

1.01 ACRE LAND PARCEL FOR LEASE

CONVERSE, TEXAS



LOCATION

8662 FM-78 (In Between Wendy's & Rocket Storage), Converse, Texas 78109

DESCRIPTION

- This parcel of land is located conveniently near the Lott's Landing Shopping Center as well as a Walmart Supercenter
- Located just west of Randolph Air Force Base
- High retail demand in this area

TRAFFIC COUNTS

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

LEASE & PROPERTY INFORMATION

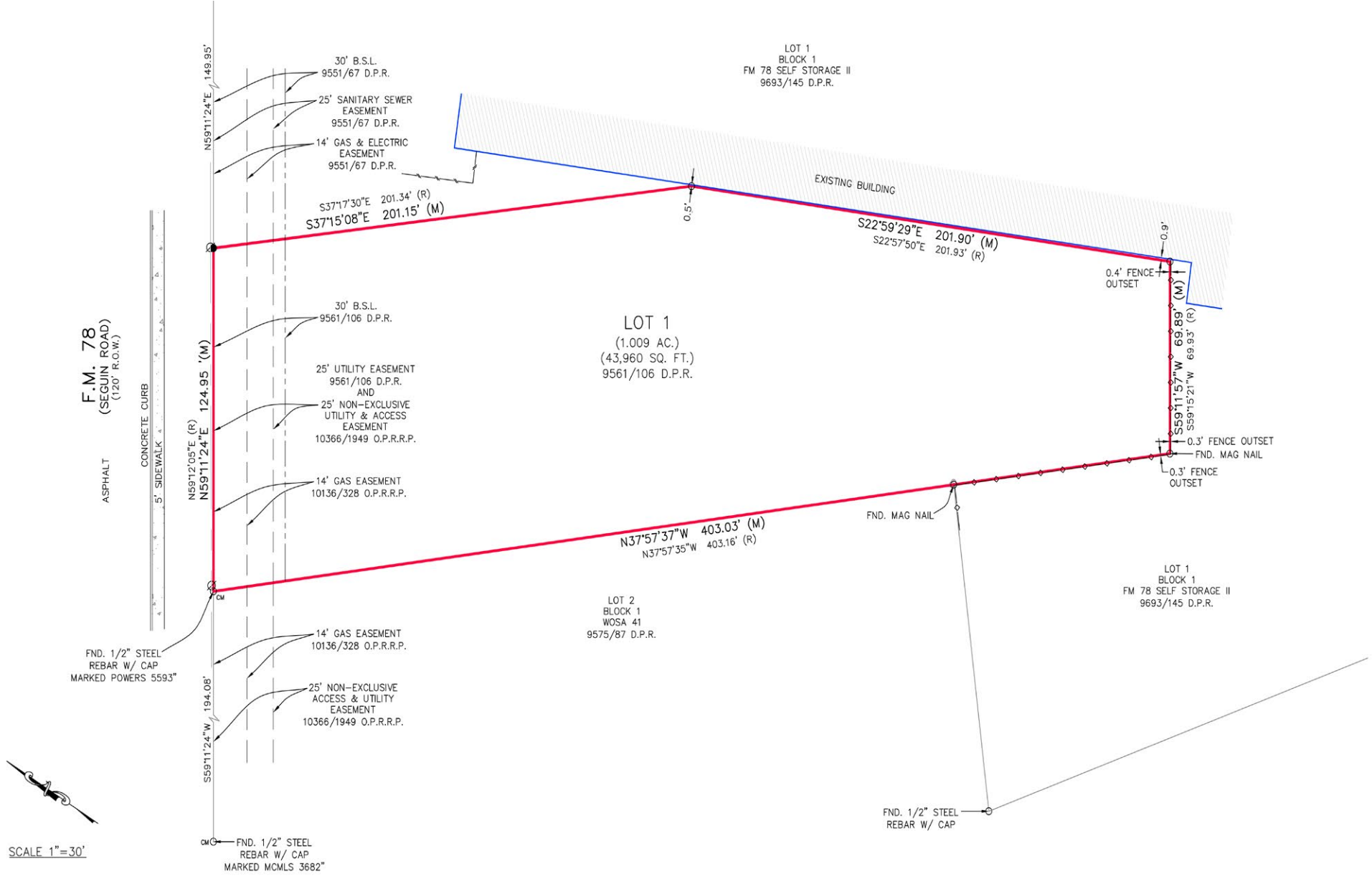
- Zoning: B3
- Lease Rates: Contact Broker
- Tenant Allowances: Contact Broker
- Available Space: 1.01 AC

