



FOR SALE

40.7 Acres Available at N. Loop 1604 and Graytown Road

1604 & Graytown, Converse, TX 78109

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

Tamber Byrd

210.214.1443

tamber.byrd@expcommercial.com



Copperfield
Elementary

Ware Seguin Rd

LOOP
1604

umn Run Ln

1

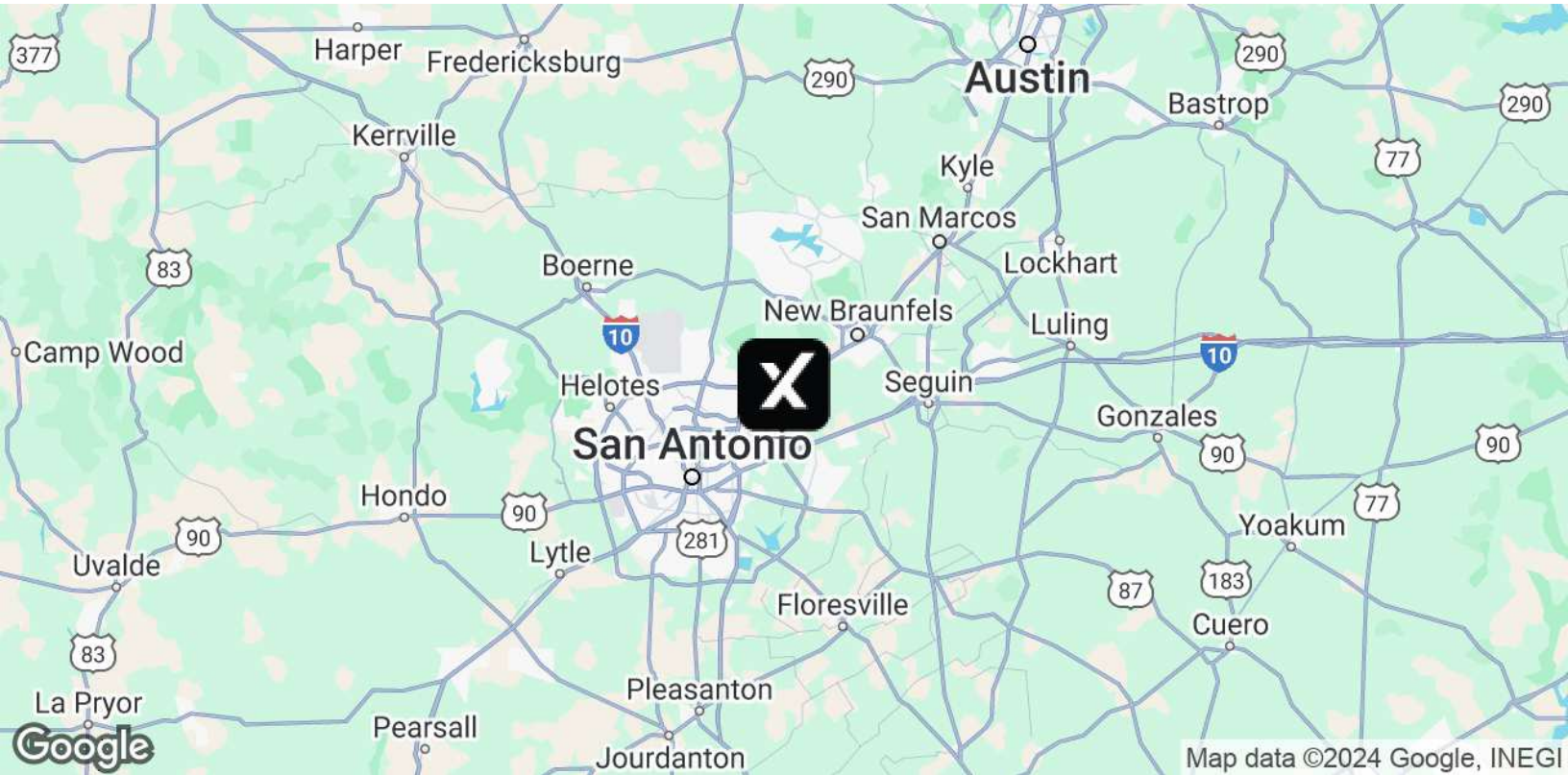
PROPERTY INFORMATION

40
Acres

LOOP
1604

Graytown Rd

FOR SALE | Executive Summary



OFFERING SUMMARY

Sale Price:	\$5.50 / SF
Available SF:	
Lot Size:	40.7 Acres / 10 Acres FP
Price / Acre:	\$239,580
Zoning:	OCL
Market:	San Antonio MSA
Submarket:	Converse, Texas

