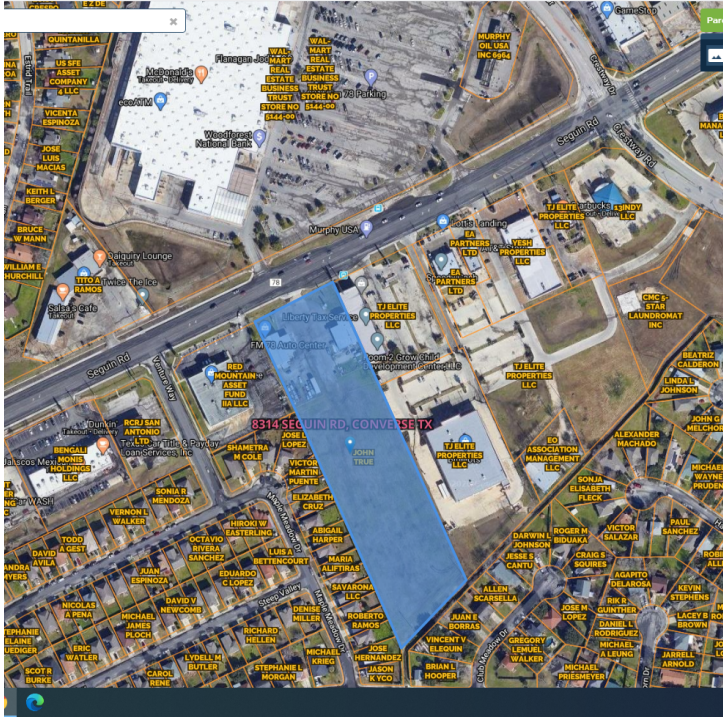


# LAND DEVELOPMENT FOR RETAIL, MEDICAL & PROFESSIONAL OFFICE FOR SALE



8314 Seguin Road, Converse, TX 78109



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,580,000
<b>LOT SIZE:</b>	4.858 Acres
<b>ZONING:</b>	OCL
<b>MARKET:</b>	San Antonio
<b>SUBMARKET:</b>	Converse
<b>PRICE / SF:</b>	\$7.47

## PROPERTY OVERVIEW

Great Potential Land Development, Ideal for Retail, Office, Medical, Professional Use. Property is flat, with 231 ft of frontage on main artery Fm 78 in Converse Tx. High visibility from both directions, with WalMart directly across the street, and retail centers on both sides, including Big Lots, Dollar tree, and national restaurant chains nearby. Has two metal buildings currently being used as Auto Repair. Can be expanded utilizing current buildings for larger auto related business, such as paint and body shop to compliment auto repair, or great location for a car dealership.

## PROPERTY HIGHLIGHTS

- 4.858 acres
- Flat Terrain
- City Utilities
- High Visibility
- Surrounded by National Chains, WalMart, Big Lots, Dollar Tree, Chilis, McDonalds, Starbucks, etc.
- 231 ft Hwy78 Frontage
- Potential Investment Income
- 2 Existing Buildings 3122 Sq Ft and 3200 Sq Ft

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# LAND DEVELOPMENT FOR RETAIL, MEDICAL & PROFESSIONAL OFFICE FOR SALE



8314 Seguin Road, Converse, TX 78109

Property Type	Land Development for Retail, Medical & Professional Office
Property Subtype	Retail
APN	317114
Lot Size	4.858 Acres
Free Standing	No

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# LAND DEVELOPMENT FOR RETAIL, MEDICAL & PROFESSIONAL OFFICE FOR SALE



8314 Seguin Road, Converse, TX 78109

Sale Price

**\$1,580,000**

## PROPERTY INFORMATION

Property Type	Land Development for Retail, Medical & Professional Office
Property Subtype	Retail
APN #	317114
Lot Frontage	231 ft
Lot Depth	915 ft
Power	Yes

## PARKING & TRANSPORTATION

## UTILITIES & AMENITIES

Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

## LOCATION INFORMATION

Street Address	8314 Seguin Road
City, State, Zip	Converse, TX 78109
County	Bexar
Market	San Antonio
Sub-market	Converse
Cross-Streets	Between Walzem Rd and Crestway Rd
Side of the Street	Southeast
Road Type	Paved
Market Type	Large
Nearest Highway	Loop 1604 and IH 10
Nearest Airport	San Antonio International Airport

