

LAND

VACANT LAND - CONVERSE - BEXAR

4892 PFEIL ROAD, CONVERSE, TX 78109



FOR SALE

KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

PRESENTED BY:

TODD HESS

O: (830) 660-0999

C: (830) 660-0999

todd-hess@att.net

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4892 PFEIL ROAD

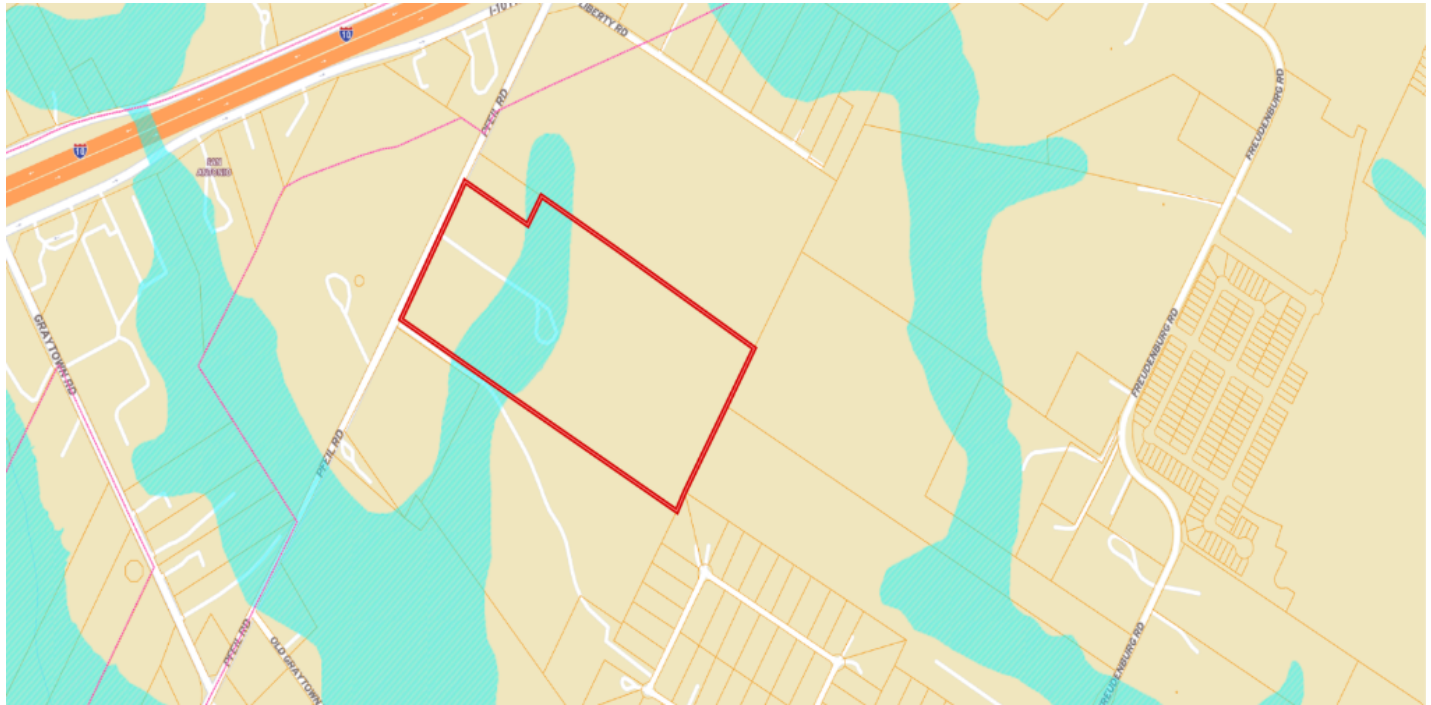
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EXECUTIVE SUMMARY

