



SPERRY
— COMMERCIAL —
GLOBAL AFFILIATESSM
HAYNIE COMMERCIAL GROUP

5885 FM 1516
Converse, Tx. 78109
Boundary shown is approximate

\$1,250,000

5885 FARM TO MARKET 1516

CONVERSE, TX, 78109

Land For Sale



Mark Haynie

BROKER

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TX #644160



Property Summary



PROPERTY DESCRIPTION

Land off of FM 1516 available for development - approx. 17 usable acres, outside of Fema flood zone - buyer to verify all information. Zoned B-3 for commercial use.

Property is level and partially cleared, surrounded by neighbors such as Hidden Springs Youth Ranch, an IDEA school, Elementary school, and numerous residential neighborhoods (Colony Meadow, Hightop Ridge, Knox Ridge, etc).

PROPERTY HIGHLIGHTS

- Close to I-10 & Loop 1604
- Close to lots of new developments
- Good traffic counts in the area
- Commercial Zoning (B-3)

OFFERING SUMMARY

Sale Price: \$1,250,000
Lot Size: 19.8 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,685	7,765	16,152
Total Population	5,910	26,048	51,693
Average HH Income	\$78,480	\$79,199	\$78,527

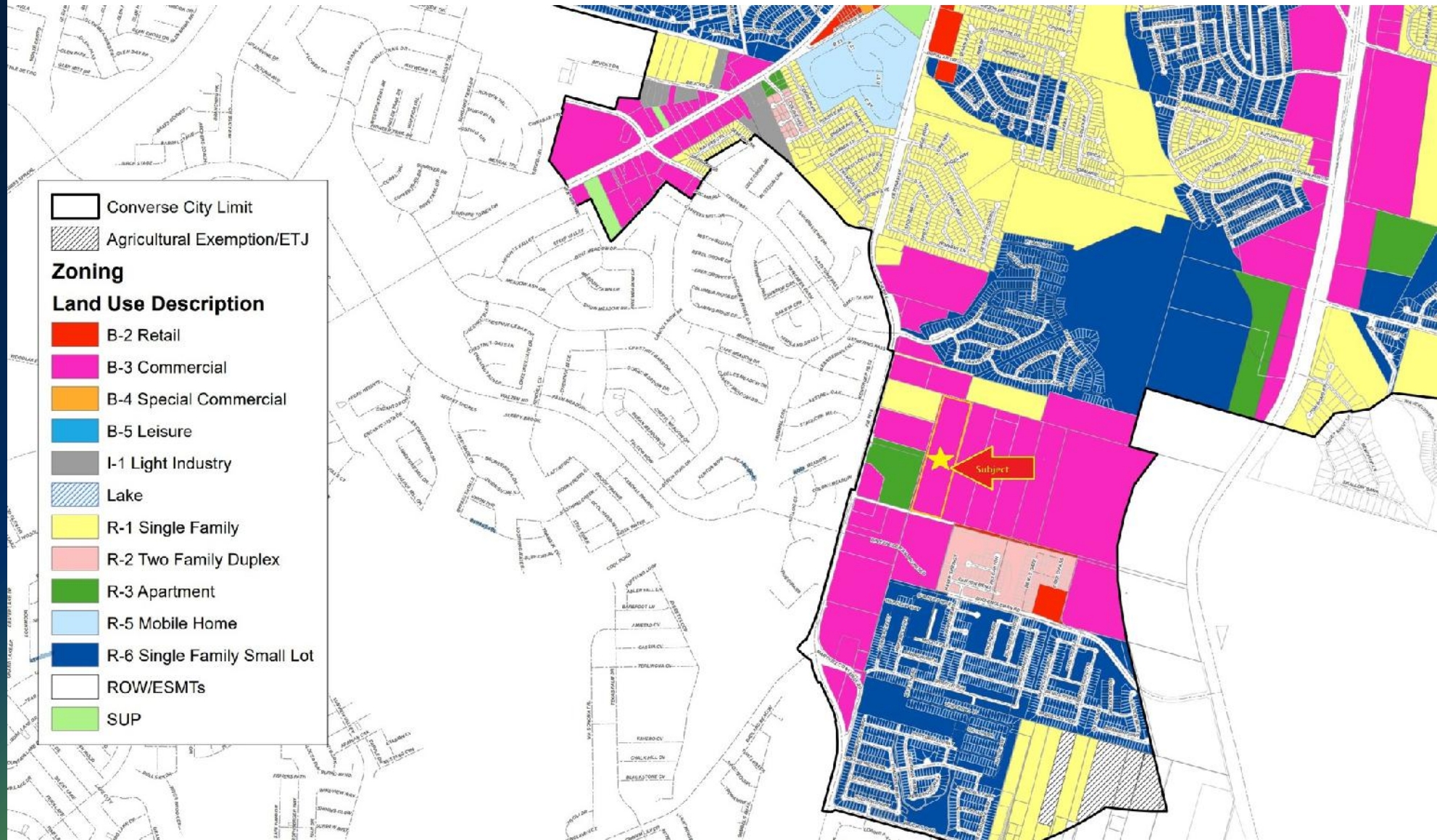
Location Map



Additional Photos



Zoning Map



	Converse City Limit
	Agricultural Exemption/ETJ
Zoning	
Land Use Description	
