

# For Sale 28.9 Acres

# Rocket Lane & E Loop 1604

Converse, TX

### **CONTACT:**

### **Matthew Baillio**

mbaillio@dirtdealers.com 210.496.7775

### FIRST AMERICAN COMMERCIAL PROPERTY GROUP

18618 Tuscany Stone, Suite 210 San Antonio, TX 78258 210.496.7775

www.dirtdealers.com



**Location:** The property is located at the NW corner of the E Loop 1604 & Rocket Lane intersection.

Size: 28.9 Acres

Zoning: B-3 Commercial

**Utilities:** Water: City of Converse Sewer: City of Converse

**Electric: CPS** 

Buyer is advised to verify the location, cost, availability, and capacity of all utility services needed.

Traffic Count: 30,250 VPD along Loop 1604 (TXDOT 2019)

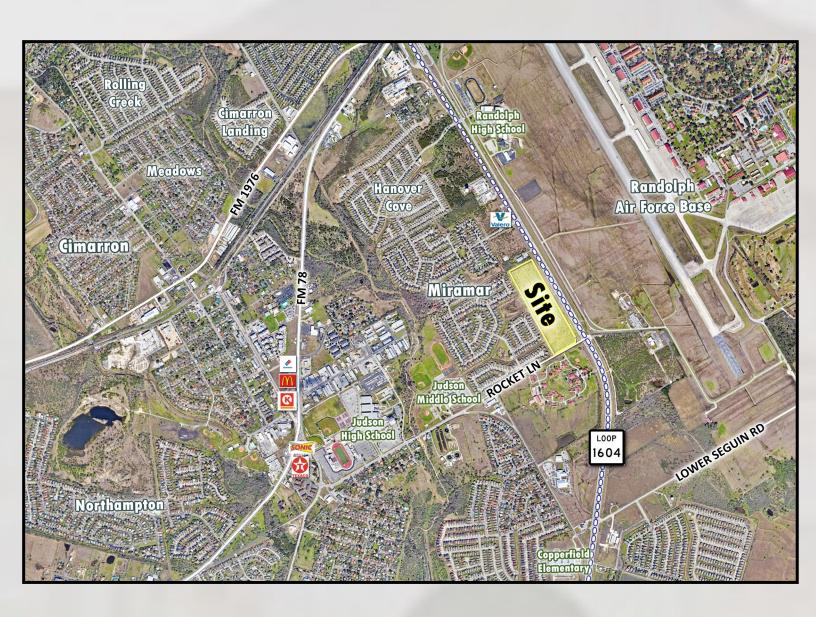
Topography: Gently sloping

Frontage: +/- 3,050' on E Loop 1604; +/- 550' along Rocket Ln

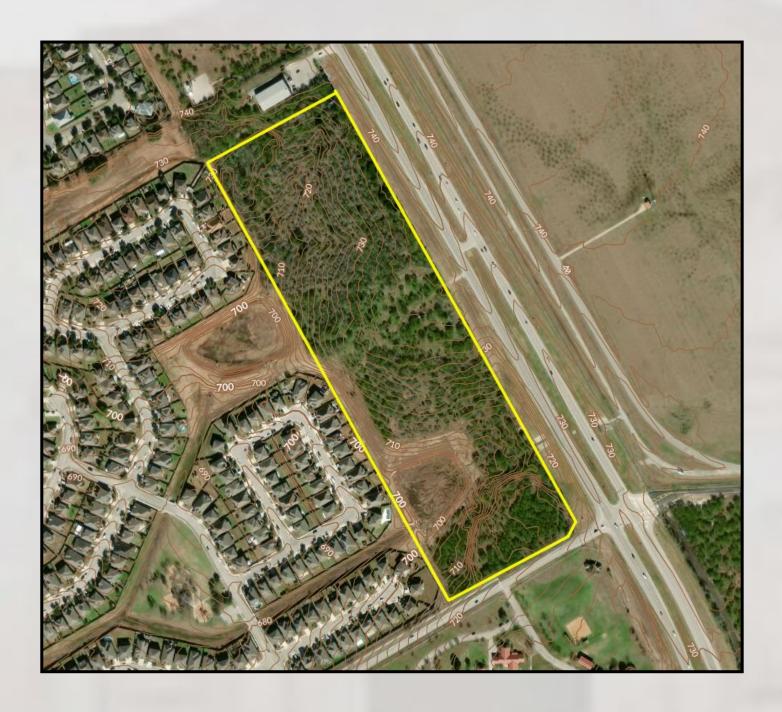
Flood Plain: The property is located outside of the FEMA 100-year flood plain.