4892 PFEIL ROAD



OFFERING SUMMARY

PRICE: \$3,860,000

NUMBER OF UNITS: 1

LOT SIZE: 49.0 Acres

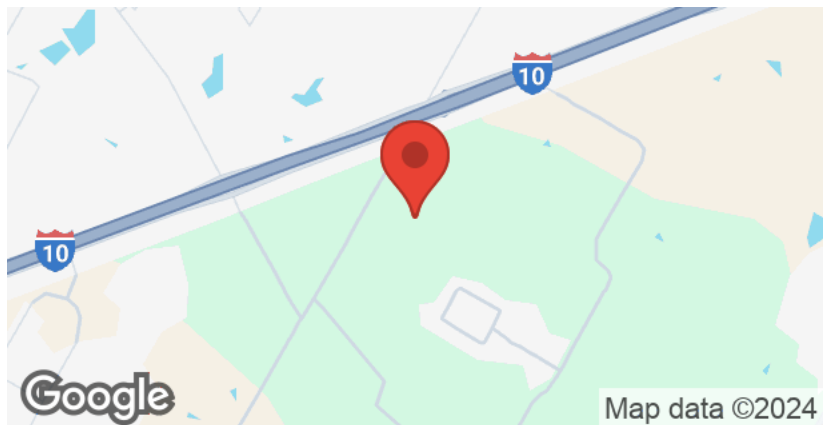
PROPERTY OVERVIEW

Accessibility: Being close to the freeway makes commuting easy for residents, a major draw for families and professionals.

Growing Demand: Converse is becoming increasingly popular due to its affordability compared to central San Antonio, leading to a growing demand for housing.

Community Appeal: The area has a suburban feel with good schools, parks, and a community-focused atmosphere, making it ideal for residential developments.

Several engineers have told us that the flood area can be easily dealt with by channelizing, the area. Please confirm with your experts



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LOCATION & HIGHLIGHTS

4892 PFEIL ROAD



LOCATION INFORMATION

Building Name: Vacant Land - Converse - Bexar

Street Address: 4892 Pfeil Road

City, State, Zip Converse, TX 78109

County: Bexar

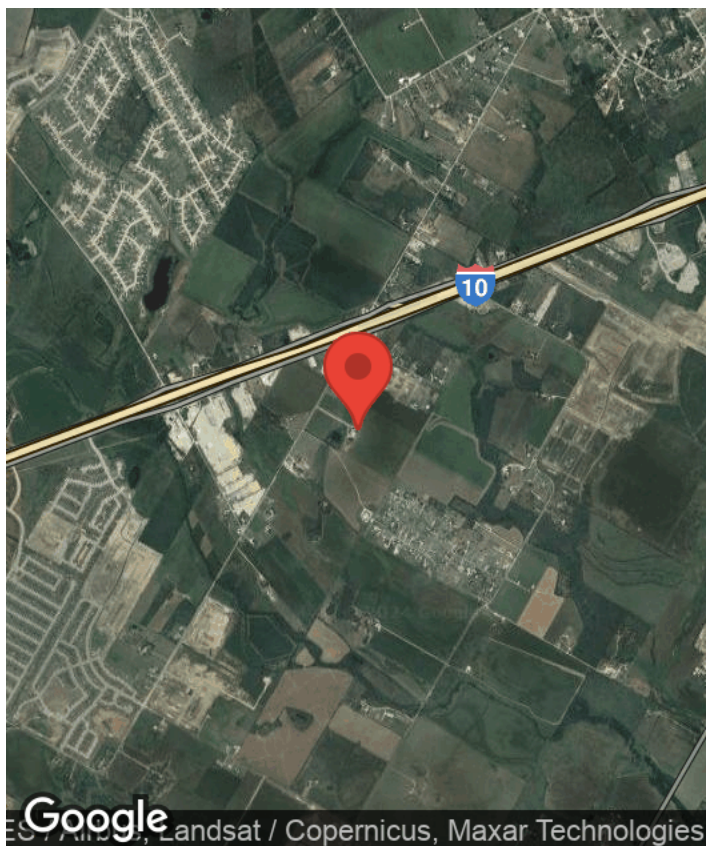
LOCATION OVERVIEW

Accessibility: The property's proximity to major highways provides easy access to San Antonio, making it a desirable location for commuters and families.

Growing Demand: Converse is becoming increasingly popular due to its affordability compared to central San Antonio, leading to a growing demand for housing.

Community Appeal: The area has a suburban feel with good schools, parks, and a community-focused atmosphere, making it ideal for residential developments.

