



Oldham
Goodwin

COMMERCIAL LAND | FOR SALE
107.43 AC ON 1604

1635 E Loop 1604 | Converse, TX 78109



PROPERTY HIGHLIGHTS

- Within 1 mile from Highway I-10
- Significant frontage at a hard corner, and will be an attractive retail location
- Great development opportunity, targeted by commercial developers
- Strong wealth index considering population size within 3 miles



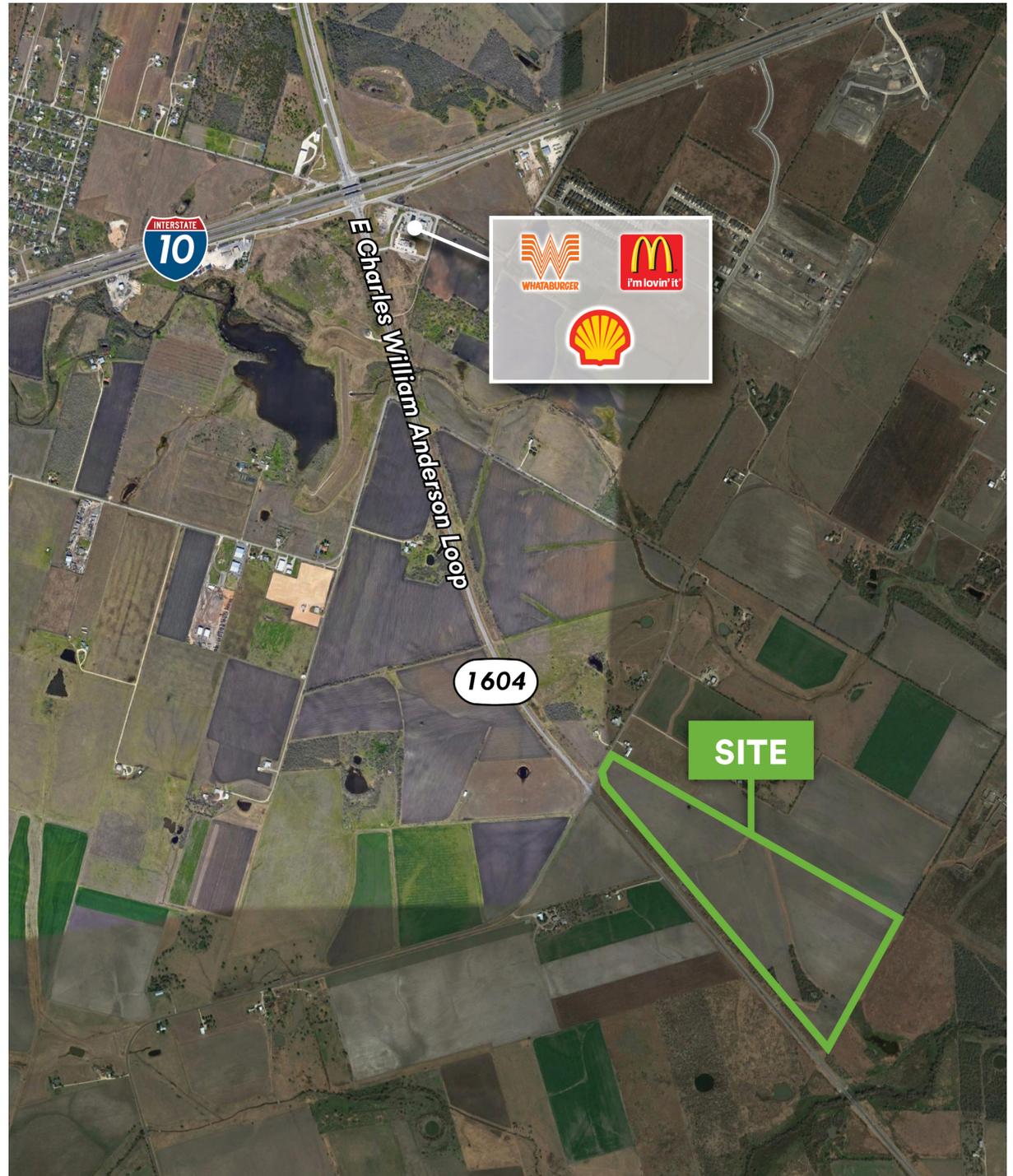
SALES PRICE

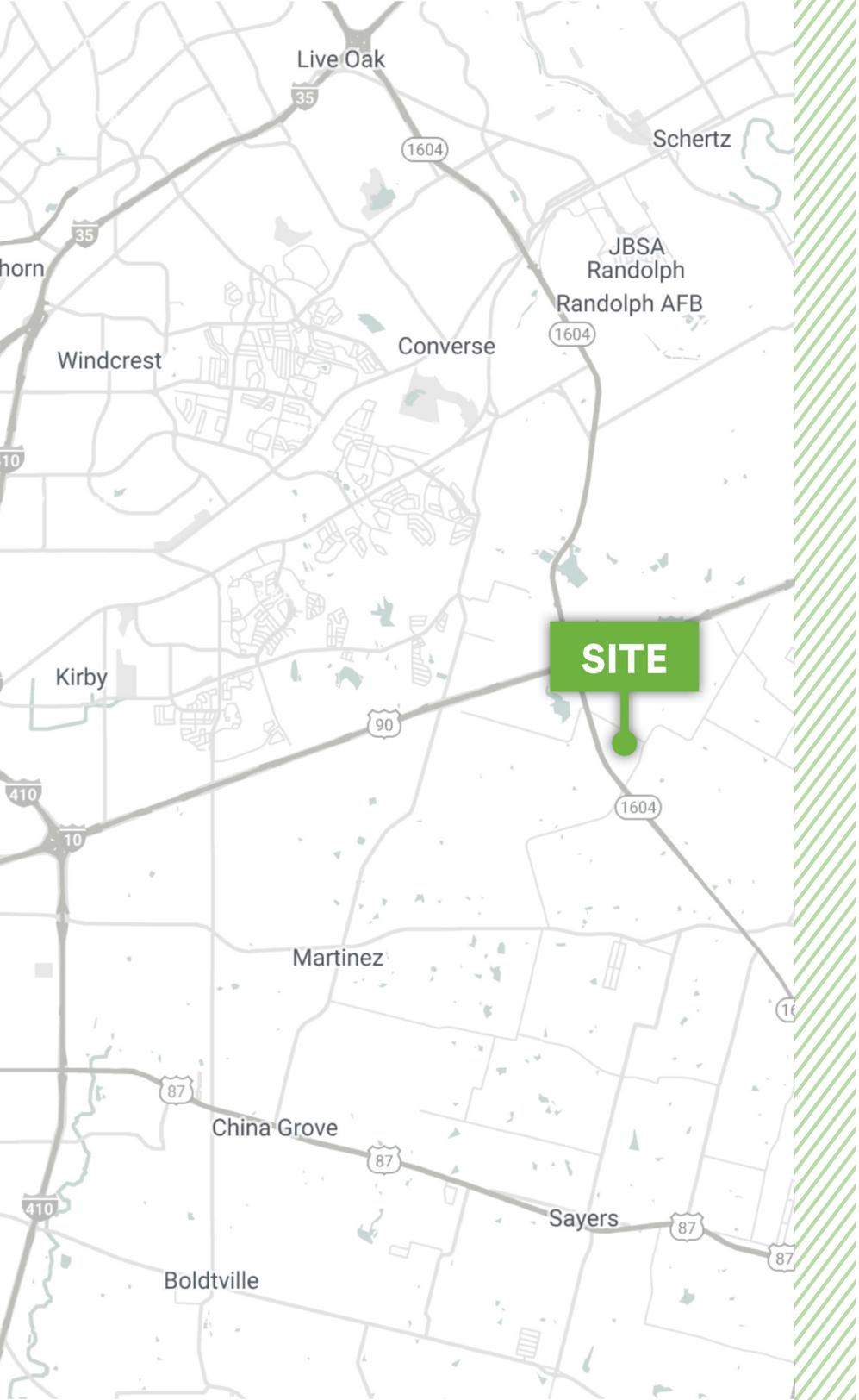
**Call Broker
for Pricing**



LAND SIZE

107.43 AC





PROPERTY INFORMATION

Size	107.43 AC
Legal Description	1. CB 5107 P-6 ABS 580 & 909 2. CB: 5106 P-3E NON ADJACENT PARCEL 3. CB 5106 P-3F ABS 618 4. CB 5106 P-4B ABS 618 NON-ADJ PARCEL
ID Number	1. 05107-000-0063 2. 05106-000-0038 3. 05106-000-0035 4. 05106-000-0042
Access	Main access on 1604
Frontage	Major frontage on 1604
Zoning	OCL
Flood Plain	Approximately 6.5 AC of recorded flood plain
Utilities	In the vicinity
Traffic Counts	10,850 AADT on E Loop 1604 (TXDOT 2020 data)

