



dhrealty partners inc
COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting



DRONE FOOTAGE:
<https://youtu.be/5YYFCZJfflQ>



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MACARTHUR PARK PAD SITES

E Loop 1604 & Lower Seguin Rd | Converse, TX 78109



60,124 VPD

LOOP 1604

Heights of Copperfield



Copperfield Elementary

MacArthur Park Subdivision

SALE / GROUND LEASE



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LOCATION

The land parcels are located in the hard corner of East Loop 1604 & Lower Seguin Rd, across from the MacArthur Park Subdivision. Pad sites are conveniently situated next to Loop 1604 in Converse, Texas.

DESCRIPTION

5 Platted lots totaling 14.978 AC, ready for development.

ZONING

B-3 Commercial, City of Converse

HIGHLIGHTS

- Easy access to E Loop 1604 & IH-10
- Excellent traffic counts around the parcel
- Outstanding visibility
- Development Ready!
- Ideal for retail or office purposes
- Conceptual site plan available

UTILITIES

Water: City of Converse
Sewer: City of Converse
Electric: CPS

SALE PRICE / GROUND LEASE RATE

CONTACT BROKER

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AERIAL MAP



PAD SITE INFORMATION

Lot	Acres
Lot 1	1.788 AC
Lot 2	SOLD (Burger King) 1.450 AC
Lot 3	SOLD (Valero) 2.434 AC
Lot 4	2.848 AC
Lot 5	2.181 AC
Lot 6	2.181 AC
Lot 7	5.980 AC
<hr/>	
Land Available	14.978 AC

TRAFFIC COUNTS

Environmental Systems Research Institute (ESRI) shows Loop 1604 to have up to **60,124 vehicles per day**.

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LOT 1 AERIAL PHOTOGRAPHY

1.788 AC



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LOTS 4 - 6 AERIAL PHOTOGRAPHY

2.181 - 2.848 AC



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LOT 7 AERIAL PHOTOGRAPHY

5.98 AC



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NEW COMMERCIAL DEVELOPMENT

- Santé 51, a “Pearl-like” 51 AC Master-Planned Mixed-Use Development
- The Arcadian: The NRP Group, Inc. Multifamily Development at I-10 and Loop 1604 (324 units)
- Retail and Multifamily Development on FM 1516 (New Dollar General, Norte 8833 apartments, and new Valero Gas Station)
- Autumn Heights, new Retail Development on Loop 1604
- City Center, 10 New Commercial Buildings totaling 60,000 SF including a 29,000 SF Office Park Development
- Converse Business Center, totaling over 100,000 SF
- 1M SF Class A Industrial Development

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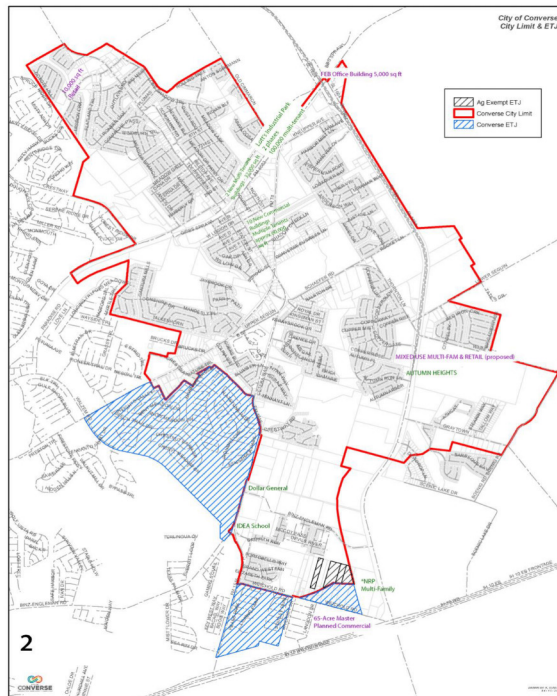
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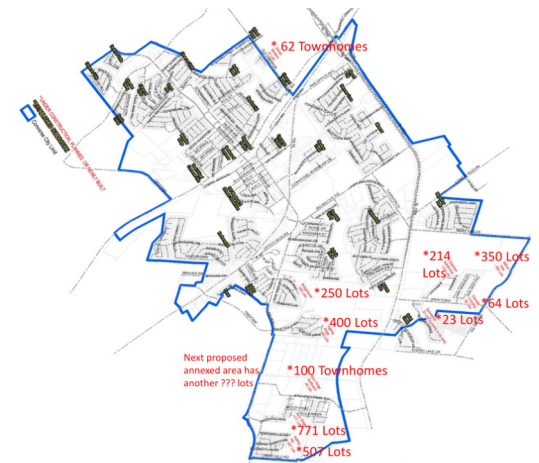
Commercial Development

