

LAND FOR SALE

2.23 ACRES @ IH 10 E AND 1604 (MARRIOTT APPROVED SITE)

Weichold Rd , Converse, TX 78109



OFFERING SUMMARY

SALE PRICE:	\$1,165,000 / \$12 PSF
PRICE PER ACRE:	\$ 522,422
LOT SIZE:	2.23 Acres
APN #	1226464
ZONING:	C-3
MARKET:	San Antonio MSA

PROPERTY OVERVIEW

Our office has been retained to sell 2.23 acres of zone C-3 land at the intersection of IH 10 East and Loop 1604. This site is prime for a hotel investment and has been approved by Marriott for development. TxDot is scheduled to improve the IH 10 and Loop 1604 interchange this year, increasing traffic flow. Area is booming with multiple single family and multifamily developments. City of Converse is growing rapidly and will extend city limits to this intersection.

PROPERTY HIGHLIGHTS

- Highly visible site from both 1604 and IH 10
- Marriott approved for 80 unit hotel (feasibility study complete)
- Great for Retail development
- Adjacent to newly build Shell Nooners Gas Station, Whataburger, and Mc Donalds.
- Easy on/off from 10 and Loop 1604 with new intersection being developed
- East Central WSC CCN for water
- SARA wastewater on site
- CPS Electric
- Seller Financing Available

