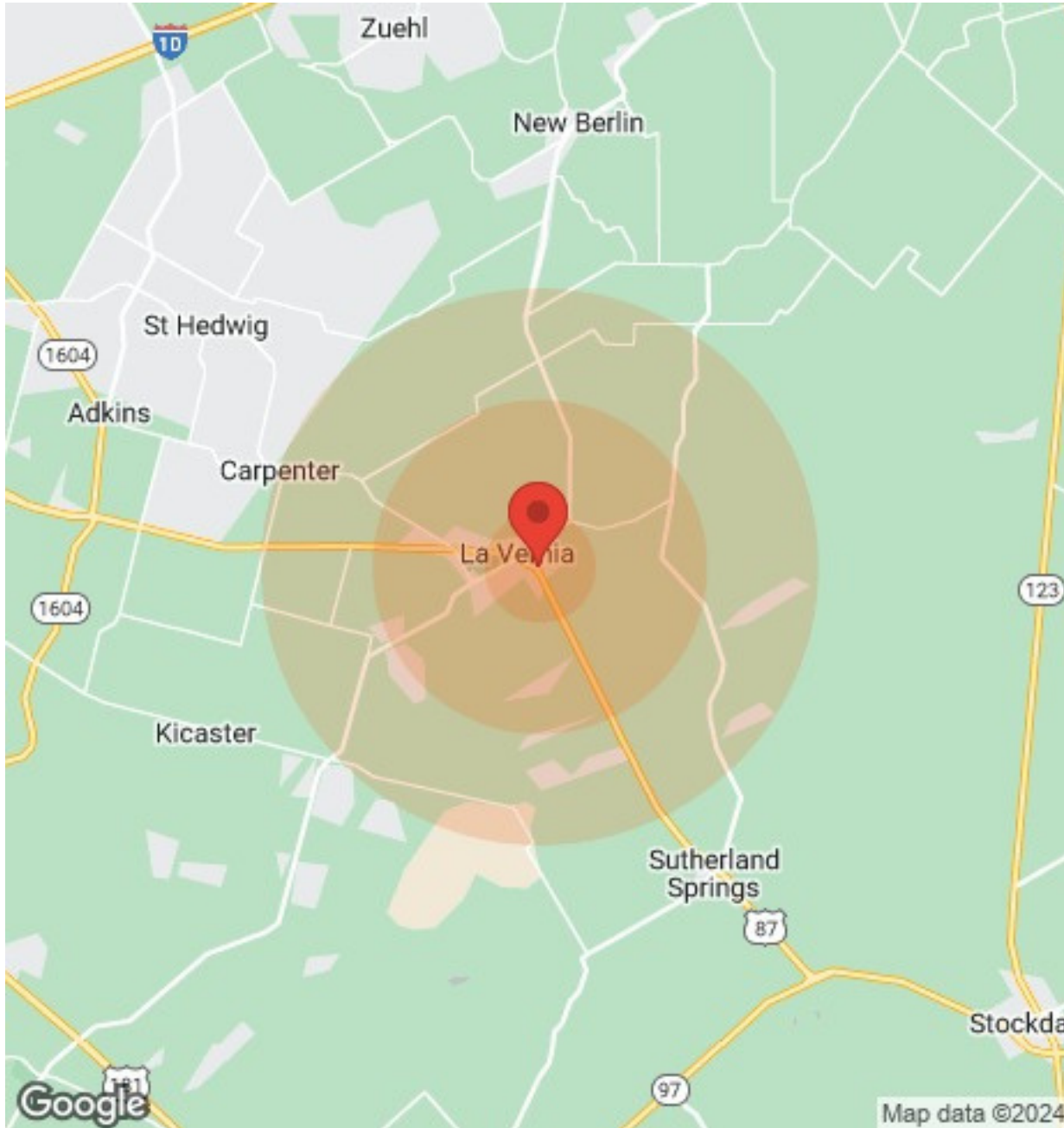
BUSINESS MAP

4061 COUNTY ROAD 342



DEMOGRAPHICS

4061 COUNTY ROAD 342



Population	1 Mile	3 Miles	5 Miles
Male	N/A	1,678	4,946
Female	N/A	1,762	5,123
Total Population	N/A	3,440	10,069

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	668	2,012
Ages 15-24	N/A	510	1,589
Ages 25-54	N/A	1,221	3,680
Ages 55-64	N/A	402	1,238
Ages 65+	N/A	639	1,550

Race	1 Mile	3 Miles	5 Miles
White	N/A	3,312	9,562
Black	N/A	12	51
Am In/AK Nat	N/A	N/A	17
Hawaiian	N/A	1	1
Hispanic	N/A	517	1,809
Multi-Racial	N/A	230	876

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$66,261	\$84,509
< \$15,000	N/A	145	228
\$15,000-\$24,999	N/A	102	216
\$25,000-\$34,999	N/A	89	174
\$35,000-\$49,999	N/A	192	397
\$50,000-\$74,999	N/A	243	799
\$75,000-\$99,999	N/A	197	681
\$100,000-\$149,999	N/A	178	810
\$150,000-\$199,999	N/A	75	141
> \$200,000	N/A	32	44

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	1,367	3,765
Occupied	N/A	1,274	3,486
Owner Occupied	N/A	1,079	2,991
Renter Occupied	N/A	195	495
Vacant	N/A	93	279



Map data ©2024

DISCLAIMER

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