

# 301 S Seguin Rd

CONVERSE, TX 78109

## FOR SALE

\$499,000



### PROPERTY DESCRIPTION

2,449 sf corner office building within loop 1604 - recently renovated with a new roof, new carpet, and 2 new HVAC units, this office building is ready for your business! Property has ample parking and large covered back porch, high traffic counts and is in close proximity to Loop 1604, I-35 Gibbs Sprawl rd and FM 1516. Currently owner occupied, please do not disturb company during business hours.

### PROPERTY HIGHLIGHTS

- Corner Property
- High traffic counts

### OFFERING SUMMARY

Sale Price:	\$499,000
Lot Size:	0.25 Acres
Building Size:	2,449 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6	1,097	1,623
Total Population	11	2,289	3,240
Average HH Income	\$72,432	\$39,488	\$45,599



HAYNIE COMMERCIAL  
GROUP

[www.SperryCGA.com](http://www.SperryCGA.com)

**Mark Haynie**

BROKER

830.481.9533

[mark.haynie@sperrycga.com](mailto:mark.haynie@sperrycga.com)

TX #644160

Each office independently owned and operated.

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.



# 301 S Seguin Rd

CONVERSE, TX 78109

## FOR SALE

Office Building



HAYNIE COMMERCIAL  
GROUP

[www.SperryCGA.com](http://www.SperryCGA.com)

**Mark Haynie**

**BROKER**

830.481.9533

[mark.haynie@sperrycga.com](mailto:mark.haynie@sperrycga.com)

TX #644160

Each office independently owned and operated.

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.



301 S Seguin Rd  
CONVERSE, TX 78109

**FOR SALE**  
Office Building



HAYNIE COMMERCIAL  
GROUP

[www.SperryCGA.com](http://www.SperryCGA.com)

**Mark Haynie**

**BROKER**

830.481.9533

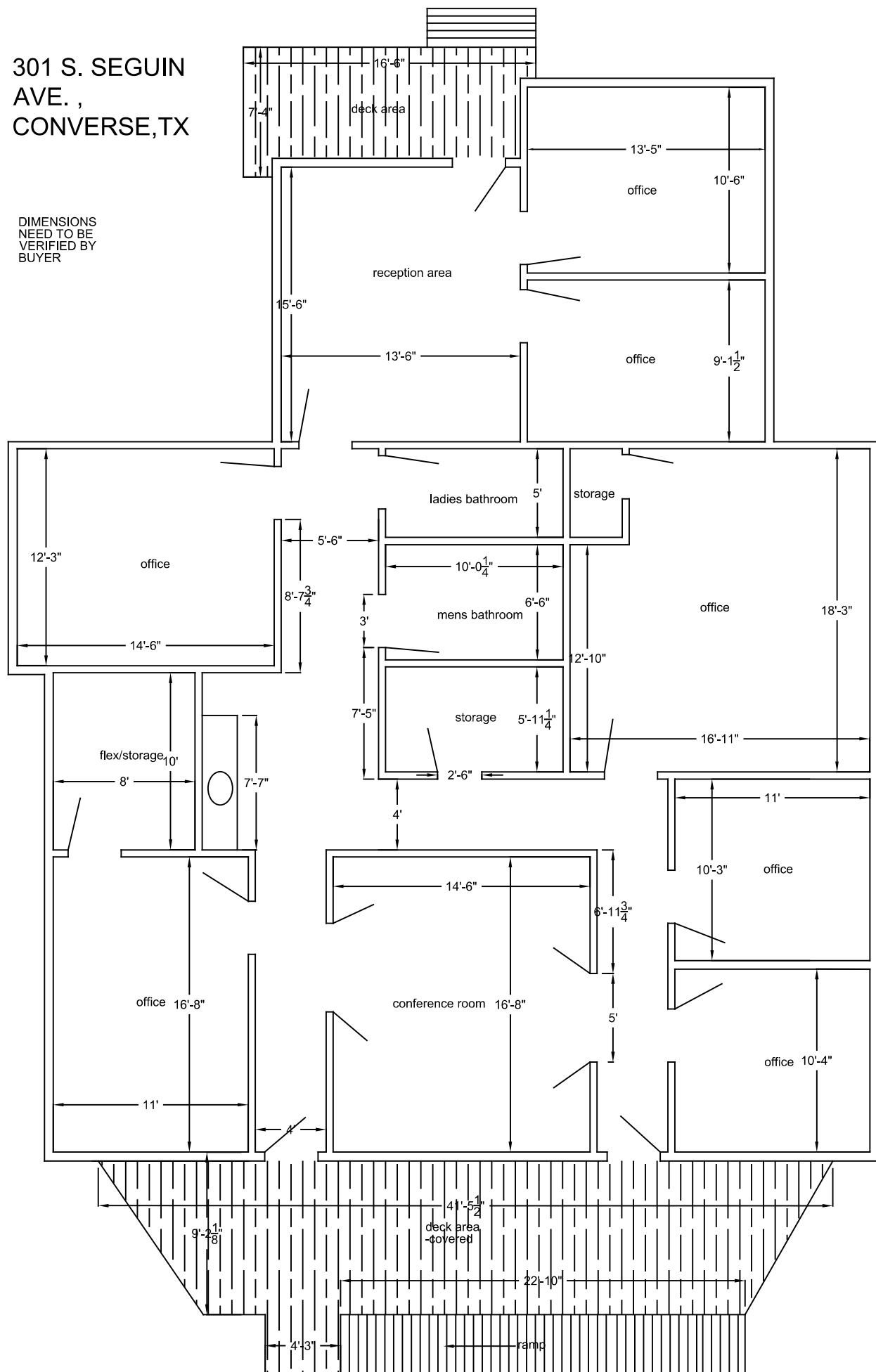
[mark.haynie@sperrycga.com](mailto:mark.haynie@sperrycga.com)

