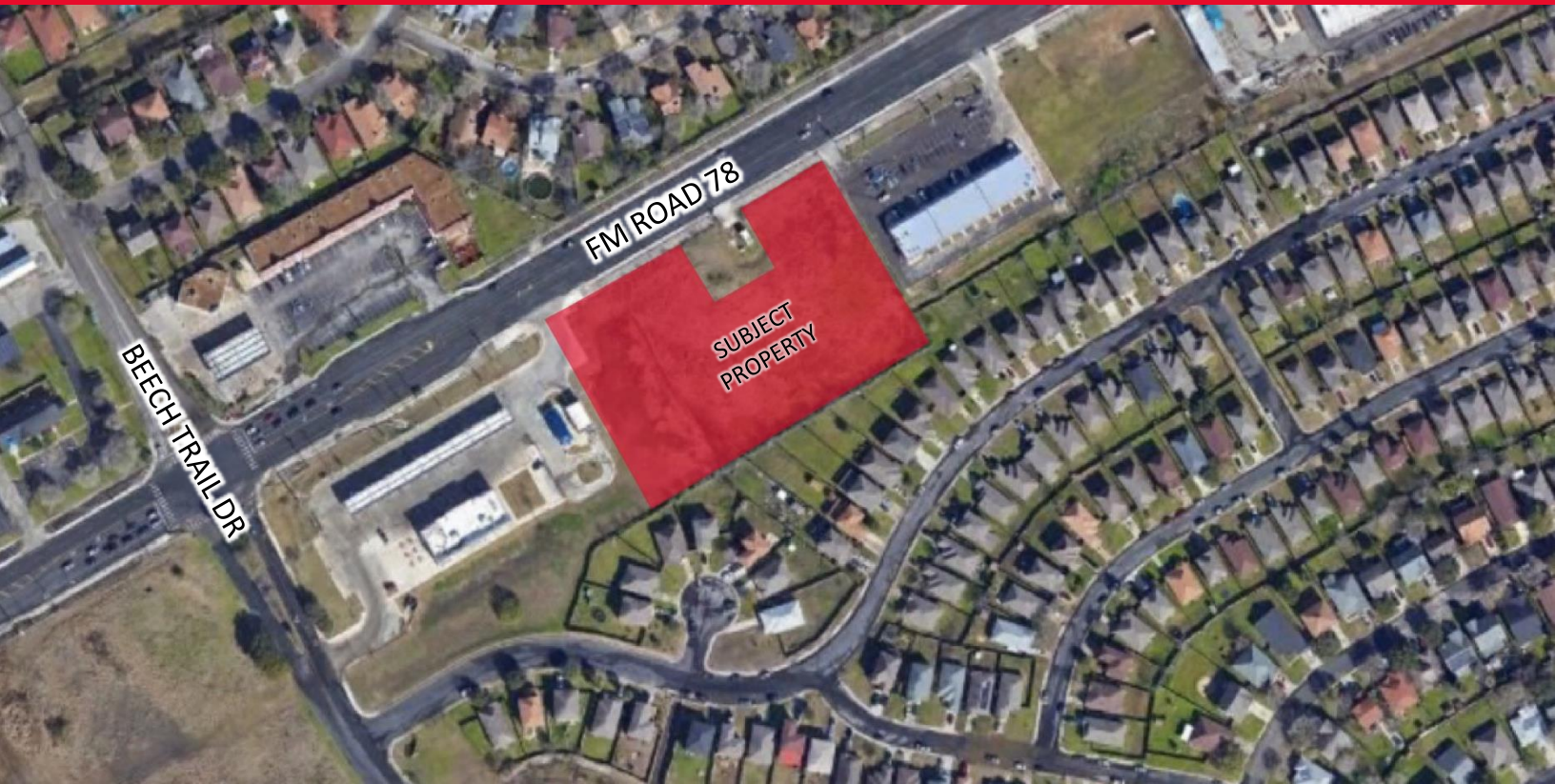


FOR SALE

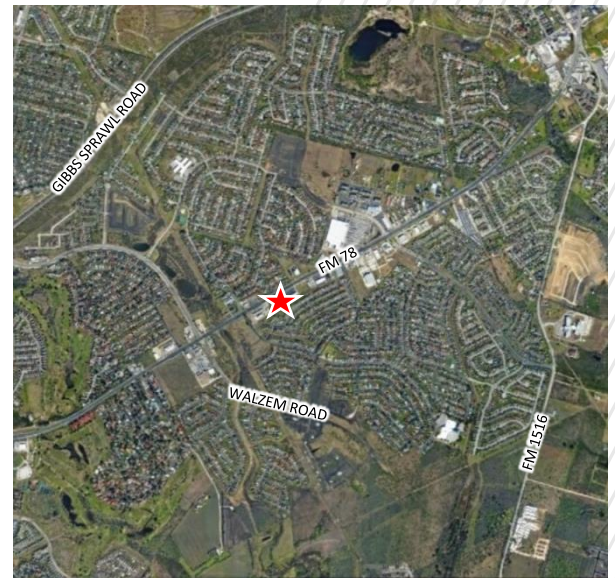
FM Road 78 & Beach Trail Drive
Converse, Texas 78244



PROPERTY HIGHLIGHTS

Cushman & Wakefield U.S., Inc. (“C&W”) in partnership with Franklin Street, as an exclusive advisor, is pleased to present qualified investors the opportunity to acquire the enclosed vacant land in Converse, Texas. The site is positioned at/near the intersection of FM Road 78 and Beach Trail Drive, providing direct access to major regional thoroughfares that allow for convenient connectivity to the entire Converse MSA.

BUILDING SF	N/A	SIGNAGE TYPE	TBD
LAND SF	126,368	1-MILE (POP.)	10,380
YEAR BUILT	N/A	3-MILE (POP.)	59,253
PARKING	N/A	MED. INCOME	\$70,506
TRAFFIC COUNTS	36,730 VPD	SPACE USE	TBD



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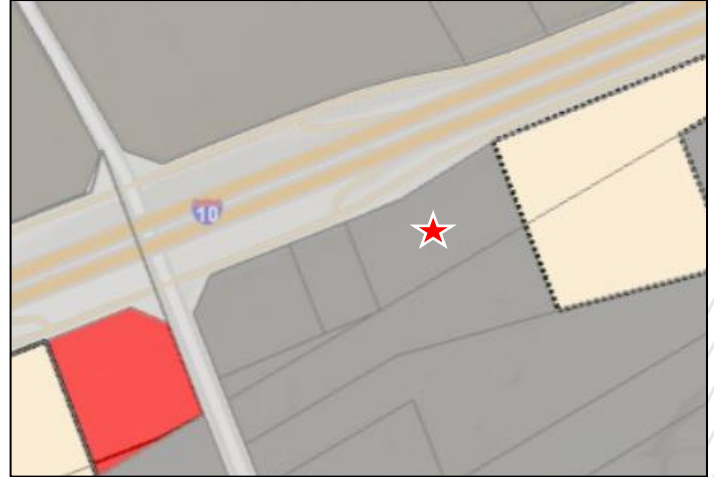
LAURA FRETWELL
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FOR SALE

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ADDITIONAL INFORMATION

The property lies in the City of Converse, yielding a multitude of development opportunities. The seller is seeking proposals from qualified investors to acquire the property via a fee simple sale.

**LEGAL INFORMATION**

TAX PARCEL ID	1095007
2024 RE TAXES	\$16,080.06
ZONING	Outside City Limits

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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