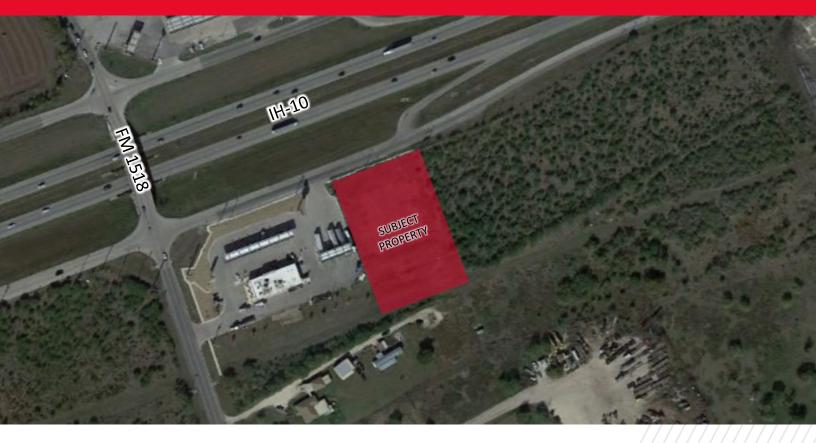


# FOR SALE 13176 IH-10 EAST Converse, Texas 78109

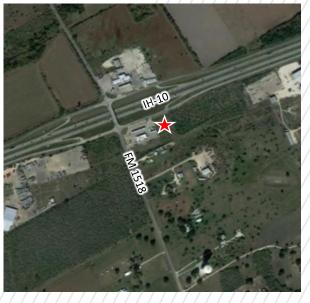


### **PROPERTY HIGHLIGHTS**

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.

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





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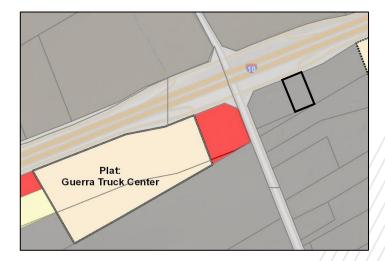
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# FOR SALE 13176 IH-10 EAST Converse, Texas 78109



## **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	1235439	
2020 RE TAXES	Contact Broker	
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:

#### JEFF SCHEIDEGGER

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