

LAND FOR SALE

LOOP 1604 24+/- AC'S

Converse, TX 78109

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PASTRANO
Commercial Real Estate
Local Expertise, National Reach



PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	Call Broker For Pricing
Lot Size:	1.5+/- to 24+/- Acres
City:	City of Converse San Antonio MSA
Zoning:	B-3 (Commercial)
Utilities:	To be verified independently by prospective Buyer
Traffic Counts (Loop 1604):	40,000+ VPD

LOCATION DESCRIPTION

Subject property is situated along the highly traveled Loop 1604 corridor & in proximity to: Randolph Air Force Base which employs over 10,000 individuals.

HIGHLIGHTS

- Subject property has over 1,500' of Loop 1604 frontage, with excellent visibility.
- Tract can be subdivided (see Conceptual Site Plan)
- Site in the path of growth for both Single/Multi-family.
- New HEB less than (2) miles from subject property at 1604 & IH-10.
- Potential Uses include: C-Store, QSR, Retail & Multifamily (per HUD: site is located within a (2025) DDA - (Difficult Development Area).



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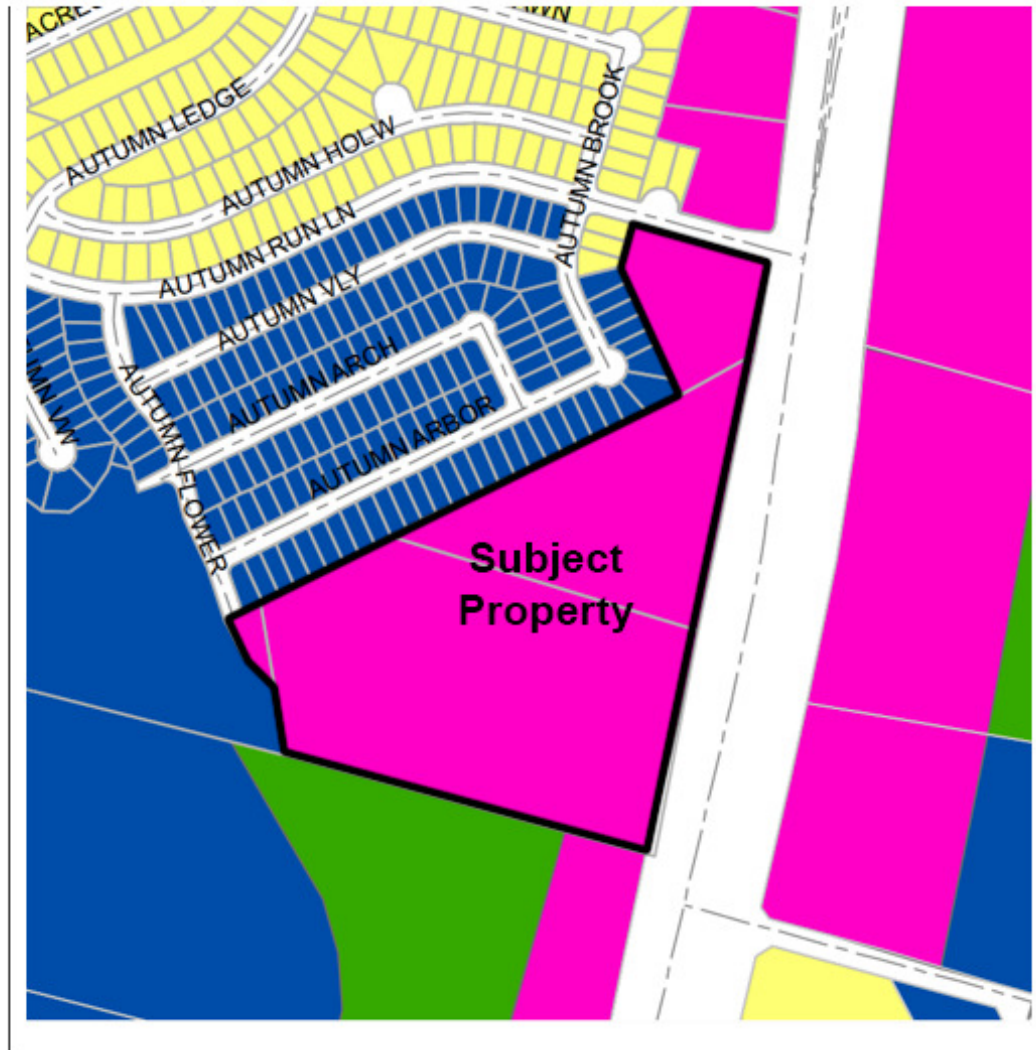
CONCEPTUAL SITE PLAN