DEMOGRAPHIC SNAPSHOT

	1 mi	3 mi	5 mi
2022 Population:	18,282	99,204	199,821
2027 Projected Pop.:	20,007	104,150	208,971
Average HH Income:	\$86,736	\$86,243	\$84,944

MASTER SITE PLAN

1.01 ACRE PARCEL - CONVERSE TX



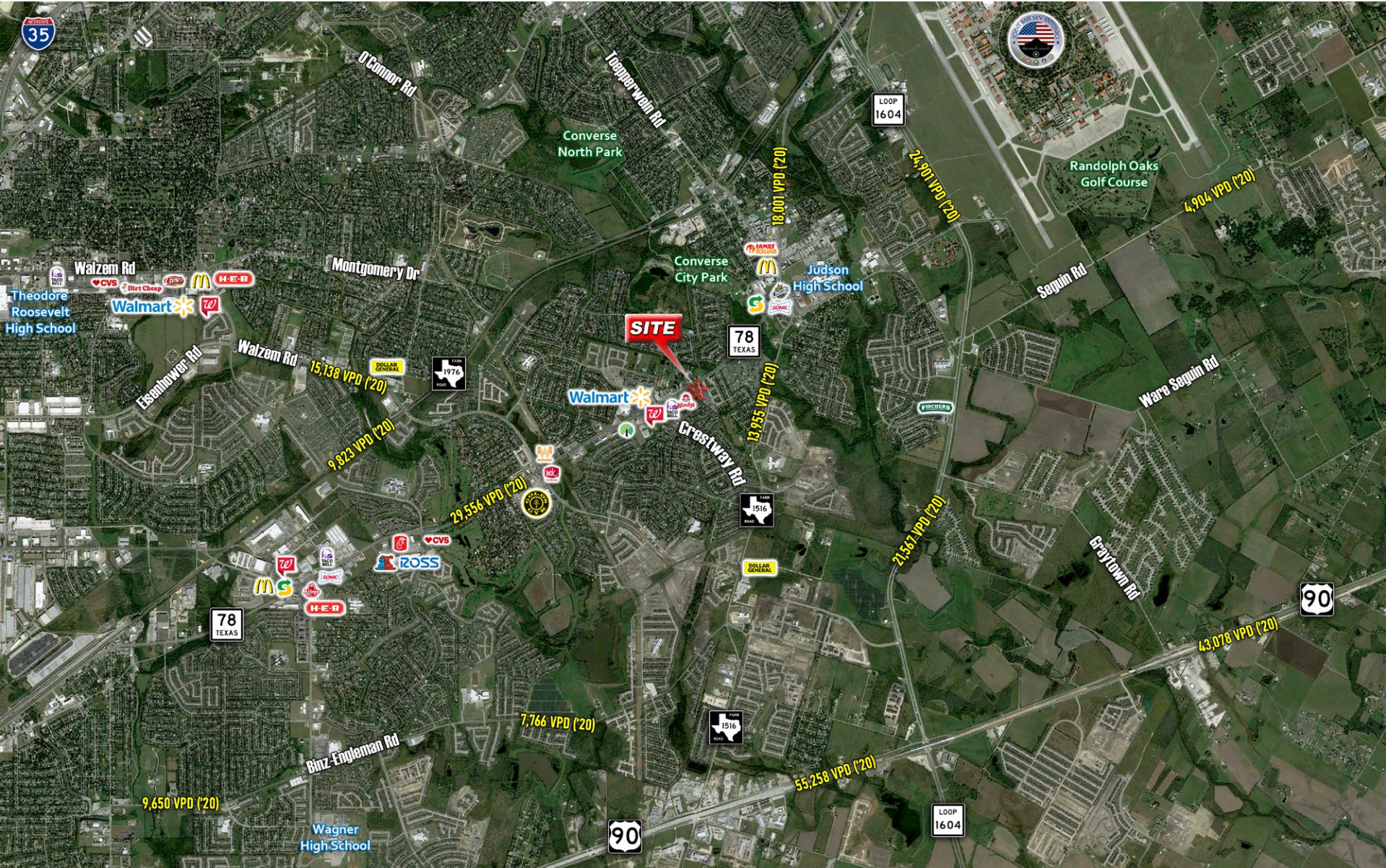
INTERSECTION AERIAL

1.01 ACRE PARCEL - CONVERSE TX



WIDE AERIAL

