

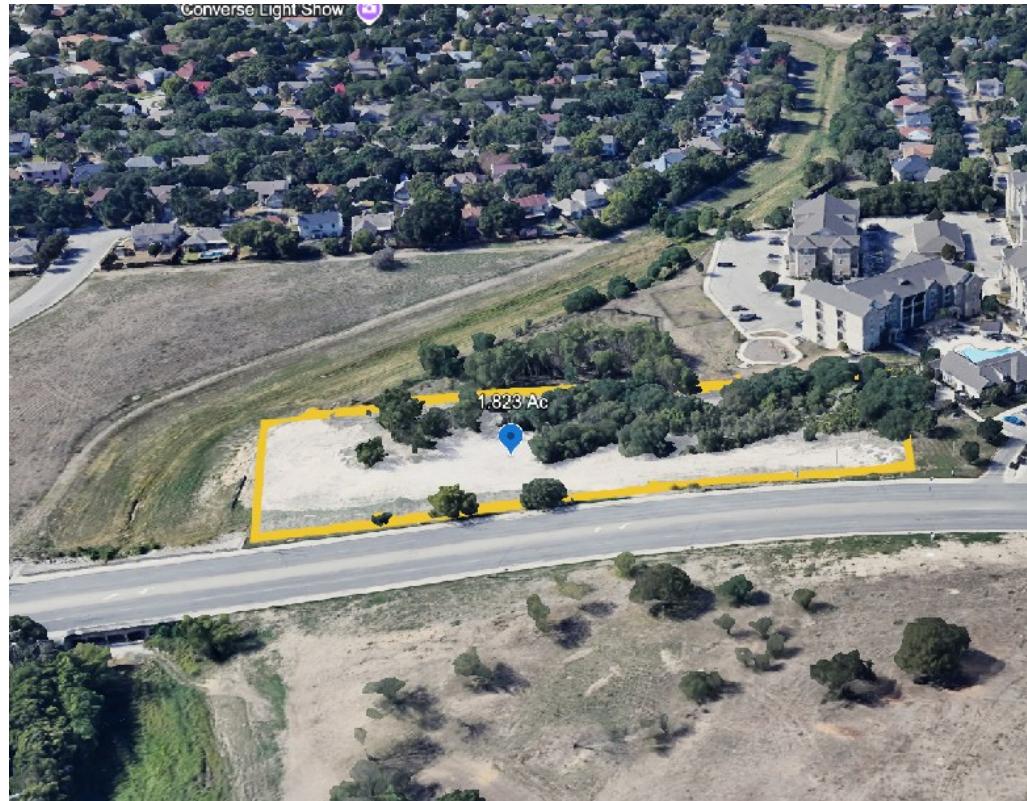
FOR SALE

RETAIL /OFFICE LAND 1.823 ACRES

KITTY HAWK DR, CONVERSE, TX

High visibility frontage on
Kitty Hawk. Continuous turn-
ing lane. Traffic counts
Over 20,000 VPD.

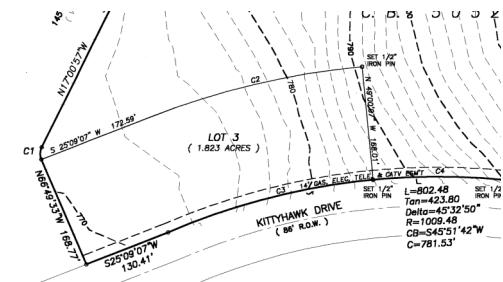
Metric Converse, TX
(2023/2025 data)
Population ~28,800
(2023 estimate)
Median Age ~33.9–
34 years
Race/Ethnicity Hispanic
~41–43%, White ~29%,
Black ~20%
Median Household In-
come ~\$88,060
Per Capita Income



Sewer and water on site.

Zoned B-3

Plated ready to build.



SIZE: 1.823 ACRES

Contact information

Jack Duke

210-213-4740

Price:
\$795,000.00

DUKE COMMERCIAL REAL ESTATE SERVICES | 7300 Henderson Pass | Suite 290 | San Antonio, TX 78232 | Dukecres.com

