

Converse, TX





Pad Sites Available

Converse, TX

Property Specifications

CORNER PARCEL AVAILABLE

±1.23 AC

OFF-CORNER PARCEL AVAILABLE

±1.07 AC

PRICING

Contact Brokers

Traffic Counts

Loop 1604 46,599 VPD

Schaefer Rd 33,598 VPD

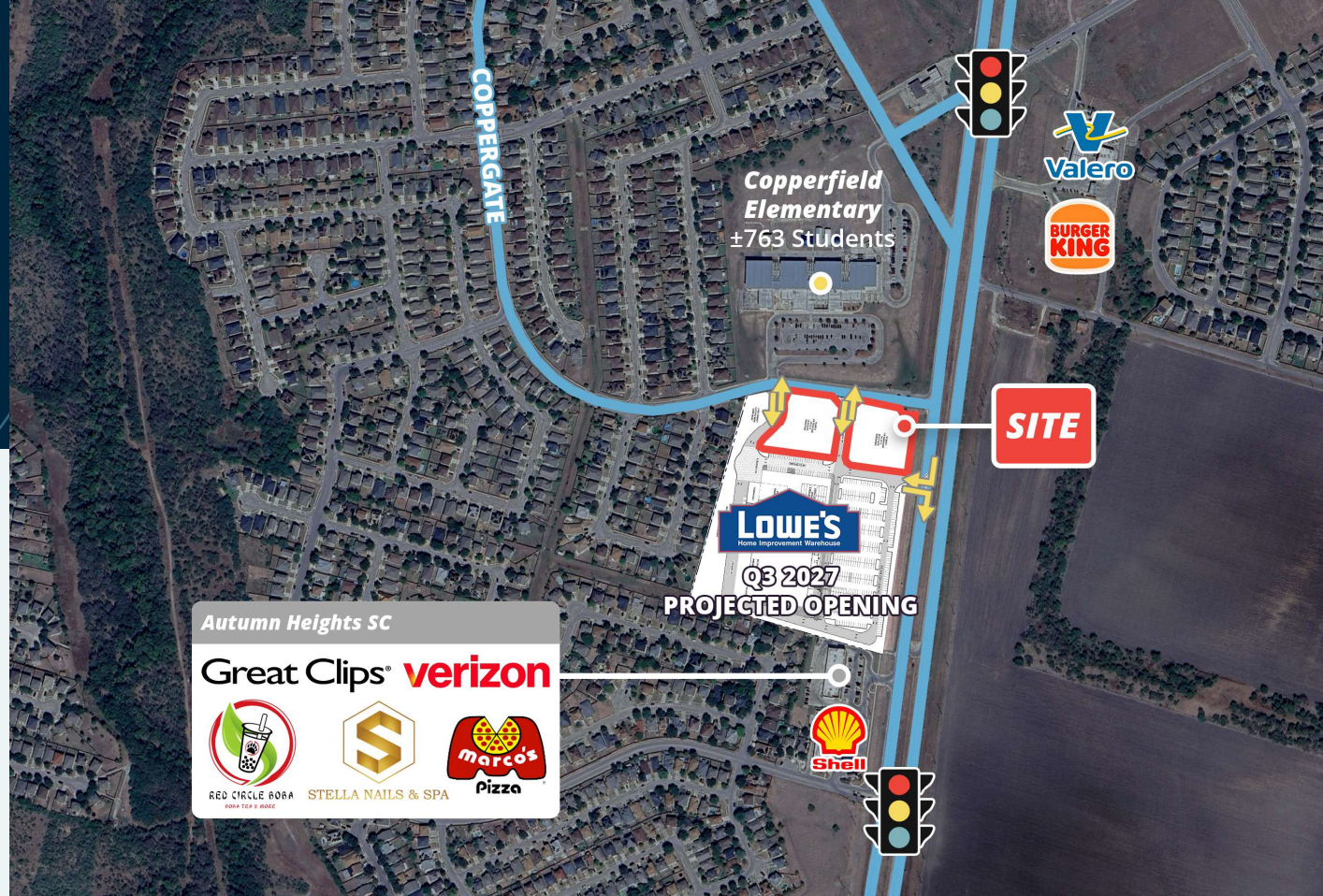
Year: 2024 | Source: TxDot

WEBB SELLERS

210.504.2781 | webb.sellers@srsre.com

DREW ALLEN

210.504.1242 | drew.allen@srsre.com



About the Property

- Immediate access to Loop 1604 with connectivity to IH-10 and greater San Antonio MSA
- Located in a high-growth submarket driven by new housing developments and population growth
- Proximity to major employers, distribution hubs, and industrial users in East San Antonio
- Convenient access to Randolph Air Force Base and surrounding employment center
- Situated on a high-growth corridor in Converse / East San Antonio
- Strong visibility and frontage along Loop 1604 (major regional thoroughfare)