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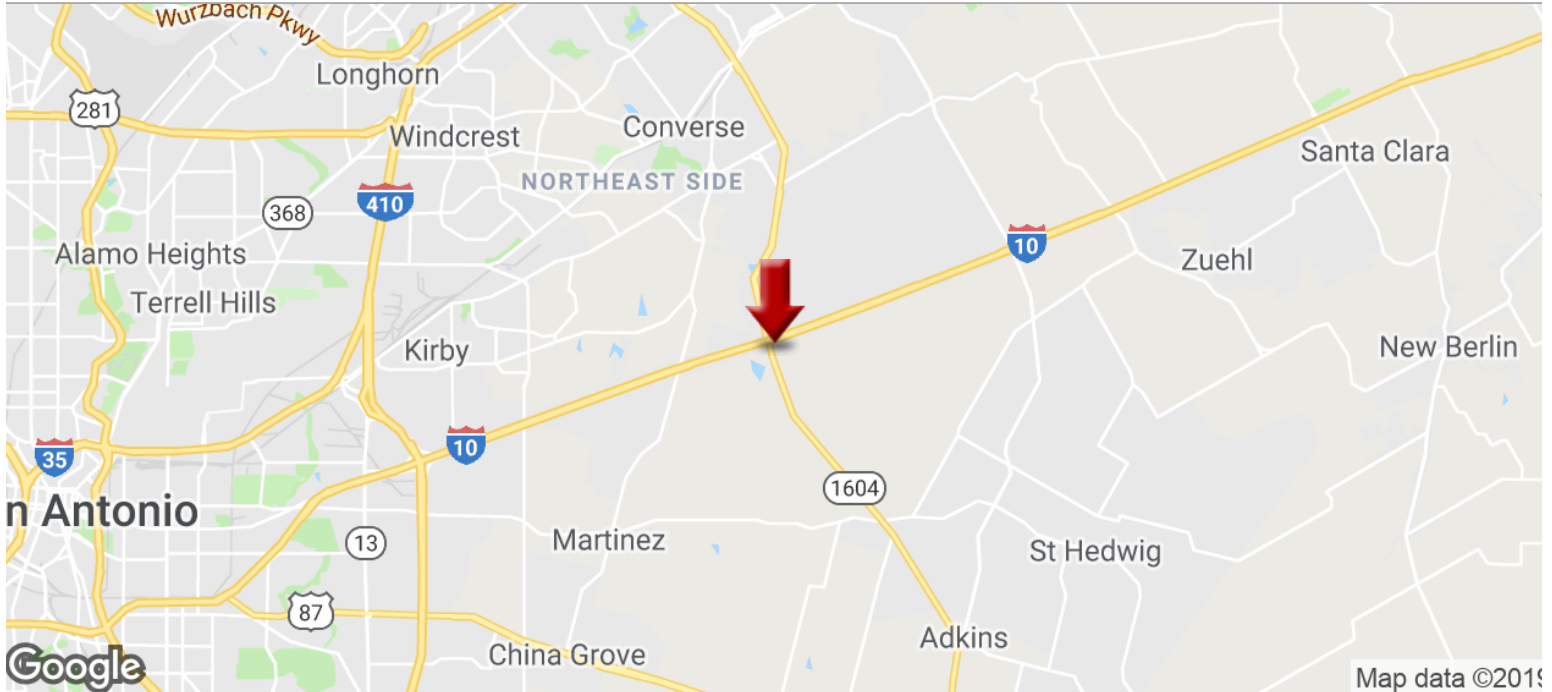
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