	B-2 Retail
	B-3 Commercial
	B-4 Special Commercial
	B-5 Leisure
	I-1 Light Industry
	Lake
	R-1 Single Family
	R-2 Two Family Duplex
	R-3 Apartment
	R-5 Mobile Home
	R-6 Single Family Small Lot
	ROW/ESMTs
	SUP

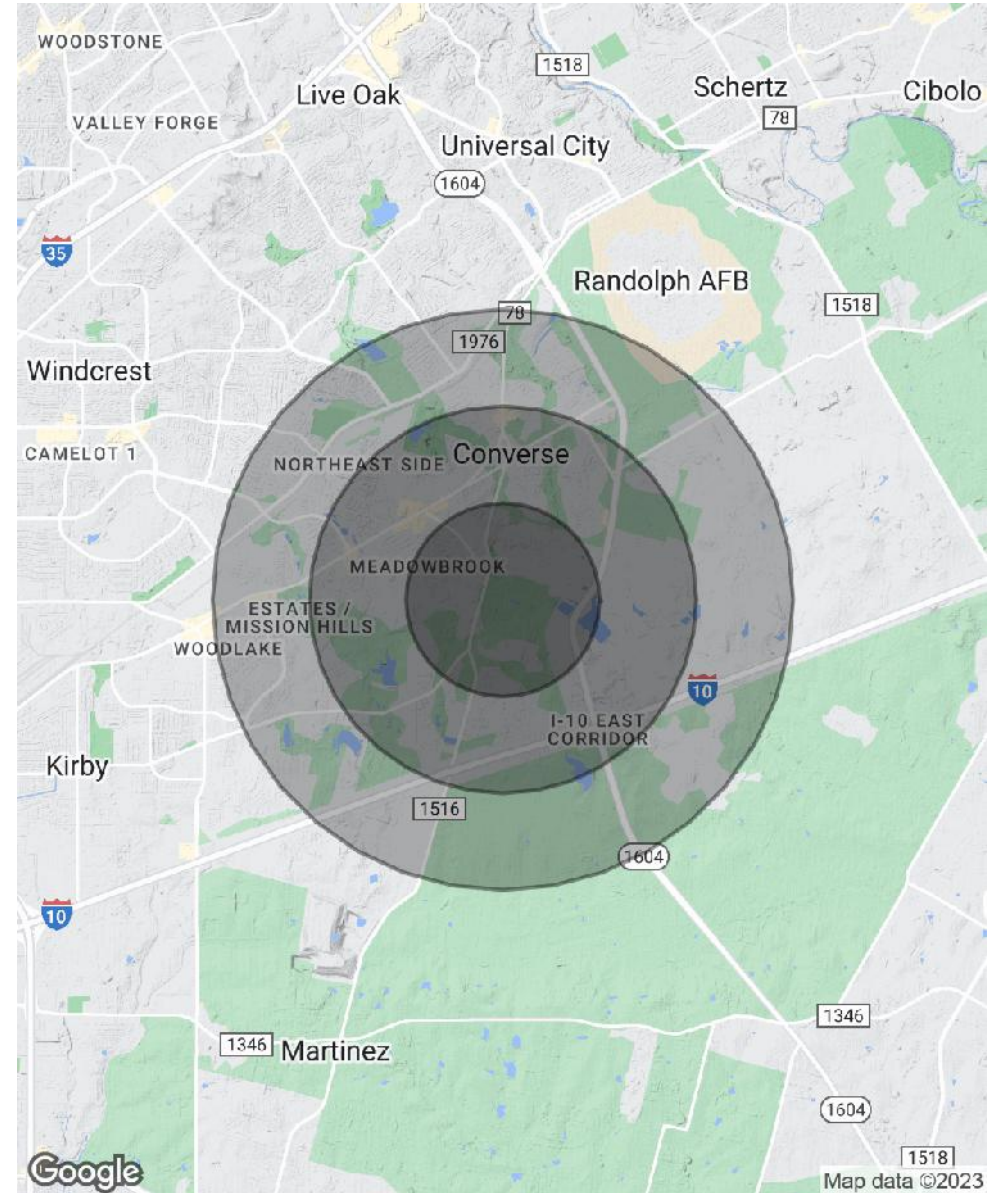
Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,910	26,048	51,693
Average Age	29.4	32.4	33.4
Average Age (Male)	27.6	31.5	32.2
Average Age (Female)	34.0	33.6	34.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,685	7,765	16,152
# of Persons per HH	3.5	3.4	3.2
Average HH Income	\$78,480	\$79,199	\$78,527
Average House Value	\$161,982	\$165,547	\$159,764