- City Center -10 new commercial buildings totaling approx. 60,000sq. ft for retail, restaurant, and office.
- Phase 2 of brand new industrial park off Fm 176 4 buildings. Both phases total over 100,000 Sq ft.
- Large master planned development opportunity at IH-10 and 1604



New Subdivisions

- Approx. 3,000 new Single Family Homes planned, approved, and under construction.
- With additional multi-family developments under construction and in plans (Loop 1604, FM 1516, Kittyhawk)



Major Infrastructure Improvements

- Loop 1604 expansion from FM 78 to IH-10
- Toepperwein Rd realignment to create a secondary thoroughfare from Live Oak through Converse.
- FM 1516 Expansion from FM 78 to IH-10
- Rocket Lane and Schaefer Rd expansion from Loop 1604 to FM 1516



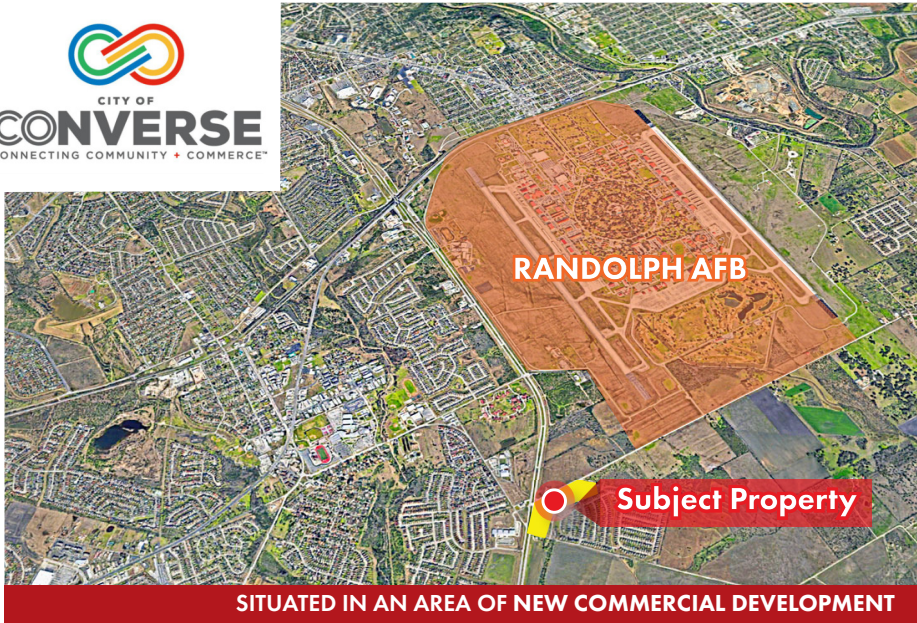
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CONVERSE HIGHLIGHTS

- An area of New Commercial Development
- Close proximity to Randolph AFB
- Rapid Growing Workforce
- Projected 100,000+ population in 2032
- \$1 Million retail gap

10000
DEVELOPABLE ACRES
\$1 BILLION
BUYING POWER
\$100 MILLION
IN PUBLIC IMPROVEMENTS

WHY CONVERSE

400% Growth!

**Northeast
san antonio
region**
households and growing
25,000 to over
100,000

**median
household
income**
\$82,637

**\$1 billion
in buying
power**
**\$300 million
in public
improvements**

**1,000
acres**
households and growing
Over 6,000
households and growing

Source: City Of Converse, 2022

CONVERSE RETAIL GAPS

- Dry Cleaners
- Coffee Shops
- Full-Service Restaurants
- Clothing Retail
- Family Entertainment

CONVERSE GROWTH

- Converse is growing from 7 square miles to 22 square miles
- Population has increased by 7% year-over-year
2017 - 18,000 population
2021 - Over 30,000 population

