



dhrealty partners inc

COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting



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(2) PAD SITES IN HIGH DEMAND AREA - NEXT TO 5A HIGH SCHOOL

9150 FM 78 | Converse, TX 78109

FARM TO MARKET 78

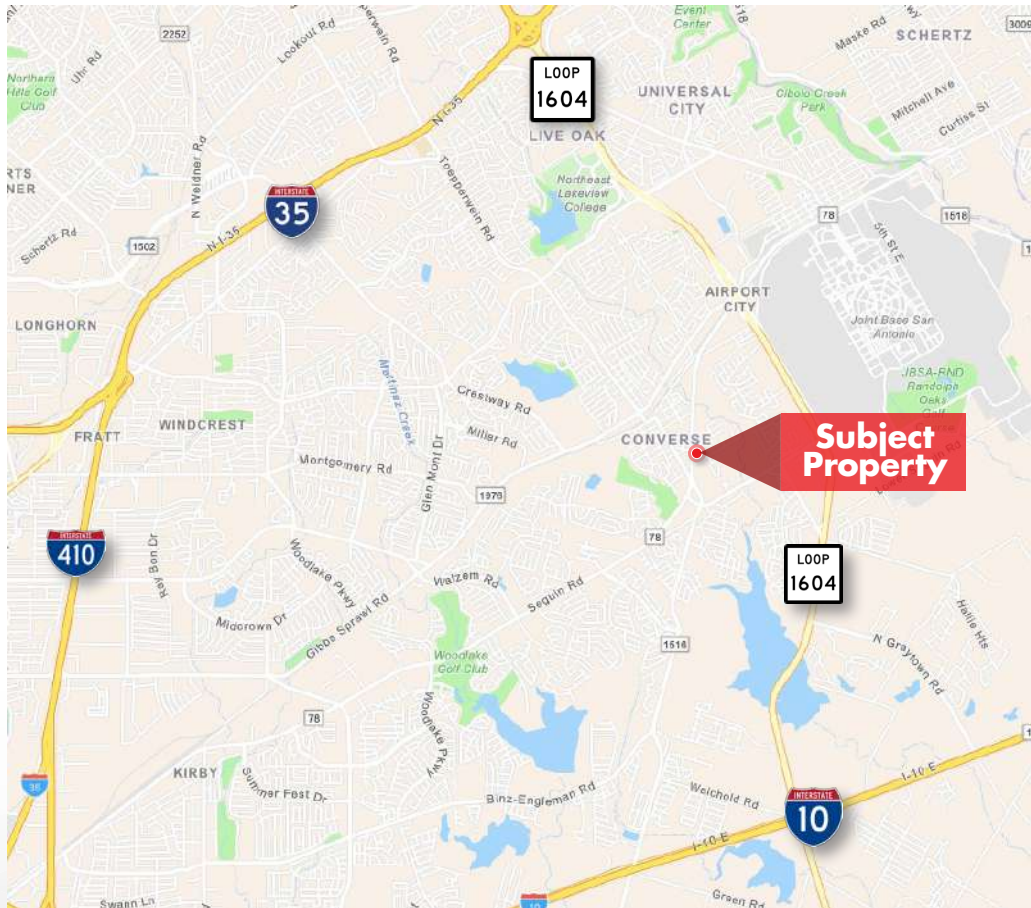
21,923 VPN



GROUND LEASE

(2) PAD SITES IN HIGH DEMAND AREA - NEXT TO 5A HIGH SCHOOL

9150 FM 78 | Converse, TX 78109



LOCATION

Property is located at FM 78 and Converse Business Lane in Converse, Texas.

HIGHLIGHTS

- (2) QSR PAD SITES WITH DRIVE-THRU CAPABILITIES
- Situated across the street from McDonald's & Family Dollar
- Located in a high demand area in the Converse Square
- Within walking distance to one of San Antonio's Largest Public Schools
- All utilities available
- Easy access to Loop 1604
- Located in the rapidly developing City of Converse

DESCRIPTION

Calling all QSR users! This is a rare ground lease opportunity to position yourself among franchise giants like McDonald's, Sonic, Pizza Hut, Domino's Pizza, Dollar General, Bush's Chicken, and more!

