



NEC OF S SEGUIN RD & CONVERSE CENTER ST

CONVERSE, TEXAS

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DUWEST
 CREATING, ENHANCING & PROTECTING VALUE

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CONVERSE PAD SITE FOR SALE | 301 Converse Center St, Converse, Texas

OVERVIEW

- 0.63 AC for Lease, Sale or JV Structure
- Commercial Zoning
- Potential for 35' pylon sign
- Drive-Thru Possible
- Frontage on S Seguin Rd
- Nearby retailers include O'Reilly Auto Parts, Family Dollar, McDonald's, Pizza Hut, Domino's, Burger King, Mr Gatti's, and more
- Call for Info & Price

TRAFFIC COUNTS

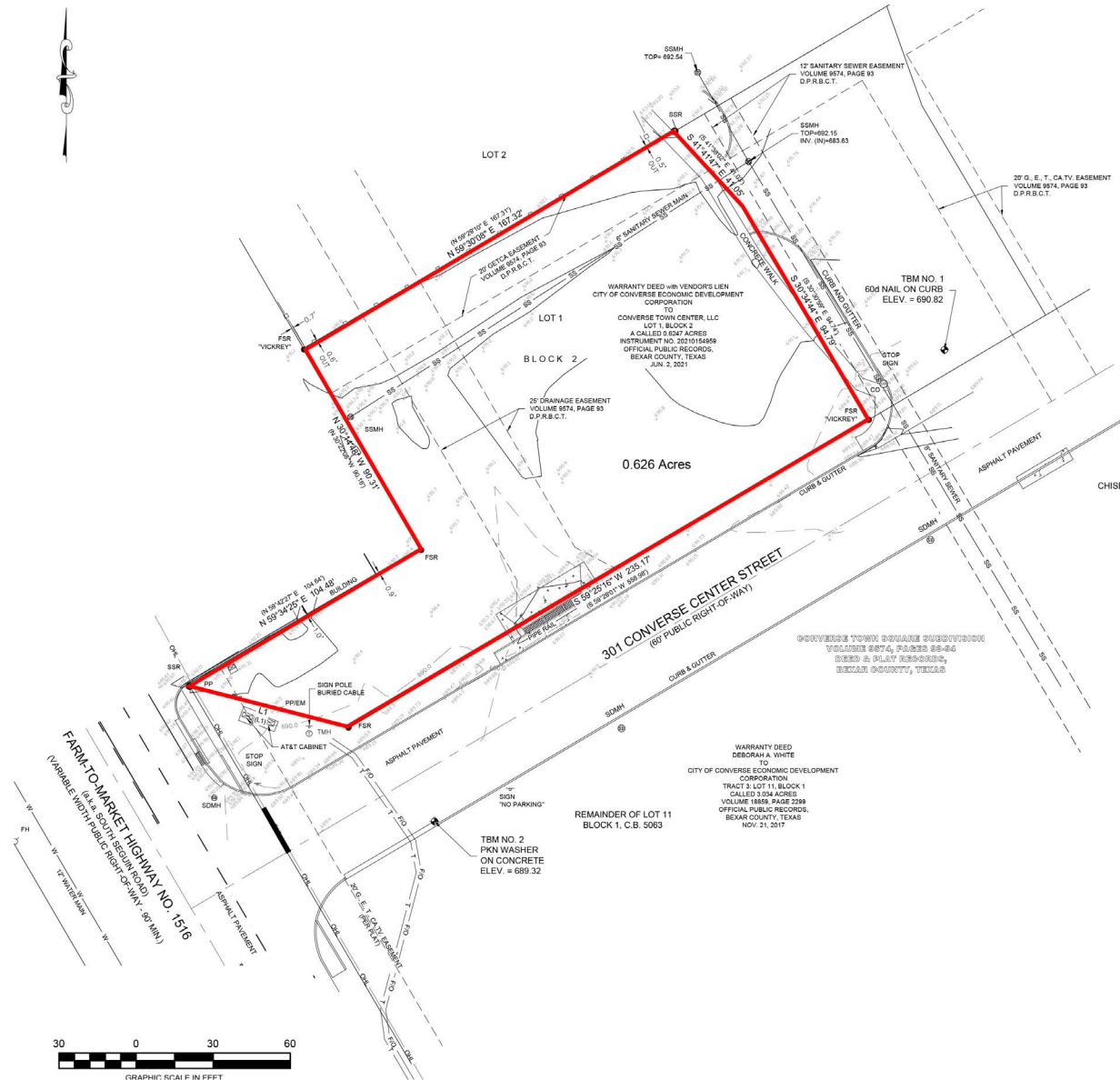
S Seguin Rd: 16,554 VPD south of site

S Seguin Rd: 15,657 VPD north of site

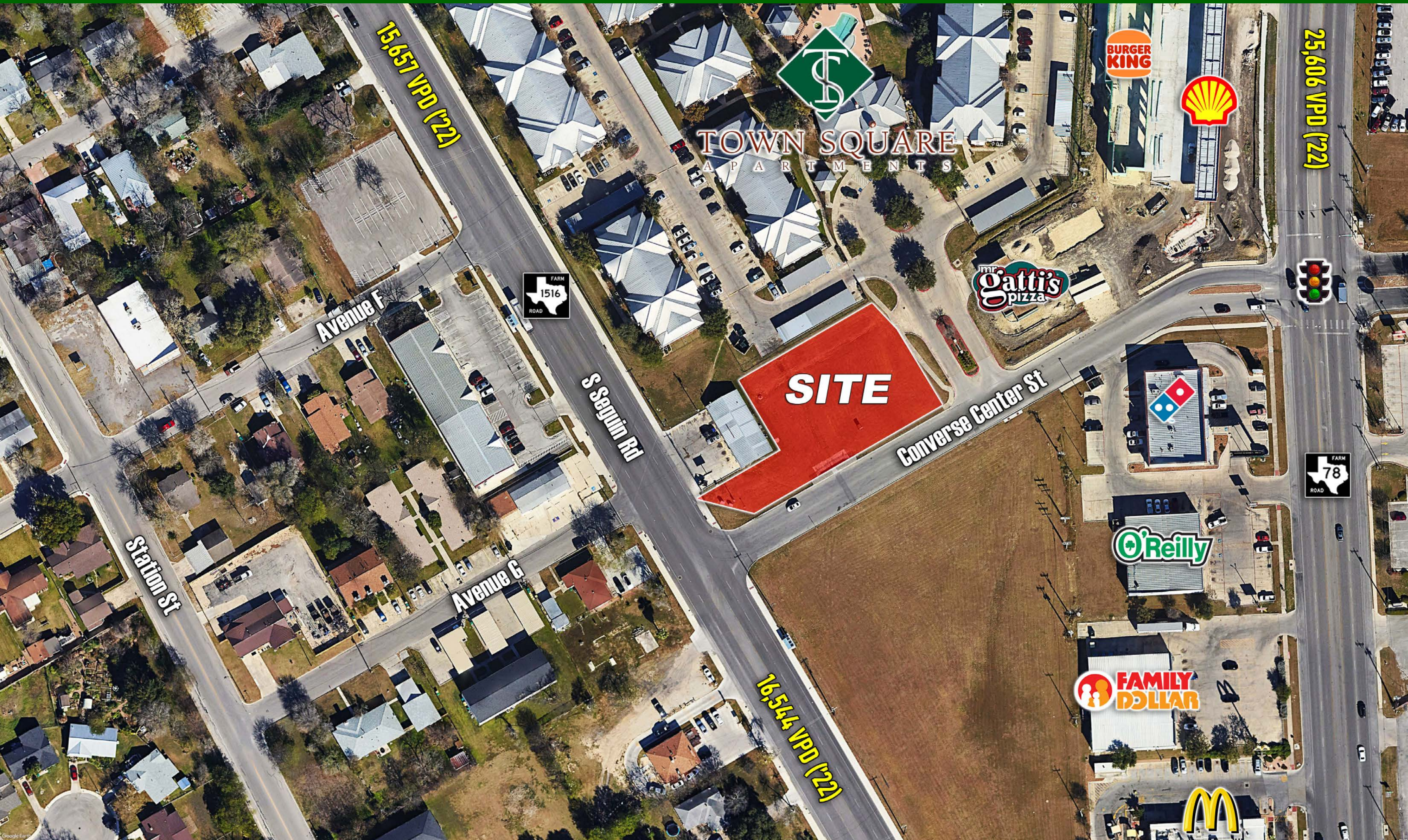
FM-78: 25,606 VPD (TXDOT 2022)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	12,384	93,191	218,795
2028 Projected Pop.	12,550	95,581	228,137
Daytime Pop.	9,733	73,431	182,066
Avg HH Income	\$91,709	\$90,114	\$90,420



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