TX #644160

Each office independently owned and operated.

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.

**DIMENSIONS  
NEED TO BE  
VERIFIED BY  
BUYER**

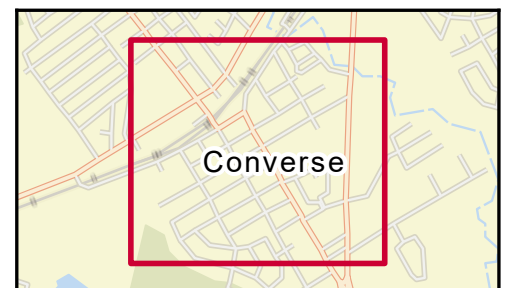
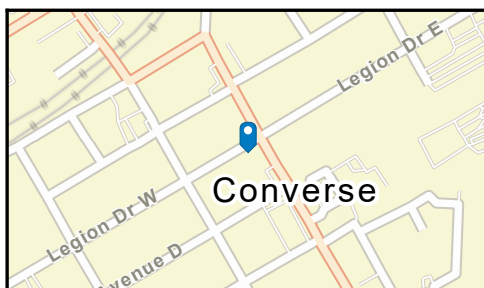




## Traffic Count Map - Close Up

301 S Seguin Rd, Converse, Texas, 78109  
 Ring bands: 0-1, 1-2, 2-3 mile radii

Prepared by Esri  
 Latitude: 29.51596  
 Longitude: -98.31293



Source: ©2023 Kalibrate Technologies (Q2 2023).

