

# Converse Business Center

## 9010-9012 FM 1976 - Converse, Texas



### LOCATION:

9010-9012 FM 1976 Converse, Texas 78109  
(Signalized Intersection at Old Cimarron Trail)

### DESCRIPTION:

- Zoning: L-1 - Light Industrial
- Lease rates: \$12.00 - \$15.00 PSF +NNN
- 3-Phase Electric
- Tilt wall construction
- Ceiling clear height 26'
- Roll-Up Drive In door height 16'

### PHASE 1:

Building 1: 2,100 S.F. - 10,500 S.F.  
 Building 2: 1,800 S.F. - 9,000 S.F.  
 Building 3: 2,100 S.F. - 10,500 S.F.  
 Building 4: 2,023 S.F. - 8,057 S.F.  
 Building 5: 4,900 S.F.

### PHASE 2:

Building 1: 7,500 S.F.  
 Building 2: 1,250 S.F. - 15,000 S.F.  
 Building 3: 1,250 S.F. - 15,000 S.F.  
 Building 4: 1,950 S.F. - 19,500 S.F.

DEMOGRAPHICS:	1 miles	3 miles
2020 POPULATION	12,595	94,914
AVERAGE HH INCOME	\$71,132	\$73,833
2025 PROJ. POPULATION	13,558	102,597



