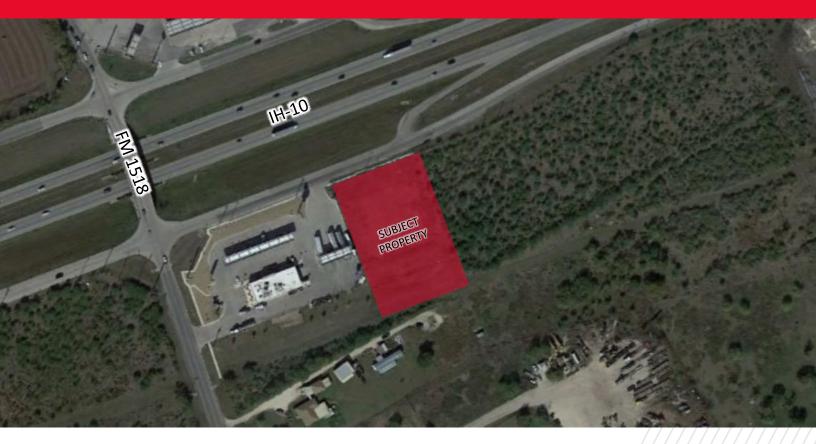


FOR SALE SE Corner of FM 1518 & I-10 Converse, Texas 78109



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
LAND SF	77,972
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	10,415 VPD

SIGNAGE TYPE	TBD
1-MILE (POP.)	117
3-MILE (POP.)	1,921
MED. INCOME	\$92,088
SPACE USE	TBD



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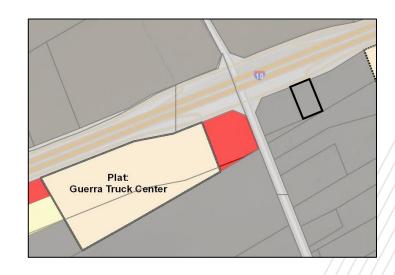
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FOR SALE SE Corner of FM 1518 & Highway Converse, Texas 78109

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:

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