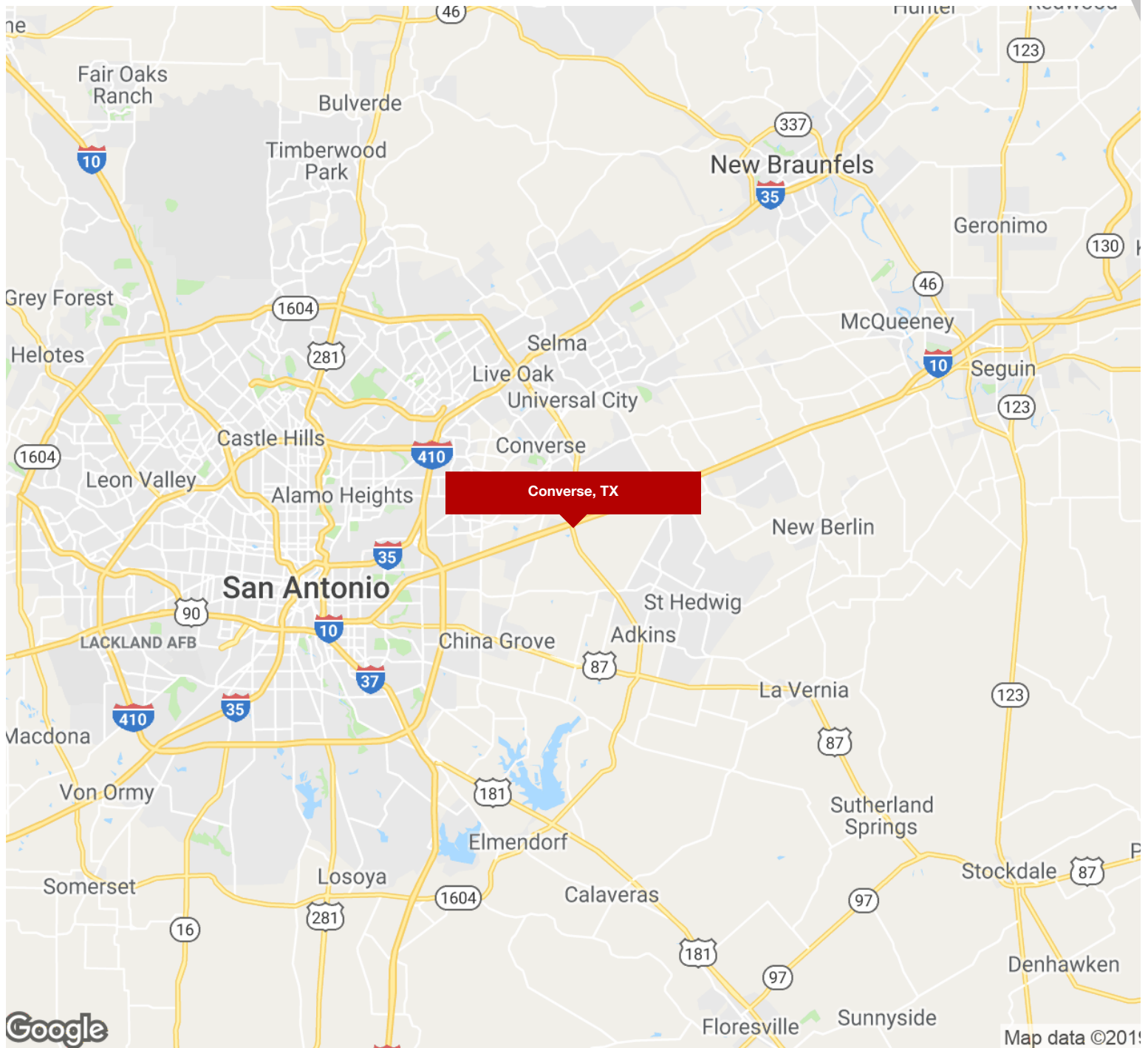
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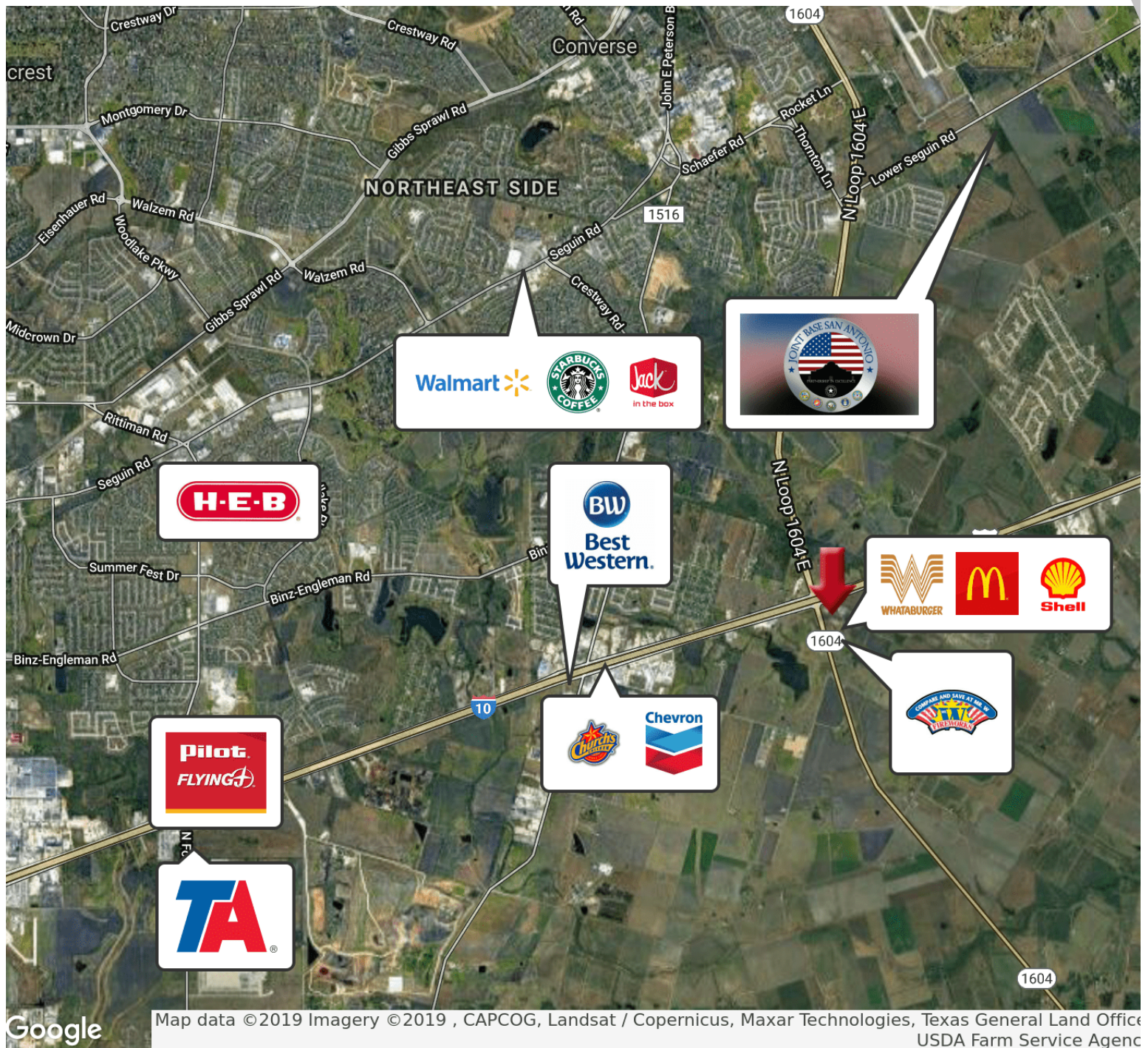