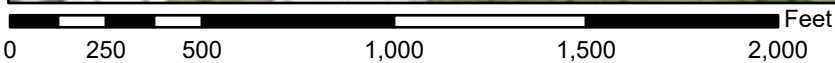
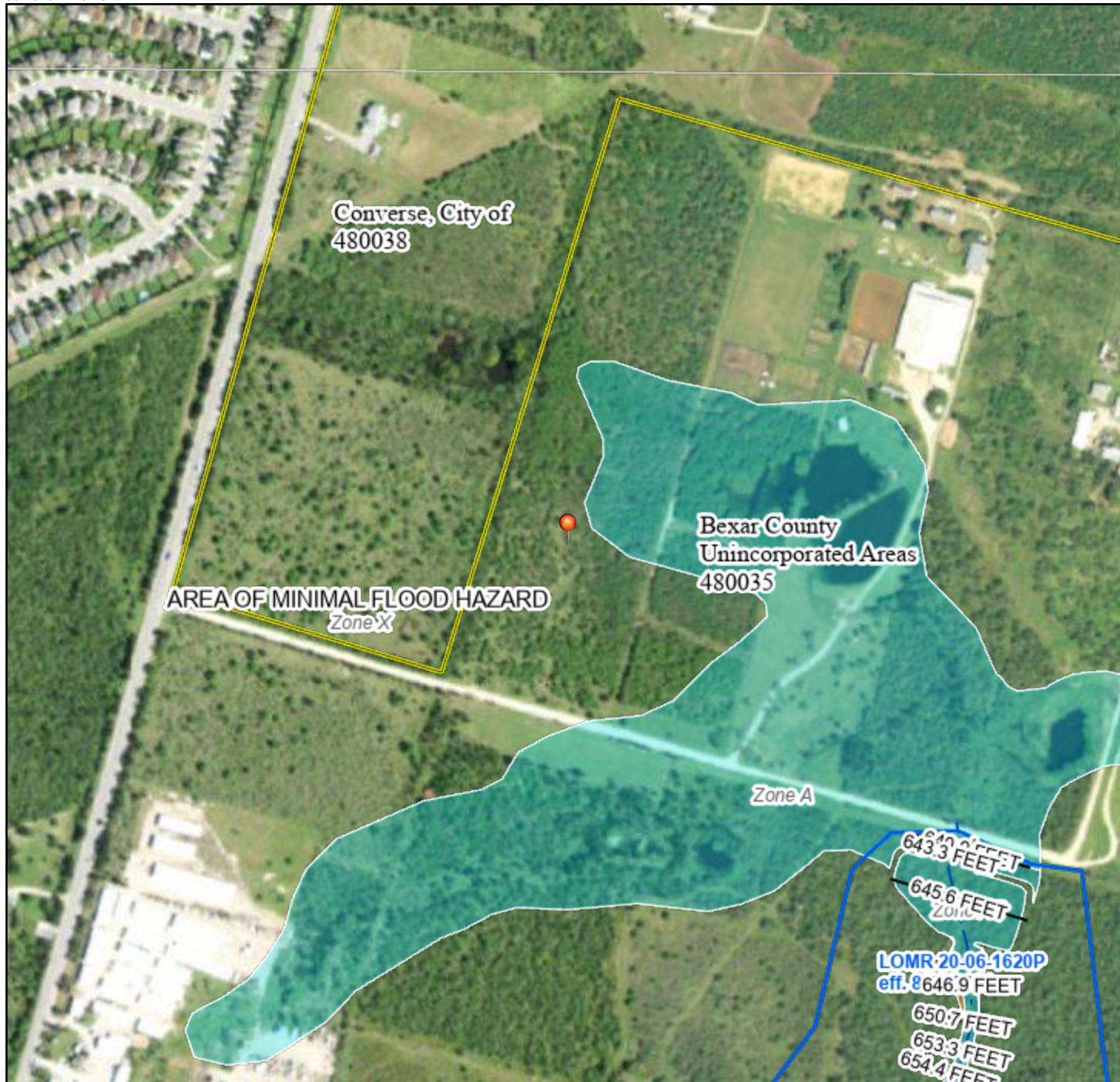
* Demographic data derived from 2020 ACS - US Census