Additional Details:



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PROPERTY PHOTOS

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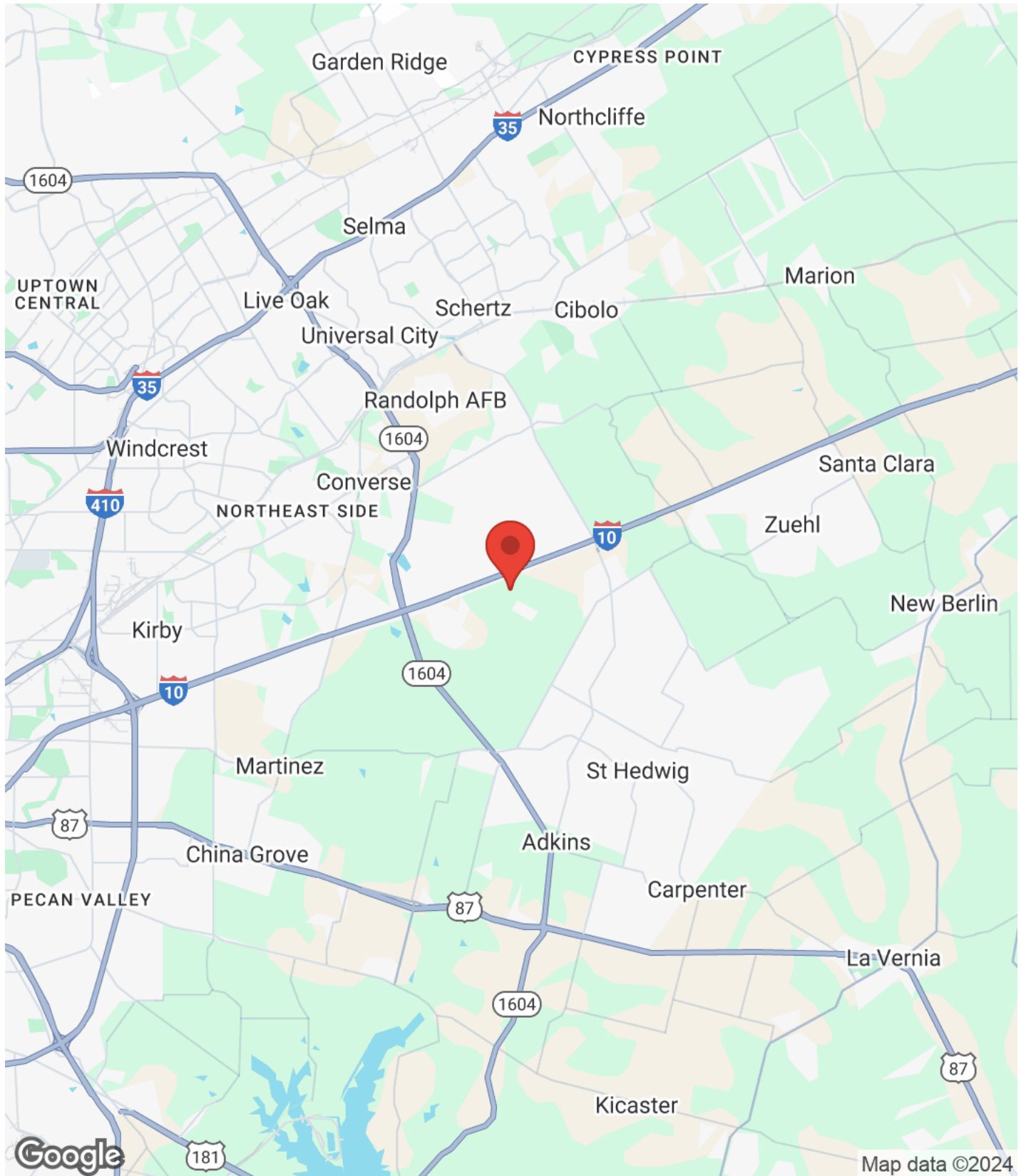
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REGIONAL MAP