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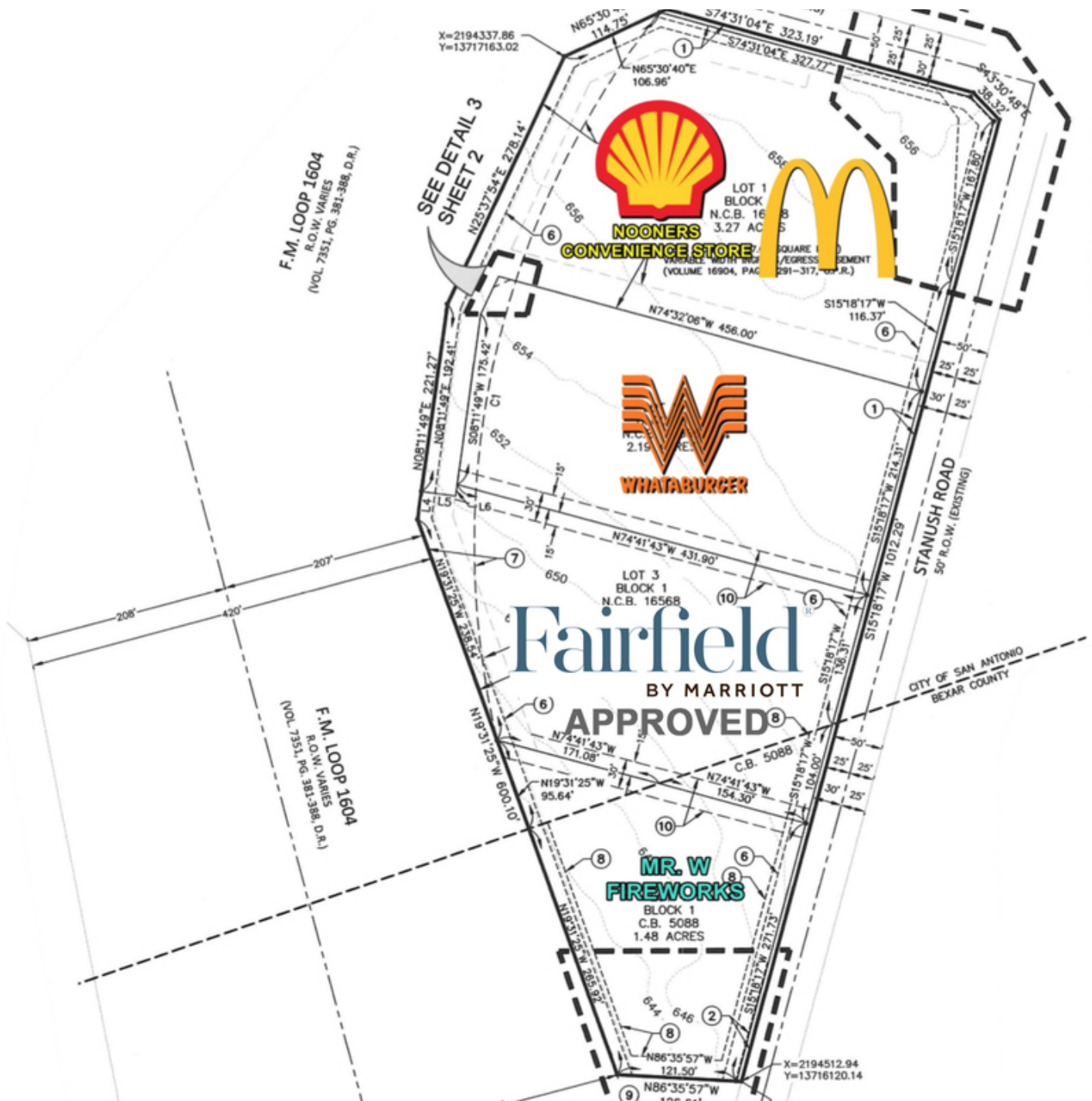
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