

EXCLUSIVE

Flex Warehouse For Sale

9238 Converse Business Ln. Converse, TX 78109



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial



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PROJECT OVERVIEW

Entrust Commercial Advisors Group, powered by KW Commercial, is pleased to exclusively offer 9238 Converse Business Ln., Converse, TX, a freshly renovated flex warehouse space available for sale. Originally completed in 1983 and renovated in 2021, this single-tenant building offers approximately 3,000 square feet of warehouse space and 2,000 square feet of office, creating an ideal setup for an owner-user seeking both operational functionality and professional frontage.

The property features grade-level access, secure fencing, ample front concrete parking, and additional yard space in the rear—well suited for contractors, light fabrication, service-based businesses, or users requiring outdoor storage and laydown area. Situated within a well-maintained industrial park, the site provides privacy while maintaining easy accessibility for clients and staff.

The surrounding area is supported by a dense mix of residential housing, retail amenities, Judson High School, and Randolph Air Force Base, driving consistent daytime activity and long-term growth. Strategically positioned with convenient access to Loop 1604, IH-10, I-35, and FM 78, the property offers efficient connectivity to Northeast San Antonio and the greater metro area. With strong surrounding demographics and continued population expansion, 9238 Converse Business Ln. presents an excellent opportunity to secure a functional asset in a thriving commercial corridor.

PROJECT HIGHLIGHTS

- **5,000 SF Flex/Warehouse Space**
- **0.82 Acres | Secured Yard**
- **Single-Tenant**
- **Established Northeast Submarket**
- **Three Grade-Level Drive in Bays**
- **Strong HH Income | \$85,896+ 3 Mi.**
- **Access to 1604, I-10 & I-35**



EXECUTIVE SUMMARY

EXCLUSIVE OFFERING MEMORANDUM



	ASKING PRICE \$900,000
	RENTABLE BUILDING AREA 5,000 SF
	PRICE / SF \$180.00
	TENANCY Single-Tenant
	LAND AREA 0.82 AC
	YEAR BUILT 1983
	SUBMARKET Northeast
	OWNERSHIP Fee Simple
	GEO ID 05063-801-0110
	Warehouse 3,000 SF
	Office 2,000 SF