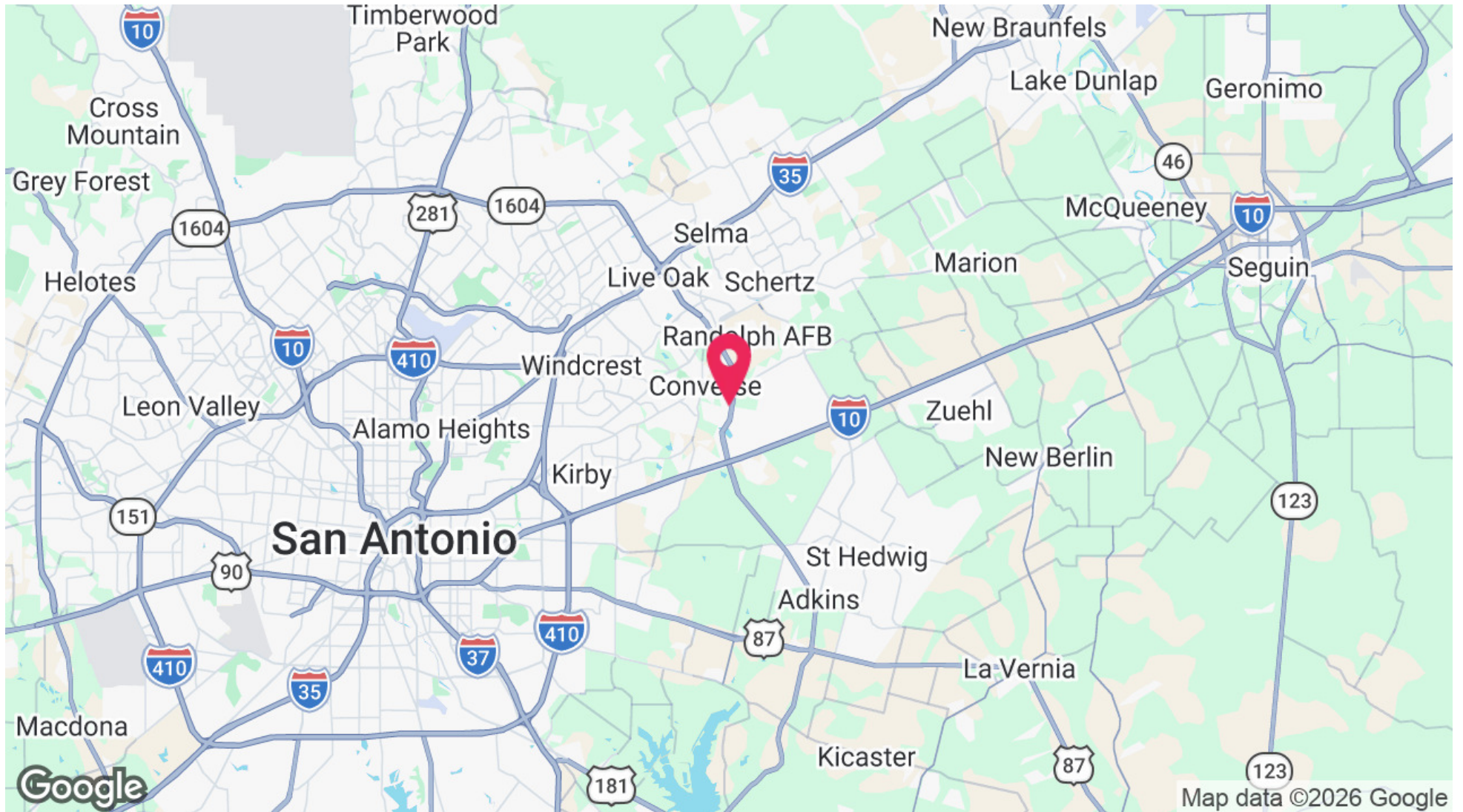
NEARBY AREA MAP



CONVERSE ZONING MAP: B-3 (COMMERCIAL)