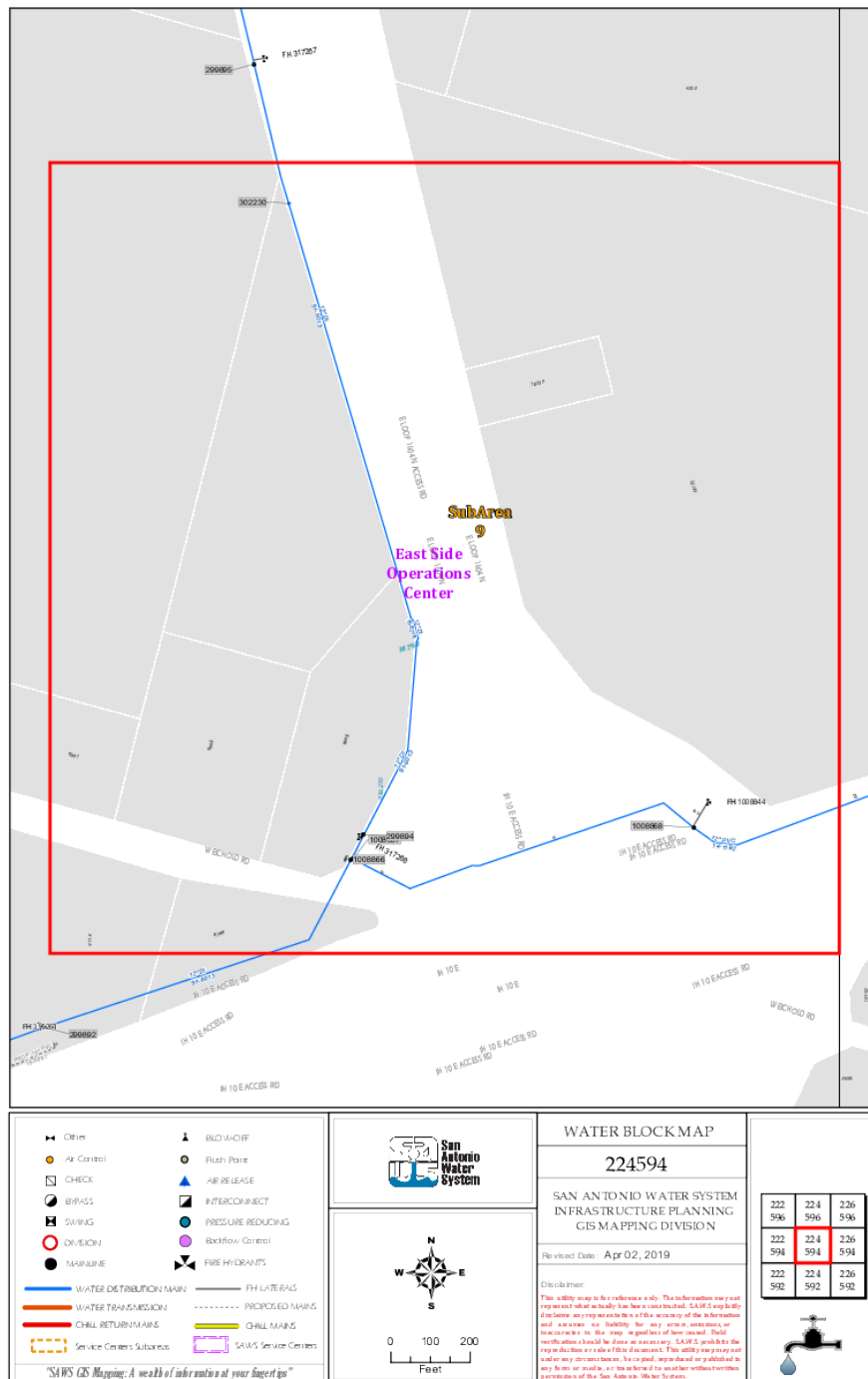
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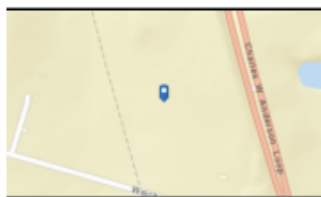