## BUILDING INFORMATION

Best Use	Retail & Office Development
Free Standing	No

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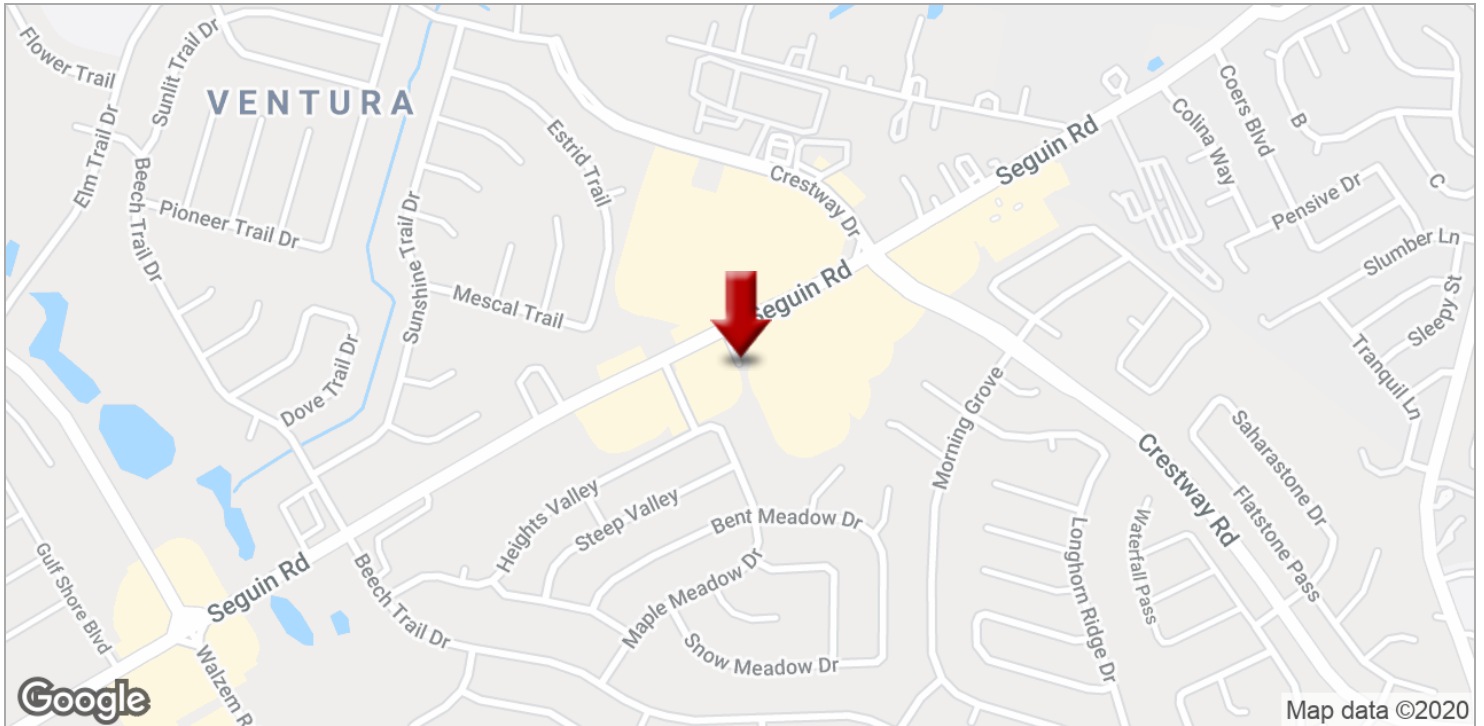
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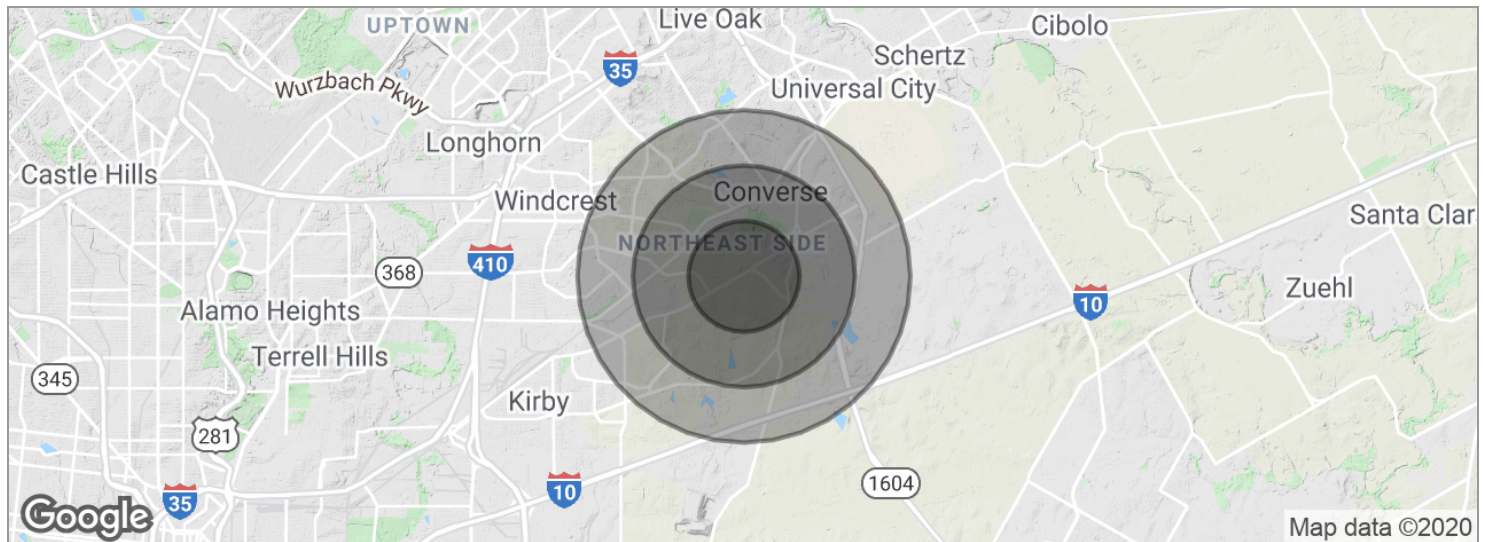
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	15,431	42,842	77,307
Median age	30.5	32.6	32.6
Median age (male)	28.5	31.0	30.9
Median age (Female)	32.5	34.0	34.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,665	13,821	25,619
# of persons per HH	3.3	3.1	3.0
Average HH income	\$65,478	\$64,075	\$62,251
Average house value	\$115,995	\$116,286	\$117,129

