

Prime Commercial Land Available

Bexar County

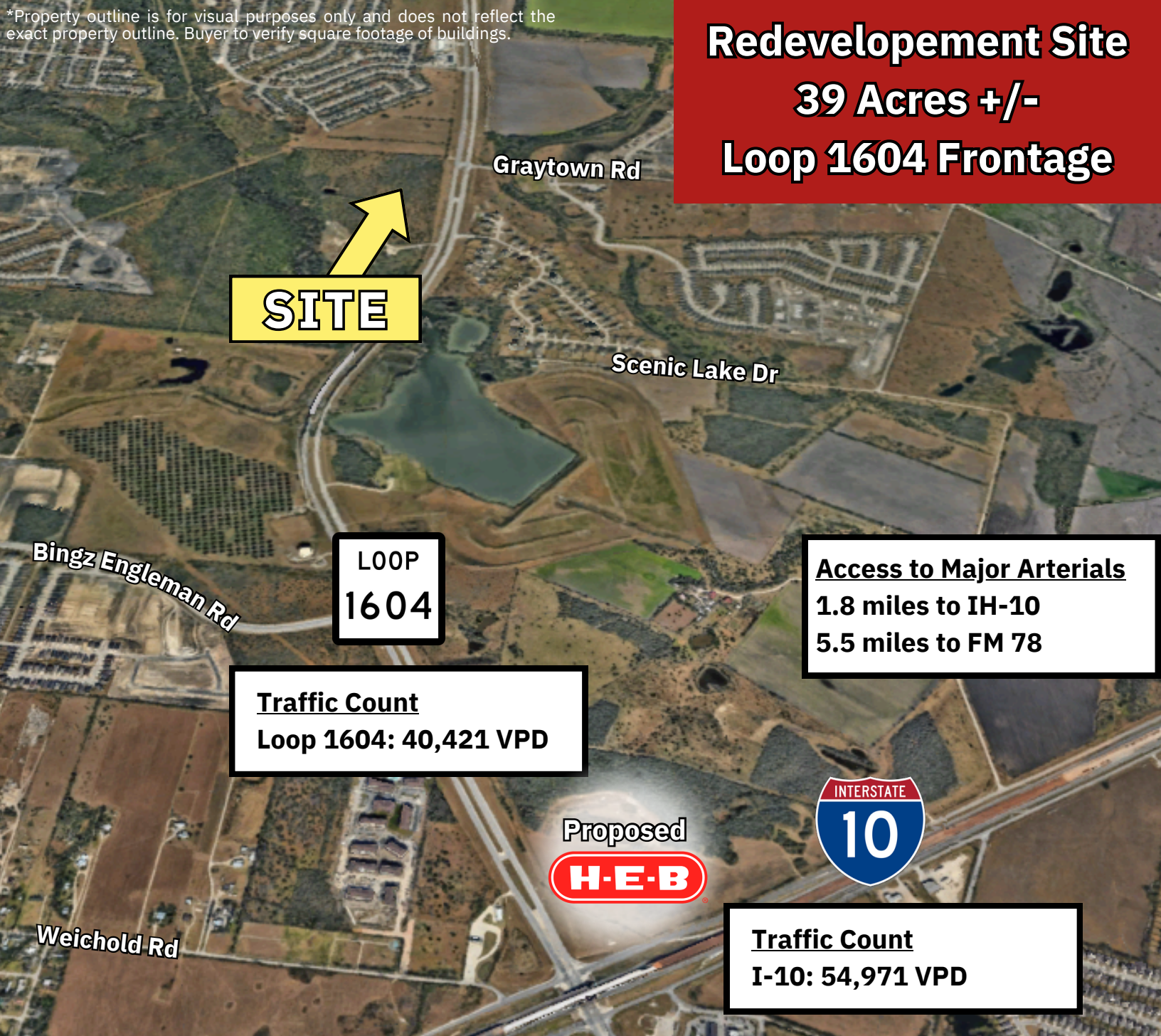
11059 N Graytown Rd. Converse, TX 78109

KELLERWILLIAMS

LAND



*Property outline is for visual purposes only and does not reflect the exact property outline. Buyer to verify square footage of buildings.