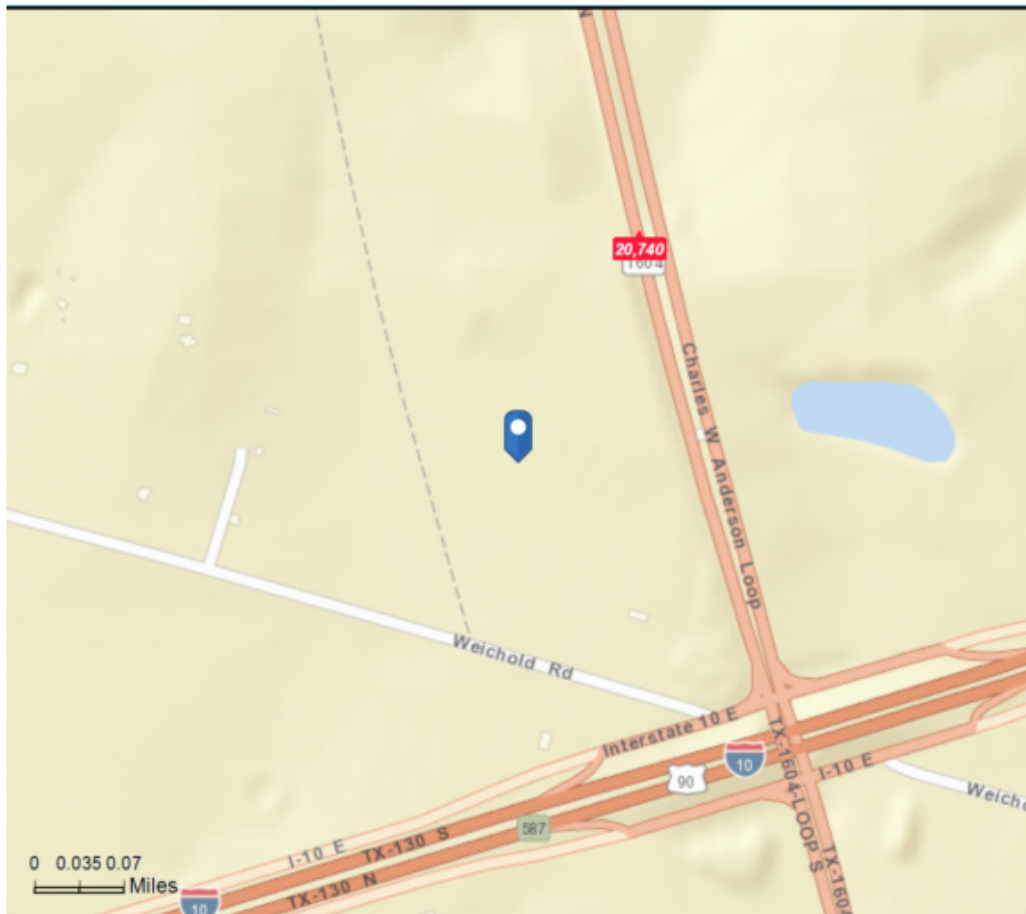
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Traffic Count Map - Close Up