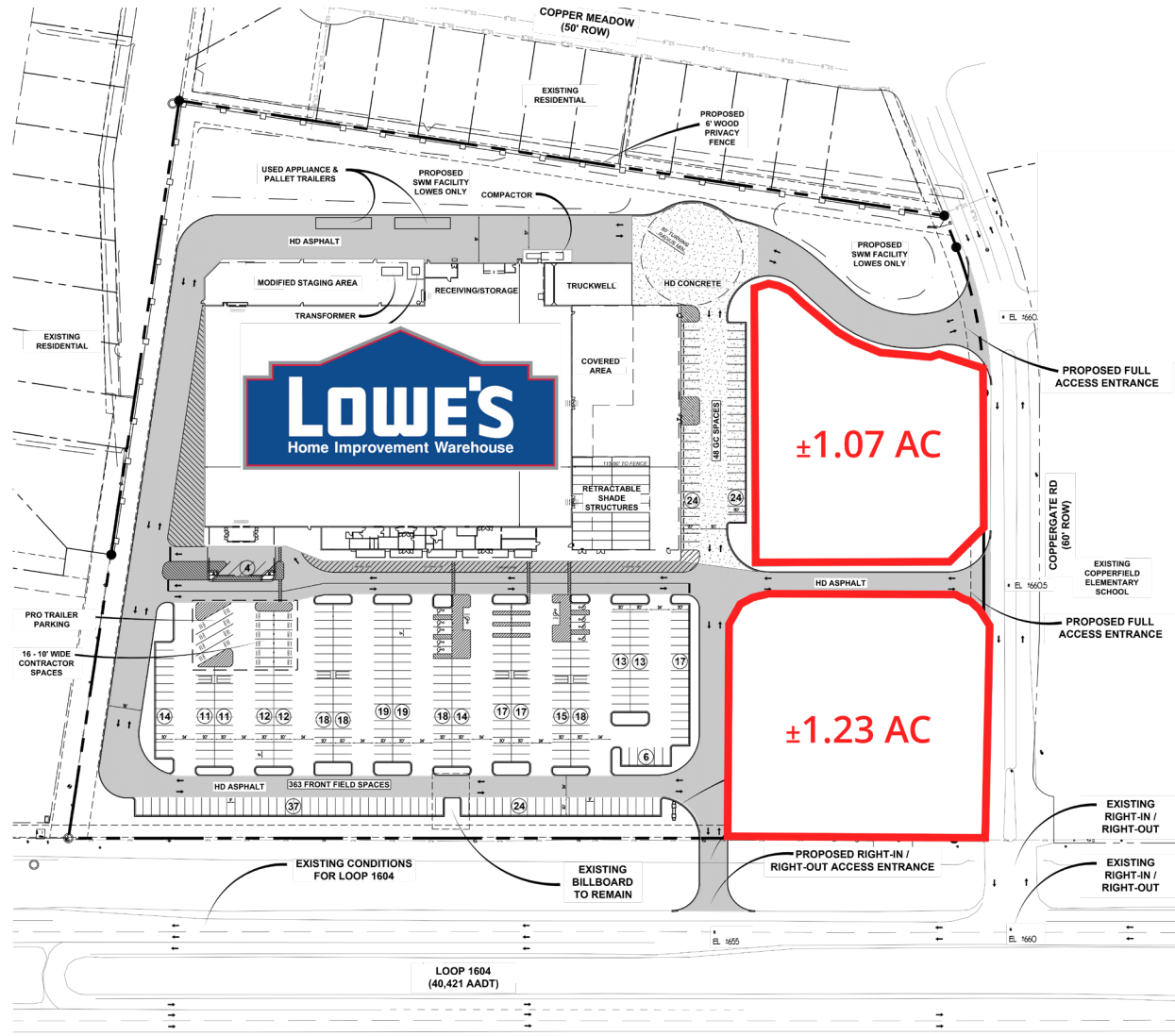
Join These Nearby Retailers

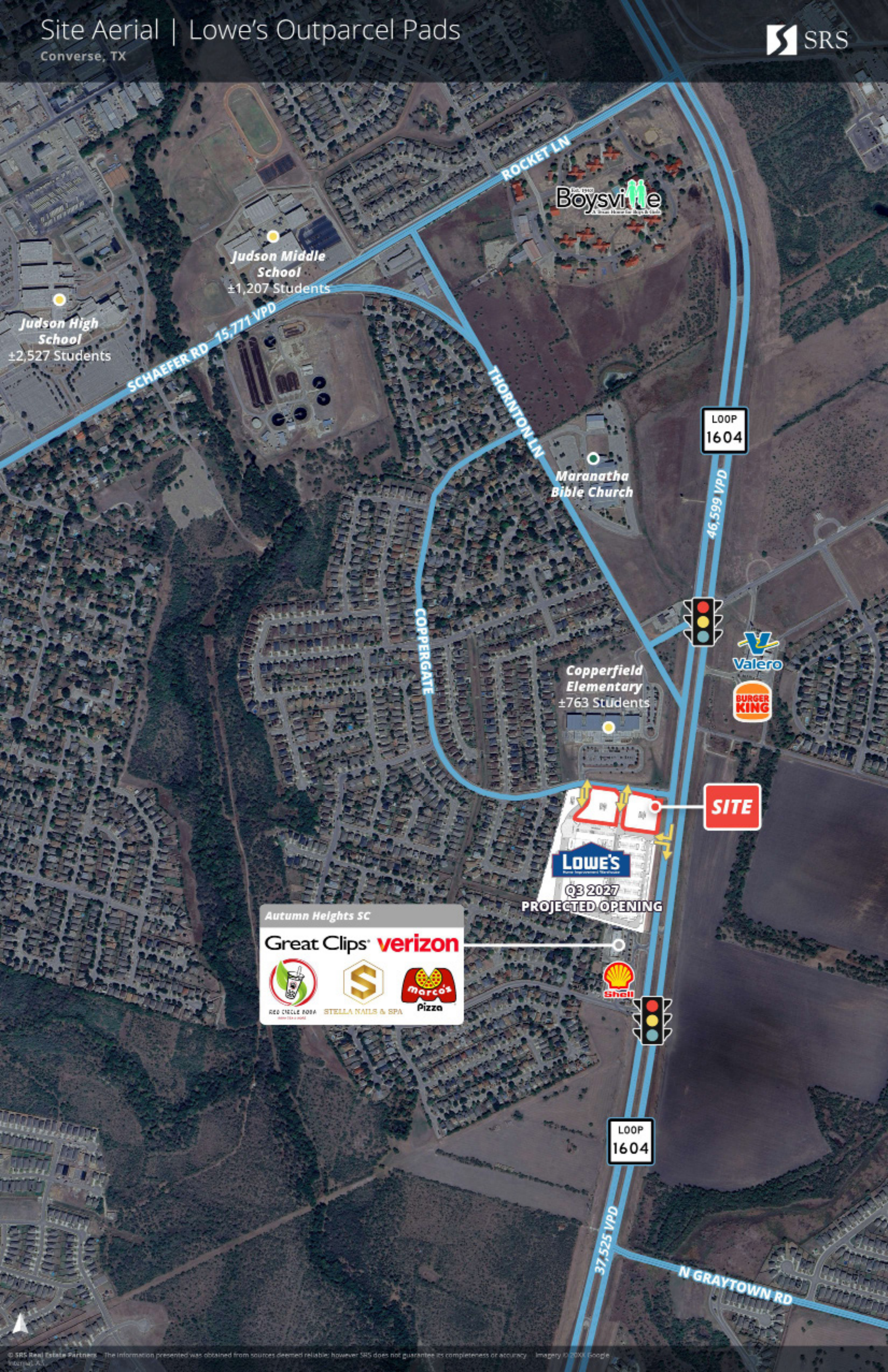
Coming Soon



Coming Soon







Autumn Heights SC

Great Clips® **verizon**



RED CIRCLE BOBA STELLA NAILS & SPA **marc's** Pizza

SITE

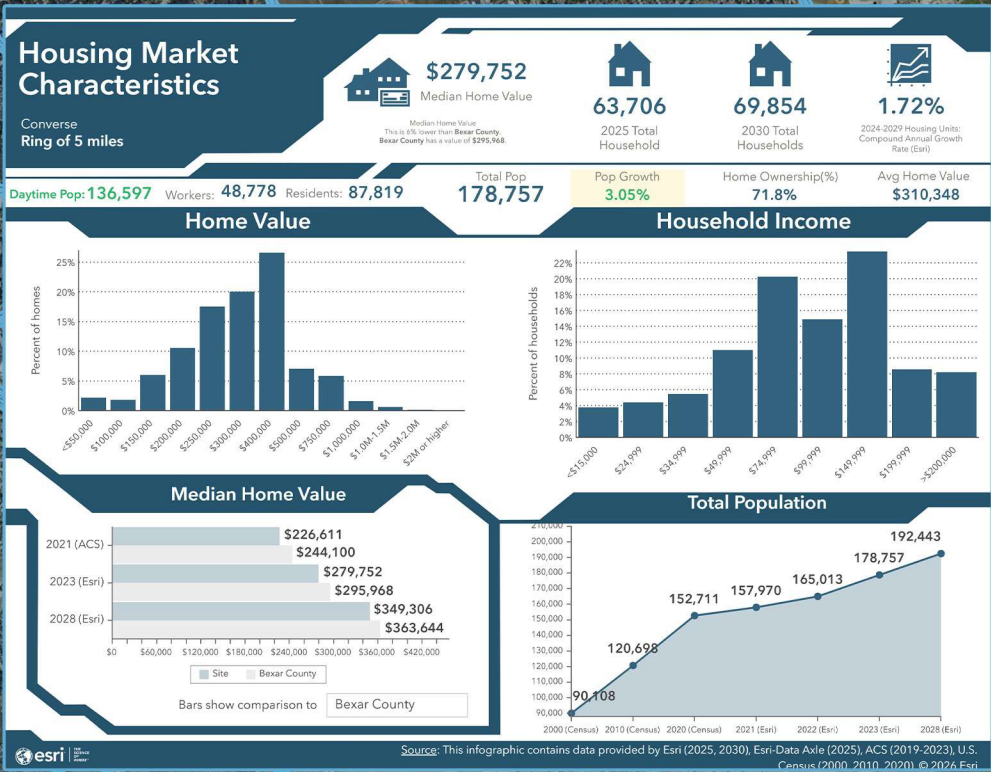
LOWE'S
Home Improvement Warehouse

Q3 2027
PROJECTED OPENING



Housing | Lowe's Outparcel Pads

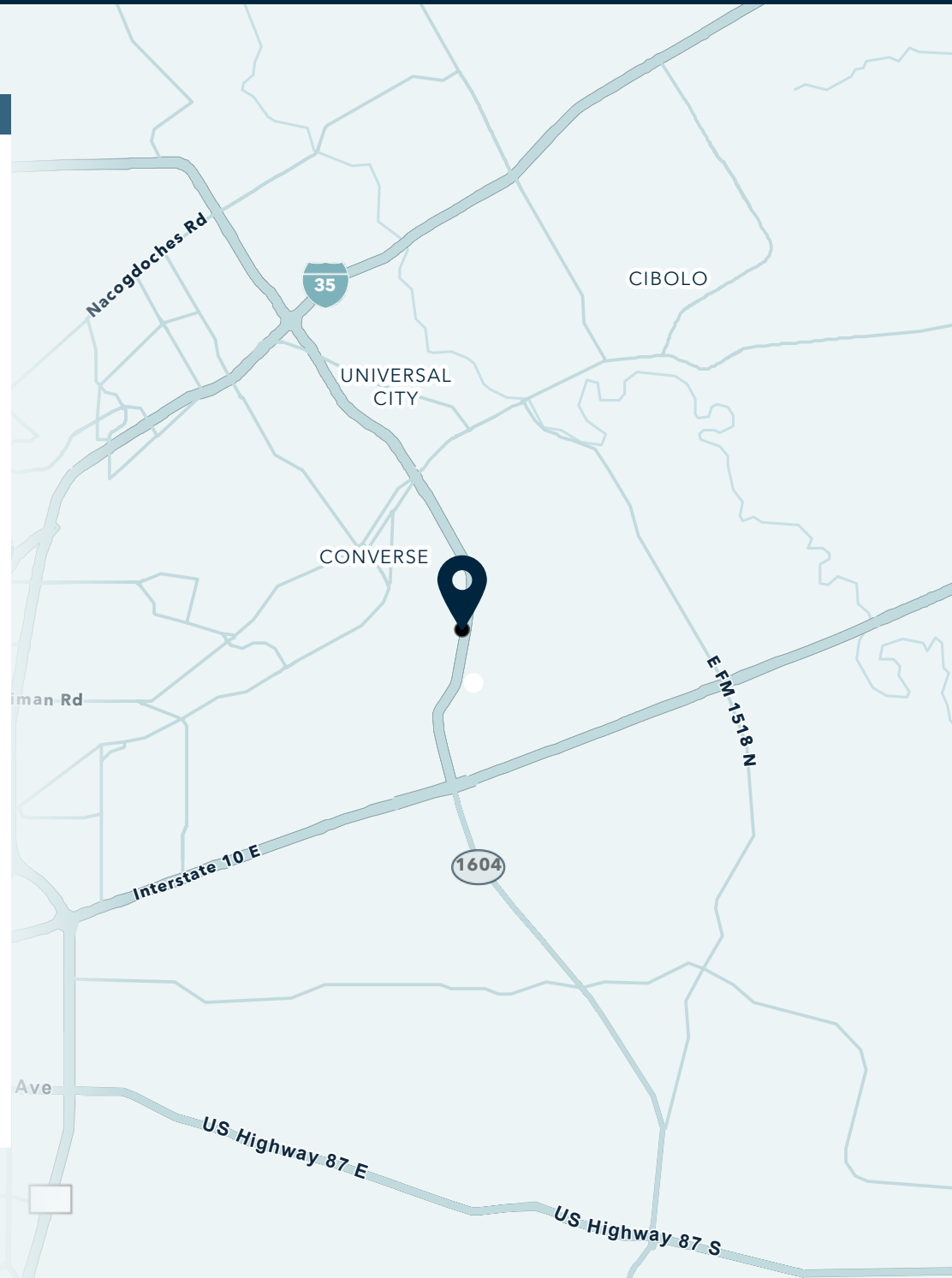
Converse, TX





Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	8,279	70,469	179,042