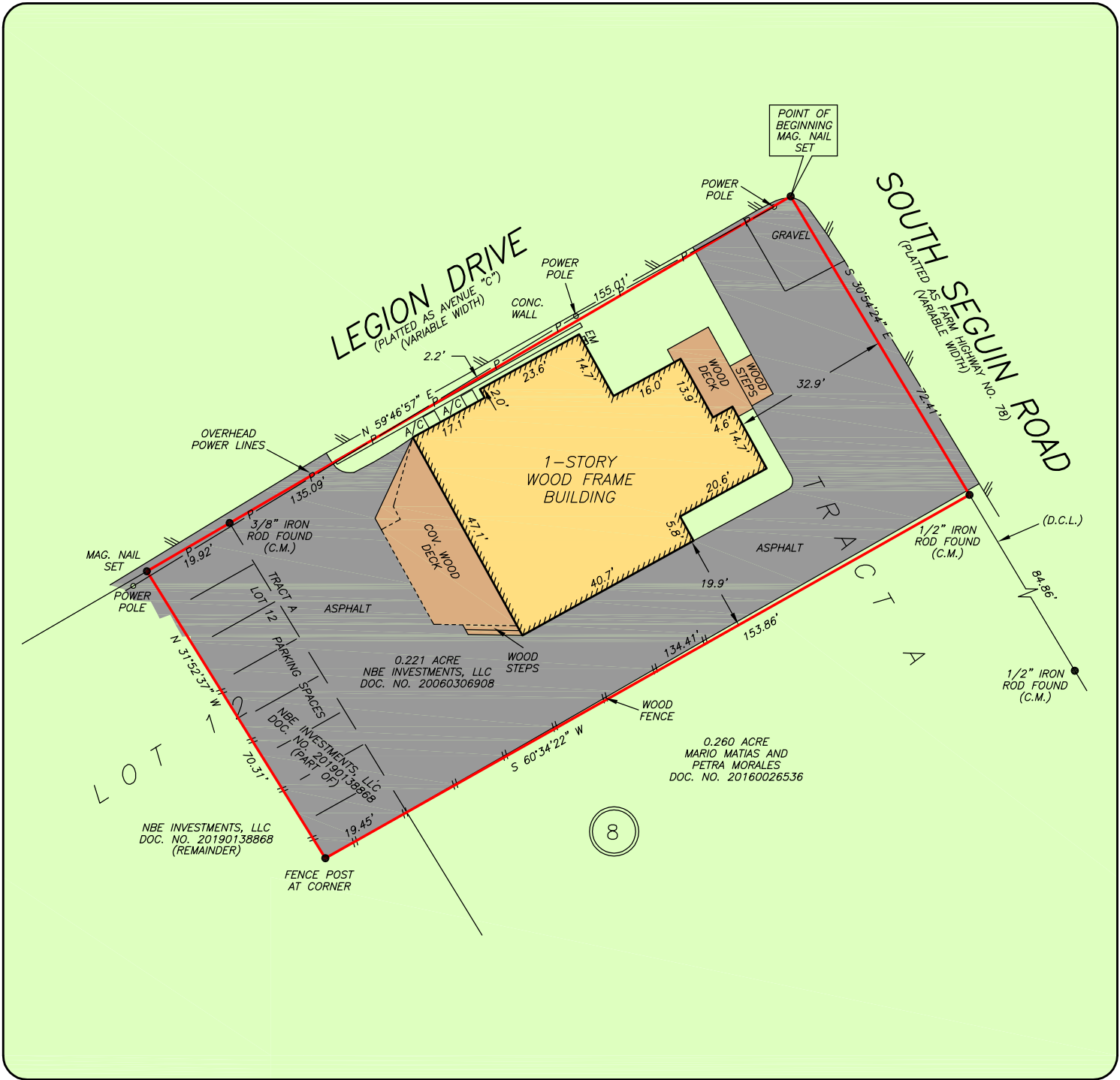
June 29, 2023



GF NO. 7320NB OLD REPUBLIC TITLE  
ADDRESS: 301 SOUTH SEGUIN ROAD  
CONVERSE, TEXAS 78109  
BORROWER: EDWARD AND REBECCA FOSTER, LLC

0.2529 ACRE  
BEING PART OF TRACT A AND LOT 12, BLOCK 8  
COUNTY BLOCK 5563A  
SCHERTZ SUBDIVISION

SITUATED IN THE CITY OF CONVERSE, A SUBDIVISION OF RECORD  
IN VOLUME 2222, PAGE 389, DEED AND PLAT RECORDS  
OF BEXAR COUNTY, TEXAS  
(SEE ATTACHED METES AND BOUNDS)



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48029C 0290 G MAP REVISION: 09/29/2010 ZONE X  
BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
RECORD BEARING: DOC. NO. 20190138868

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY  
PROFESSIONAL LAND SURVEYOR  
NO. 5912  
JOB NO. SA2019-01994  
AUGUST 08, 2019

OLD REPUBLIC TITLE

NAOMI FLORES  
830-608-1551