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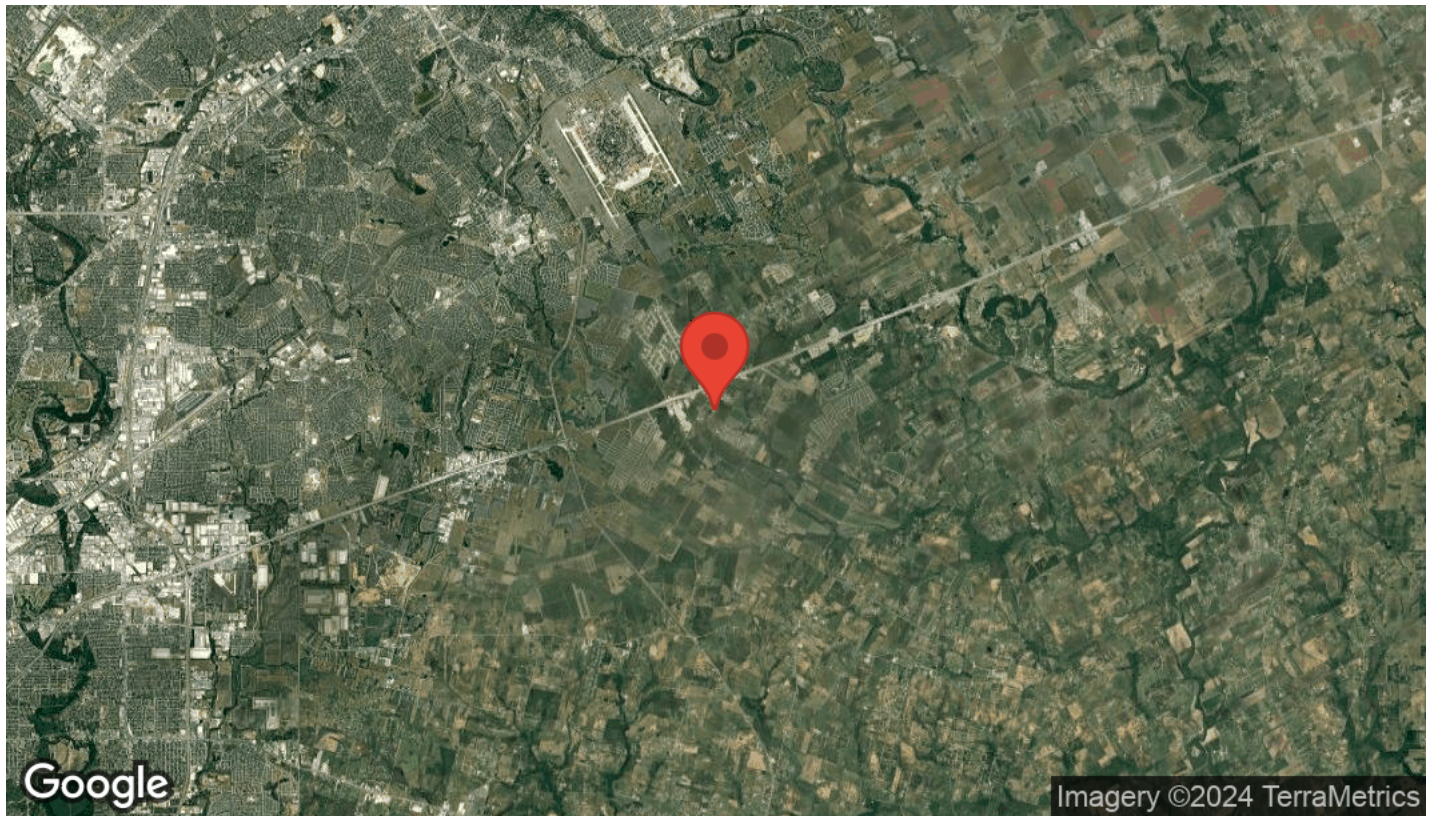
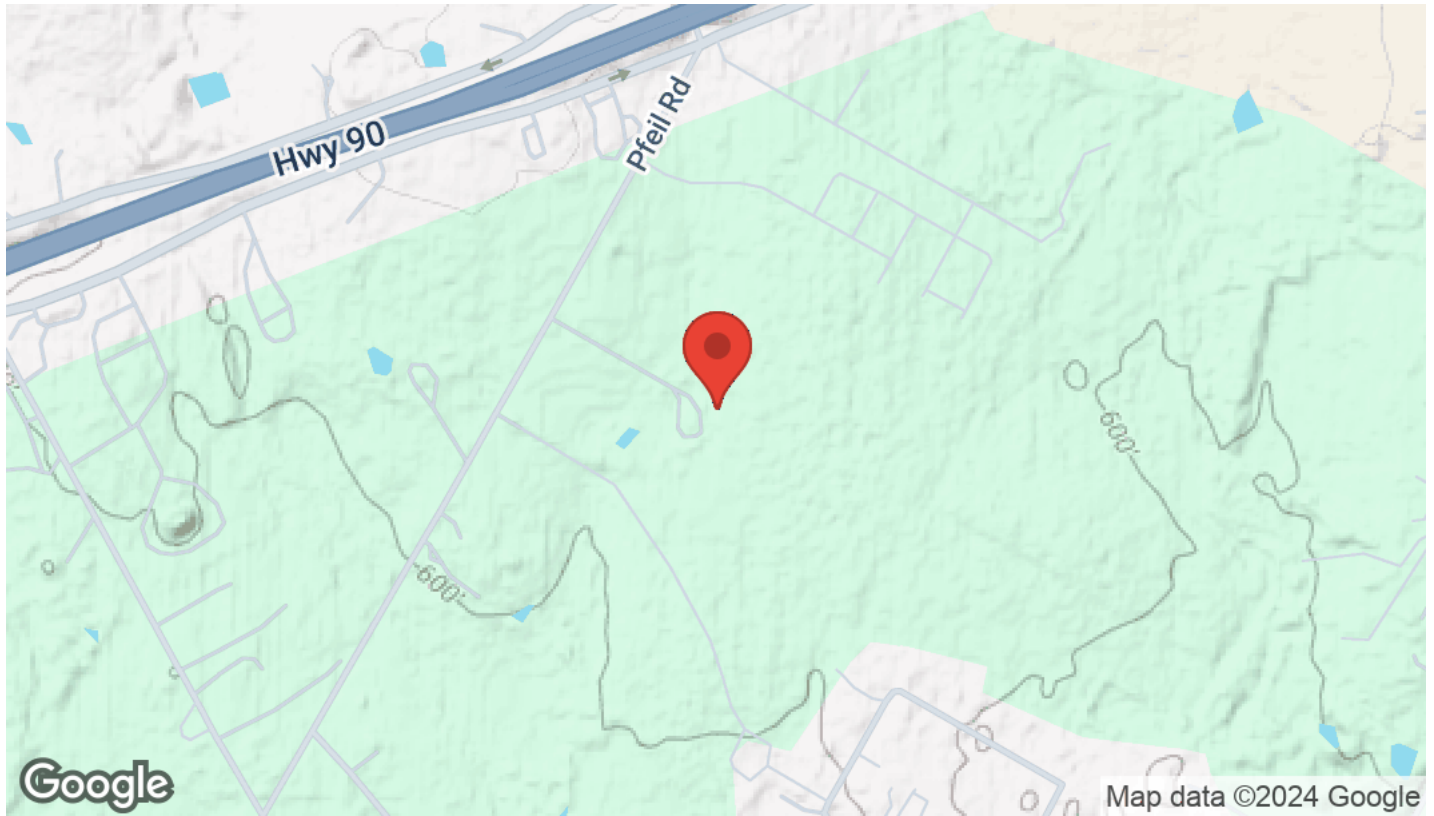
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LOCATION MAPS

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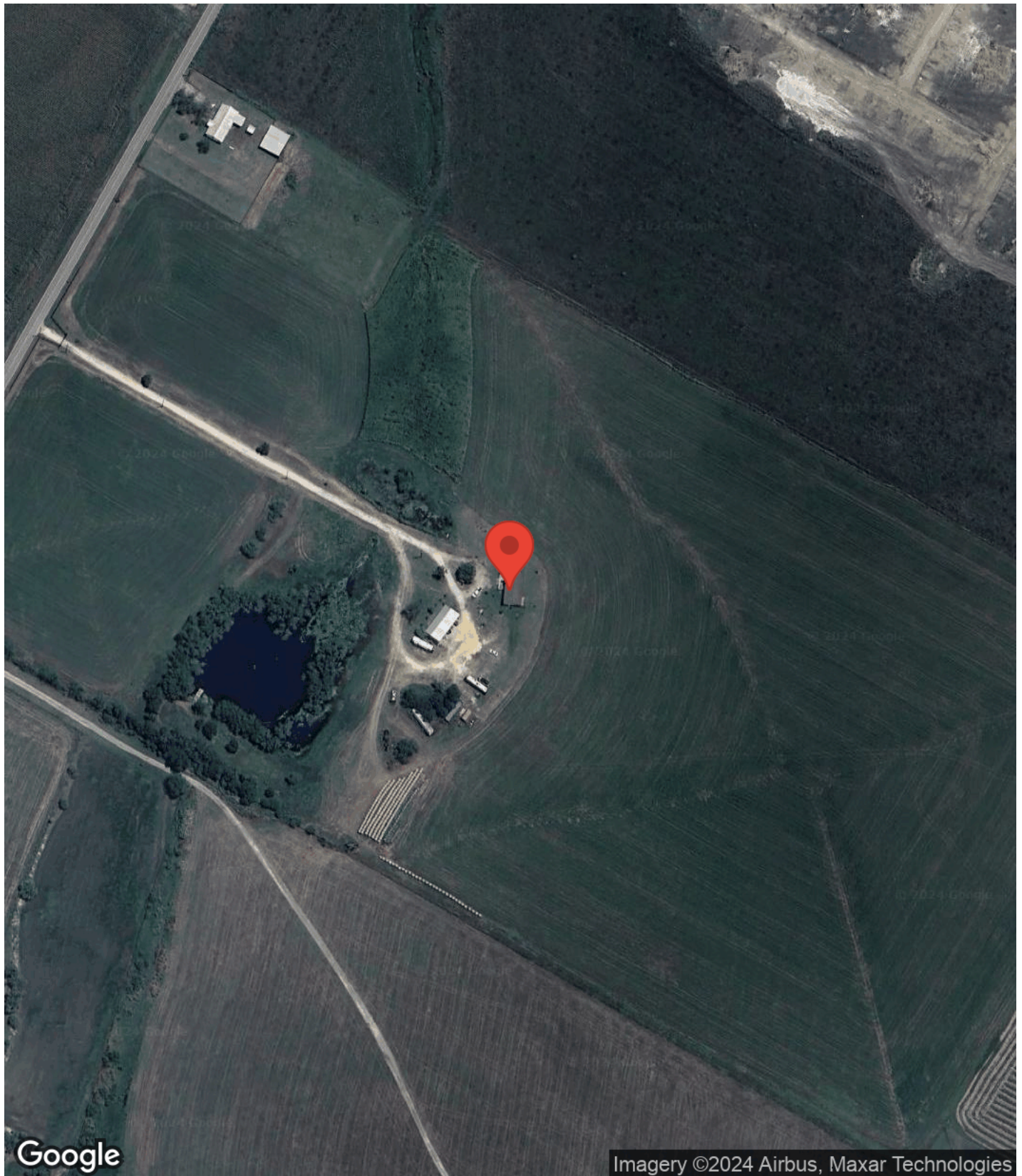
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AERIAL MAP

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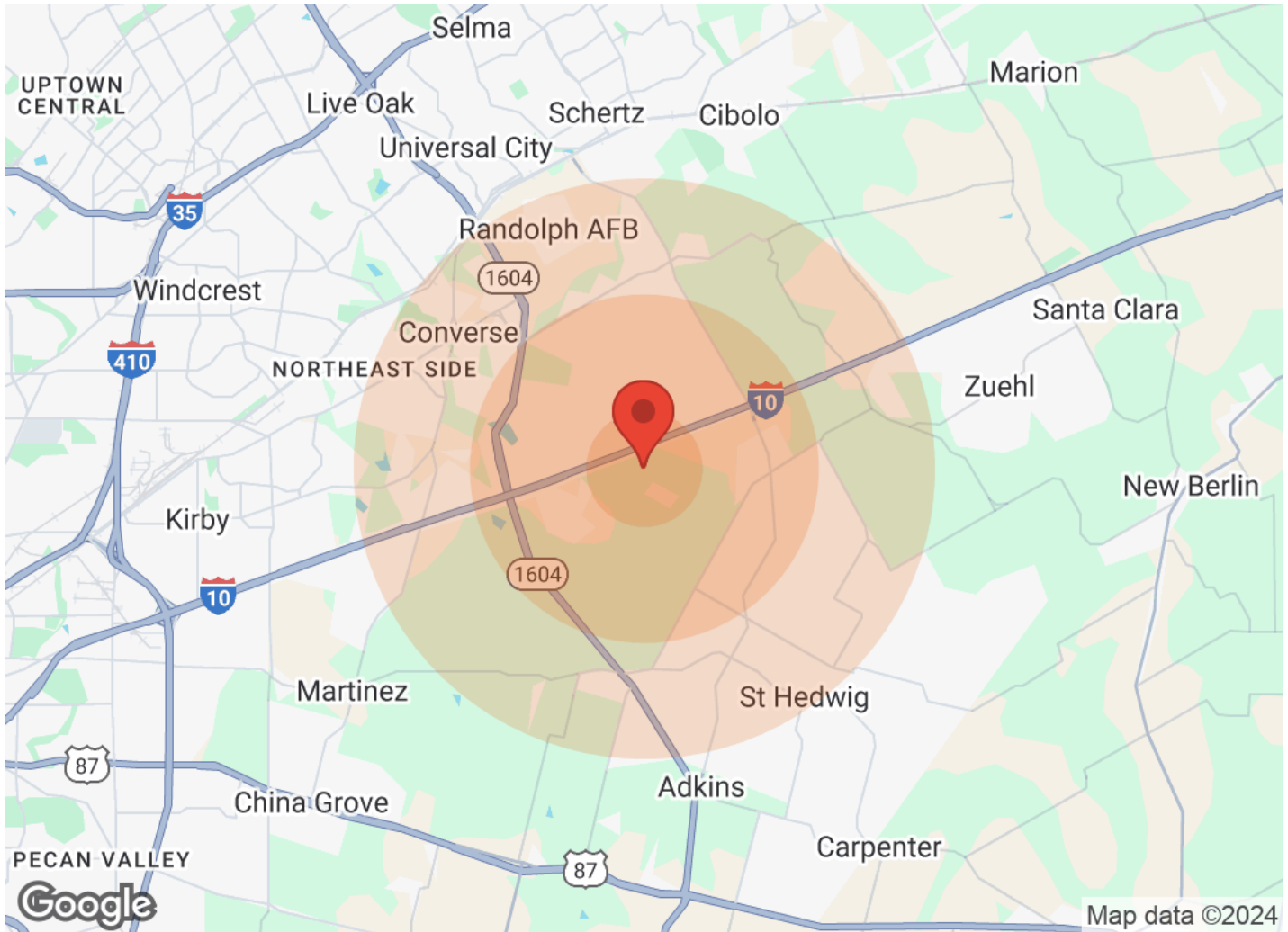
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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	N/A	1,054	19,086	Median	N/A	\$94,321	\$65,700
Female	N/A	1,056	19,225	< \$15,000	N/A	65	912
Total Population	N/A	2,110	38,311	\$15,000-\$24,999	N/A	13	740
				\$25,000-\$34,999	N/A	37	1,025
Age				\$35,000-\$49,999	N/A	12	1,999
Ages 0-14	N/A	495	9,411	\$50,000-\$74,999	N/A	197	3,310
Ages 15-24	N/A	297	6,378	\$75,000-\$99,999	N/A	117	2,125
Ages 25-54	N/A	662	14,095	\$100,000-\$149,999	N/A	171	1,844
Ages 55-64	N/A	303	4,212	\$150,000-\$199,999	N/A	44	287
Ages 65+	N/A	353	4,215	> \$200,000	N/A	77	194
				Housing			
Race				Total Units	N/A	911	13,537
White	N/A	1,735	21,685	Occupied	N/A	810	12,589
Black	N/A	179	10,061	Owner Occupied	N/A	679	8,925
Am In/AK Nat	N/A	1	98	Renter Occupied	N/A	131	3,664
Hawaiian	N/A	N/A	42	Vacant	N/A	101	948
Hispanic	N/A	708	14,946				
Multi-Racial	N/A	390	11,704				

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