Redevelopment Site
39 Acres +/-
Loop 1604 Frontage

SITE

Graytown Rd

Scenic Lake Dr

**LOOP
1604**

Access to Major Arterials
1.8 miles to IH-10
5.5 miles to FM 78

Traffic Count
Loop 1604: 40,421 VPD

Proposed



Traffic Count
I-10: 54,971 VPD

KW COMMERCIAL CITY VIEW

15510 Vance Jackson Suite
101 San Antonio, TX 78249



Each Office Independently Owned and Operated

PRESENTED BY:

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PRESENTED BY:

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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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EXECUTIVE SUMMARY

11059 N Graytown Rd. Converse, TX 78109



OFFERING SUMMARY

Land:

38.947 Acres - TOTAL
20.535 Acres - Flood Plain
1,351.68 Feet of Frontage - Loop 1604

Zoning:

City of Converse
B-3 Commercial - Front
R-3 Apartments - Middle
R-6 Single Family Residential - Rear

Market: Loop 1604 / IH-10 East

INVESTMENT HIGHLIGHTS

- Approximately 20 acre redevelopment site with potential for retail, apartments, storage, etc.
- Located in a highly desirable area with high traffic visibility and convenient access to major transportation routes.
- Growing residential and retail market

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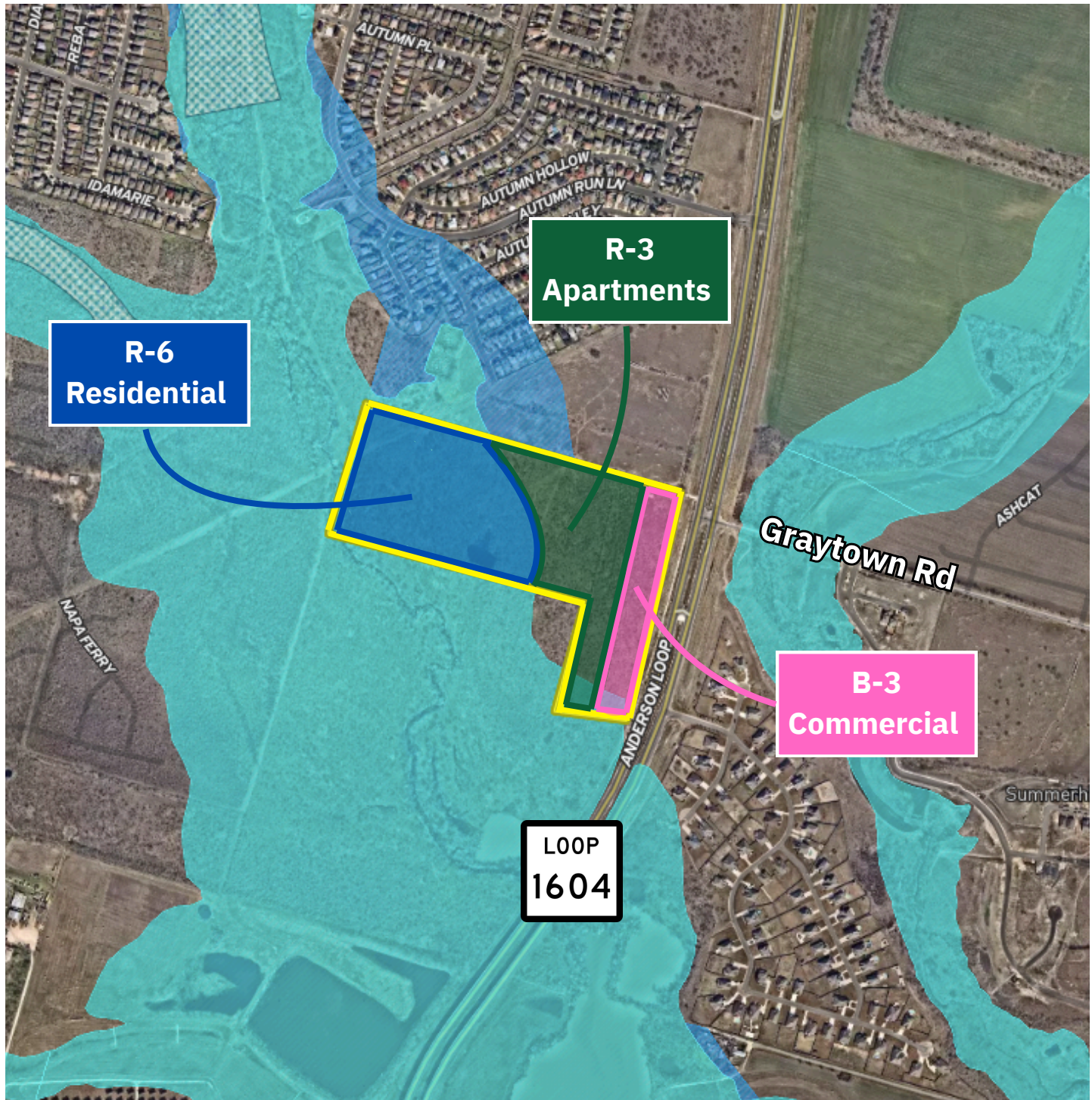
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FEMA Flood Plain Map