2030 Projected Population	9,066	77,812	192,813
Proj. Annual Growth 2025 to 2030	1.83%	2.00%	1.49%
Daytime Population			
2025 Daytime Population	5,068	52,702	136,480
Workers	854	18,081	48,636
Residents	4,214	34,621	87,844
Income			
2025 Est. Average Household Income	\$127,378	\$106,593	\$99,881
2025 Est. Median Household Income	\$112,264	\$91,897	\$81,869
Households & Growth			
2025 Estimated Households	2,710	23,943	64,156
2030 Estimated Households	3,025	27,087	70,348
Proj. Annual Growth 2025 to 2030	2.22%	2.50%	1.86%
Race & Ethnicity			
2025 Est. White	35%	37%	40%
2025 Est. Black or African American	27%	24%	19%
2025 Est. Asian or Pacific Islander	4%	3%	4%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	33%	35%	36%
2025 Est. Hispanic (Any Race)	41%	45%	46%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





Ring of 5 Mile

Key Facts

179,042

Total
Population

136K

Total Daytime
Population

1.49%

Population
Annual Growth
Rate

35.6

Median Age

\$81,869

Median
Household
Income

\$80.2K

Average
Disposable
Income

31.4K

Population 12
Years & Younger

91.5K

Female
Population

Annual Household Spending



\$2,155
Apparel &
Services



\$6,367
Groceries



\$200
Computers &
Hardware



\$6,687
Health Care



\$3,652
Eating Out

Annual Lifestyle Spending



\$2,975
Travel



\$90
Theatre/Operas/
Concerts



\$70
Movies/Museums/
Parks

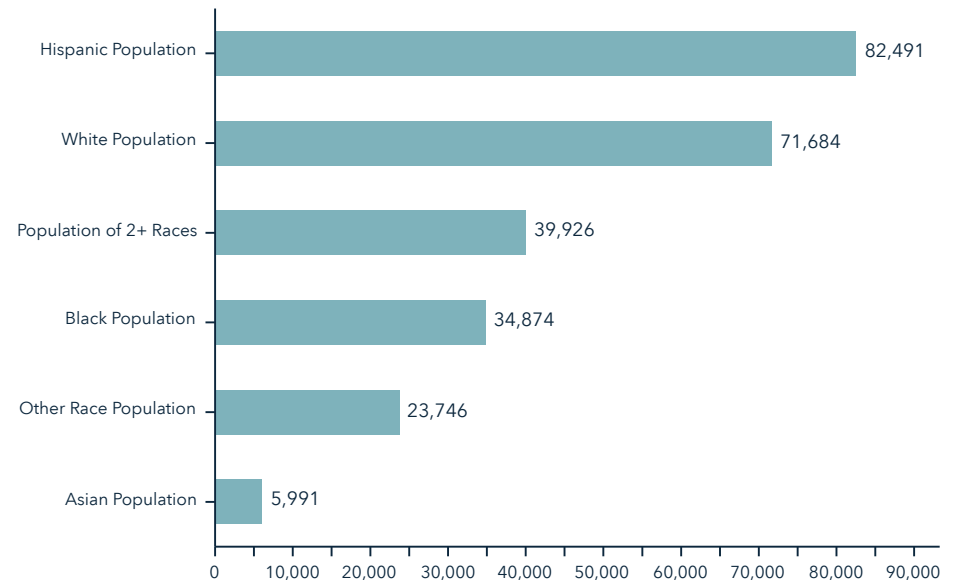


\$86
Sports Events



\$153
Toys/Games/
Crafts/Hobbies

Race





Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



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 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. 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:
 - 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

Webb Sellers	589055	webb.sellers@srsre.com	210.504.2781
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Drew Allen	656732	drew.allen@srsre.com	210.504.1242
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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