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ABOUT CONVERSE, TX

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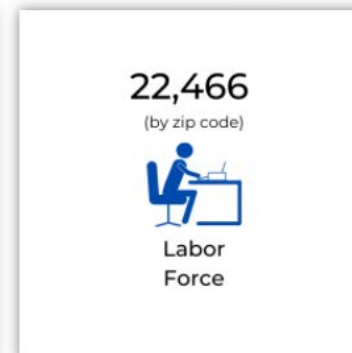
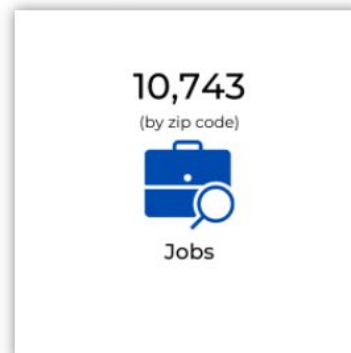
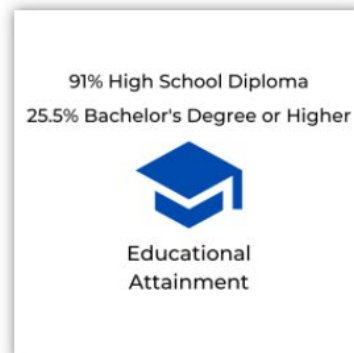
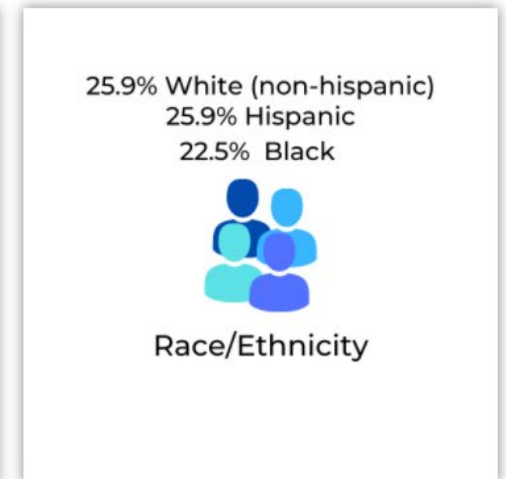
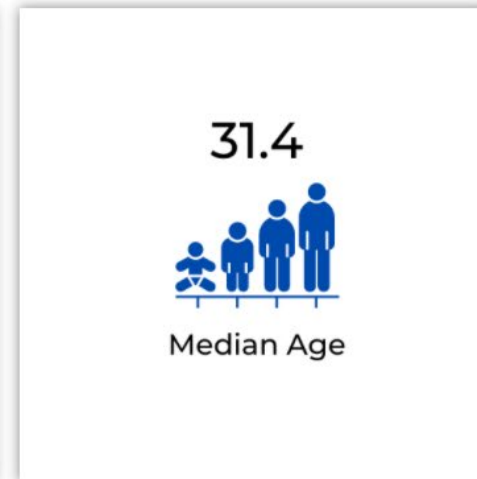
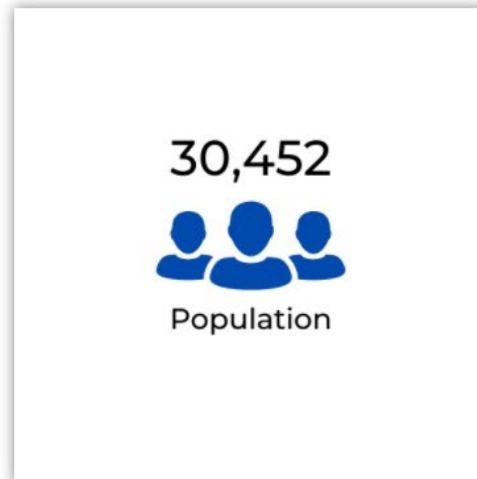
WELCOME TO CONVERSE, TEXAS!

