

AVAILABLE FOR SALE



Converse Business Ln



9202 Converse Business Ln, Converse TX 78109

EXCLUSIVELY MARKETED BY

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1

EXECUTIVE
SUMMARY

Property Overview

Property Highlights

Property Site Outline

Nearby Amenities

Location Map

2

MARKET
OVERVIEW

San Antonio, Texas

Location Attractions

1

EXECUTIVE SUMMARY

The property is located at 9202 Converse Business Ln, Converse, TX 78109. It is near the center of Converse and approximately 1.8 miles from the nearest Loop 1604 access. The property is also approximately 3 miles from Randolph AFB. The nearest main road is FM 78, which has a traffic count of 10,853 MPSI. The property has 140 ft of frontage. The lot size is 0.8278 acres or 36061 square feet and has two buildings on it. The larger building was built in 1981, and the smaller building dates to 1981 and 1990.

The buildings combined size is 8000 sqft, with the larger building being 5600 sqft and the smaller building being 2400 sqft. The zoning for the property is I-1, with water and sewer. Currently, the property is being used as offices, storage, and garages. The garages have tenants, and the property is an excellent investment opportunity.

Property Overview

ASKING PRICE:

CALL BROKER FOR DETAILS

LOT SIZE:

.83 ± acres

BUILDING 1 SIZE:
BUILDING 2 SIZE:

5,600 ± sqft
2,400 ± sqft

ZONING:

I-1

FRONTAGE:

140 ± linear ft on Converse Business Ln

UTILITIES ON SITE:

All On Site

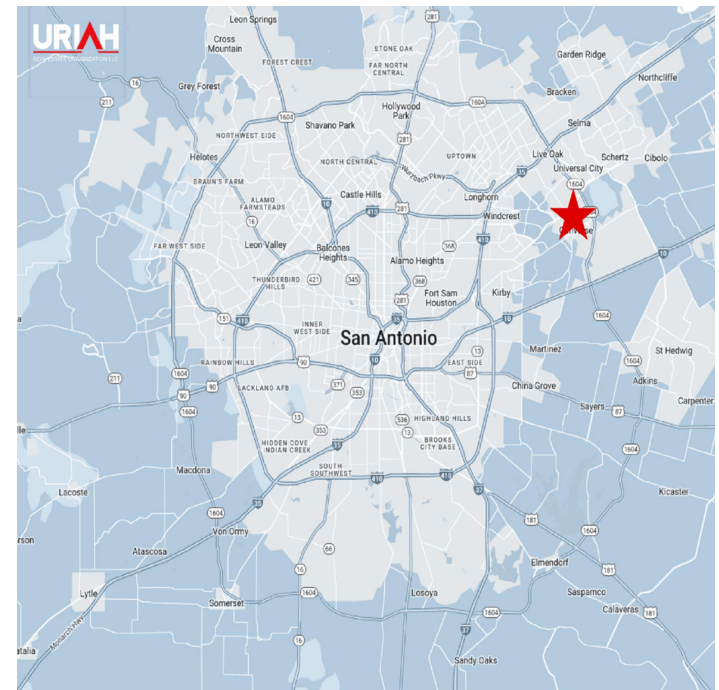
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CONTACT US



