

COMMERCIAL LAND FOR SALE

932 TOEPPERWEIN RD

932 TOEPPERWEIN ROAD, CONVERSE, TX 78109



3.9 ACRES FOR REDEVELOPMENT

KW COMMERCIAL SAN ANTONIO
15510 Vance Jackson Rd Suite 104
San Antonio, TX 78249

kw CITY VIEW
KELLERWILLIAMS. REALTY

Each Office Independently Owned and Operated

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DISCLAIMER

932 TOEPPERWEIN ROAD



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

932 TOEPPERWEIN ROAD



OFFERING

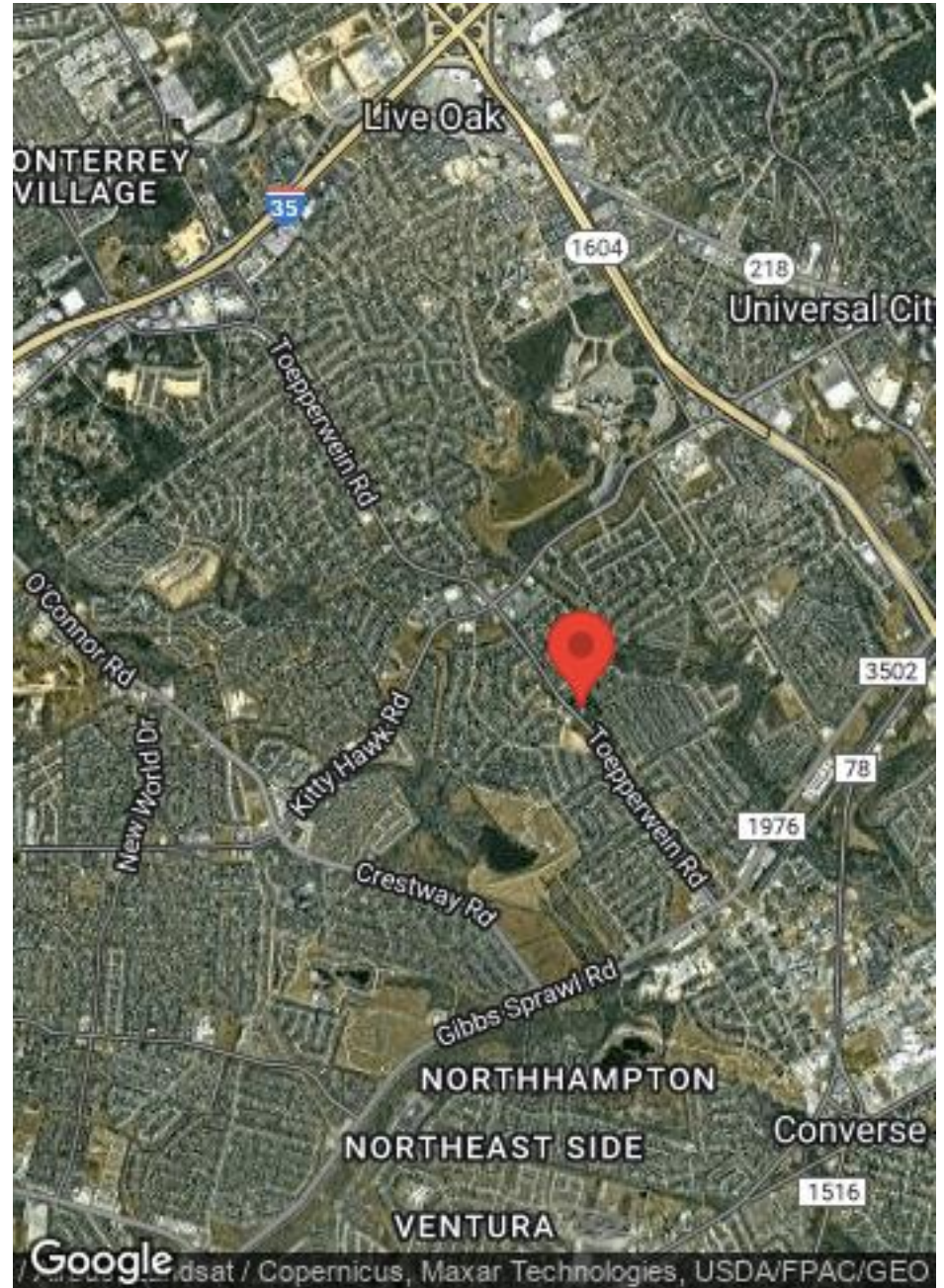
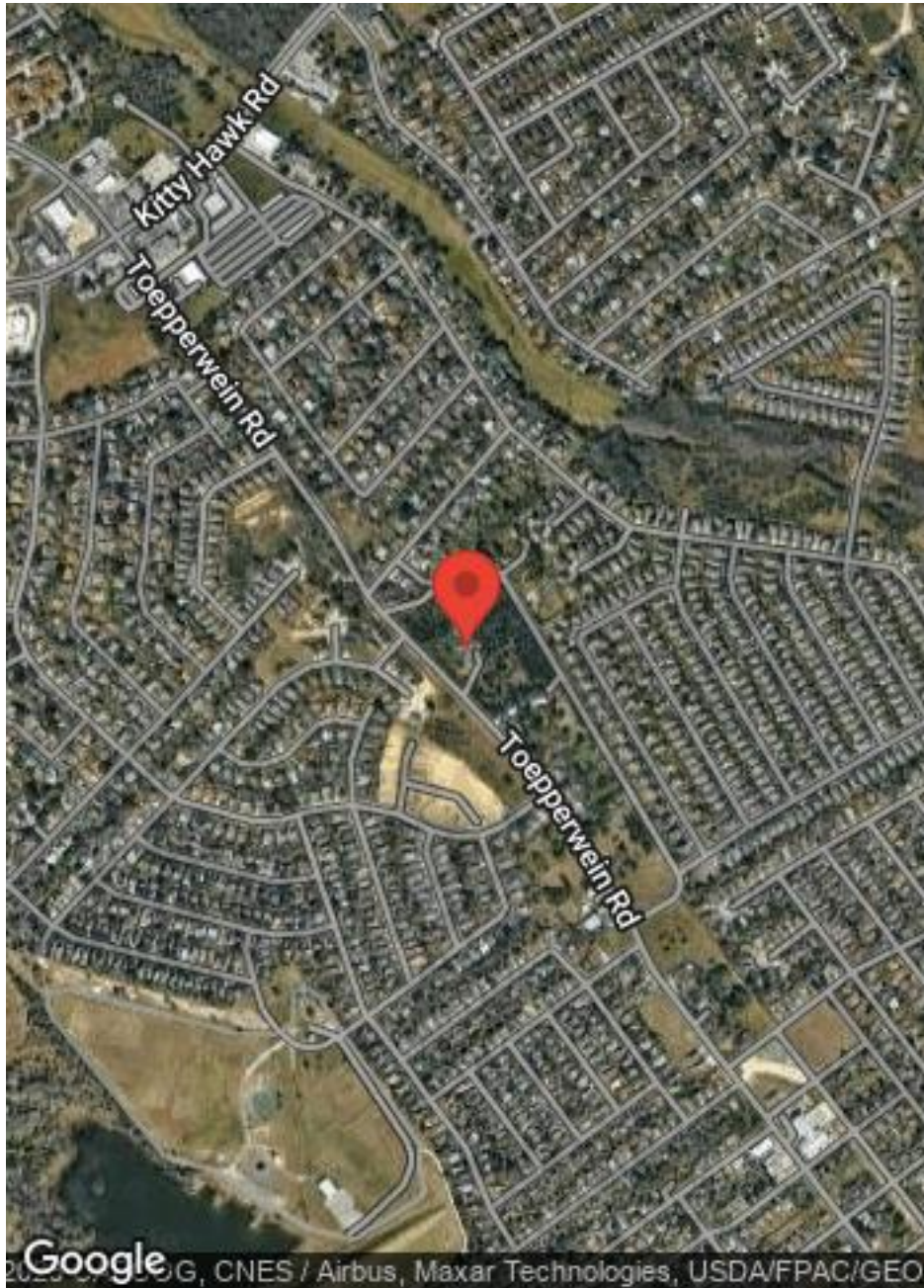
PRICE:	CALL BROKER
LOT SIZE:	3.9 Acres
ACCESS:	Along Toepperwein Road
FRONTAGE:	Approximately 345 ft along Toepperwein Road
ZONING:	B-2