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EXTERIOR

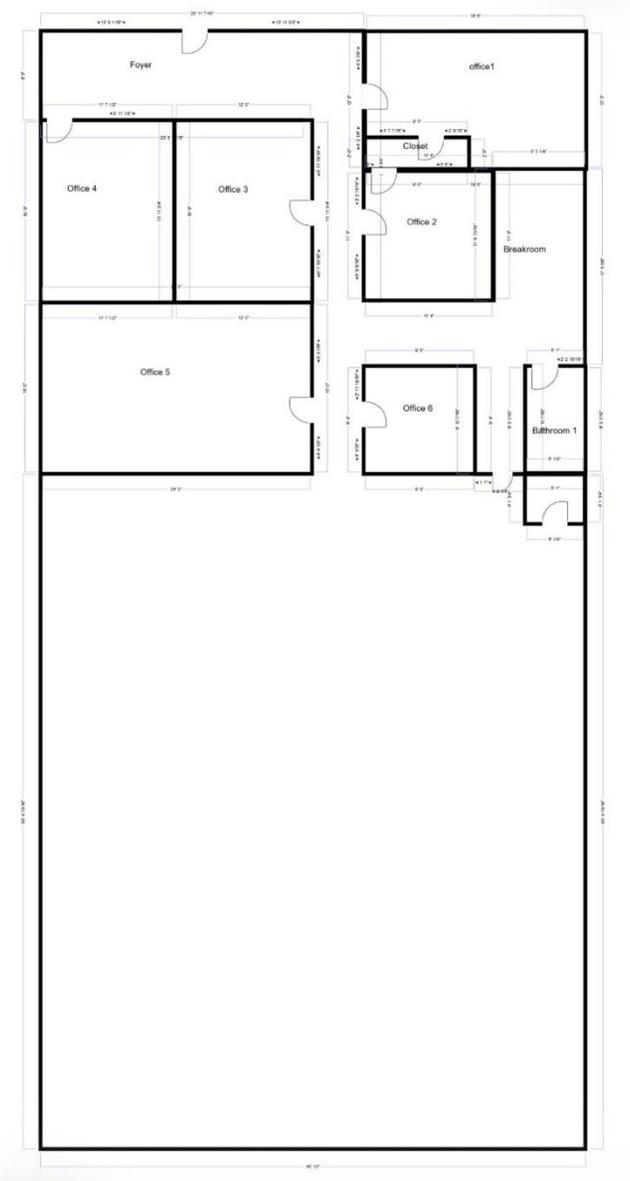
EXCLUSIVE OFFERING MEMORANDUM



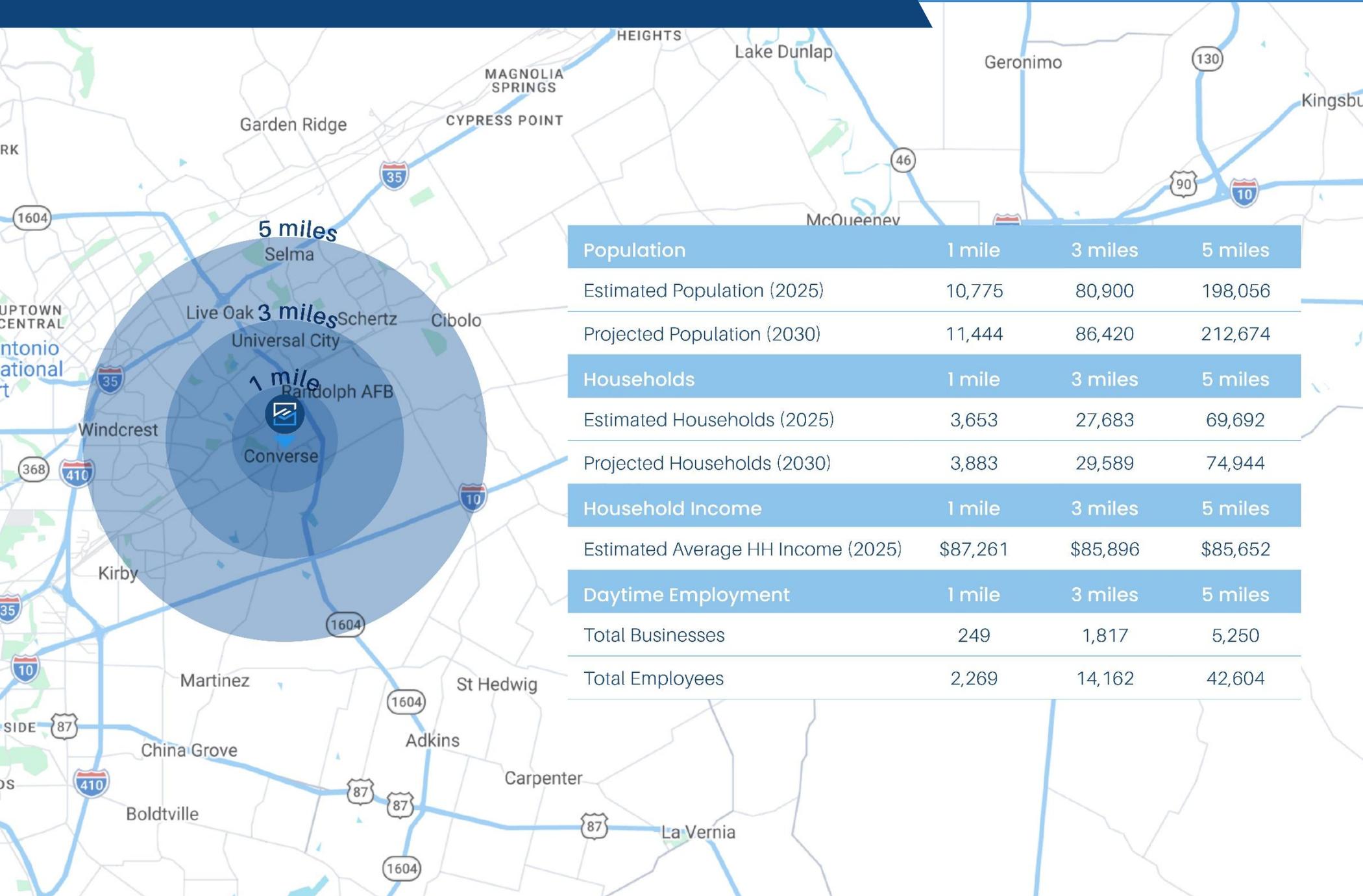
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FLOORPLAN



DEMOGRAPHICS



Population	1 mile	3 miles	5 miles
Estimated Population (2025)	10,775	80,900	198,056
Projected Population (2030)	11,444	86,420	212,674
Households	1 mile	3 miles	5 miles
Estimated Households (2025)	3,653	27,683	69,692
Projected Households (2030)	3,883	29,589	74,944
Household Income	1 mile	3 miles	5 miles
Estimated Average HH Income (2025)	\$87,261	\$85,896	\$85,652
Daytime Employment	1 mile	3 miles	5 miles
Total Businesses	249	1,817	5,250
Total Employees	2,269	14,162	42,604