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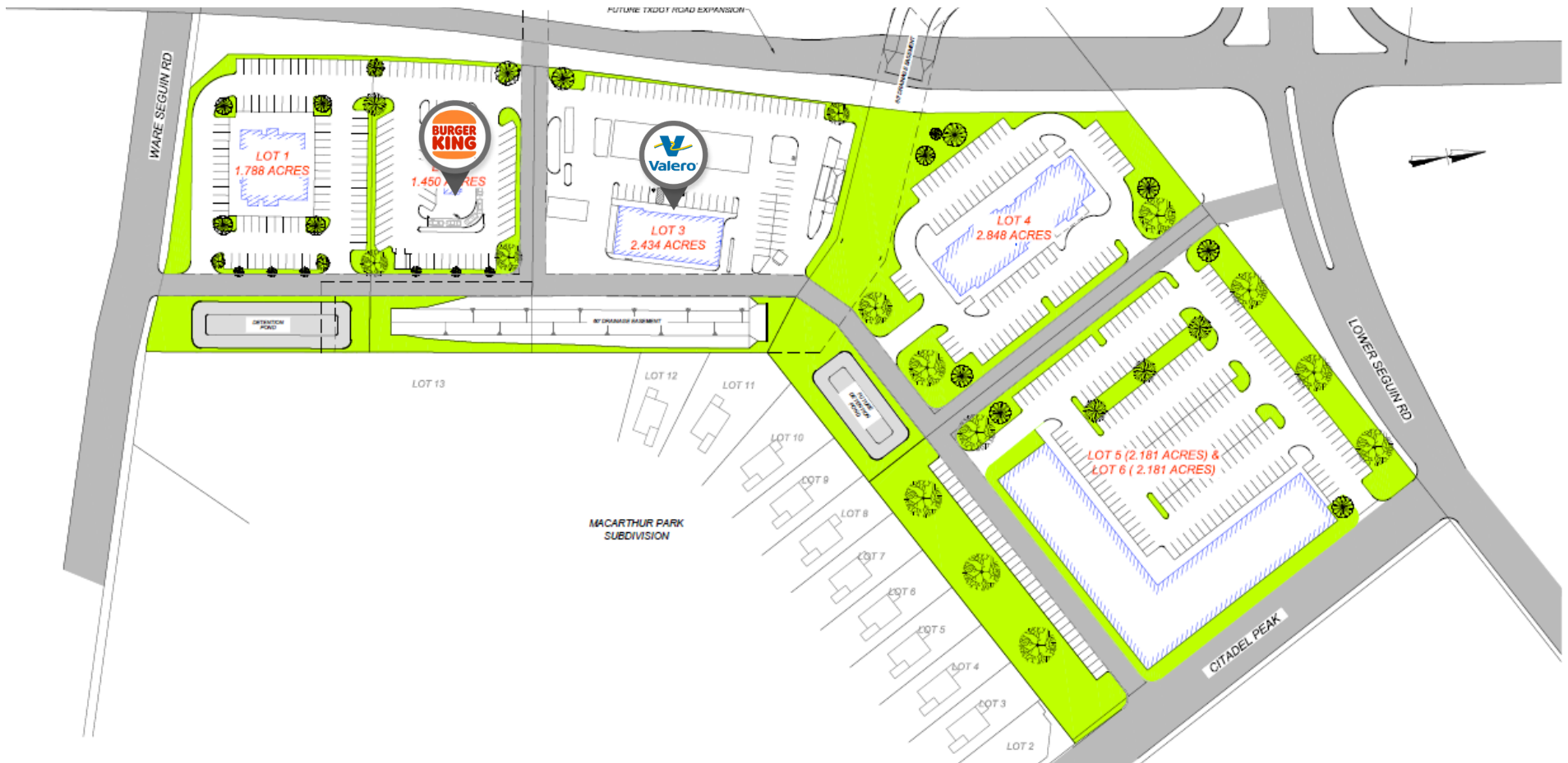
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CONCEPTUAL SITE PLAN



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SALE / GROUND LEASE



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ZONING

B-3 COMMERCIAL OPTIONS

- Alcohol beverage stores
- Appliance sales and service shops
- Automobile gasoline service stations
- Bowling alleys
- Butcher shops
- Convenience stores (no on-premises alcohol consumption)
- Exterminator' offices
- Hospitals (general care) and clinics
- Laundromats
- Medical/dental laboratories
- Movie theaters
- Pawn shops
- Pet shops
- Plant nurseries (sales)
- Rental or repair shops
- State vehicle inspection units
- Veterinary services
- Wholesale greenhouses
- Wholesale outlets
- Hotels/motels.