PROPERTY HIGHLIGHTS

- Amenity rich corridor with new residence and businesses expanding in to the market
- One of few sites along Toepperwein over 3.5 acres. Ideal for a retail or residential community.
- Converse is pro development for retail, multifamily, and other commercial uses
- Close proximity to Randolph AFB
- **NO FLOOD**
- Utilities available to site

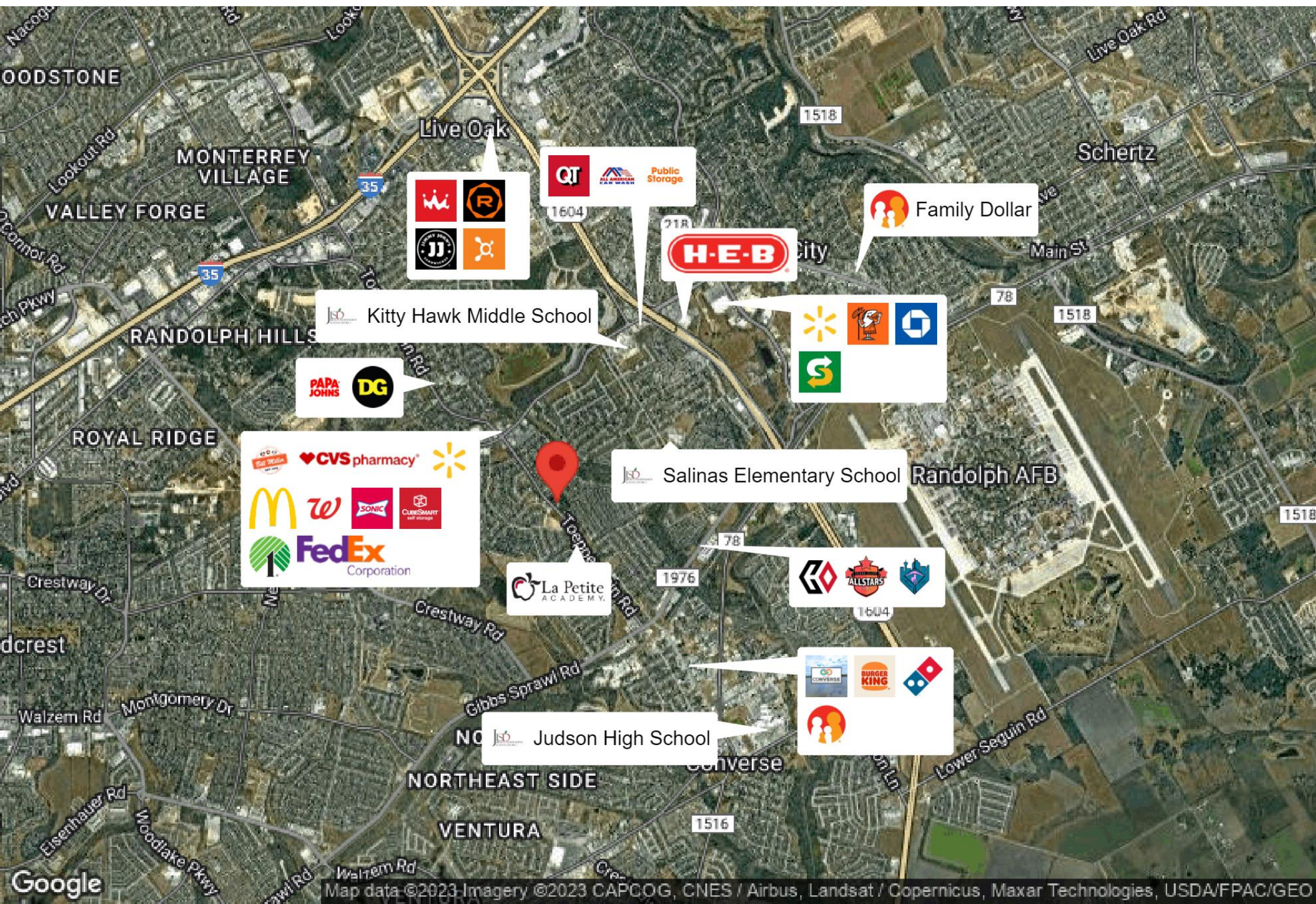
LOCATION MAPS

932 TOEPPERWEIN ROAD



BUSINESS MAP

932 TOEPPERWEIN ROAD



Live Oak

- Wendy's
- Rite Aid
- CVS Pharmacy
- Walgreens

- QT
- All American Car Wash
- Public Storage

- H-E-B

- Family Dollar

Kitty Hawk Middle School

- Walmart
- Target
- Chick-fil-A
- Bank of America
- CVS Pharmacy

- Papa John's
- DG

- McDonald's
- Wendy's
- Sonic Drive-Ins
- CVS Pharmacy
- FedEx Corporation
- CureSmart self storage