National Flood Hazard Layer FIRMMette



98°18'49"W 29°29'17"N



1:6,000

98°18'12"W 29°28'46"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

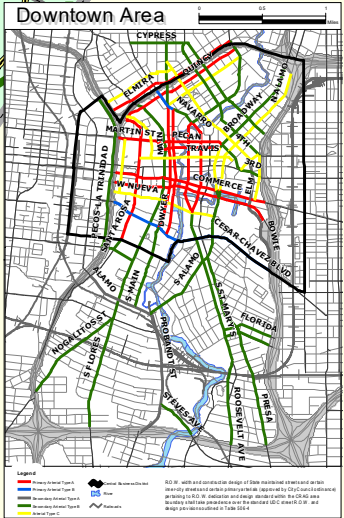
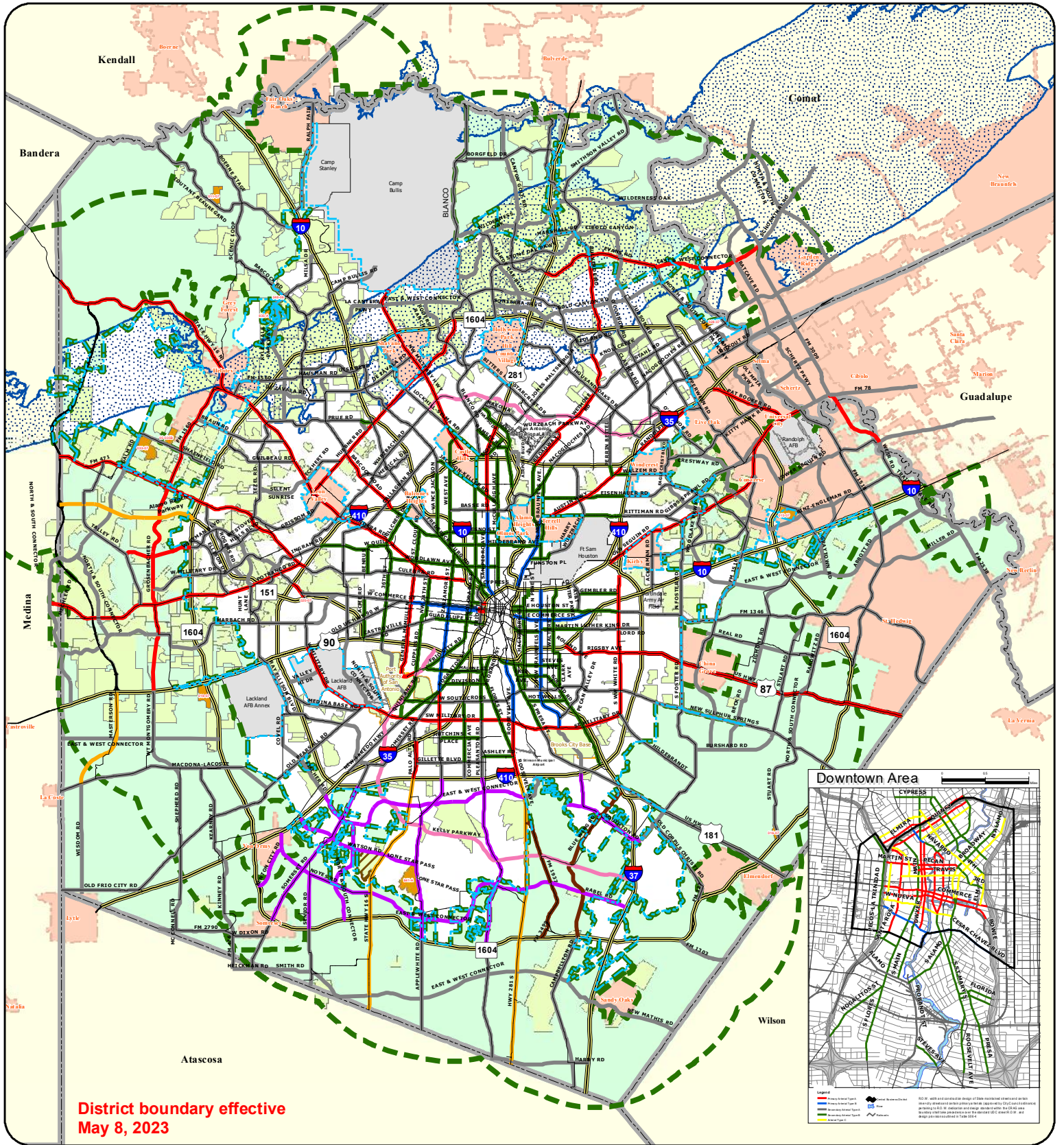


