

301 S Seguin Rd

CONVERSE, TX 78109

FOR SALE

\$499,000



PROPERTY DESCRIPTION

2,449 sf corner office building within loop 1604 - recently renovated with a new roof, new carpet, and 2 new HVAC units, this office building is ready for your business! Property has ample parking and large covered back porch, high traffic counts and is in close proximity to Loop 1604, I-35 Gibbs Sprawl rd and FM 1516. Currently owner occupied, please do not disturb company during business hours.

PROPERTY HIGHLIGHTS

- Corner Property
- High traffic counts

OFFERING SUMMARY

Sale Price:	\$499,000
Lot Size:	0.25 Acres
Building Size:	2,449 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6	1,097	1,623
Total Population	11	2,289	3,240
Average HH Income	\$72,432	\$39,488	\$45,599



Mark Haynie
BROKER
830.481.9533
mark.haynie@sperrycga.com
TX #644160

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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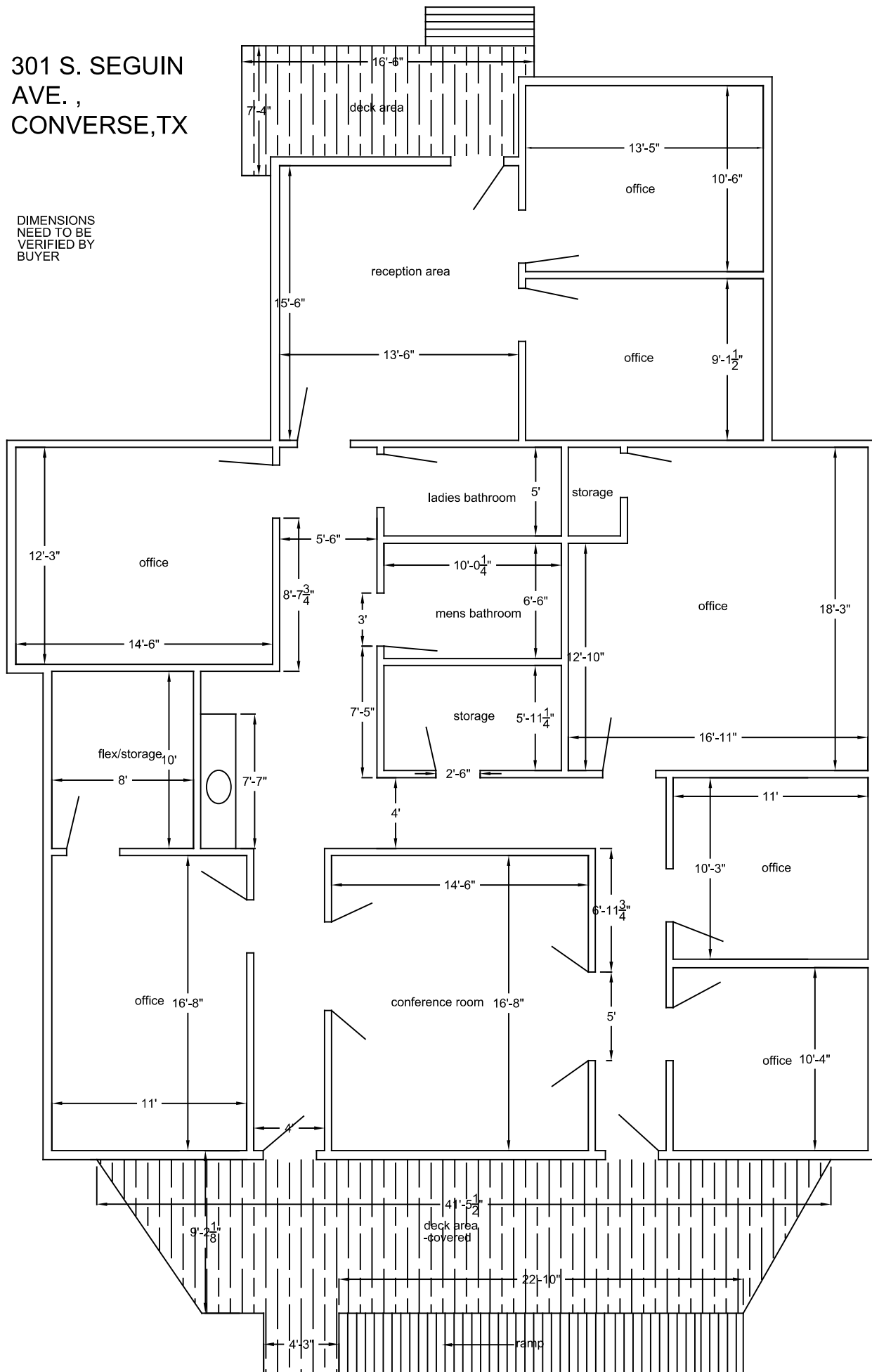
Each office independently owned and operated.

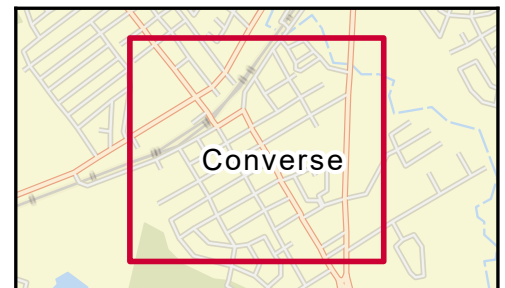
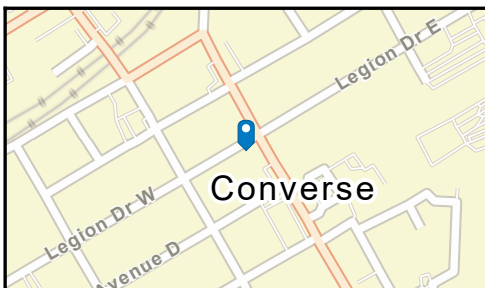
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301 S. SEGUIN
AVE. ,
CONVERSE, TX