Salinas Elementary School

- La Petite Academy

- Red Lobster
- Firehouse Subs
- Wendy's

Judson High School

- Conversano
- Burger King
- Dominos
- Family Dollar

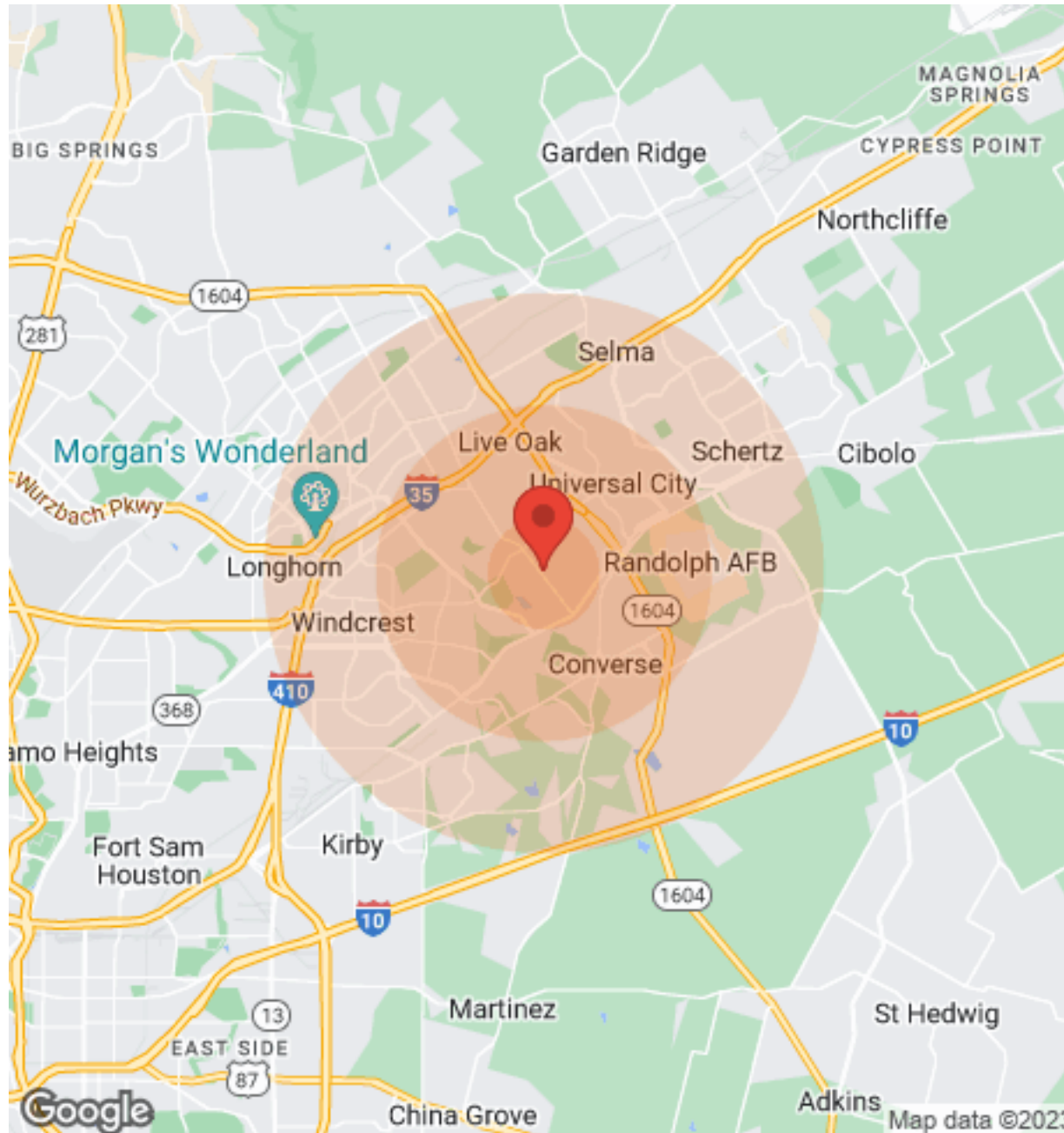
PROPERTY PHOTOS

932 TOEPPERWEIN ROAD



DEMOGRAPHICS

932 TOEPPERWEIN ROAD



Population	1 Mile	3 Miles	5 Miles
Male	6,568	49,489	108,751
Female	6,699	51,661	113,066
Total Population	13,267	101,150	221,817

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,926	22,108	48,887
Ages 15-24	2,012	14,932	32,923
Ages 55-64	1,555	11,990	25,772
Ages 65+	1,467	13,255	30,026

Race	1 Mile	3 Miles	5 Miles
White	9,611	66,538	148,429
Black	1,829	18,653	37,053
Am In/AK Nat	9	207	489
Hawaiian	14	95	164
Hispanic	4,997	40,466	93,562
Multi-Racial	3,144	27,086	62,740

Income	1 Mile	3 Miles	5 Miles
Median	\$50,415	\$57,584	\$55,183
< \$15,000	491	3,370	7,598
\$15,000-\$24,999	321	3,090	6,628
\$25,000-\$34,999	429	3,577	8,330
\$35,000-\$49,999	849	5,471	12,288
\$50,000-\$74,999	1,219	8,871	18,852
\$75,000-\$99,999	937	5,933	12,579
\$100,000-\$149,999	403	4,428	10,178
\$150,000-\$199,999	122	891	2,062
> \$200,000	11	399	914

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,059	39,070	86,713
Occupied	4,793	36,579	80,876
Owner Occupied	3,228	24,105	53,869
Renter Occupied	1,565	12,474	27,007
Vacant	266	2,491	5,837



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date