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

1.01 ACRE PARCEL - CONVERSE TX

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
Converse

94
Texas

100
U.S.



Median Home Price

\$264k
Converse

\$312k
Texas

\$375k
U.S.

30,452

Population est*

65%

Growth over last 6 years

\$72,911

Ave. Household Income

Source: <https://chooseconverse.com>

DEMOGRAPHICS - 1 MILE

1.01 ACRE PARCEL - CONVERSE TX

COMMUNITY PROFILE

Ring of 1 mile

8648 FM-78, Converse, Texas, 78109

18,282	4.77%	3.14	87.5	32.8	\$75,284	\$195,011	\$157,514	26.9%	63%	1,880
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



19.1%
Services

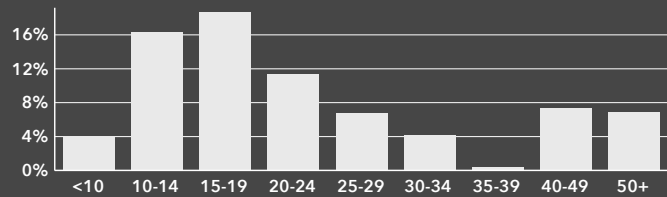


21.7%
Blue Collar



59.2%
White Collar

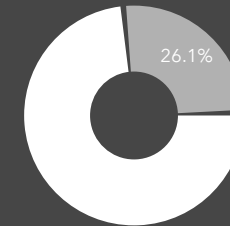
Mortgage as Percent of Salary



Age Profile: 5 Year Increments

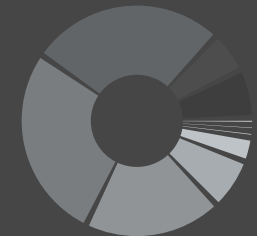


Home Ownership



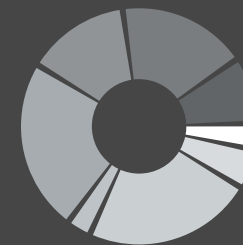
● Own ● Rent

Housing: Year Built



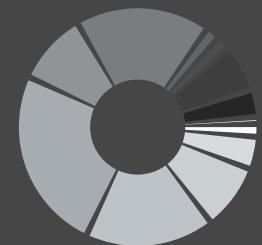
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● 2014+

Educational Attainment



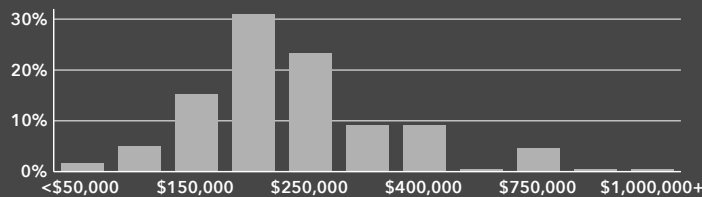
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Commute Time: Minutes

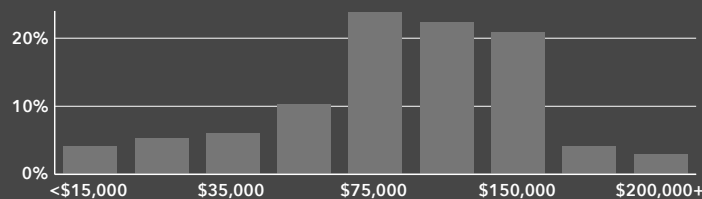


● < 5 ● 5-9 ● 10-14
● 15-19 ● 20-24 ● 25-29
● 30-34 ● 35-39 ● 40-44
● 45-59 ● 60-89 ● 90+

Home Value



Household Income



Esri, ACS
Esri forecasts for 2022, 2016-2020, 2027

Dots show comparison to **Bexar County**



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DEMOGRAPHICS - 3 MILE

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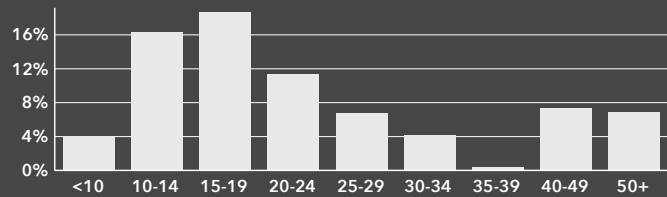