PROPERTY OVERVIEW

This 40.7 Acre property at 1604 and Graytown Road is situated in Converse, Texas. It is within minutes of IH10 and I35. School District is in the perimeters for JISD. Within 25 miles from this location are the cities of Live Oak, Schertz, Universal City, New Braunfels, Seguin, Marion and Lake McQueeney. Shopping within that same range are Rolling Oaks Mall, The Shops at La Cantera, The Rim, The Forum, North Star Mall, South Park Mall and the New Braunfels Town Center at Creekside to name a few. Plenty of dining and attractions within a short drive. This is a prime location for multifamily, retail, residential, emergency care center or storage facility.

PROPERTY HIGHLIGHTS

- High Traffic Count
- Located on Loop 1604
- Easy access to IH10 and I35 within minutes
- Shopping, Dining and Schools nearby

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FOR SALE | Complete Highlights

LOCATION INFORMATION

Building Name	For Sale: 40.7 Acres Available at 1604 & Graytown Road
Street Address	1604 & Graytown Road
City, State, Zip	Converse, TX 78109
County	Bexar
Market	San Antonio MSA
Sub-market	Converse, Texas
Cross-Streets	Graytown Road

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Copperfield Elementary

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2

LOCATION INFORMATION

40 Acres

LOOP 1604

Graytown Rd

FOR SALE | Retailer Map



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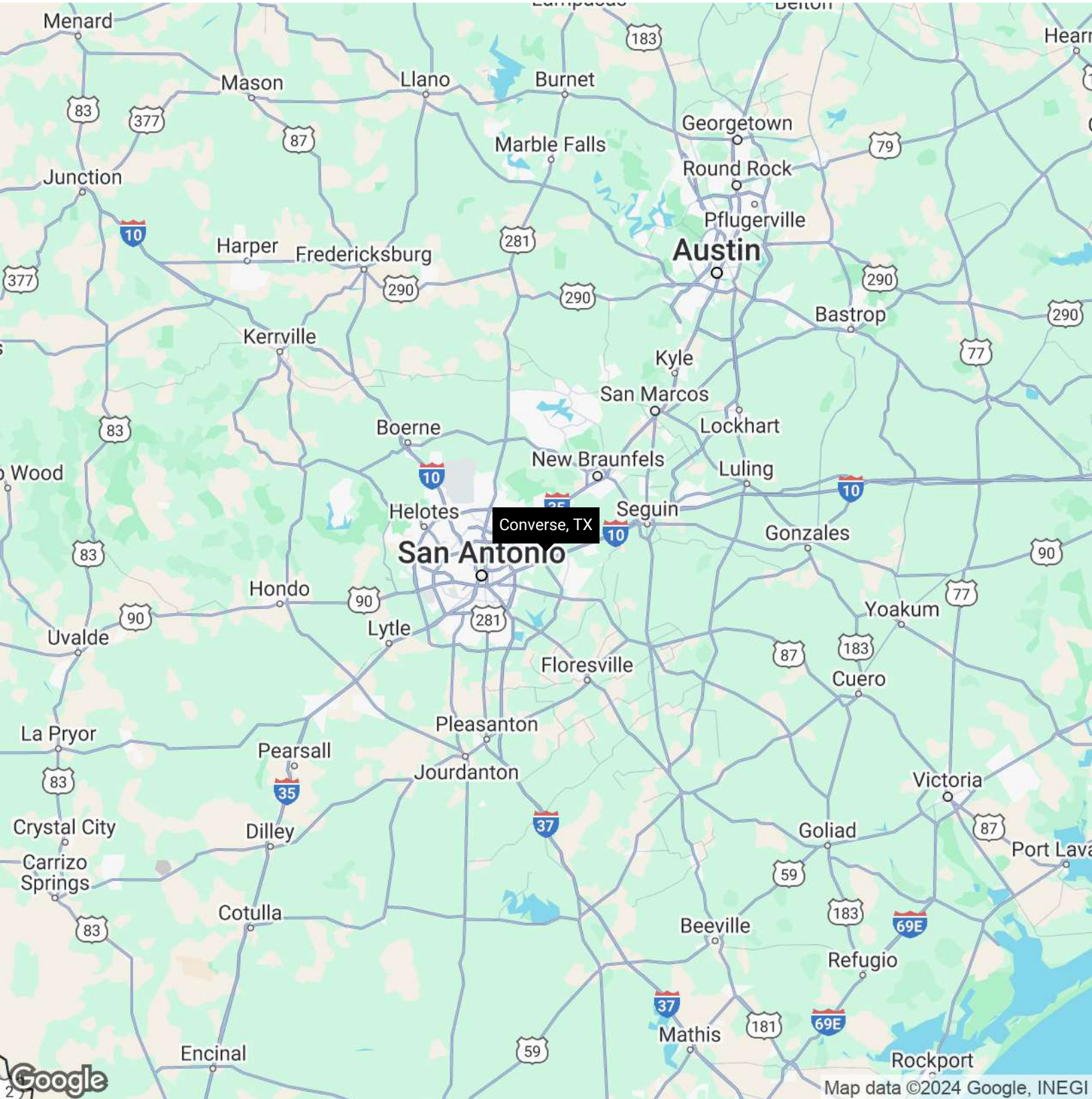
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FOR SALE | Regional Map