78109, Converse, Texas
Rings: 1, 3 mile radii

Prepared by Esri
Latitude : 29.46845
Longitude : -98.29570



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q1 2019).

August 02, 2019

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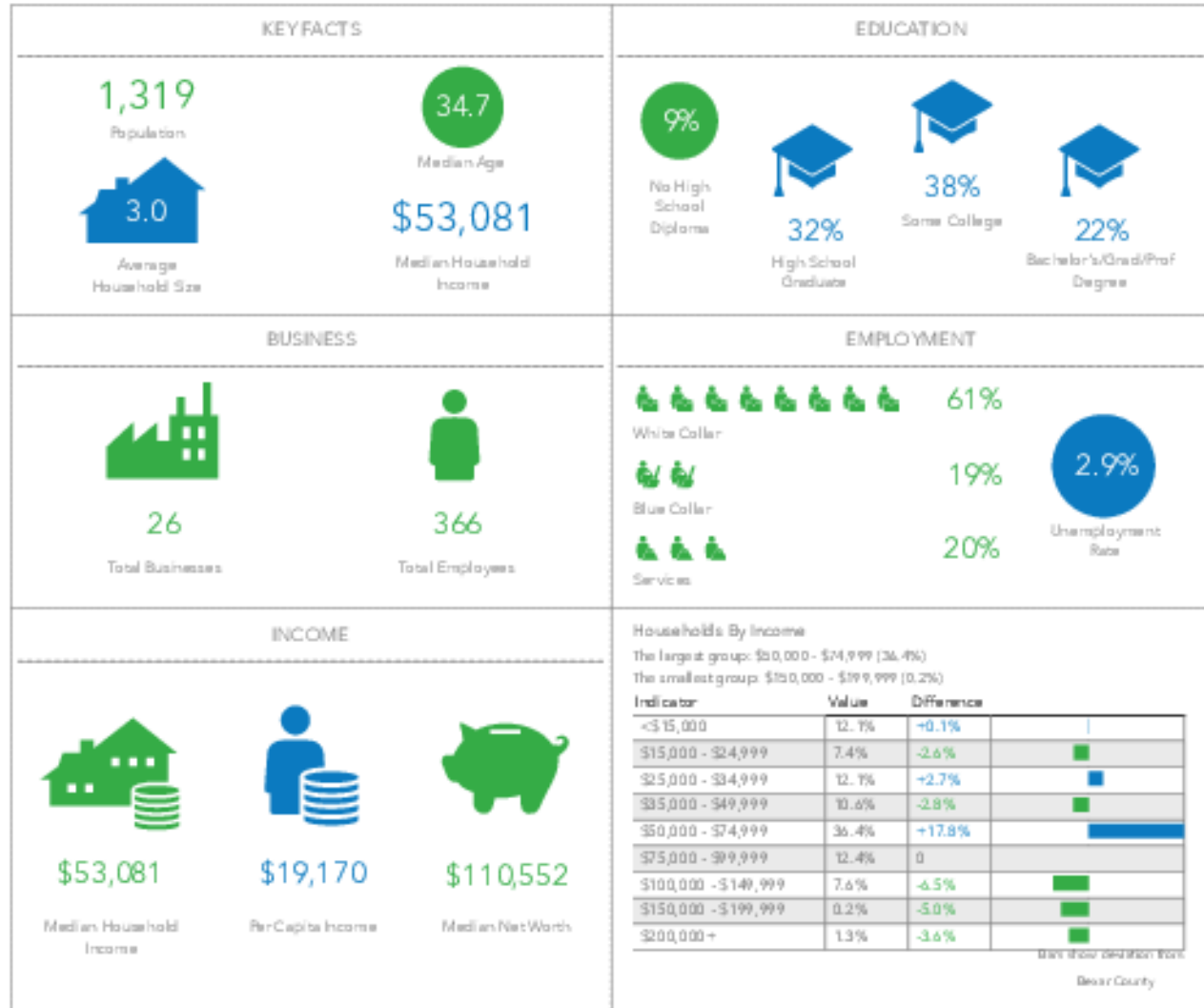
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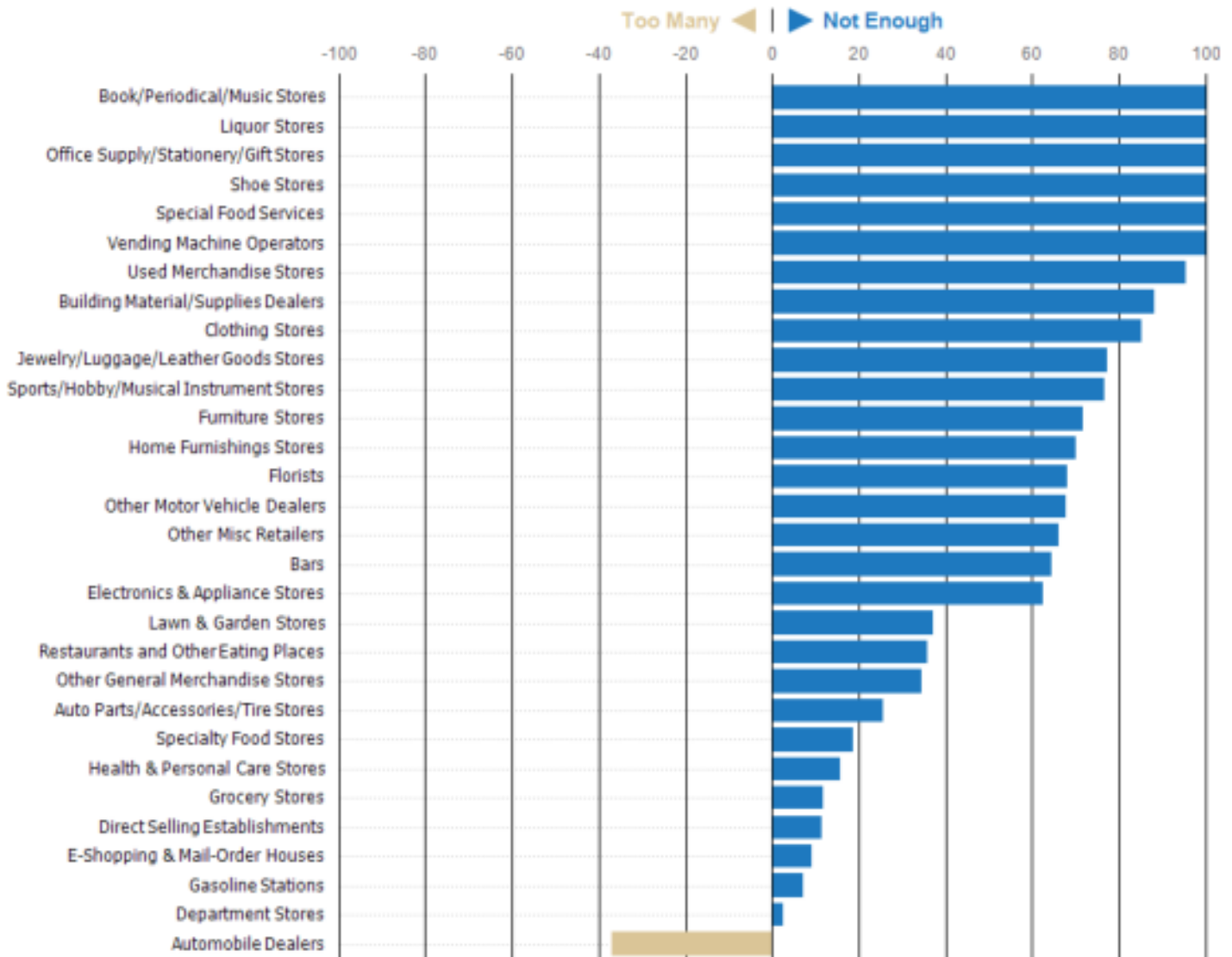