DIMENSIONS
NEED TO BE
VERIFIED BY
BUYER





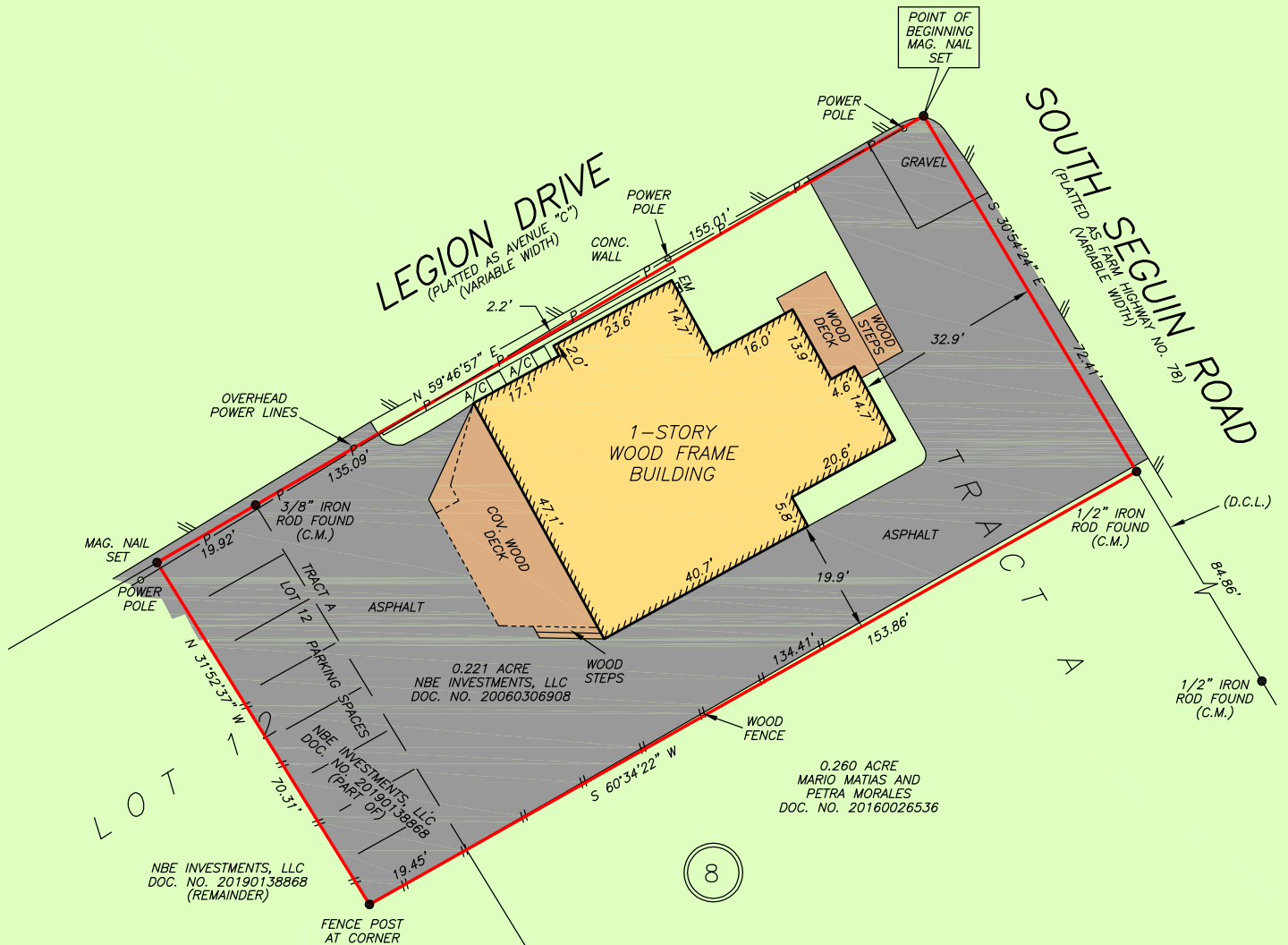
Source: ©2023 Kalibrate Technologies (Q2 2023).

GF NO. 7320NB OLD REPUBLIC TITLE
 ADDRESS: 301 SOUTH SEGUIN ROAD
 CONVERSE, TEXAS 78109
 BORROWER: EDWARD AND REBECCA FOSTER, LLC

0.2529 ACRE
 BEING PART OF TRACT A AND LOT 12, BLOCK 8
 COUNTY BLOCK 5563A
 SCHERTZ SUBDIVISION

SITUATED IN THE CITY OF CONVERSE, A SUBDIVISION OF RECORD
 IN VOLUME 2222, PAGE 389, DEED AND PLAT RECORDS
 OF BEXAR COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS)

SCALE: 1" = 30'



THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48029C 0290 G
 MAP REVISION: 09/29/2010
 ZONE X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY

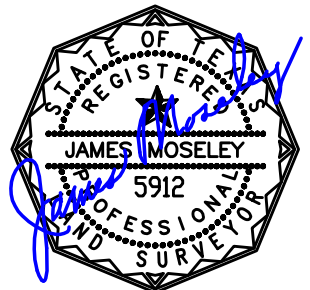
A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: DOC. NO. 20190138868

DRAWN BY: RC

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCROACHMENTS APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY
 PROFESSIONAL LAND SURVEYOR
 NO. 5912
 JOB NO. SA2019-01994
 AUGUST 08, 2019



NAOMI FLORES
 830-608-1551



PRECISION
 surveyors

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 FIRM NO. 10063700