**Elite Properties, LLC**

**Troy Lott**

TroyLott17@gmail.com

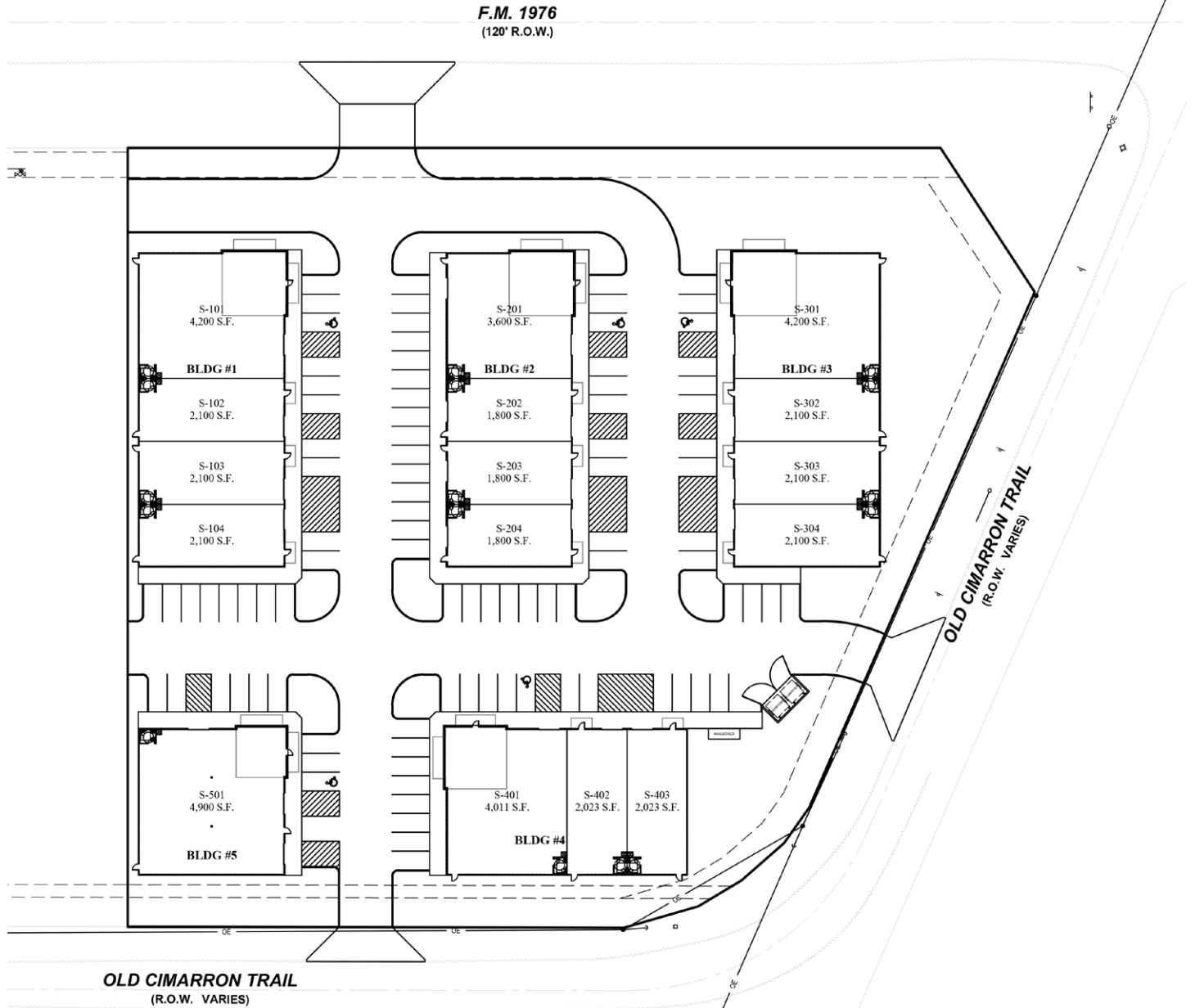
**C: 210.387.0774 O: 210.658.4848**

9012 FM 1976, Suite 303, Converse, Texas 78109

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## PHASE 1 - FULLY LEASED

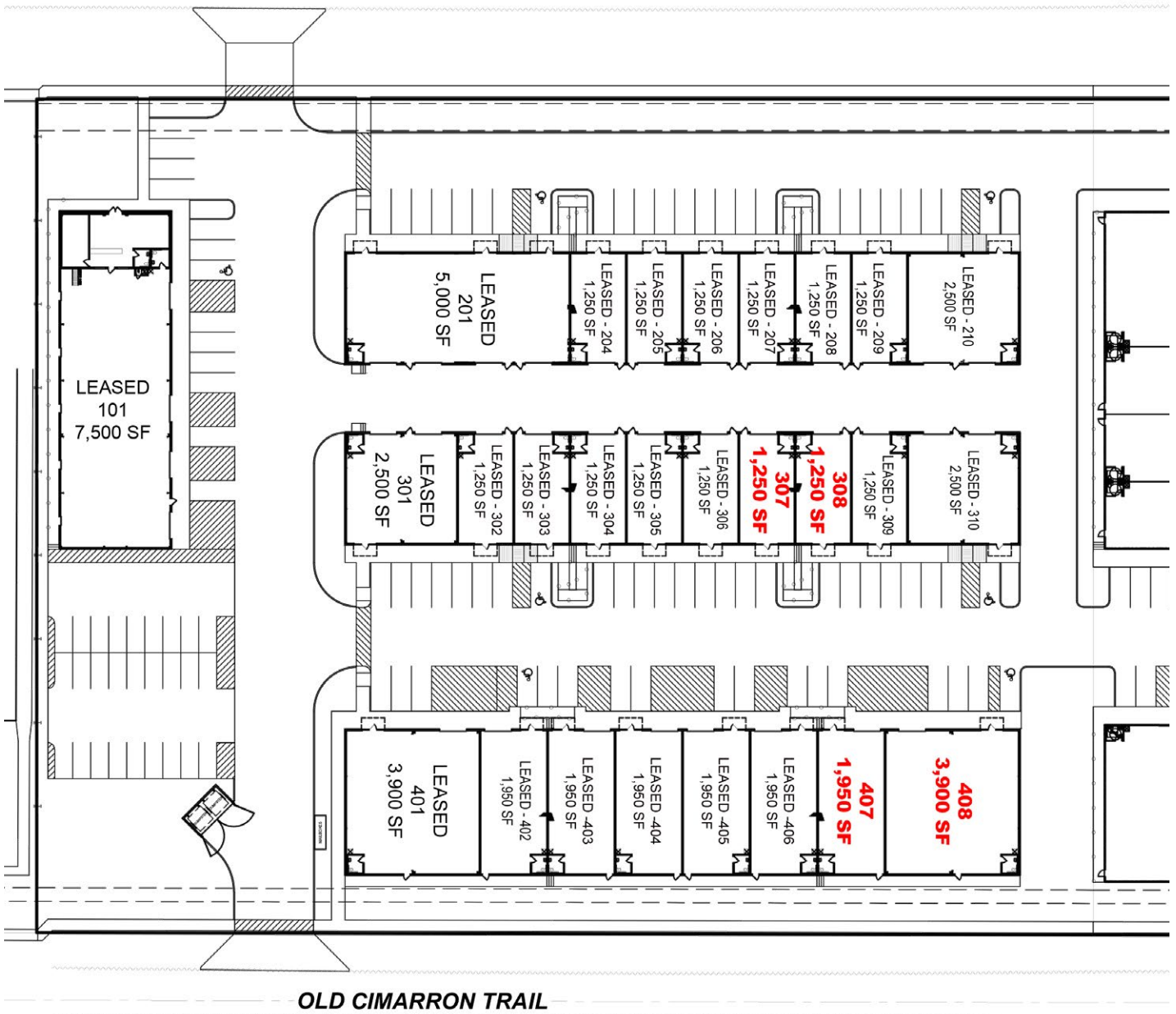


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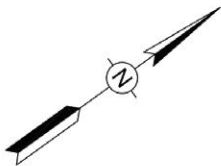