AVAILABLE PAD SITES

- Pad Site #1: 1,000 SF
- Pad Site #2: 3,000 SF

LEASE TERM

CALL BROKER

ZONING

I-1, City of Converse

LEASE RATE

CALL BROKER

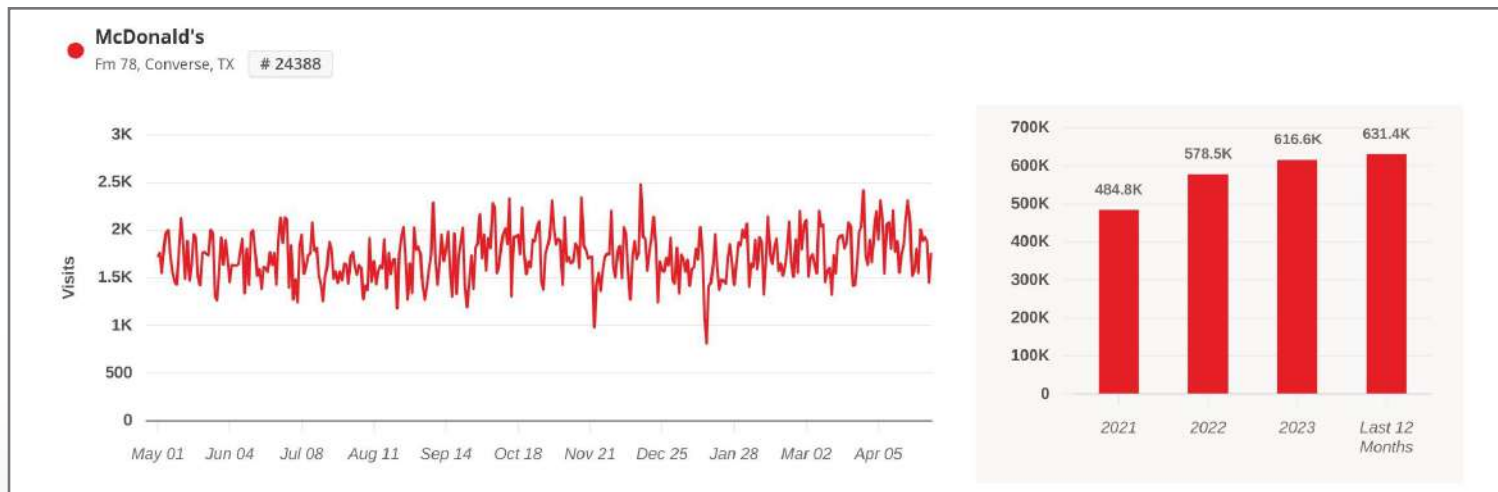
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PLACER AI DATA (McDonald's at 9151 FM 78)

Property	Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons per Household
McDonald's Fm 78, Converse, TX	\$71.8K	25.8%	33.3	Hispanic or Latino (48.8%)	3.00
Texas	\$67.9K	31.5%	35.0	White (40.7%)	2.82



