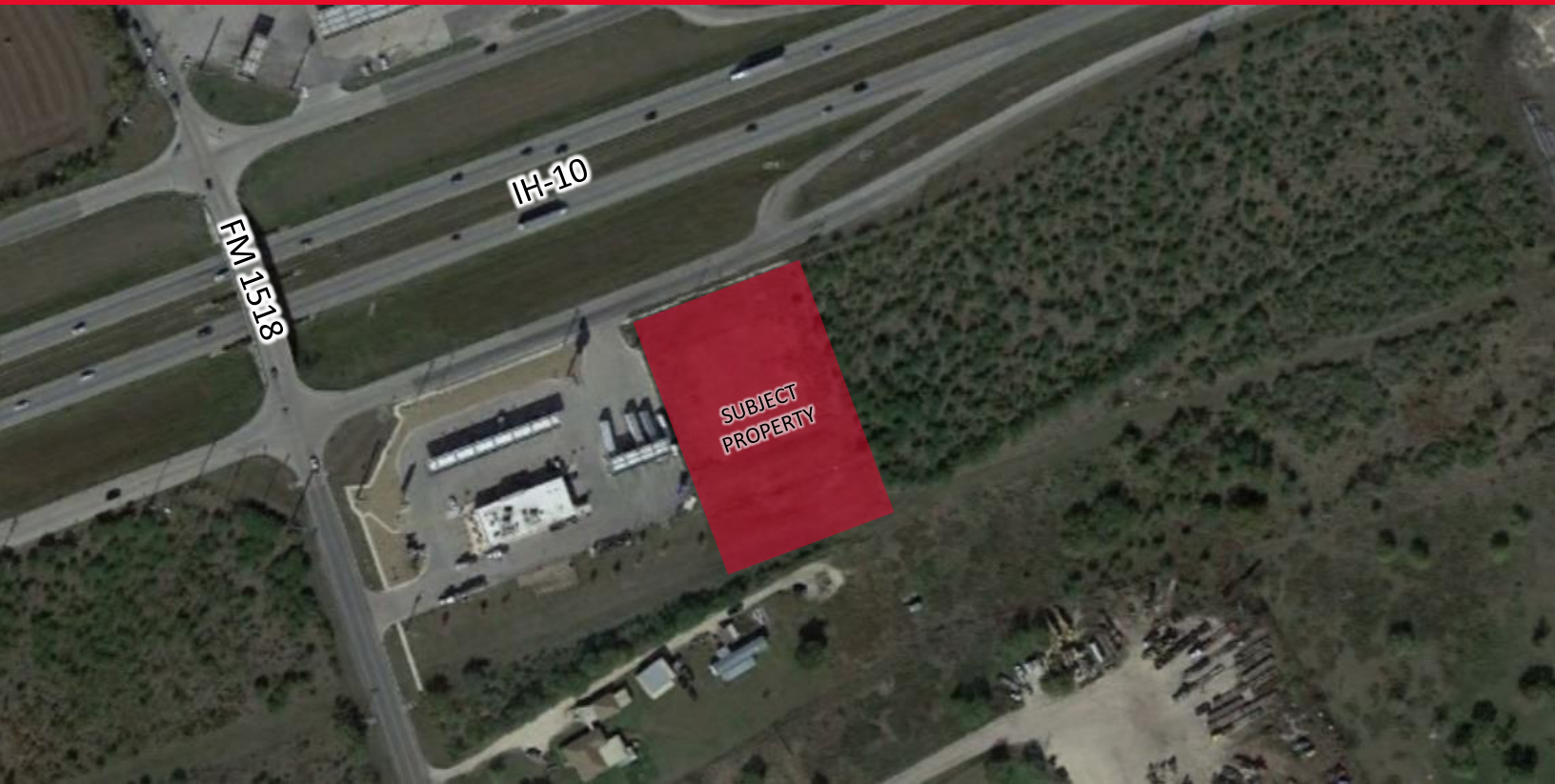


**FOR SALE**

**13176 IH-10 EAST**  
Converse, Texas 78109



**PROPERTY HIGHLIGHTS**

Cushman & Wakefield U.S., Inc. (“C&W”), 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 1518 and IH-10, providing direct access to major regional thoroughfares that allow for convenient connectivity to the entire Converse MSA.

<b>BUILDING SF</b>	N/A	<b>SIGNAGE TYPE</b>	TBD
<b>LAND SF</b>	77,972	<b>1-MILE (POP.)</b>	117
<b>YEAR BUILT</b>	N/A	<b>3-MILE (POP.)</b>	1,921
<b>PARKING</b>	N/A	<b>MED. INCOME</b>	\$92,088
<b>TRAFFIC COUNTS</b>	10,415 VPD	<b>SPACE USE</b>	TBD



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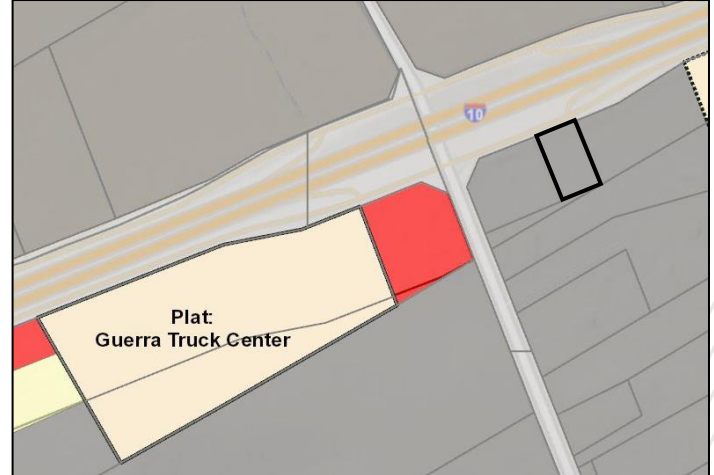
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### ADDITIONAL INFORMATION

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

<b>TAX PARCEL ID</b>	1235439
<b>2020 RE TAXES</b>	Contact Broker
<b>ZONING</b>	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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