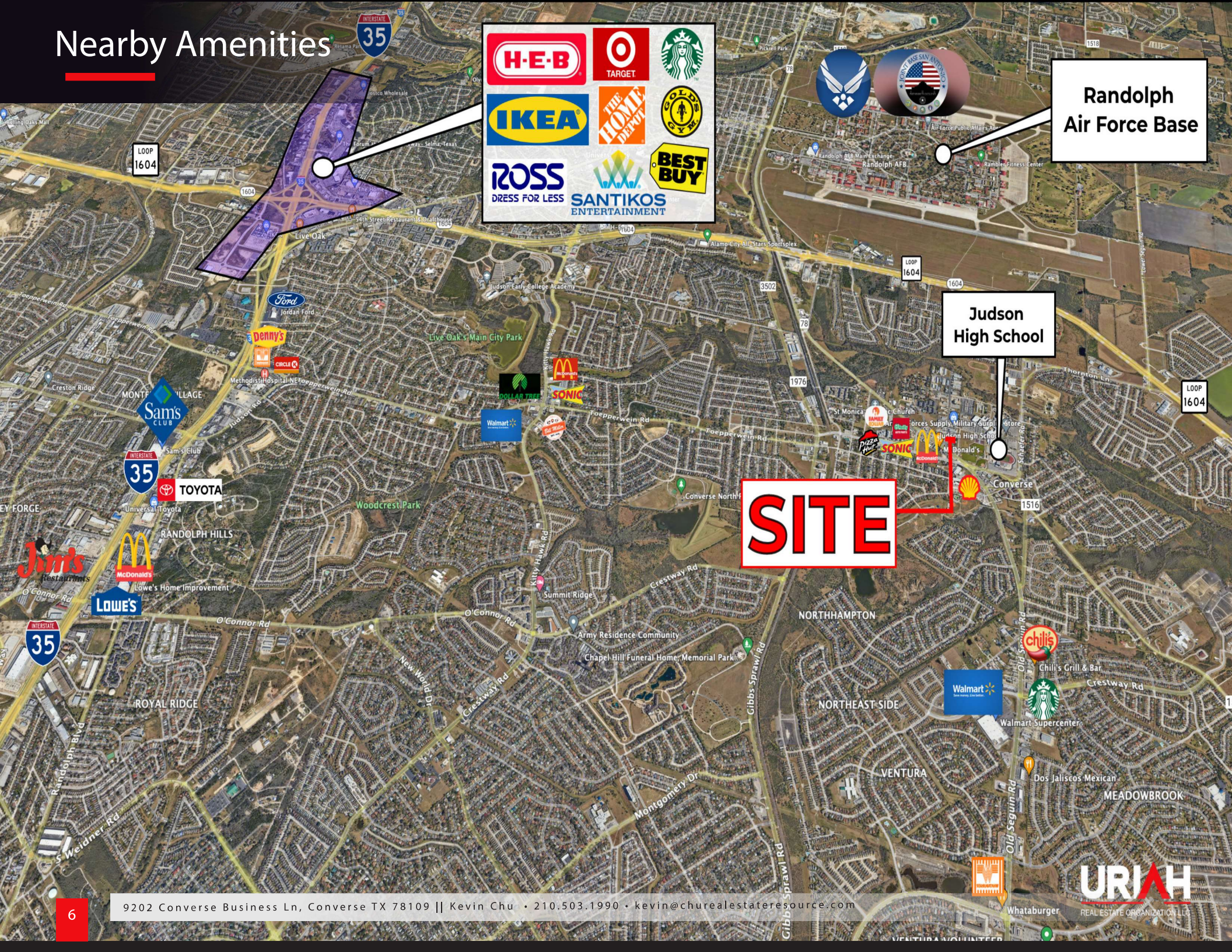
Property Highlights

- Near Loop 1604, Randolph Air Force, Judson High School and many other top attractions.
- Approx. 1.8 miles from nearest Loop 1604 access
Approx. 3 miles from Randolph AFB
- Commercial I Industrial
- High Traffic Counts and High Visibility
10,853 VPD on Business Ln | 52,000 VPD on Loop 1604



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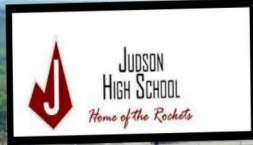
Nearby Amenities