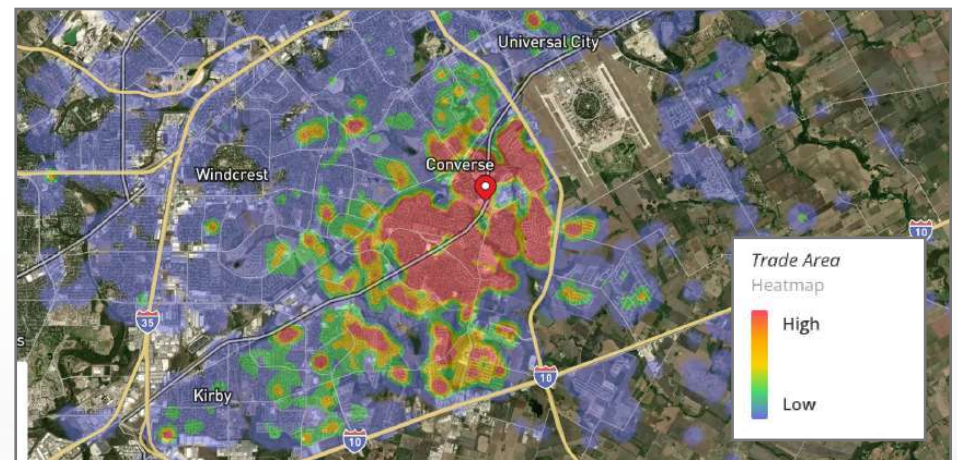
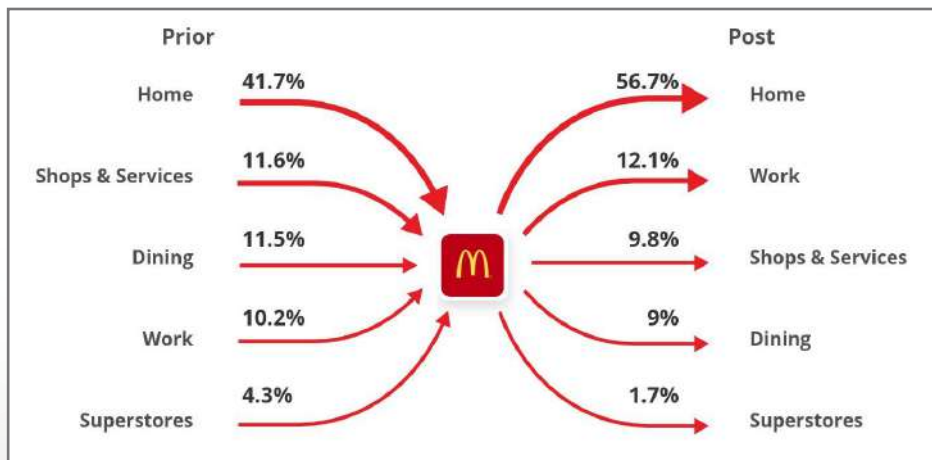
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PROPOSED SITE PLAN

McDonald's			
9151 Fm 78, Converse, TX 78... # 24388			
Visits	631.4K	Visit Frequency	5.78
Visits / sq ft	141.37	Avg. Dwell Time	14 min
Size - sq ft	4.5K	Panel Visits	48.8K
Visitors	109.2K	Visits YoY	+5.4%