Google

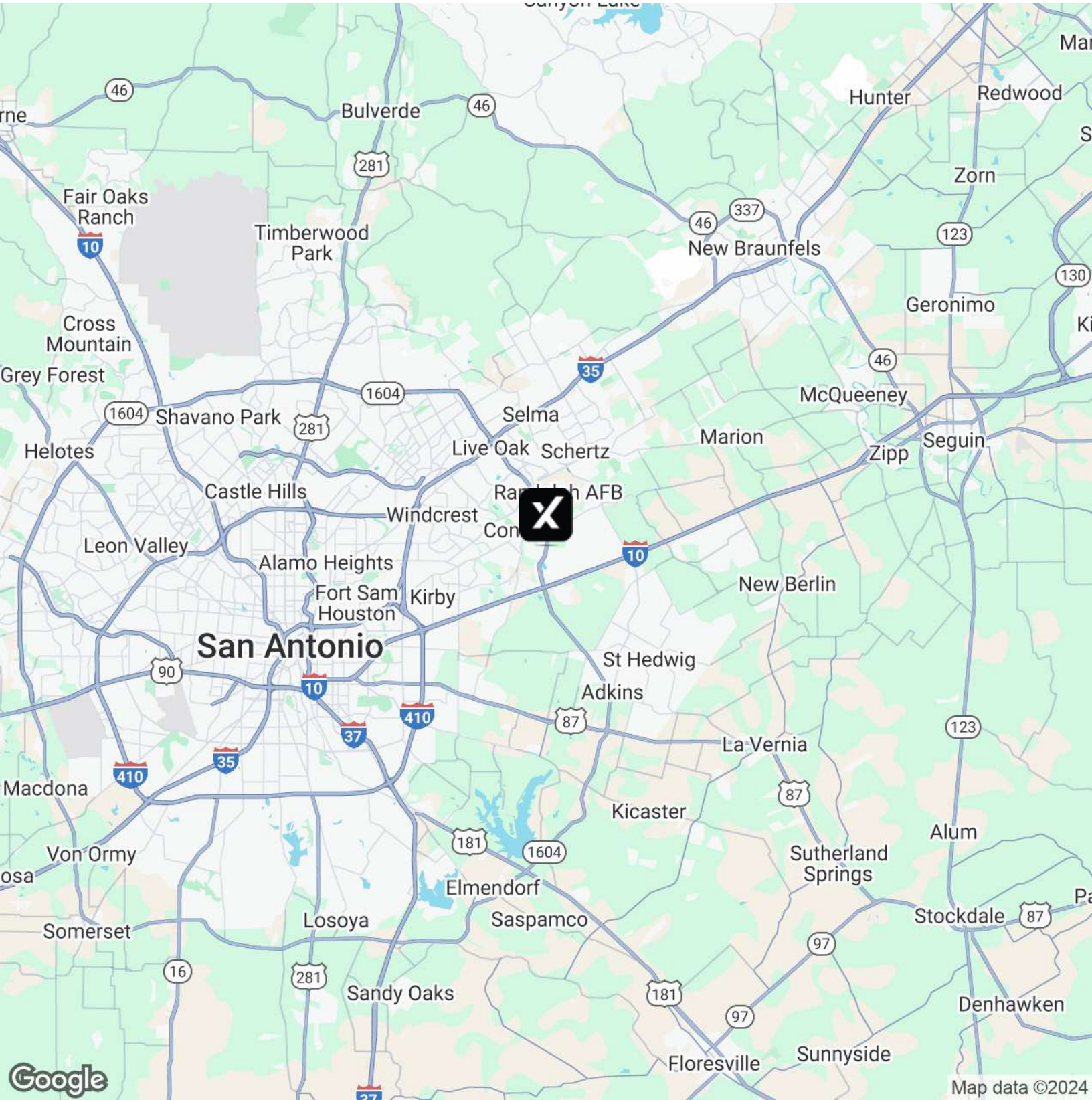
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FOR SALE | Location Map