Best Retail Businesses: Converse, TX 78109

This chart shows the types of businesses that consumers are leaving an area to find. The business types represented by blue bars are relatively scarce in the area, so consumers go elsewhere to have their needs met. The beige business types are relatively plentiful in the area, meaning there are existing competitors for the dollars that consumers spend in these categories.

Data Source: Retail Marketplace via Esri, 2018

Update Frequency: Annually



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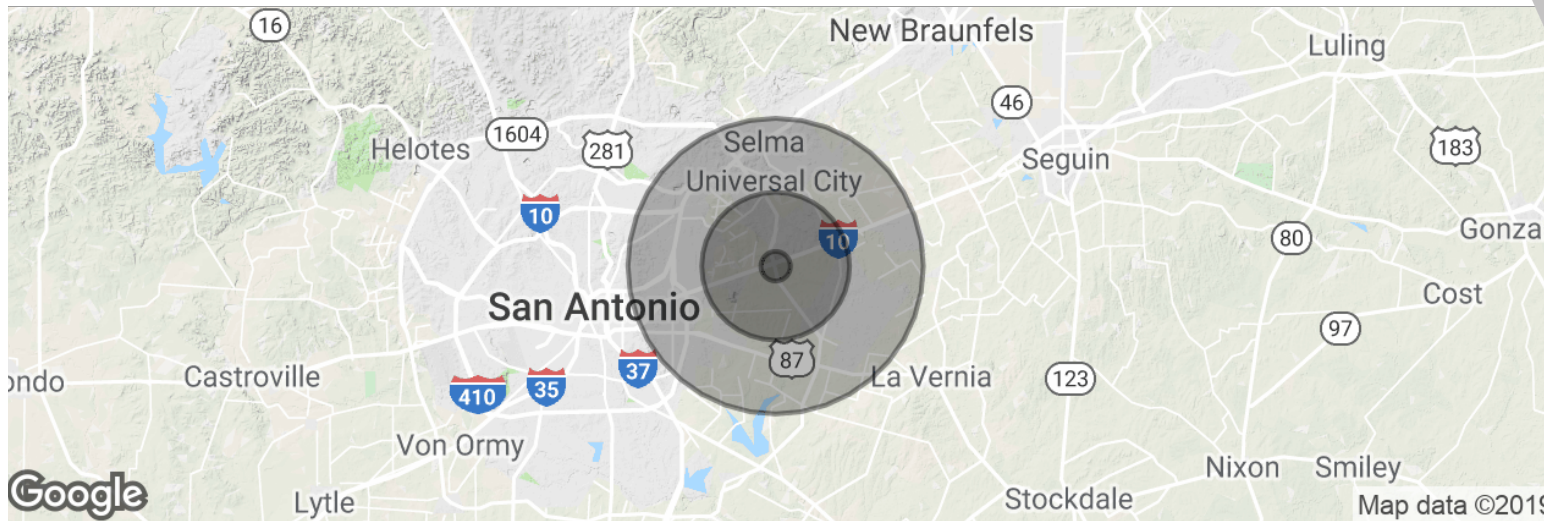
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	839	63,806	334,204
Median age	38.8	32.9	34.2
Median age (male)	39.9	31.5	32.7
Median age (Female)	37.6	33.9	35.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	281	20,985	116,727
# of persons per HH	3.0	3.0	2.9
Average HH income	\$69,071	\$64,263	\$61,486
Average house value	\$135,473	\$123,687	\$131,079

* Demographic data derived from 2010 US Census

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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 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date