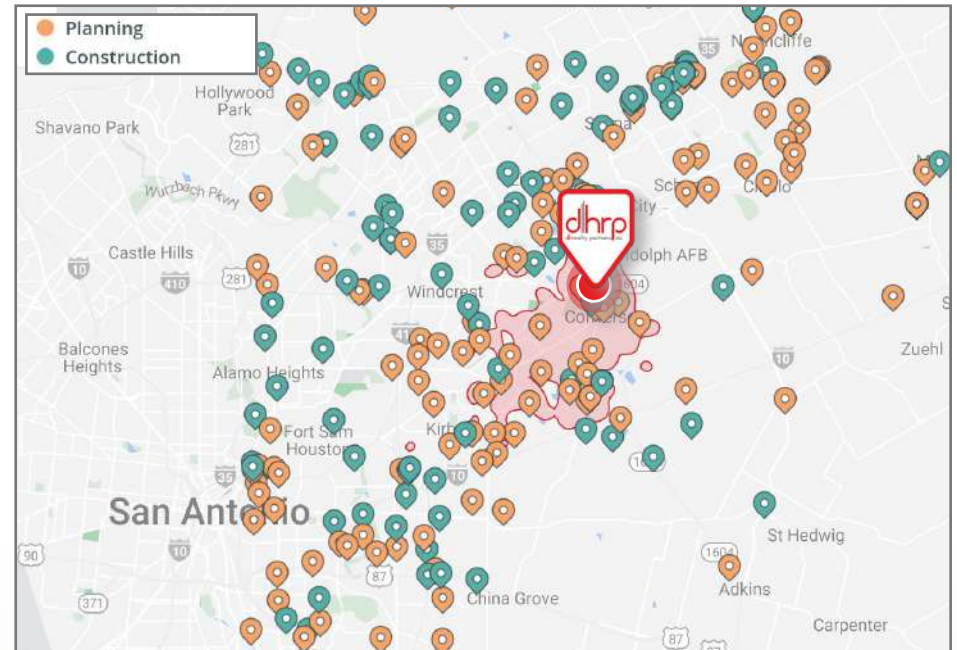
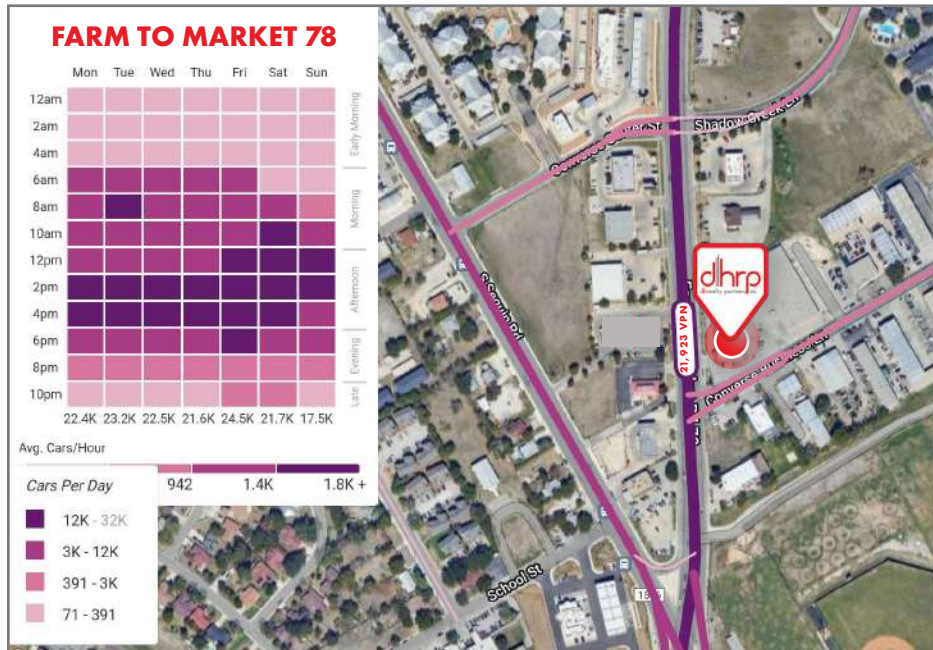