Randolph Air Force Base

Judson High School

SITE



Converse Business Ln



El Sabrosito
Mexican Restaurant



78
TEXAS

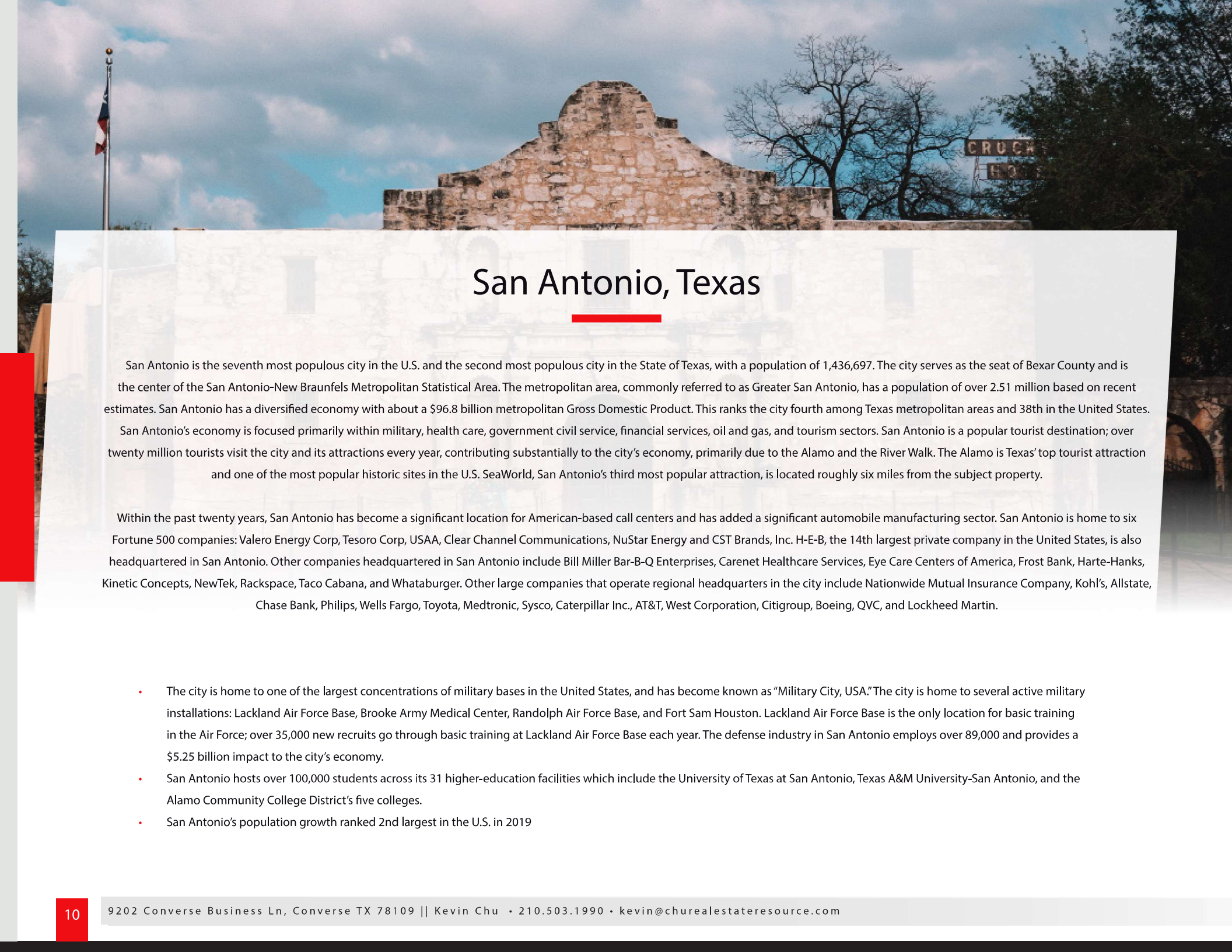
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TEXAS

Converse Business Ln

2

MARKET OVERVIEW





San Antonio, Texas

San Antonio is the seventh most populous city in the U.S. and the second most populous city in the State of Texas, with a population of 1,436,697. The city serves as the seat of Bexar County and is the center of the San Antonio-New Braunfels Metropolitan Statistical Area. The metropolitan area, commonly referred to as Greater San Antonio, has a population of over 2.51 million based on recent estimates. San Antonio has a diversified economy with about a \$96.8 billion metropolitan Gross Domestic Product. This ranks the city fourth among Texas metropolitan areas and 38th in the United States.

San Antonio's economy is focused primarily within military, health care, government civil service, financial services, oil and gas, and tourism sectors. San Antonio is a popular tourist destination; over twenty million tourists visit the city and its attractions every year, contributing substantially to the city's economy, primarily due to the Alamo and the River Walk. The Alamo is Texas' top tourist attraction and one of the most popular historic sites in the U.S. SeaWorld, San Antonio's third most popular attraction, is located roughly six miles from the subject property.

Within the past twenty years, San Antonio has become a significant location for American-based call centers and has added a significant automobile manufacturing sector. San Antonio is home to six Fortune 500 companies: Valero Energy Corp, Tesoro Corp, USAA, Clear Channel Communications, NuStar Energy and CST Brands, Inc. H-E-B, the 14th largest private company in the United States, is also headquartered in San Antonio. Other companies headquartered in San Antonio include Bill Miller Bar-B-Q Enterprises, Carenet Healthcare Services, Eye Care Centers of America, Frost Bank, Harte-Hanks, Kinetic Concepts, NewTek, Rackspace, Taco Cabana, and Whataburger. Other large companies that operate regional headquarters in the city include Nationwide Mutual Insurance Company, Kohl's, Allstate, Chase Bank, Philips, Wells Fargo, Toyota, Medtronic, Sysco, Caterpillar Inc., AT&T, West Corporation, Citigroup, Boeing, QVC, and Lockheed Martin.

- The city is home to one of the largest concentrations of military bases in the United States, and has become known as "Military City, USA." The city is home to several active military installations: Lackland Air Force Base, Brooke Army Medical Center, Randolph Air Force Base, and Fort Sam Houston. Lackland Air Force Base is the only location for basic training in the Air Force; over 35,000 new recruits go through basic training at Lackland Air Force Base each year. The defense industry in San Antonio employs over 89,000 and provides a \$5.25 billion impact to the city's economy.
- San Antonio hosts over 100,000 students across its 31 higher-education facilities which include the University of Texas at San Antonio, Texas A&M University-San Antonio, and the Alamo Community College District's five colleges.
- San Antonio's population growth ranked 2nd largest in the U.S. in 2019

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