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

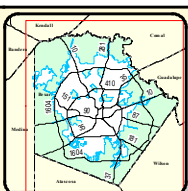
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/2/2023 at 12:03 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



**District boundary effective
May 8, 2023**



- | | | |
|-------------------------------------|-----------------------------------------|------------------------------------|
| Primary Arterial Type A 120' | Super Arterial Type A 200' - 250' | Master Development Plan (MDP) |
| Freeway | Super Arterial Type B 200' - 250' | Proposed Master Development Plan |
| Primary Arterial Type B 70' - 120' | Freeway 250' - 500' | Limited Purpose Annexation |
| Secondary Arterial Type A 86' | Enhanced Secondary Arterial 120' - 142' | Extraterritorial Jurisdiction Line |
| Secondary Arterial Type B 70' - 86' | Rural Roadway 120' | Adjacent Counties |
| City of San Antonio | | Recharge Zone |



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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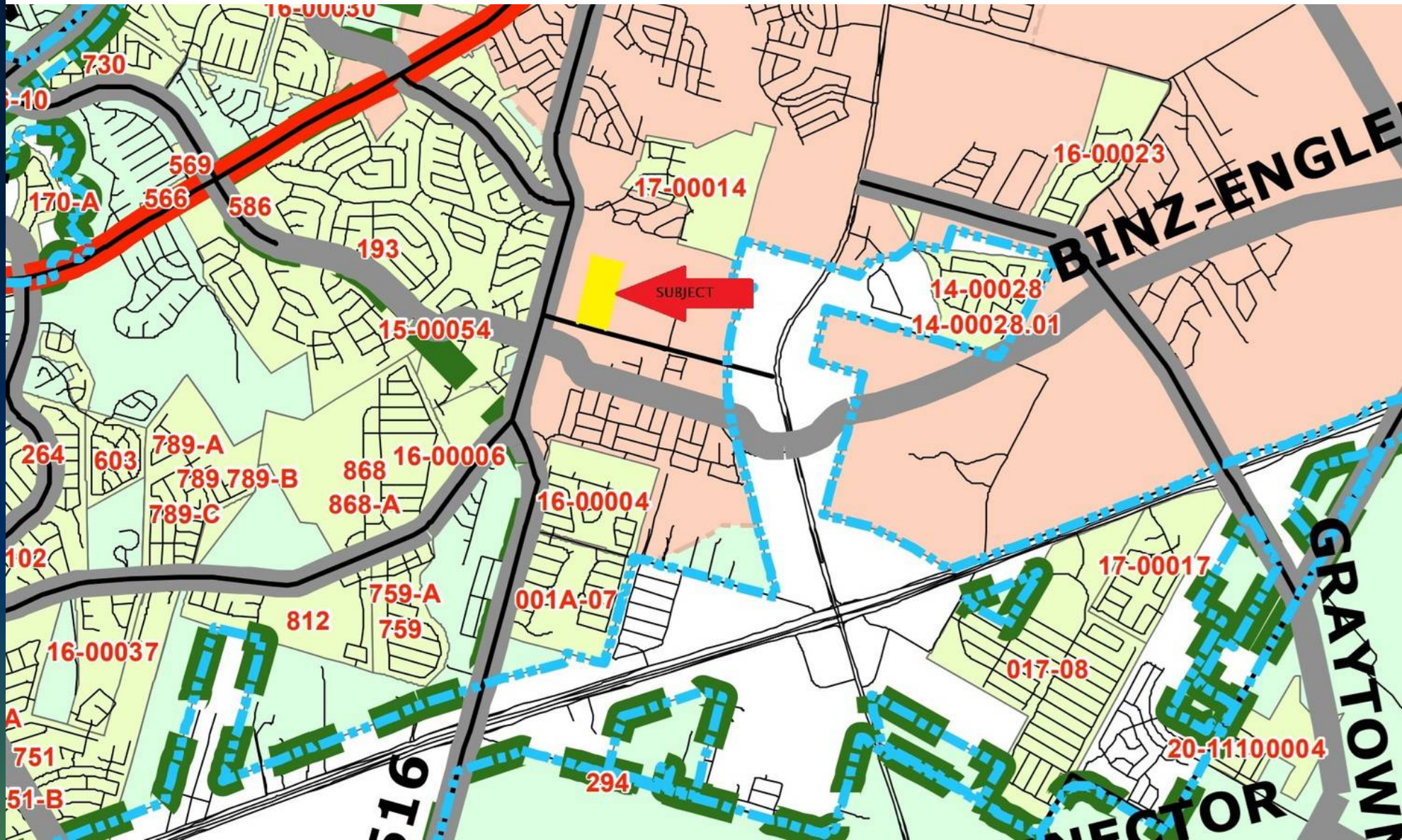
Map Created by: Gustavo Gutierrez
 Map File Location: W:\Archived\ComprehensiveMajor Thoroughfare Plan\MTP_2023_S Set 1.mxd
 Map Last Edited: 3/9/2023
 PDF Filename: 2303GG02.pdf