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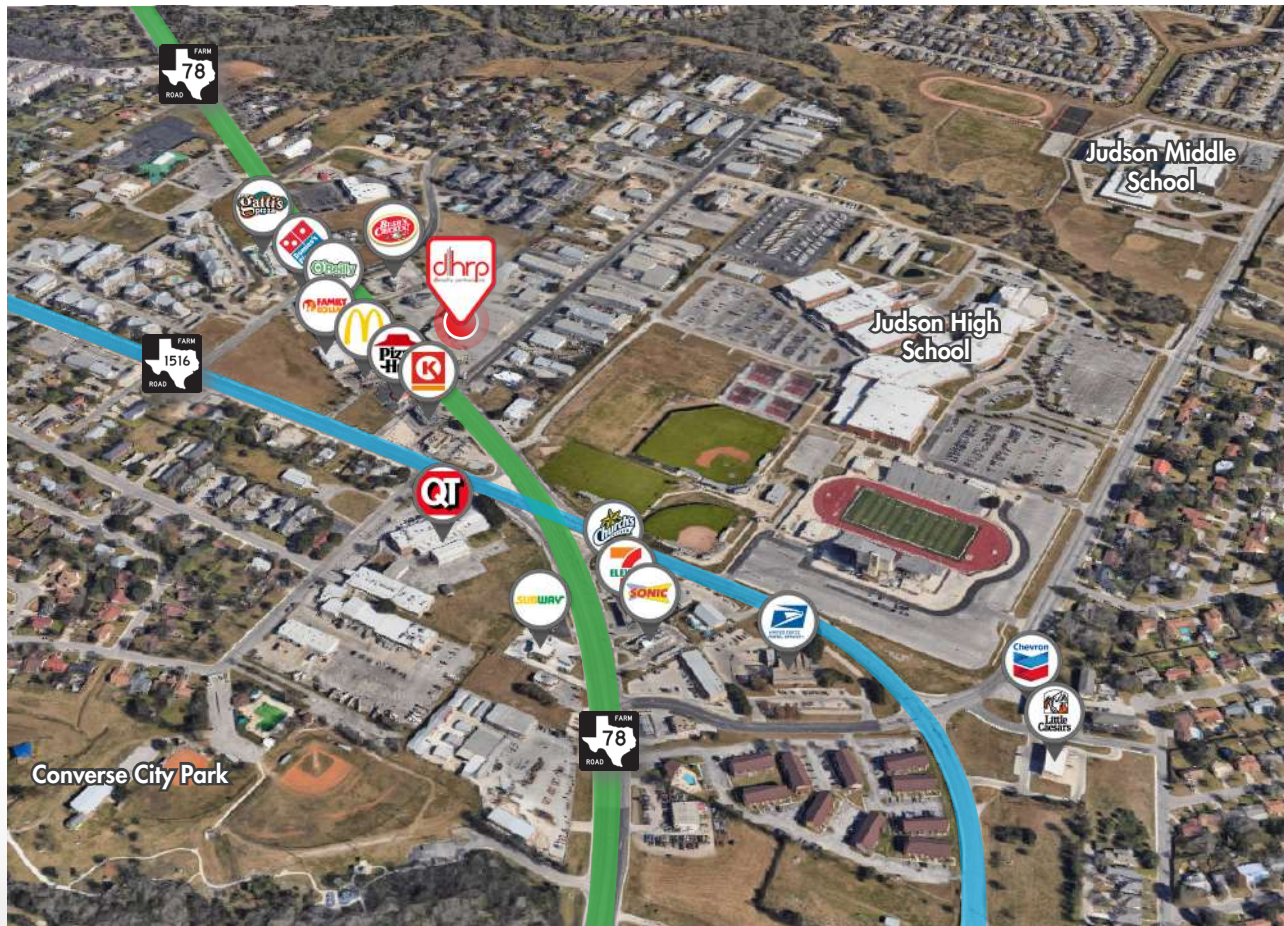


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AERIAL MAP



POINTS OF INTEREST

- Bush's Chicken
- Mr. Gatti's Pizza (Coming Soon)
- Domino's Pizza
- O'Reilly Auto Parts
- Family Dollar
- McDonald's
- Pizza Hut
- Circle K
- QuikTrip (Coming Soon)
- Subway
- Converse City Park
- Church's Chicken
- 7-Eleven
- Sonic
- United States Postal Service
- Chevron
- Little Caesar's
- Judson High School
- Judson Middle School