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### PHASE 2

F.M. 1976



OLD CIMARRON TRAIL



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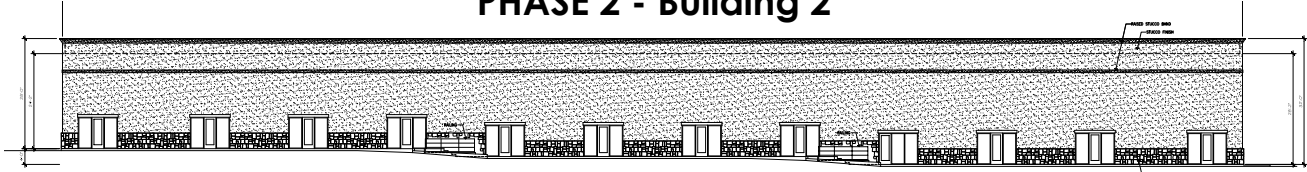
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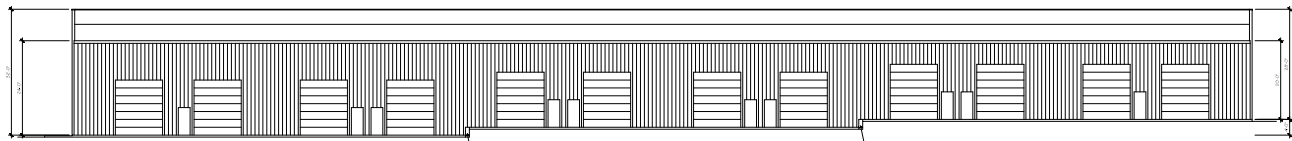
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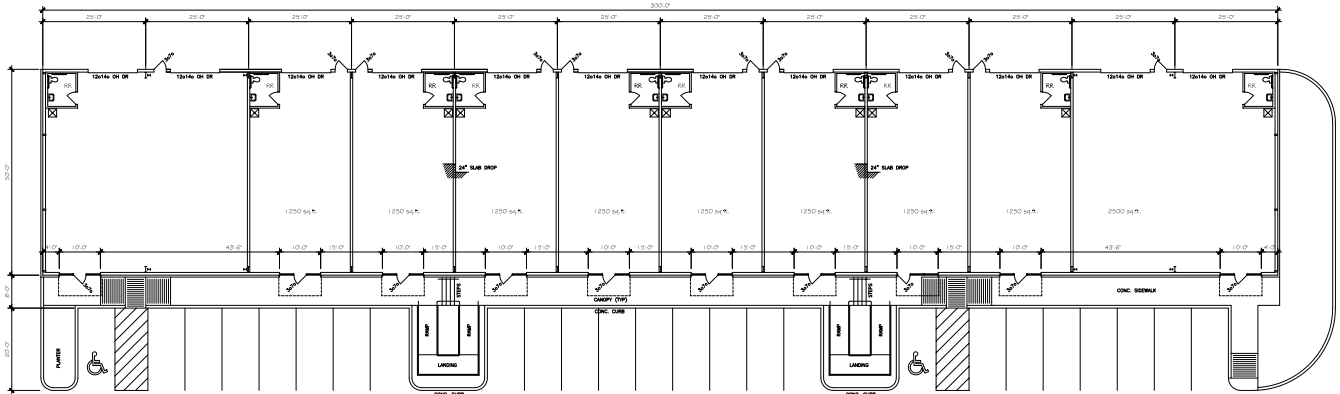
### PHASE 2 - Building 2