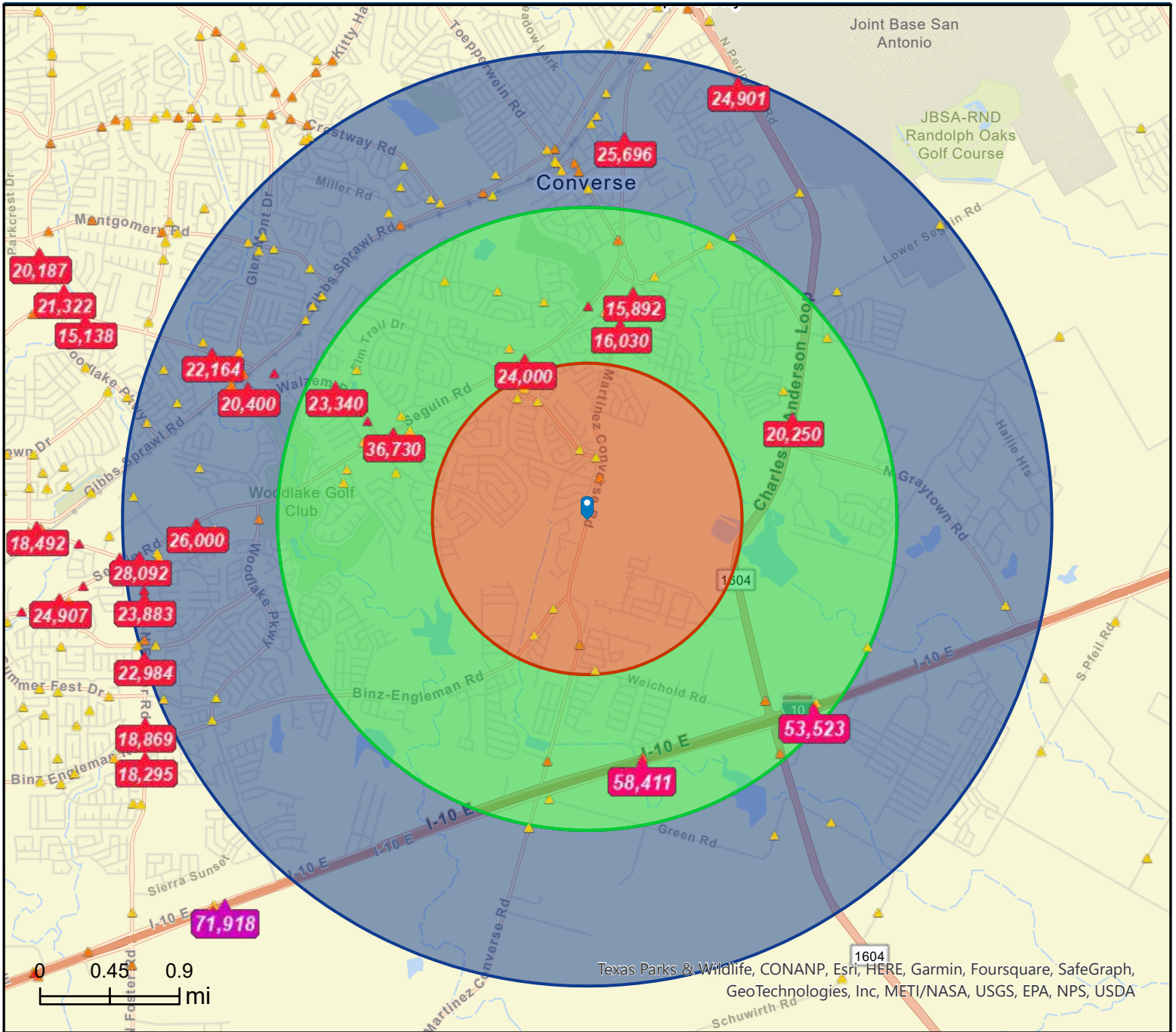
City of San Antonio Major Thoroughfare Plan 2023

City of San Antonio
 Information Technology Services Department
 GIS Public Services Division
 Review Towers
 111 Spindler St. 9th Floor
 San Antonio, TX 78205

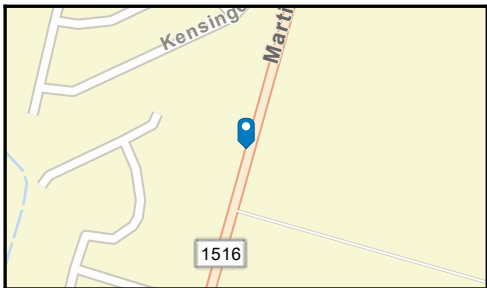


Major Thoroughfare Plan - Close up

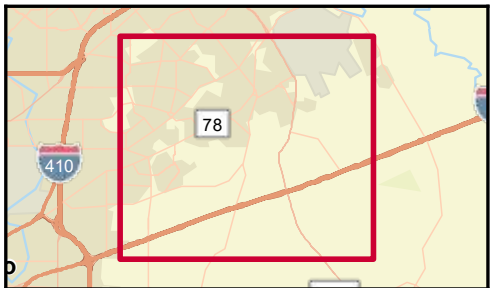




Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).