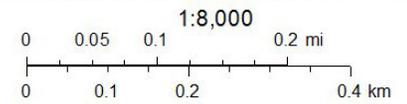


FLOOD PLAIN MAP



May 4, 2021

- | | | |
|-----------------------------|------------------------|---------------------|
| ● Community Service Centers | □ CoSA Parcels | ■ Recorded Plats |
| ⊙ Pre-K Sites | □ BCAD Parcels | ⊞ Preliminary Plats |
| | ▨ 100 Year Flood Plain | |



2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



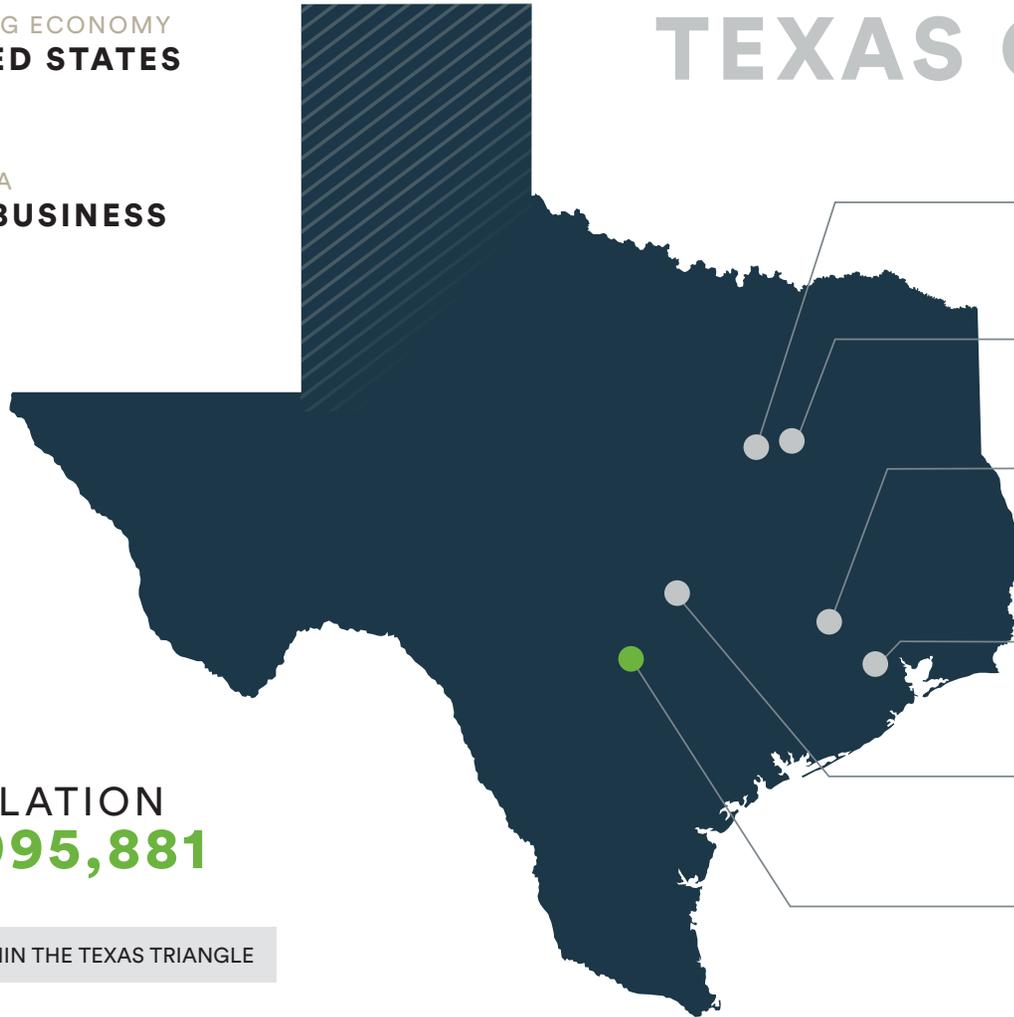
POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

TEXAS OVERVIEW



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION
IN THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION