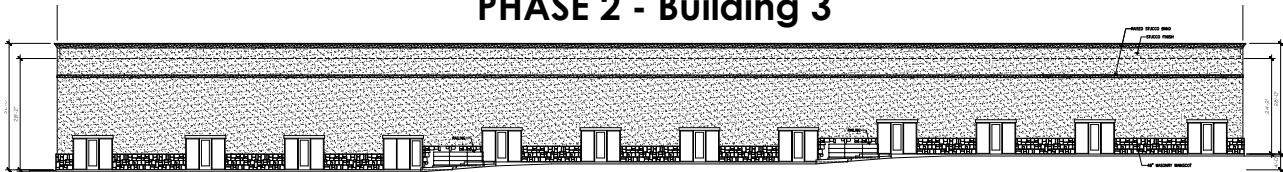
FRONT ELEVATION - Building 2



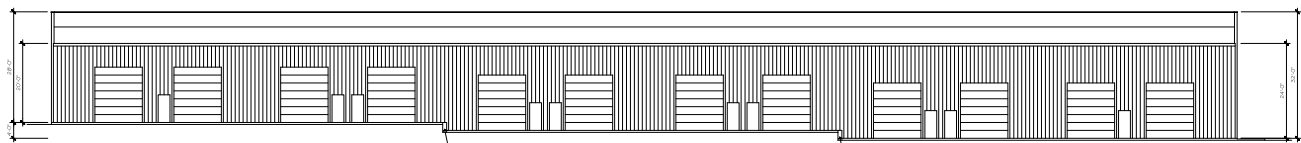
REAR ELEVATION



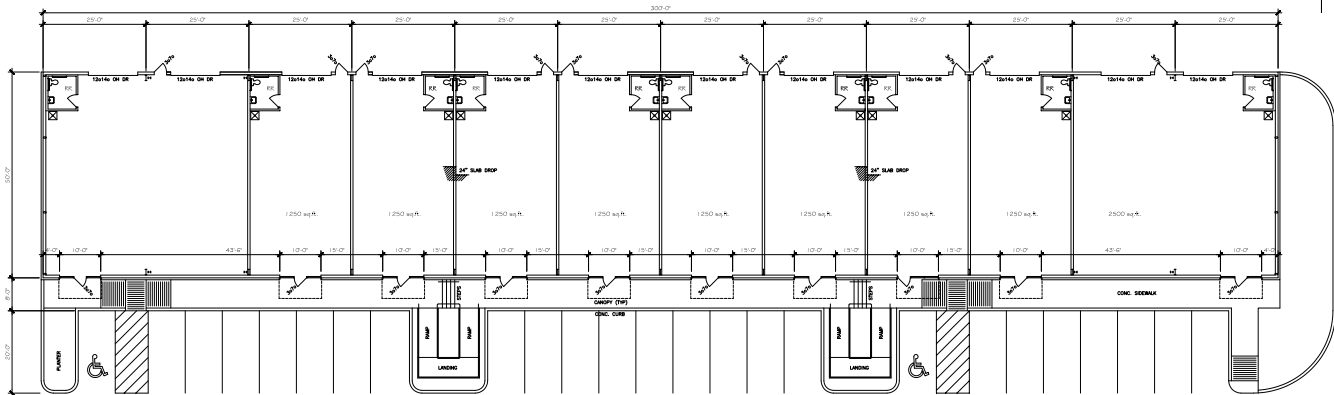
