

COMMERCIAL LAND AVAILABLE

+/- 3.65 ACRES ON WARE SEGUIN & BOENIG DR

ADDITIONAL +/- 30 ACRES AVAILABLE WITH RESTRICTIONS



COMMERCIAL: \$5.75/FT

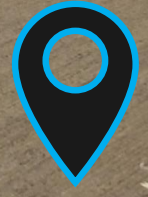
OPEN STORAGE: \$2.00/FT



LOOP 1604

BOENIG DR

WARE SEGUIN RD



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WARE SEGUIN RD

COMMERCIAL
+/- 3.65 AC

+/- 30 AC
OPEN STORAGE
IMP. COVER RESTRICTED

BOENIG DR

100' BUFFER

100' BUFFER

EXECUTIVE SUMMARY

An undeveloped +/- 2.74 acre potential commercial tract located on the corner of Ware Seguin Road and Boenig Dr. The subject property resides within the City of Converse, approximately 1/2 mile east of the intersection of Ware Seguin Road and Loop 1604 in a high-growth area. +/- 20.5 additional acres can also be purchased that are subject to impervious cover restrictions. This additional acreage could potentially be utilized as a storage yard.

PROPERTY DESCRIPTION



Acres: Unplatted 3.65 Commercial acres & +/- 30 acres Outdoor Storage



Zoning: SF-6 (REZONING UNDERWAY TO COMMERCIAL/INDUSTRIAL)



Location: Corner of Ware Seguid Rd & Boenig Dr



Access: 1/2 mile east of the intersection of Ware Seguin Road and Loop 1604



Utilities: Water Nearby / Septic Required