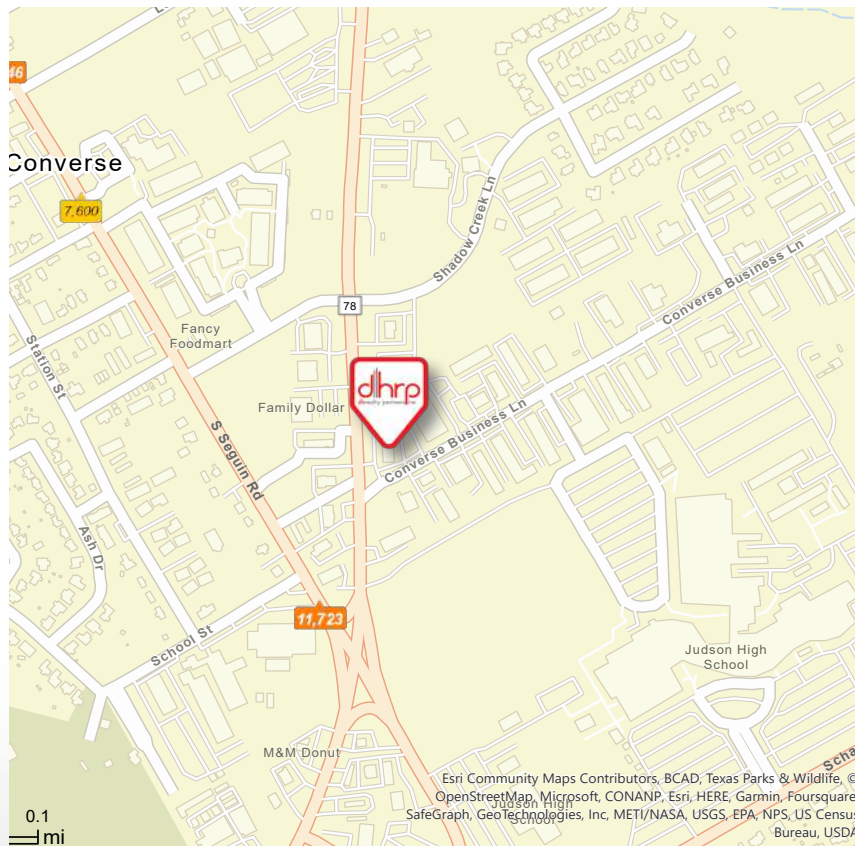
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LOCATION INFORMATION

TRAFFIC COUNTS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	11,876	88,944	215,748
Median Age	32.8	34.5	35.3
Avg Household Size	2.9	2.9	2.8
Median Household Income	\$81,016	\$80,650	\$78,386
Average Household Income	\$104,202	\$102,220	\$102,805

Source: ESRI, 2023

ZONING MAP



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CONVERSE MARKET OVERVIEW



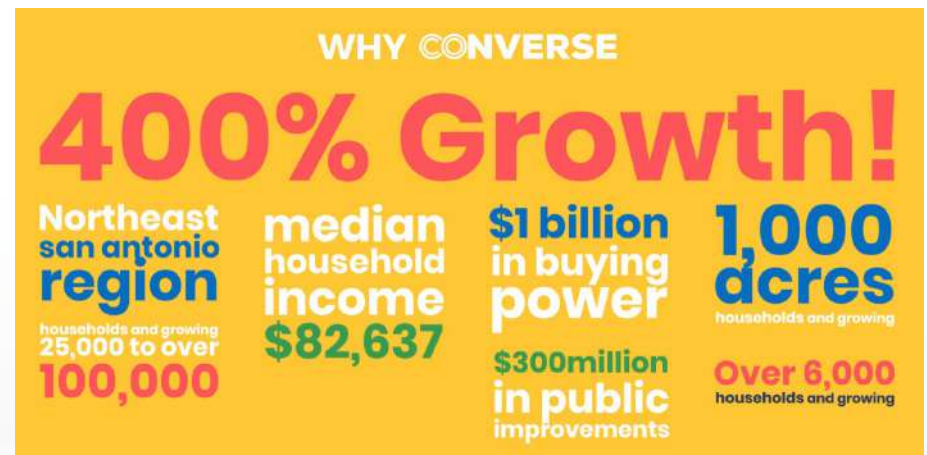
HIGHLIGHTS

- An area of New Commercial Development
- Close proximity to Randolph AFB
- Rapidly Growing Workforce
- Projected 100,000+ population in 2032

GROWTH

- Converse is growing from 7 square miles to 22 square miles
- Population has increased by 7% year-over-year
 - 2017 - 18,000 population
 - 2021 - Over 30,000 population

1000
DEVELOPABLE ACRES
\$1 BILLION
BUYING POWER
\$100 MILLION
IN PUBLIC IMPROVEMENTS



Source: City Of Converse, 2022

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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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