### PHASE 2 - Building 3



FRONT ELEVATION - Building 3



REAR ELEVATION

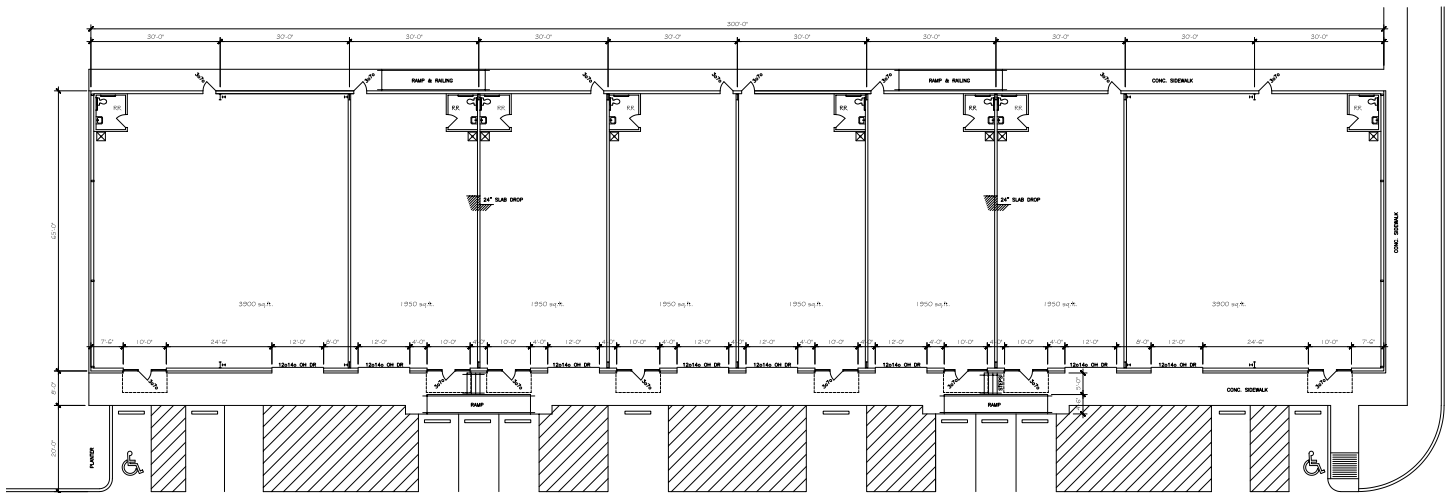
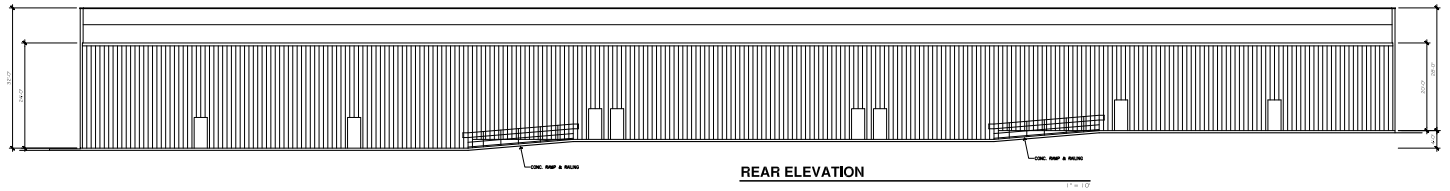
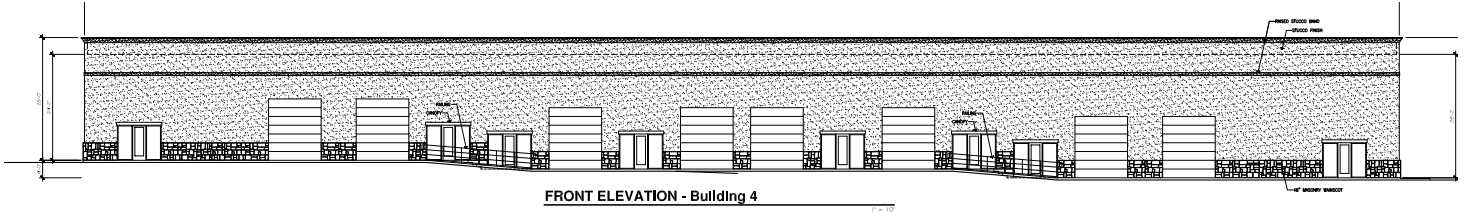