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Zoning Dimensions

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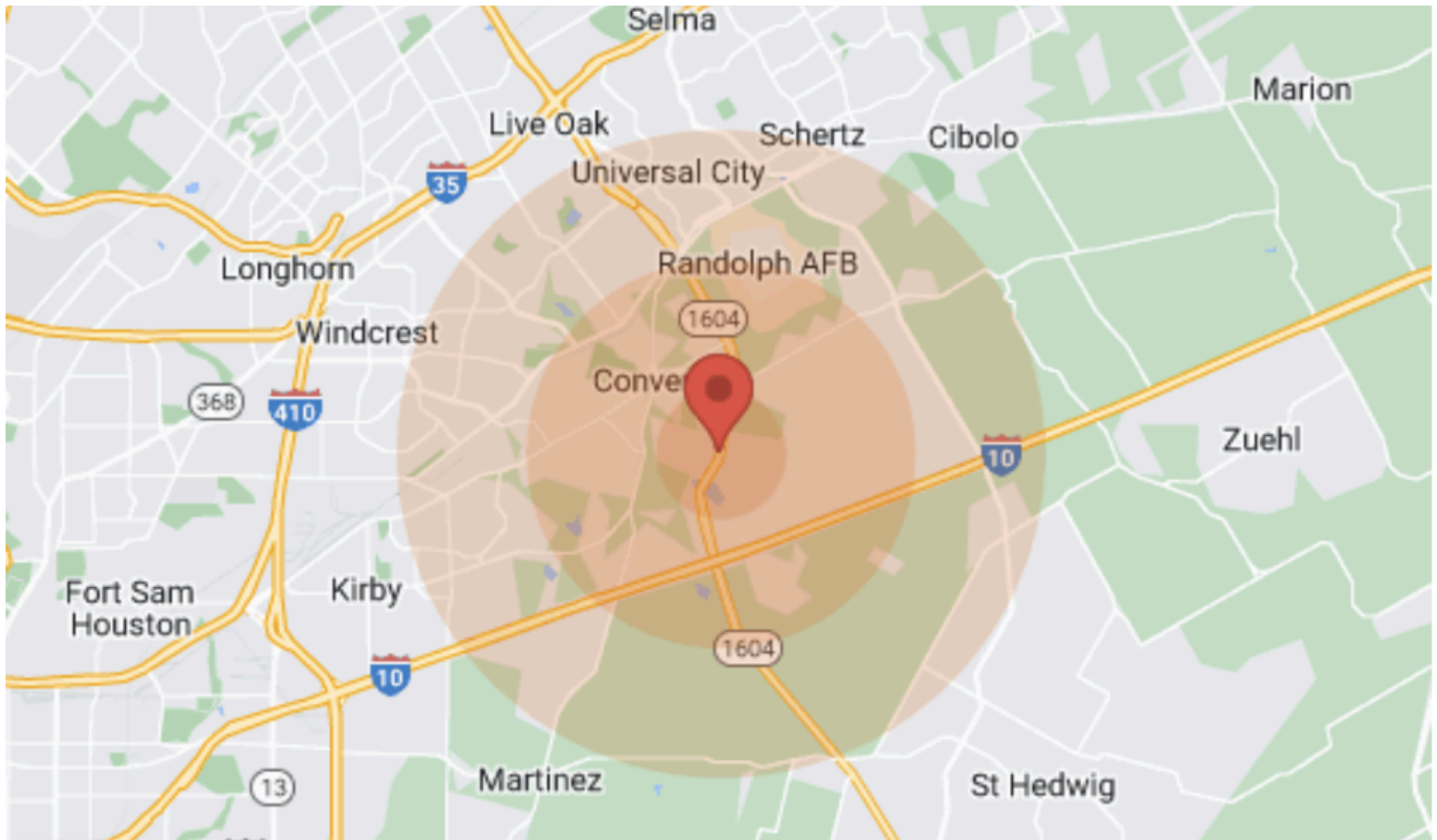
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Demographics

