

Lowe's Anchored Pad Sites Available

Converse, TX



WEBB SELLERS
210.504.2781 | webb.sellers@srsre.com
TX License No. 589055

DREW ALLEN
210.504.1242 | drew.allen@srsre.com
TX License No. 656732



Pad Sites Available

Converse, TX

Property Specifications

CORNER PARCEL AVAILABLE

±1.47 AC

OFF-CORNER PARCEL AVAILABLE

±1.36 AC

PRICING

Contact Brokers

Traffic Counts

Loop 1604 46,599 VPD

Schaefer Rd 33,598 VPD

Year: 2024 | Source: TxDot

WEBB SELLERS

210.504.2781 | webb.sellers@srsre.com

DREW ALLEN

210.504.1242 | drew.allen@srsre.com



About the Property

- Immediate access to Loop 1604 with connectivity to IH-10 and greater San Antonio MSA
- Located in a high-growth submarket driven by new housing developments and population growth
- Proximity to major employers, distribution hubs, and industrial users in East San Antonio
- Convenient access to Randolph Air Force Base and surrounding employment center
- Situated on a high-growth corridor in Converse / East San Antonio
- Strong visibility and frontage along Loop 1604 (major regional thoroughfare)

Join These Nearby Retailers

Coming Soon

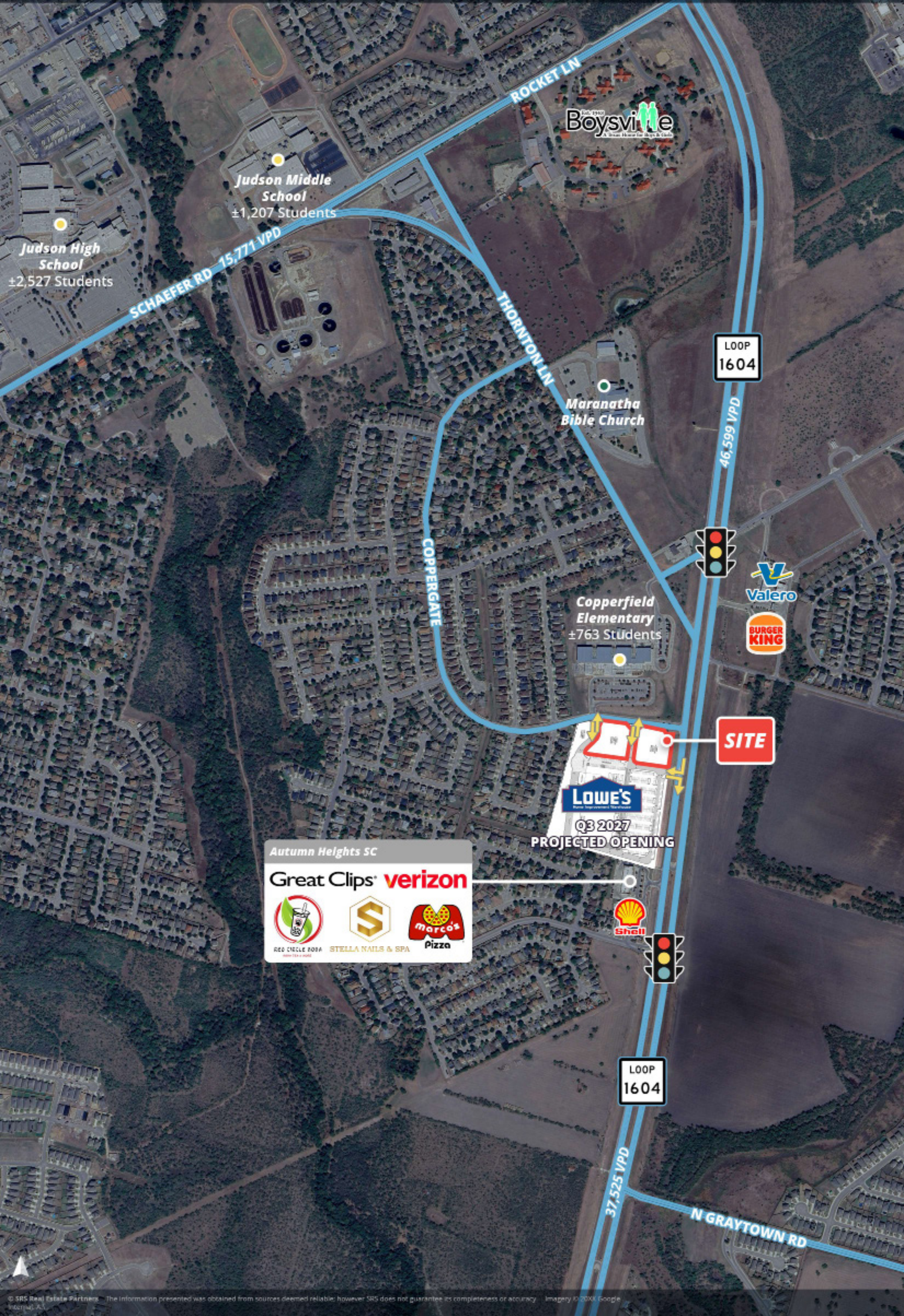