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### PHASE 2 - Building 4

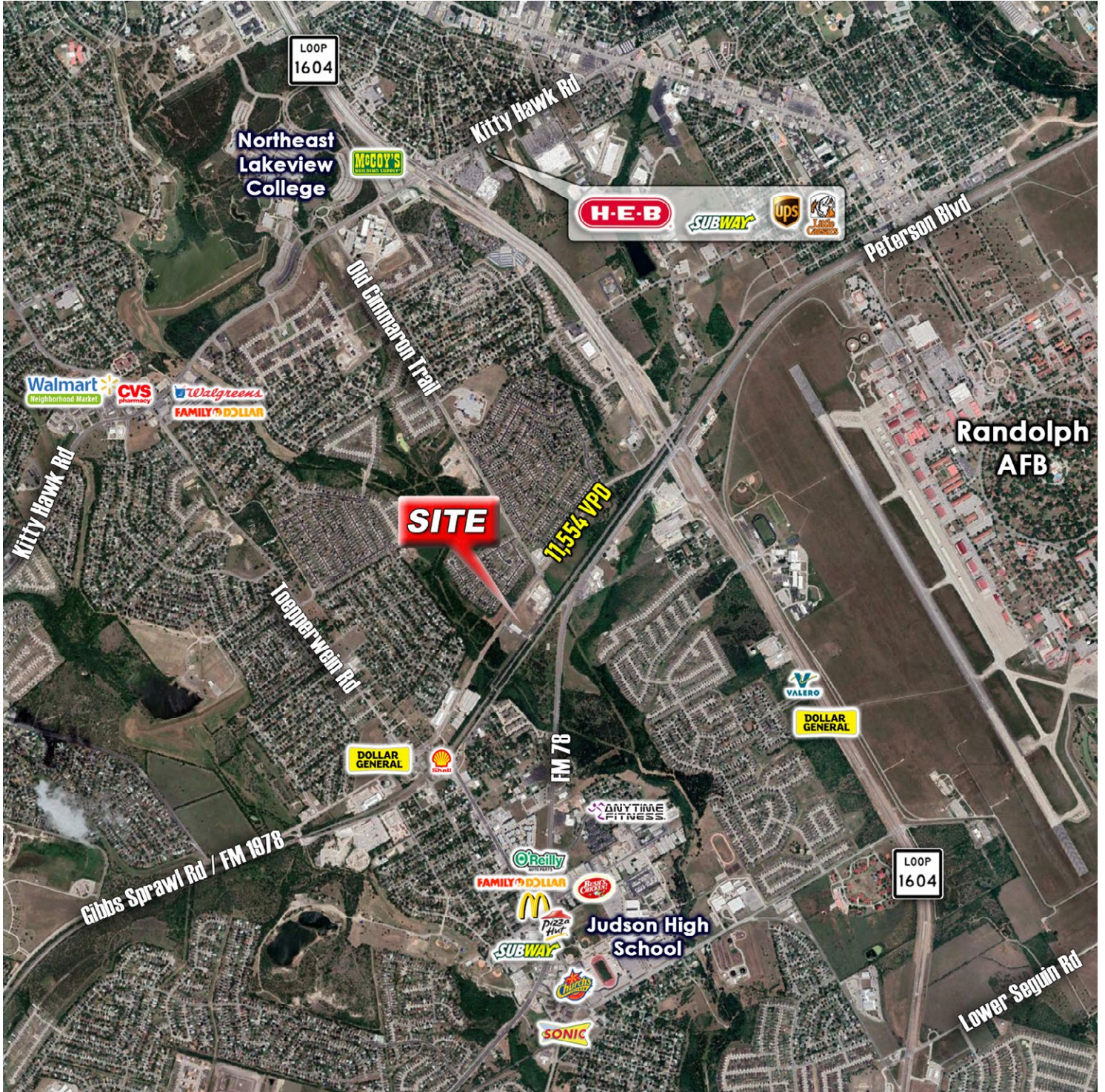


**FLOOR PLAN - Building 4**  
19,500 sq.ft.