\* Demographic data derived from 2010 US Census

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial Heritage in compliance with all applicable fair housing and equal opportunity laws.

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## PROFESSIONAL BACKGROUND

Professional Realtor for 17 years. Second Career, first being in the Retail world, from working in the corporate environment to owning and operating my own Furniture company. This experience gives me an insight to the Commercial Real Estate Industry, having been personally responsible for leasing properties as well as purchasing. My philosophy is simple: work hard, work smart, and enjoy what I do. I believe that client satisfaction is the key to success. I enjoy a solid reputation, both with brokers and clients. I've worked hard for that; I grew up with a big dose of my grandparents Texas farm work ethic, honesty, directness, sunrise to sunset, a hand shake.

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## PROFESSIONAL BACKGROUND

Scott Forester currently serves as a Commercial Real Estate Director with Keller Williams Heritage in New Braunfels, TX. Scott works to actively know the commercial real estate market in the surrounding Central Texas area, including, Seguin, Canyon Lake, Spring Branch, Bulverde, Schertz, Cibolo, Seguin, San Marcos and San Antonio.

Scott's 13 years of prior residential real estate helped him transition into commercial real estate in 2012 with SVN | Norris Commercial Group office in New Braunfels.

Some of Scott's greatest skills are those of a communicator and facilitator, traits he honed during many years of coaching and teaching around the state of Texas. That "coaching" mentality is exactly what serves his commercial real estate clients and customers so well.

Scott currently concentrates on sale and lease listings as a Seller and Landlord representative. He is a tireless, enthusiastic worker who knows the current market for industrial, office, retail, and raw land properties. He has helped guide his clients through dozens of sale and lease transactions in these categories, and has been there to guide and answer questions along the way. Scott will commit his best effort in giving to his clients what they want most; to correctly value, aggressively market and to sell or lease their commercial property at the best market rate possible.

Scott uses the latest tools and technology to evaluate, market, contact prospects, and take a commercial transaction from listing to closing in a very effective and efficient way. Scott wants the opportunity to help you with your commercial needs now or in the future and to develop a relationship of trust built on communication.

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