Coming Soon



Site Aerial | Lowe's Outparcel Pads

Converse, TX



Judson Middle School
±1,207 Students

Judson High School
±2,527 Students

Boysville
A Local Chapter of Boys & Girls Clubs

LOOP 1604

Maranatha Bible Church

46,599 VPD

COPPERGATE

Copperfield Elementary
±763 Students

Valero

BURGER KING

SITE

LOWE'S
Home Improvement Store

Q3 2027
PROJECTED OPENING

Autumn Heights SC

Great Clips® verizon

RED CYCLE BOBA STELLA NAILS & SPA marco's Pizza

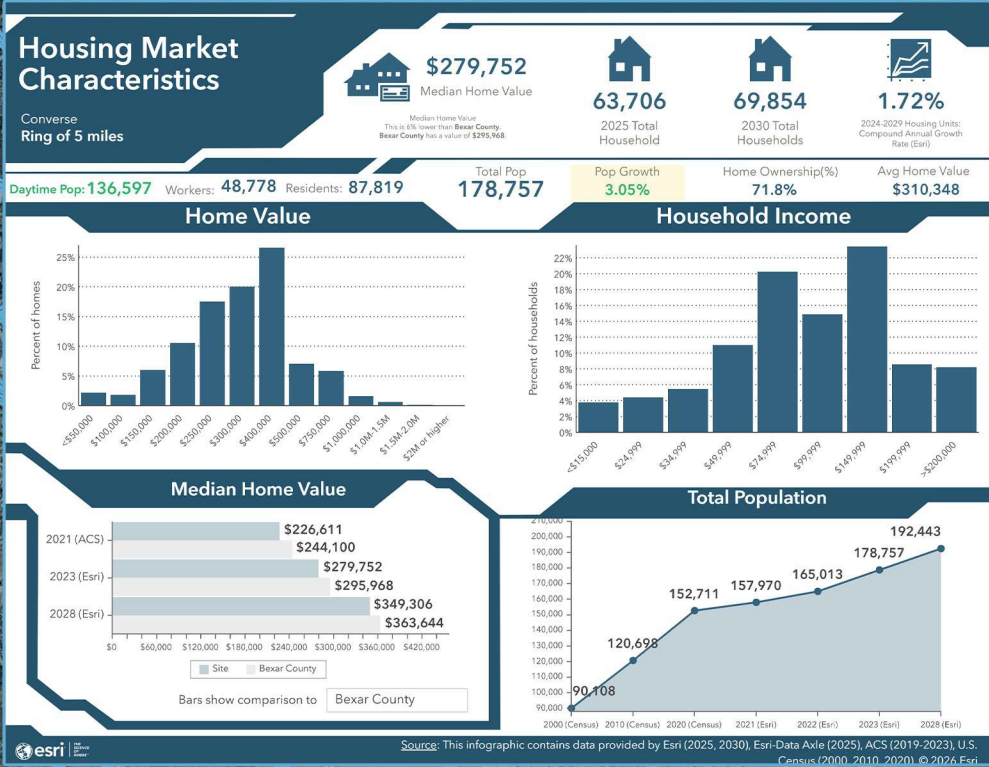
Shell

LOOP 1604

37,525 VPD

N GRAYTOWN RD





LOWE'S
Home Improvement Warehouse
**Q3 2027
PROJECTED
OPENING**

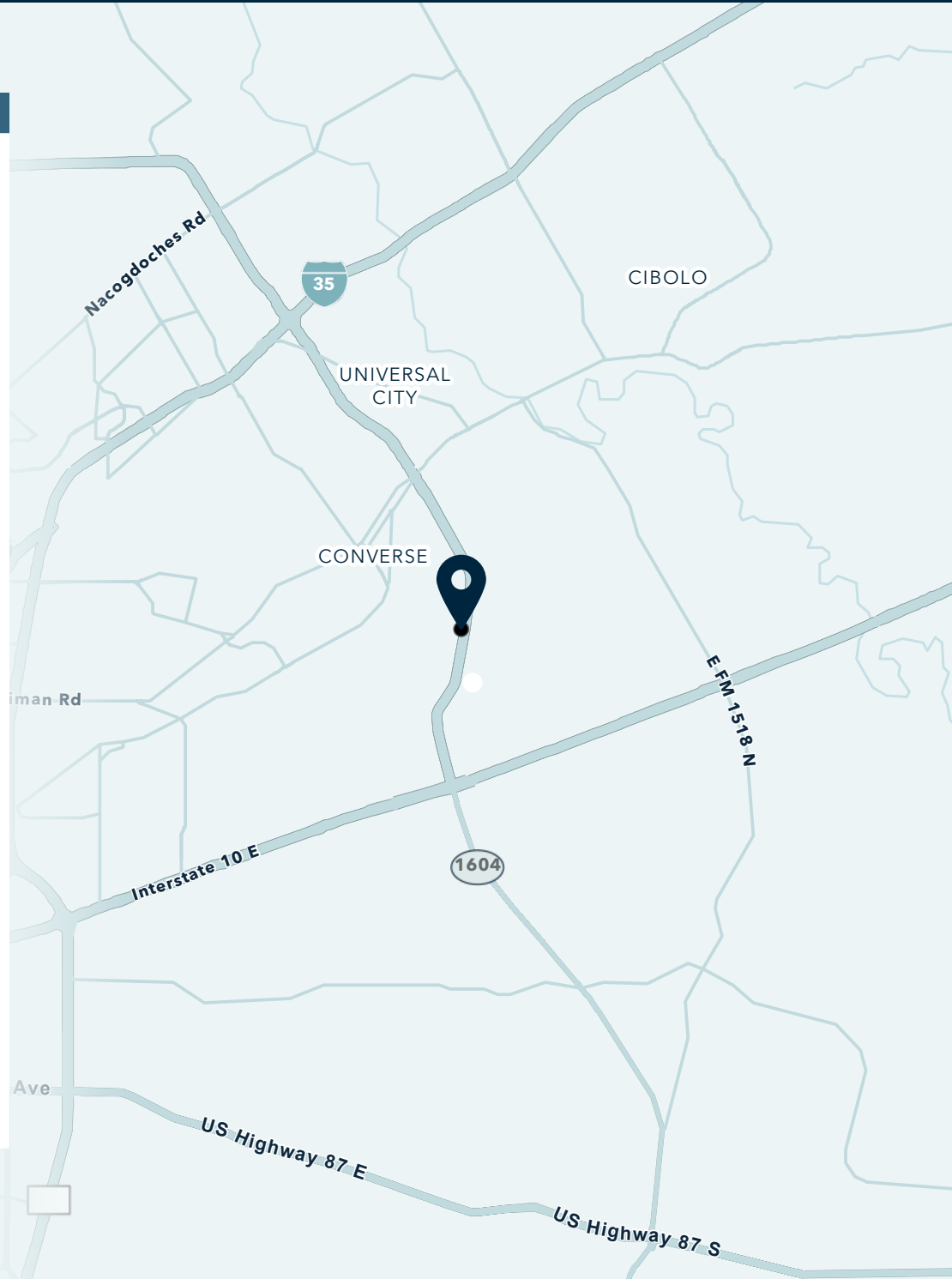
SITE

- Hightop Ridge** 384 Homes Under Construction
- Summerhill** 423 Homes Under Construction
- Willow View** 349 Homes Under Construction
- Knox Ridge/Crescent** 236 Homes Under Construction
- Knox Ridge/Vistas** 250 Homes Under Construction
- Windborne** 306 Homes Under Construction
- Flora Meadows** 238 Homes Under Construction
- Century/Centure Communities** 372 Homes Under Construction
- Katzer Ranch** 281 Homes Under Construction
- Savannah Place** 813 Homes Under Construction
- Prairie Green** 289 Homes Under Construction
- Rose Valley/Fischer Gardens** 348 Homes Under Construction
- Rose Valley** 748 Homes Under Construction
- Chasin Heights** 554 Homes Future/Planned
- Wilder** 1,300 Homes Under Construction
- Avenida South** 83 MF Units Under Construction
- Avenida** 463 Homes Under Construction
- Sage Meadows** 156 Homes Under Construction
- Avenida/Hunter's Ridge** 998 Homes Under Construction
- Abbott Place** 198 Homes Under Construction
- Spring Grove** 278 Homes Under Construction
- Zigmond Tract** 384 Homes Future/Planned
- Paloma Park** 473 Homes Under Construction
- The Esther** 336 MF Units Under Construction
- Sereno Springs** 368 Homes Under Construction
- Real Tract** 1,150 Homes Future/Planned
- Vista Real** 917 Homes Under Construction
- Catalina** 298 Homes Under Construction
- Rockspring Capital CastleRock** 552 Homes Under Construction
- OPENING Q4 2026 H-E-B**
- Sterling Grove** 832 Homes Future/Planned
- Rhine Valley** 438 Homes Under Construction
- Saddlebrook Ranch** 596 Homes Under Construction
- Carmel Ranch** 123 Homes Under Construction
- Crossvine** 979 Homes Under Construction



Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	8,279	70,469	179,042
2030 Projected Population	9,066	77,812	192,813
Proj. Annual Growth 2025 to 2030	1.83%	2.00%	1.49%
Daytime Population			
2025 Daytime Population	5,068	52,702	136,480
Workers	854	18,081	48,636
Residents	4,214	34,621	87,844
Income			
2025 Est. Average Household Income	\$127,378	\$106,593	\$99,881
2025 Est. Median Household Income	\$112,264	\$91,897	\$81,869
Households & Growth			
2025 Estimated Households	2,710	23,943	64,156
2030 Estimated Households	3,025	27,087	70,348
Proj. Annual Growth 2025 to 2030	2.22%	2.50%	1.86%
Race & Ethnicity			
2025 Est. White	35%	37%	40%
2025 Est. Black or African American	27%	24%	19%
2025 Est. Asian or Pacific Islander	4%	3%	4%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	33%	35%	36%
2025 Est. Hispanic (Any Race)	41%	45%	46%

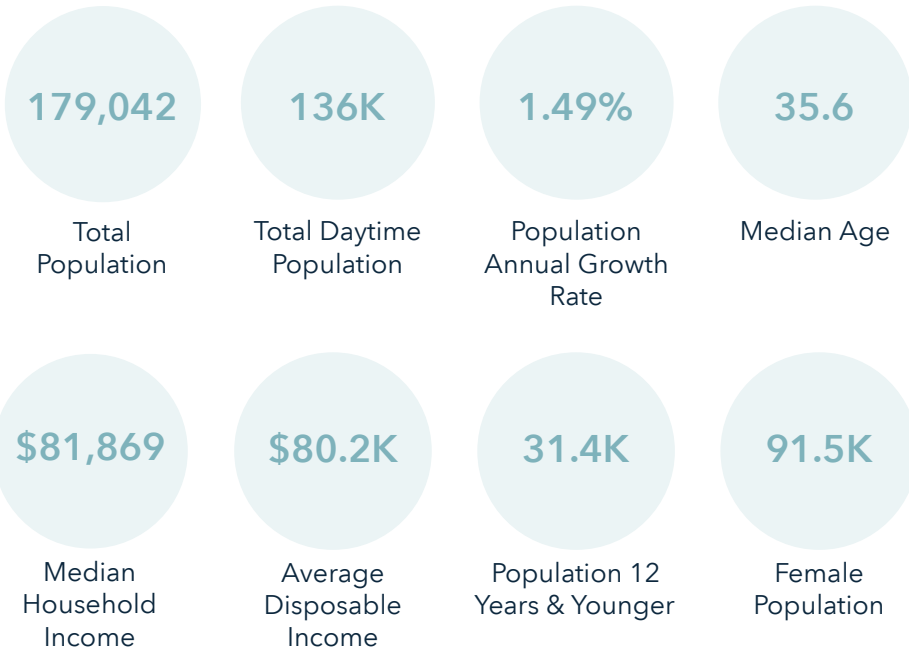


Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

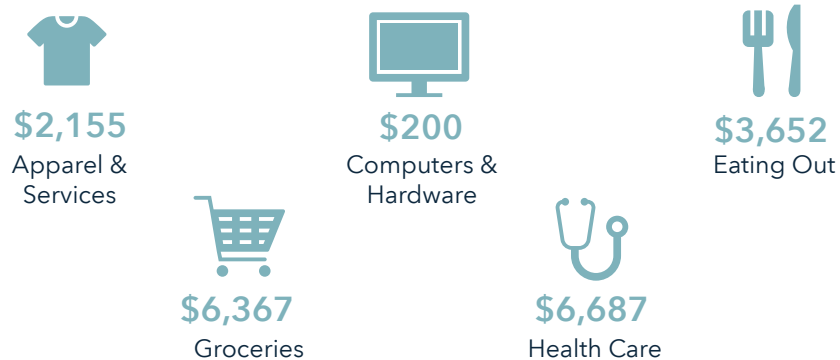


Ring of 5 Mile

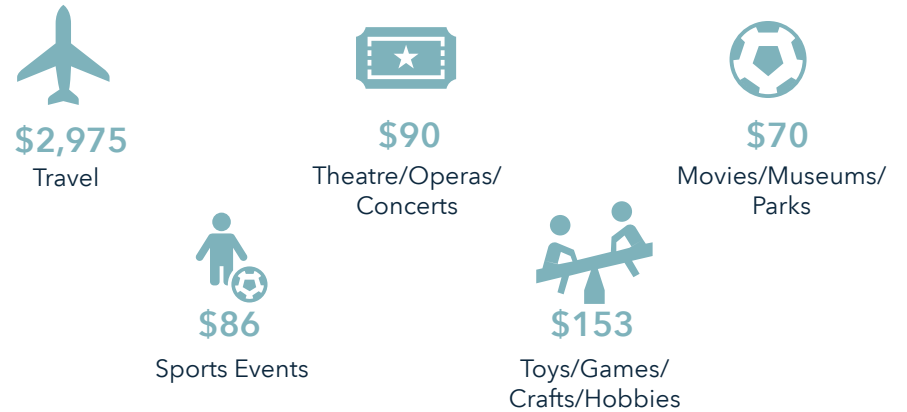
Key Facts



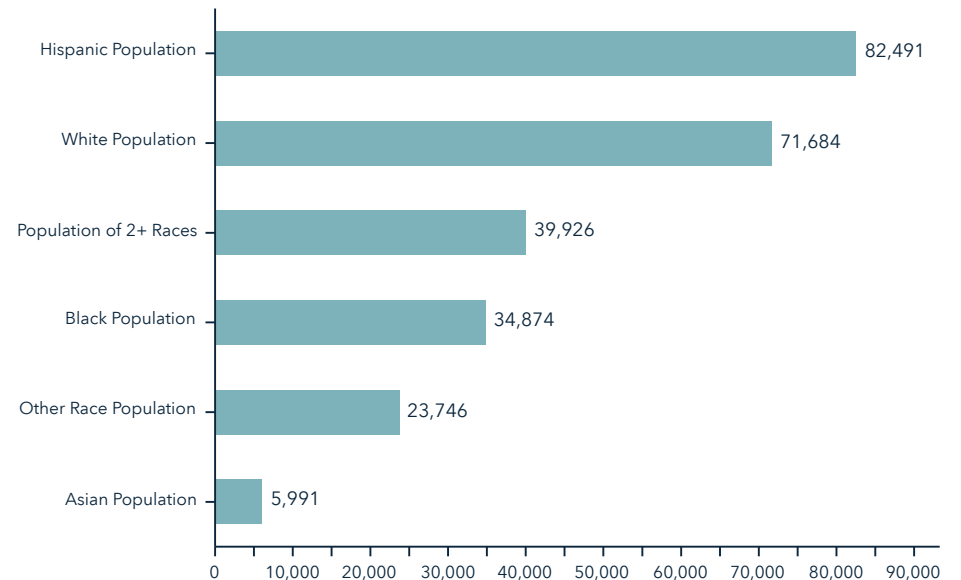
Annual Household Spending



Annual Lifestyle Spending



Race





Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. An owner’s agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. A buyer/tenant’s agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

SRS Real Estate Partners	9005621	ryan.johnson@srsre.com	214.540.3285
<i>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.540.3285
<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>

Webb Sellers	589055	webb.sellers@srsre.com	210.504.2781
<i>Licensed Supervisor of Sales Agent/Associate</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Drew Allen	656732	drew.allen@srsre.com	210.504.1242
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>

<i>Buyer Initials</i>	<i>Tenant Initials</i>	<i>Seller Initials</i>	<i>Landlord Initials</i>	<i>Date</i>
-----------------------	------------------------	------------------------	--------------------------	-------------



SRS REAL ESTATE PARTNERS

2101 McCullough Ave
San Antonio, TX 78212
210.504.1242

SRSRE.COM

©2026 SRS. All Rights Reserved.

The information presented was obtained from sources deemed reliable;
however SRS does not guarantee its completeness or accuracy.