Source: City Of Converse, 2023

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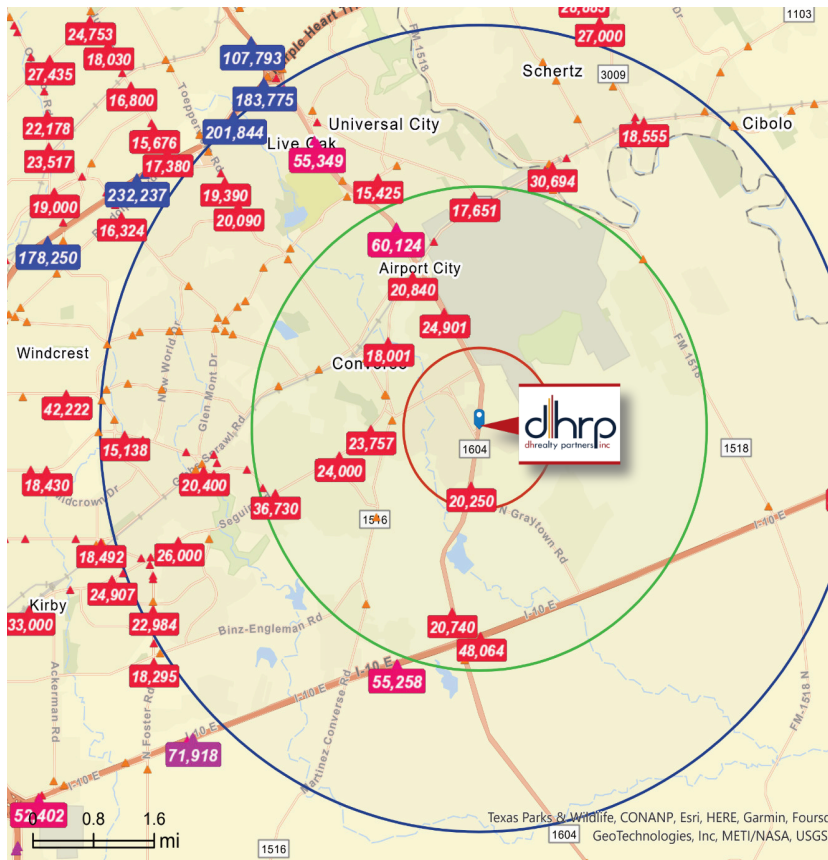
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LOCATION INFORMATION

TRAFFIC COUNTS

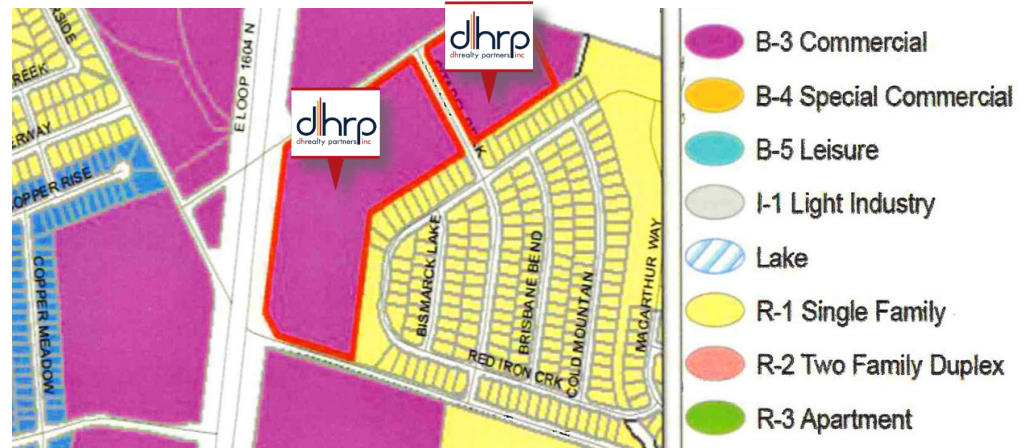


DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,364	67,755	178,795
Median Age	34.9	34.4	35.7
Avg Household Size	3.1	2.9	2.8
Median Household Income	\$124,420	\$102,938	\$92,143

Source: ESRI, 2025

ZONING MAP



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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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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 BROWER'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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Matthew Baylor	510347	mbaylor@dhrp.us	(210)222-2424
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov