



# For Sale 28.9 Acres

## Rocket Lane & E Loop 1604

## Converse, TX



**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

### CONTACT:

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COMMERCIAL  
PROPERTY GROUP**

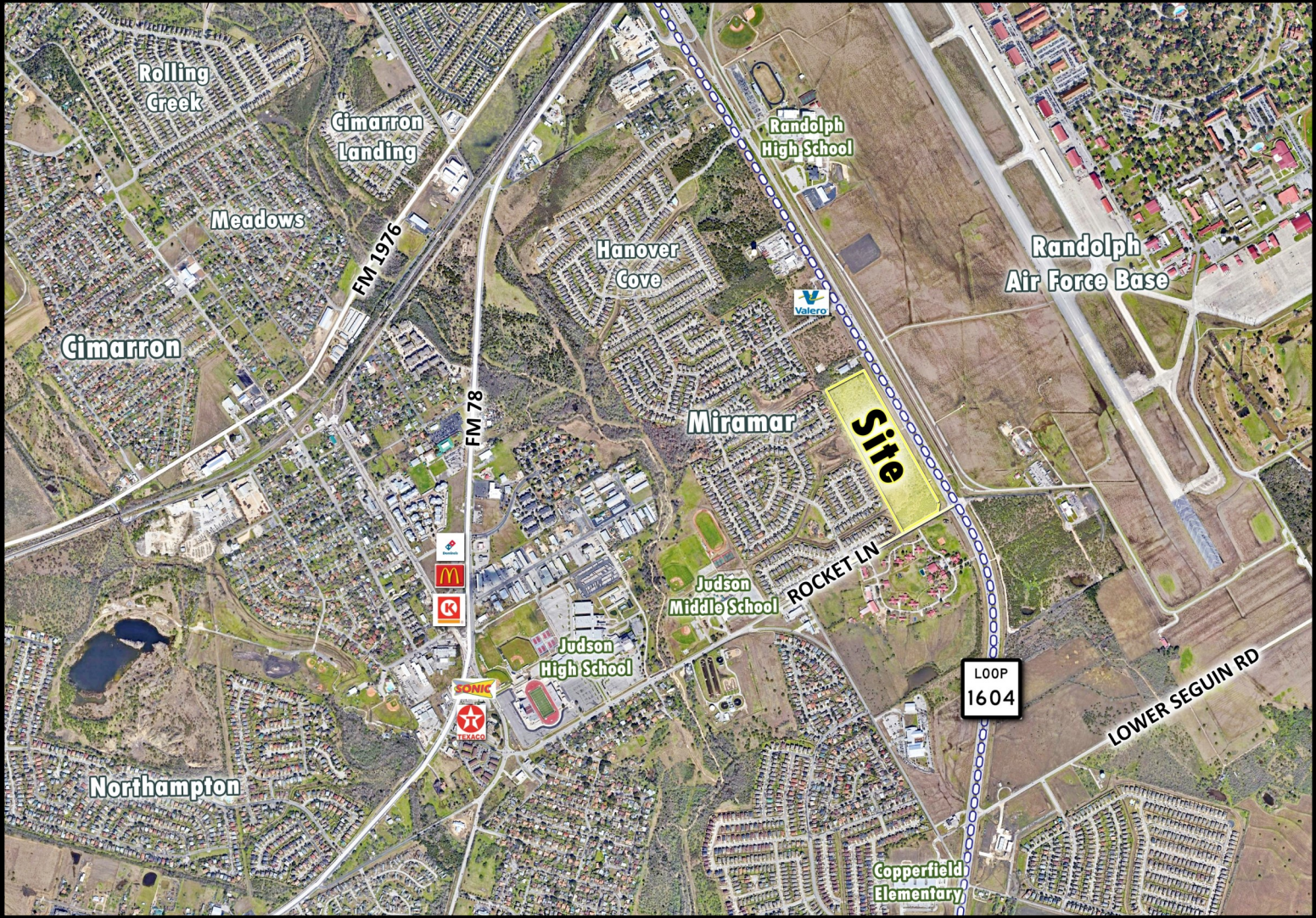
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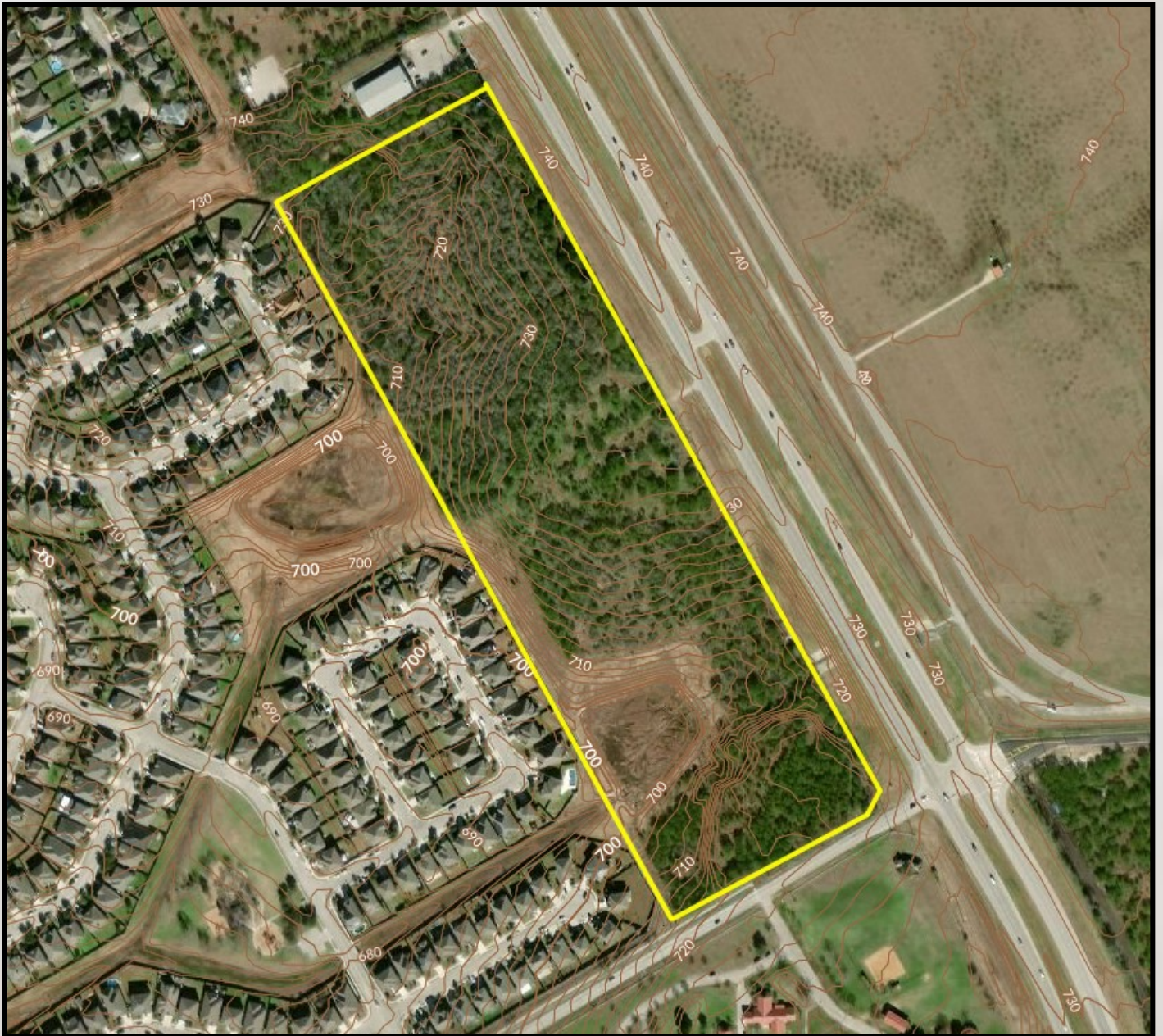
# Regional Exhibit



All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.



# Topography



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# 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
<b>Population</b>			
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.

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<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	12.5%	13.1%	13.6%
<b>Median Household Income</b>			
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%
<b>Average Household Income</b>			
2019 Average Household Income	\$90,512	\$79,103	\$78,676
2024 Average Household Income	\$103,440	\$92,817	\$89,722
2019-2024 Annual Rate	2.71%	3.25%	2.66%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$28,717	\$26,829	\$27,537
2024 Per Capita Income	\$32,781	\$31,334	\$31,326
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

<b>Housing</b>			
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.