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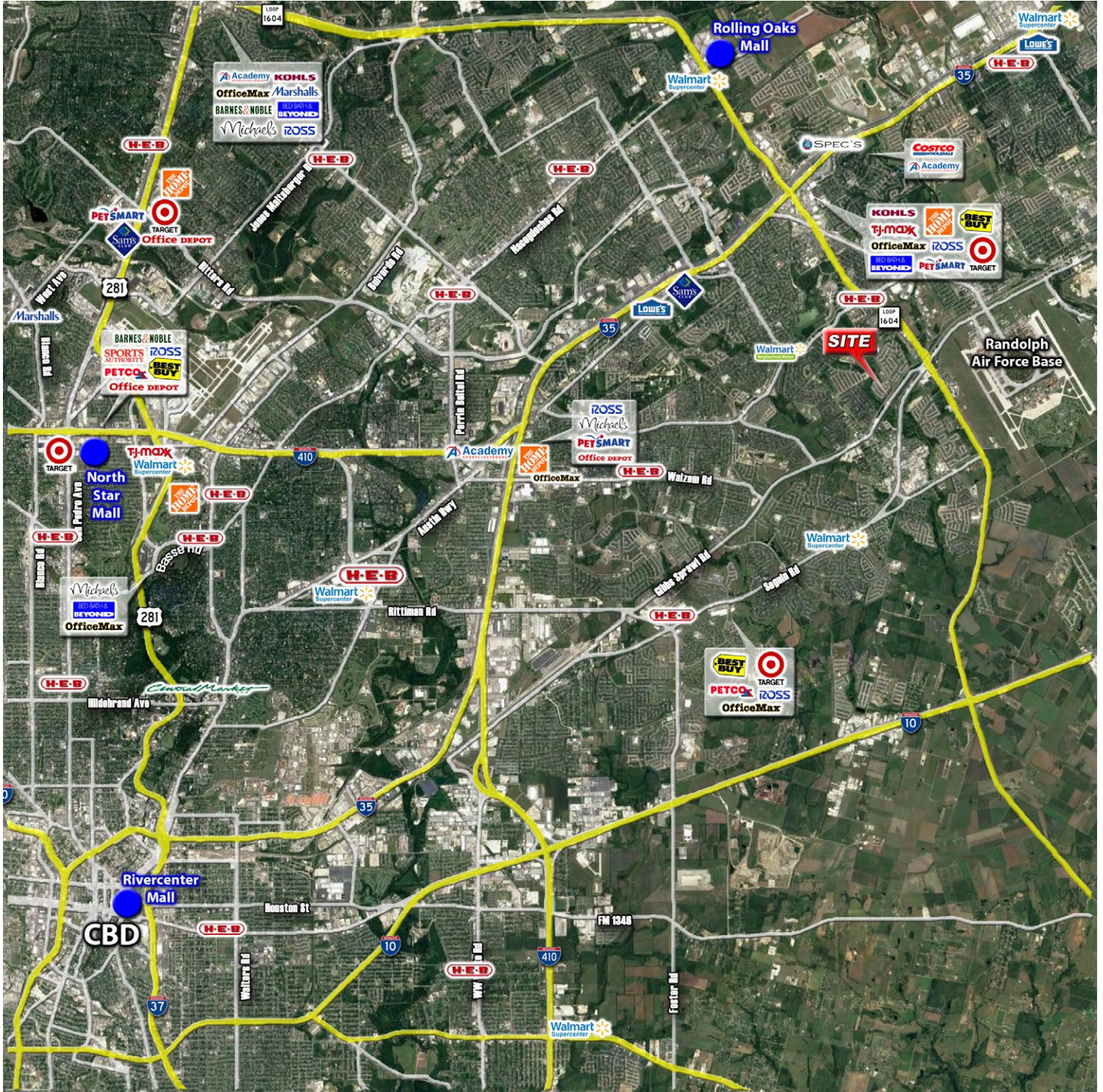
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