**Price**: \$2.78 PSF or \$3,500,000

## Regional Exhibit



## Topography



## Demographics



#### **Executive Summary**

Rocket Ln, Converse, Texas, 78109 Rings: 1, 3, 5 mile radii Prepared by Esri Latitude: 29.51458

Longitude: -98.29038

	1 mile	3 miles	5 miles
Population			
2000 Population	1,569	35,991	100,649
2010 Population	4,278	47,763	135,458
2019 Population	6,472	58,589	162,920
2024 Population	7,467	64,560	179,624
2000-2010 Annual Rate	10.55%	2.87%	3.01%
2010-2019 Annual Rate	4.58%	2.23%	2.02%
2019-2024 Annual Rate	2.90%	1.96%	1.97%
2019 Male Population	47.9%	48.1%	48.1%
2019 Female Population	52.1%	51.9%	51.9%
2019 Median Age	31.5	33.0	35.4

In the identified area, the current year population is 162,920. In 2010, the Census count in the area was 135,458. The rate of change since 2010 was 2.02% annually. The five-year projection for the population in the area is 179,624 representing a change of 1.97% annually from 2019 to 2024. Currently, the population is 48.1% male and 51.9% female.

#### Median Age

The median age in this area is 31.5, compared to U.S. median age of 38.5.

. ,			
Race and Ethnicity			
2019 White Alone	48.2%	58.0%	61.0%
2019 Black Alone	32.1%	22.5%	19.8%
2019 American Indian/Alaska Native Alone	0.6%	0.8%	0.8%
2019 Asian Alone	3.4%	3.0%	3.3%
2019 Pacific Islander Alone	0.5%	0.4%	0.3%
2019 Other Race	8.5%	9.7%	9.4%
2019 Two or More Races	6.7%	5.7%	5.3%
2019 Hispanic Origin (Any Race)	35.7%	41.1%	39.7%

Persons of Hispanic origin represent 39.7% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 78.5 in the identified area, compared to 64.8 for the U.S. as a whole.

Households			
2019 Wealth Index	85	72	76
2000 Households	532	12,193	34,933
2010 Households	1,356	16,376	47,638
2019 Total Households	1,992	19,871	56,841
2024 Total Households	2,284	21,816	62,507
2000-2010 Annual Rate	9.81%	2.99%	3.15%
2010-2019 Annual Rate	4.25%	2.11%	1.93%
2019-2024 Annual Rate	2.77%	1.89%	1.92%
2019 Average Household Size	3.22	2.92	2.84

The household count in this area has changed from 47,638 in 2010 to 56,841 in the current year, a change of 1.93% annually. The five-year projection of households is 62,507, a change of 1.92% annually from the current year total. Average household size is currently 2.84, compared to 2.81 in the year 2010. The number of families in the current year is 41,842 in the specified area.

## Demographics



### **Executive Summary**

Rocket Ln, Converse, Texas, 78109 Rings: 1, 3, 5 mile radii Prepared by Esri Latitude: 29.51458 Longitude: -98.29038

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	12.5%	13.1%	13.6%
Median Household Income			
2019 Median Household Income	\$78,513	\$64,939	\$64,172
2024 Median Household Income	\$89,016	\$74,415	\$71,596
2019-2024 Annual Rate	2.54%	2.76%	2.21%
Average Household Income			
2019 Average Household Income	\$90,512	\$79,103	\$78,67
2024 Average Household Income	\$103,440	\$92,817	\$89,72
2019-2024 Annual Rate	2.71%	3.25%	2.66%
Per Capita Income			
2019 Per Capita Income	\$28,717	\$26,829	\$27,53
2024 Per Capita Income	\$32,781	\$31,334	\$31,320
2019-2024 Annual Rate	2.68%	3.15%	2.61%
Households by Income			

Current median household income is \$64,172 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$71,596 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$78,676 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$89,722 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$27,537 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$31,326 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	154	153	148
2000 Total Housing Units	579	12,773	36,511
2000 Owner Occupied Housing Units	310	7,705	24,379
2000 Renter Occupied Housing Units	222	4,487	10,554
2000 Vacant Housing Units	47	581	1,578
2010 Total Housing Units	1,426	17,499	50,924
2010 Owner Occupied Housing Units	969	10,538	32,562
2010 Renter Occupied Housing Units	387	5,838	15,076
2010 Vacant Housing Units	70	1,123	3,286
2019 Total Housing Units	2,003	20,433	58,577
2019 Owner Occupied Housing Units	1,586	13,277	39,161
2019 Renter Occupied Housing Units	406	6,594	17,679
2019 Vacant Housing Units	11	562	1,736
2024 Total Housing Units	2,294	22,376	64,335
2024 Owner Occupied Housing Units	1,826	14,890	43,639
2024 Renter Occupied Housing Units	458	6,926	18,868
2024 Vacant Housing Units	10	560	1,828

Currently, 66.9% of the 58,577 housing units in the area are owner occupied; 30.2%, renter occupied; and 3.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 50,924 housing units in the area - 63.9% owner occupied, 29.6% renter occupied, and 6.5% vacant. The annual rate of change in housing units since 2010 is 6.42%. Median home value in the area is \$178,876, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.85% annually to \$196,016.

### FIRST AMERICAN COMMERCIAL PROPERTY GROUP INFORMATION ON BROKERAGE SERVICES

#### INFORMATION ABOUT AGENCY RELATIONSHIPS

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interest of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE OWNER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner:
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Broker asks that you acknowledge	ge receipt of this information	on agency relationships for broker's	records.	
Owner or Landlord	Date	Buyer or Tenant	Date	

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at PO Box 12188, Austin, TX 78711-2188 or (512) 465-3960.