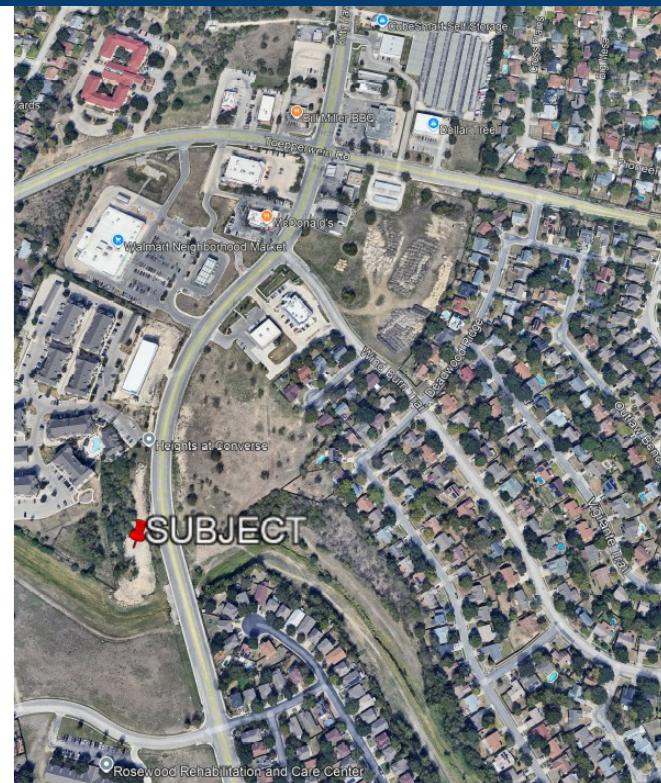
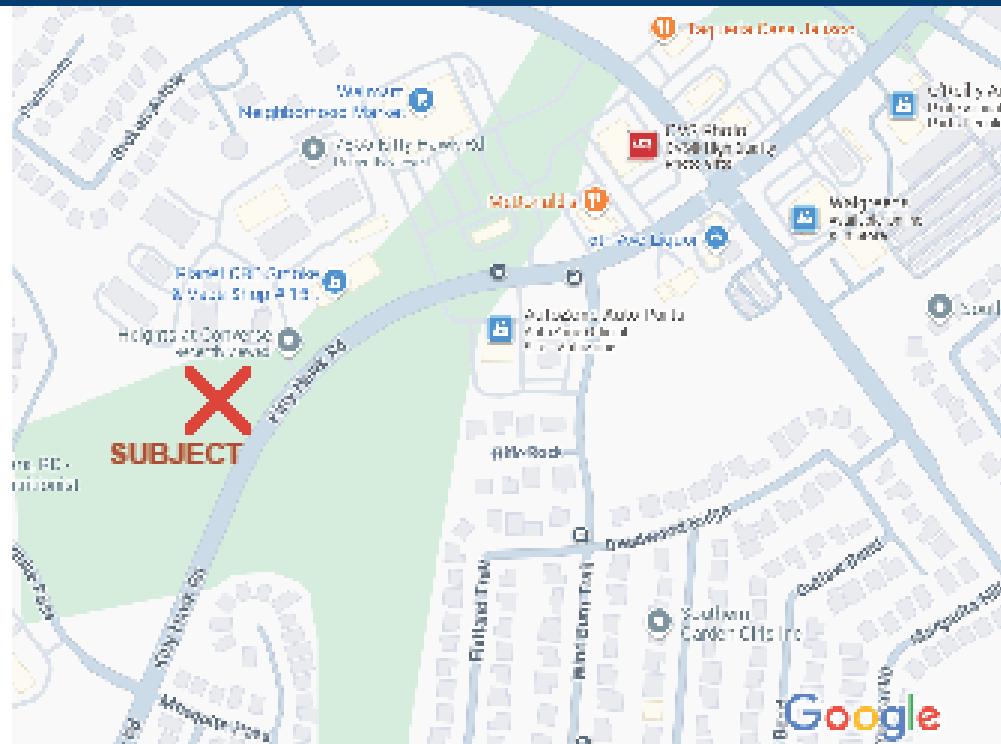
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

DUKE COMMERCIAL
Real Estate Services, LLC

FOR SALE

RETAIL / OFFICE LAND 1.823 ACRES

1 KITTY HAWK DR, CONVERSE, TX



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DUKE COMMERCIAL

Real Estate Services, LLC



Information About Brokerage Services

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.

DUKE COMMERCIAL RES, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9001205 License No.	jbd@dukeores.com Email	210-499-4242 Phone
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ReedColeman Designated Broker of Firm	0521553 License No.	reed@texasagentsponsor.com Email	512-680-9319 Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Jack B. Duke Sales Agent/Associate's Name	195494 License No.	jbd@dukeores.com Email	210-499-4242 Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission
TAR 2501
1200 Main Street, Suite 1100, Austin, TX 78701
Produced with zipForm by zipLogix 1807 River Mills Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: (512) 469-4342/44 Fax: (512) 469-4175 Information about

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