LOCATION MAP



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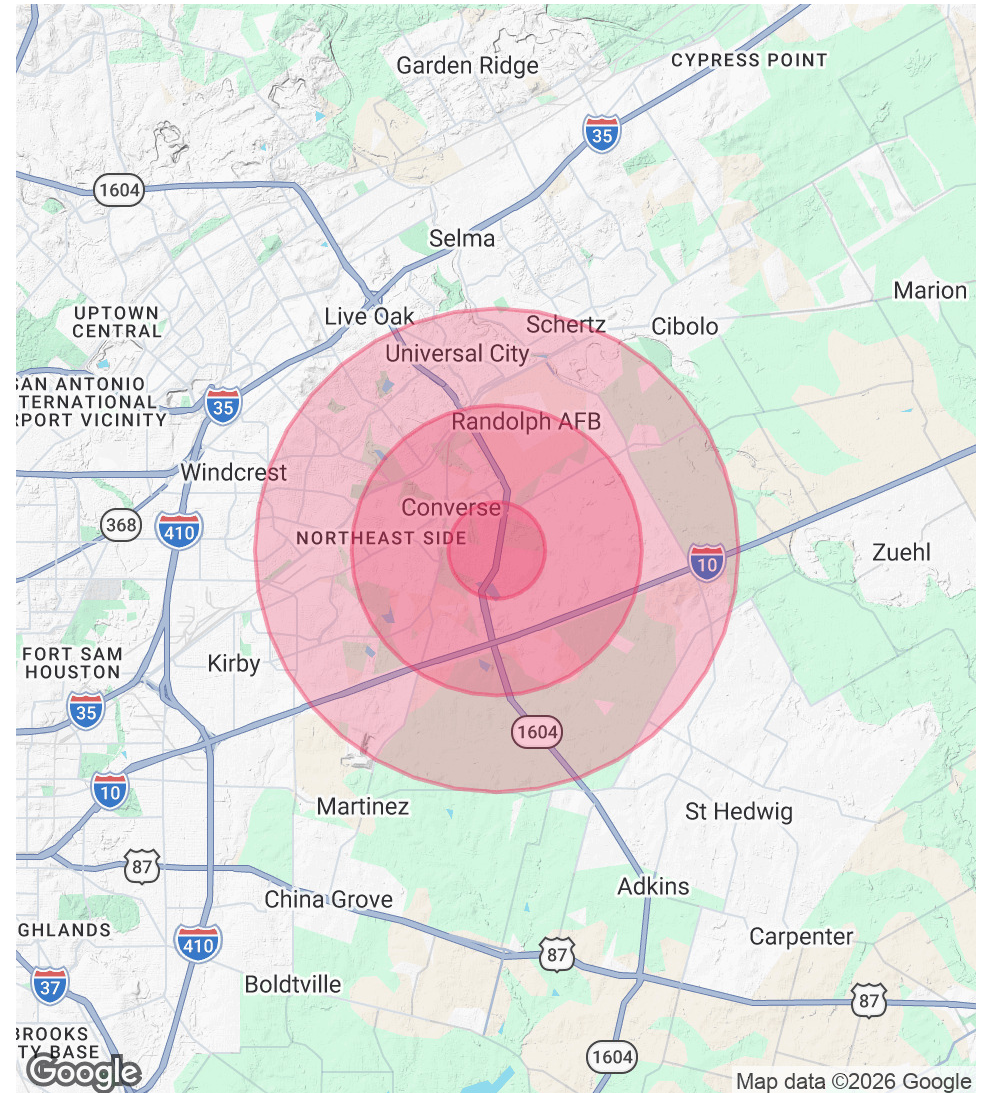
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,571	53,363	160,234
Average Age	36	36	37
Average Age (Male)	35	35	36
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,059	17,515	55,385
# of Persons per HH	3.2	3	2.9
Average HH Income	\$125,533	\$99,768	\$94,420
Average House Value	\$385,983	\$269,110	\$258,746

2020 American Community Survey (ACS)



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SUMMARY

- San Antonio is the 7th largest city in the U.S. and continues to grow more each year. San Antonio has a diverse range of employers, with Healthcare, Tourism, Cybersecurity, Technology, Manufacturing, and Financial Services being the backbone of the city's economic makeup.
- San Antonio is also home to 4 major Military bases and boasts one of the largest retired/active military populations in the U.S.
- San Antonio is home to UTSA, a Nationally Recognized College with over 32,000 students. SA is also home to the UTSA Health Sciences Center which is the largest Health Science University/Program of its kind in South Texas.
- Healthcare and Bio-science greatly impact the San Antonio economy, with an estimated \$40 billion being generated each year solely from these industries.
- The Henry B. Gonzalez Convention Center hosts more than 300 events each year with over 750,000 convention attendees annually. The 1,200,000 SF Convention Center was renovated in 2016 for \$325,000,000 updating the space to allow for more flexibility to serve a wide range of convention hosts.
- The Alamo is the most visited Tourist attraction throughout all of Texas with over 2.5 Million Tourists annually.
- San Antonio has over 30 million tourists each year, with a large bulk of that Tourism being driven by Downtown. Which adds over 2 billion in revenue each year.
- Employers such as H-E-B, USAA, Cullen/Frost Bank, Rackspace, Toyota, & Tesoro have Corporate Headquarters located in San Antonio.



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date