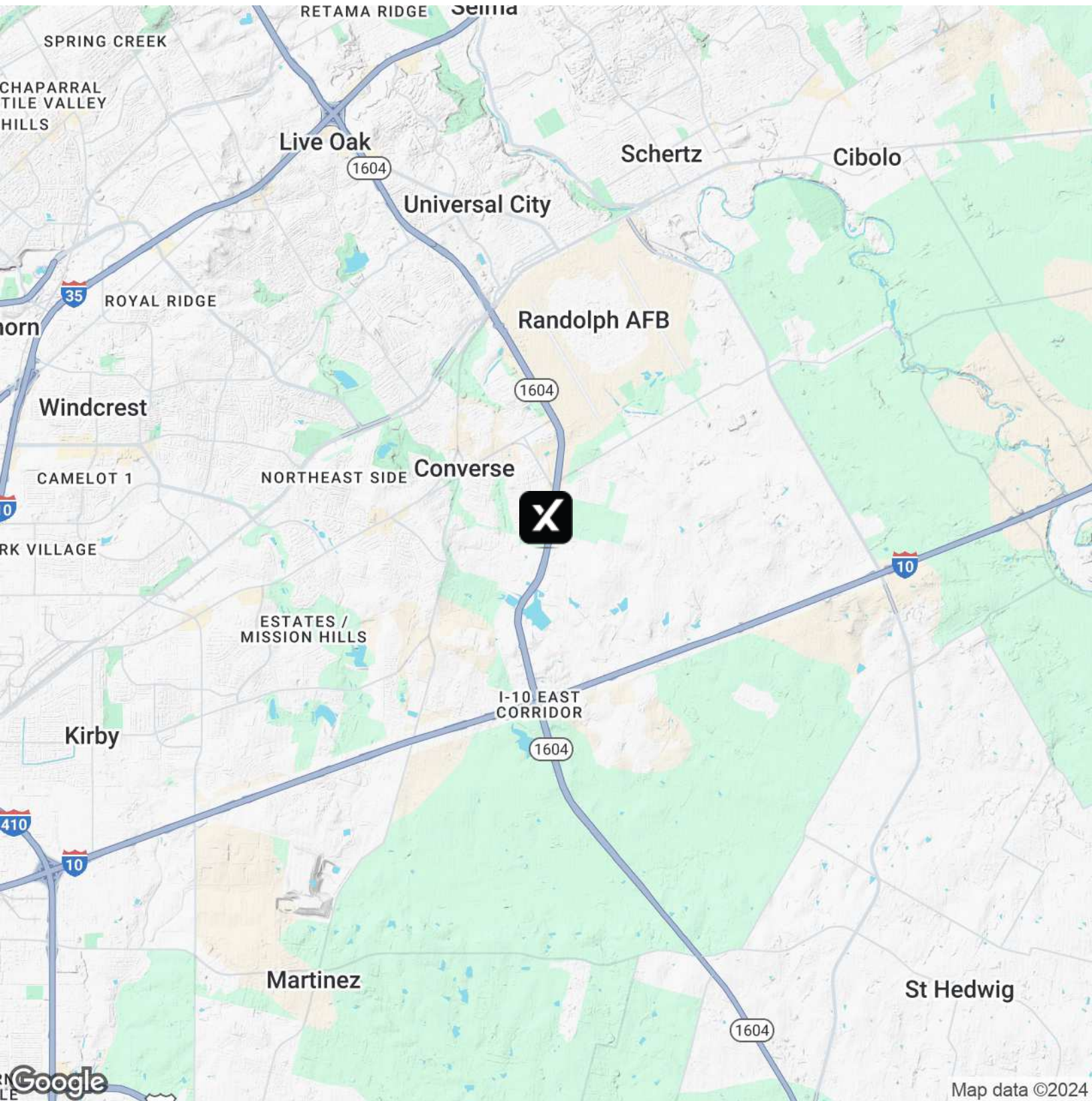


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FOR SALE | Aerial Map



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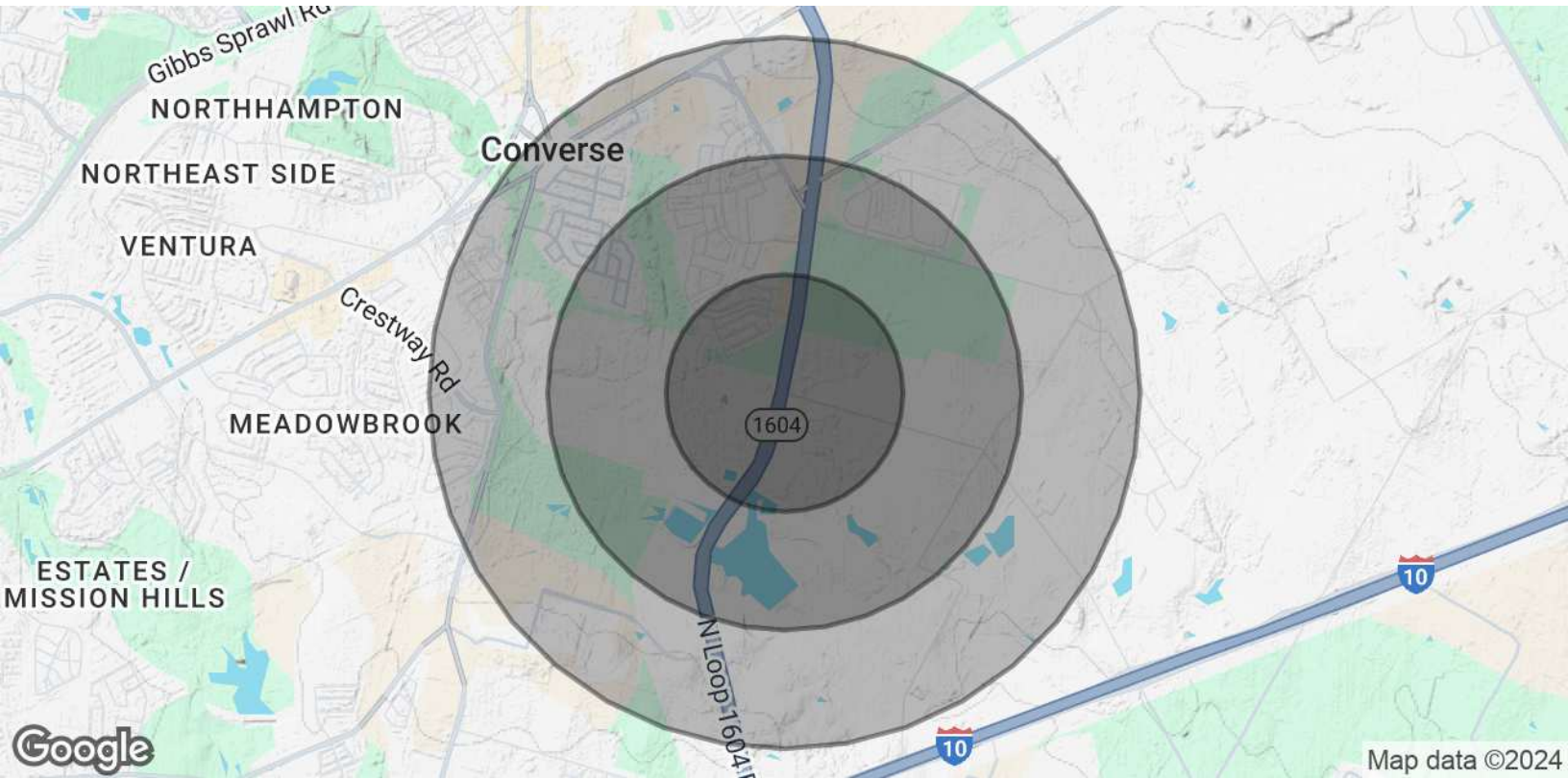
DEMOGRAPHICS

40 Acres

LOOP 1604

Graytown Rd

FOR SALE | Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,123	3,541	8,447
Average Age	33.2	31.2	29.9
Average Age (Male)	37.5	33.9	30.9
Average Age (Female)	31.4	31.4	31.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	360	1,082	2,507
# of Persons per HH	3.1	3.3	3.4
Average HH Income	\$95,662	\$94,994	\$90,486
Average House Value	\$203,325	\$211,692	\$203,188

2020 American Community Survey (ACS)

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ADVISOR BIOS

40 Acres

LOOP 1604

Graytown Rd

FOR SALE | Advisor Bio 1



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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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Designated Broker of Firm	License No.	Email	Phone
<u>CHRISTINA VALERO</u>	<u>645736</u>	<u>christinavalero@exprealty.net</u>	<u>888-519-7431</u>
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date