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Population	1 Mile	3 Miles	5 Miles
Male	1,642	19,706	60,101
Female	1,613	19,851	62,220
Total Population	3,255	39,557	122,321

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	843	9,782	28,431
Ages 15-24	591	6,674	19,351
Ages 25-54	1,244	14,754	46,072
Ages 55-64	347	4,372	13,460
Ages 65+	230	3,975	15,007

Race	1 Mile	3 Miles	5 Miles
White	1,800	21,107	74,094
Black	905	11,390	27,072
Am In/AK Nat	4	84	332
Hawaiian	11	45	119
Hispanic	1,118	16,115	52,015
Multi-Racial	976	12,454	37,134

Income	1 Mile	3 Miles	5 Miles
Median	\$72,938	\$67,272	\$58,238
< \$15,000	12	937	4,183
\$15,000-\$24,999	49	851	3,485
\$25,000-\$34,999	27	1,013	4,617
\$35,000-\$49,999	165	2,109	6,557
\$50,000-\$74,999	335	3,414	10,437
\$75,000-\$99,999	142	2,173	6,464
\$100,000-\$149,999	240	1,884	4,584
\$150,000-\$199,999	27	254	755
> \$200,000	17	132	363

Housing	1 Mile	3 Miles	5 Miles
Total Units	975	13,638	45,121
Occupied	931	12,782	41,898
Owner Occupied	777	8,957	28,622
Renter Occupied	154	3,825	13,276
Vacant	44	856	3,223

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REGIONAL MAP

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PROFESSIONAL BIO

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DONNIE WALKER

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0697847, Texas

PROFESSIONAL BACKGROUND

Donnie Walker and his team have closed 75M in volume since November 2017 and have been recognized as a consistent top producer within Keller Williams City View ranking #1 multiple times in the monthly categories across various categories.

Mr. Walker has been ranked by the San Antonio Business Journal as a top agent multiple times. He enjoys selling unique properties and puts in the work ethic and grit to get the job done well with integrity. He is also a finalist in the San Antonio Platinum 50 group in 2022, 2023, and Platinum 50 winner for 2024.

Donnie Walker achieved a BBA in Finance from the Mays Business School. He also walked on the Varsity swim team and was voted co-captain of the swim team by his team members and coaches. In addition, he is a member of the highly renowned Titans of Investing network.

Mr. Walker is heavily involved in his faith community and has a passion for helping people and teaching them the faith. He receives the greatest joy when serving the client well and with integrity.

EDUCATION

BBA in Finance from Texas A&M Mays Business School

MEMBERSHIPS

RLI - Realtors Land Institute
NAR - National Association of Realtors TAR - Texas Association of Realtors

TOM RASCOE

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(210) 884-8811
tom@rascoerealestate.com
324163, Texas

PROFESSIONAL BACKGROUND

Tom Rascoe has over thirty-five years experience in the leasing and sale of commercial real estate in Texas. He concentrates his efforts in the representation of local and national companies in their lease transactions and in the acquisition/disposition of commercial buildings and land.

Tom's strong analytical skills and ability to add value in transactions are directly attributable to his experience in negotiating complex projects. He integrates solid industry experience with a commitment to providing the highest quality service.

EDUCATION

University of Texas at Austin, BS

MEMBERSHIPS

CCIM - Certified Commercial Investment Member



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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
Tony Zamora Jr.	537135	Legal@kwcityview.com	(210)696-9996
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Donnie Walker	697847	donniewalker@walkertexasre.com	(210)378-0878
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date