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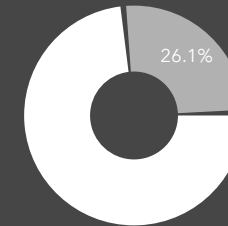
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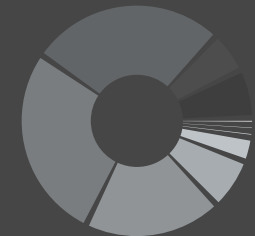


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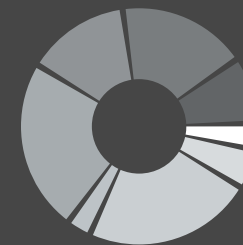
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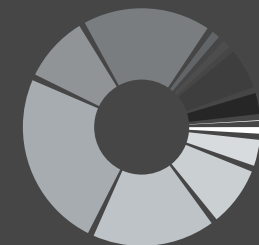
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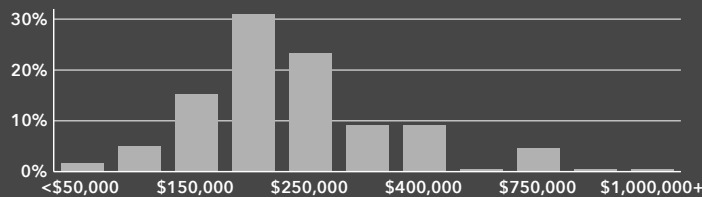
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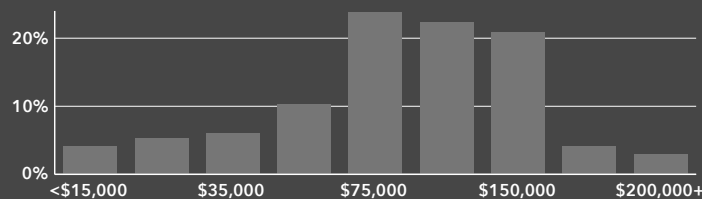


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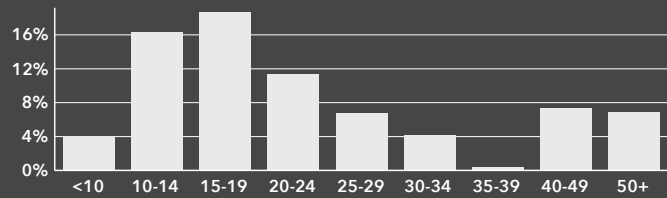


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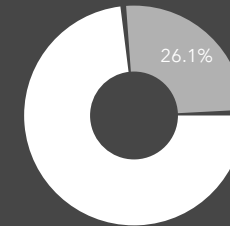
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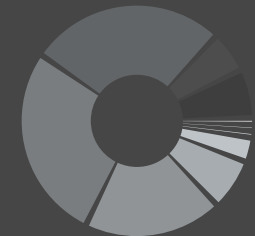


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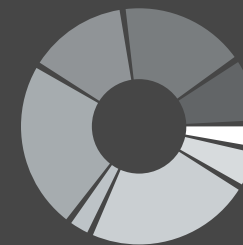
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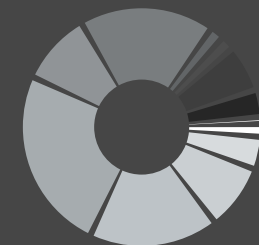
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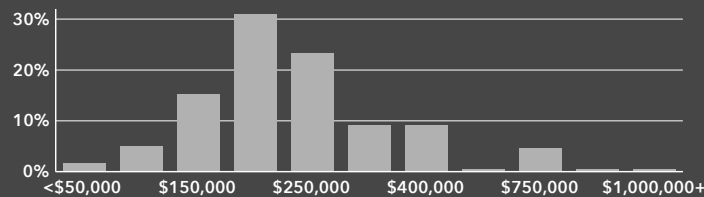
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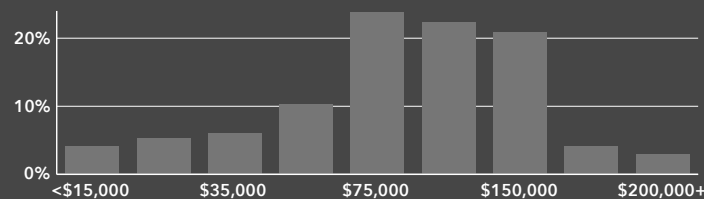


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