TOP STATE
FOR JOB GROWTH



BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

SAN ANTONIO, TEXAS



METRO AREA POPULATION
2,500,000

3 FORTUNE 500
COMPANIES BASED
IN HOUSTON

#1 MOST VISITED
CITY IN TEXAS



HOME OF THE ALAMO
THE MOST VISITED ATTRACTION
IN THE STATE OF TEXAS



UNIVERSITY OF TEXAS AT SAN ANTONIO
TOTAL NUMBER OF ACADEMIC DEGREES:
OVER 165 UNDERGRAD AND GRADUATE DEGREES

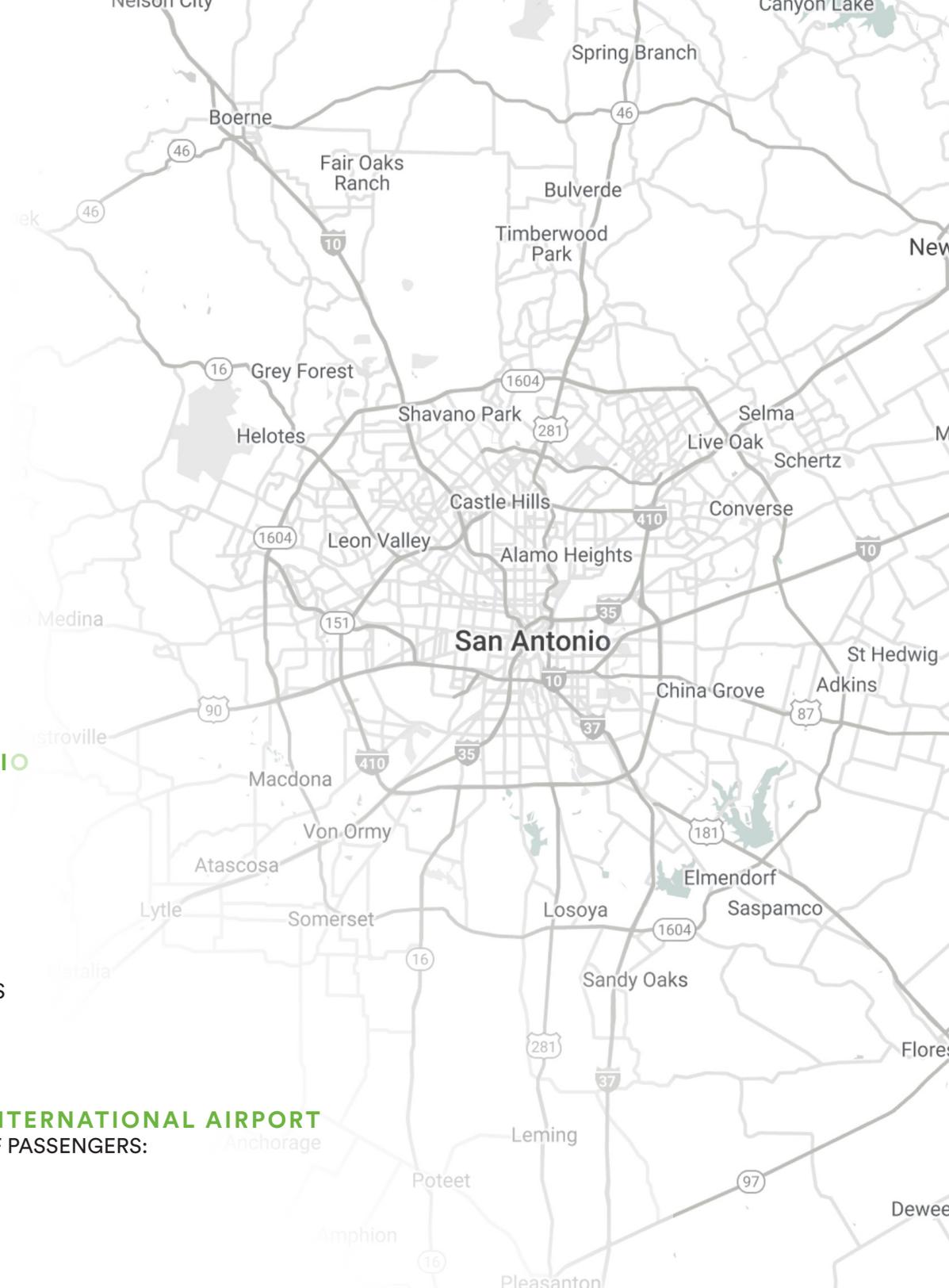


RIVERWALK & TOURISM
LARGEST URBAN ECOSYSTEM IN THE NATION
UNITED NATIONS NAMED WORLD HERITAGE SITES
MORE THAN 11.5 MILLION VISITORS ANNUALLY

7TH
LARGEST CITY
IN THE UNITED STATES



SAN ANTONIO INTERNATIONAL AIRPORT
AVERAGE NUMBER OF PASSENGERS:
MORE THAN 10,363,000



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

48

HOUSEHOLD
INCOME

\$89K

CONSUMER
SPENDING

\$636K

3 MILE

ESTIMATED
POPULATION

6K

HOUSEHOLD
INCOME

\$87K

CONSUMER
SPENDING

\$70M

5 MILE

ESTIMATED
POPULATION

52K

HOUSEHOLD
INCOME

\$86K

CONSUMER
SPENDING

\$550M

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 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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Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
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