



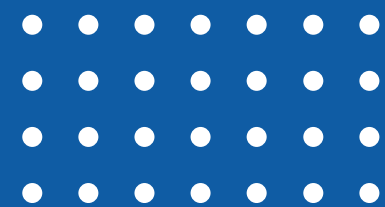
**4 ACRES +/-
OFF OF I-10**



8755 E IH 10

CONVERSE, TX 78109

2026



STAR PROPERTIES REAL ESTATE

EXCLUSIVELY MARKETED BY:



JASEN HARDISON

Lic. #431475

(956)458-1696 | DIRECT

jasenhardison@starproperty.com

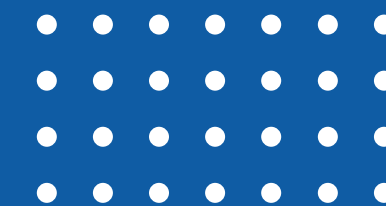


LOGAN HARDISON

Lic. #802489

(956)453-7018 | DIRECT

loganhardison55@gmail.com



<https://starproperty.com/>

TABLE OF CONTENTS

— INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

— PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

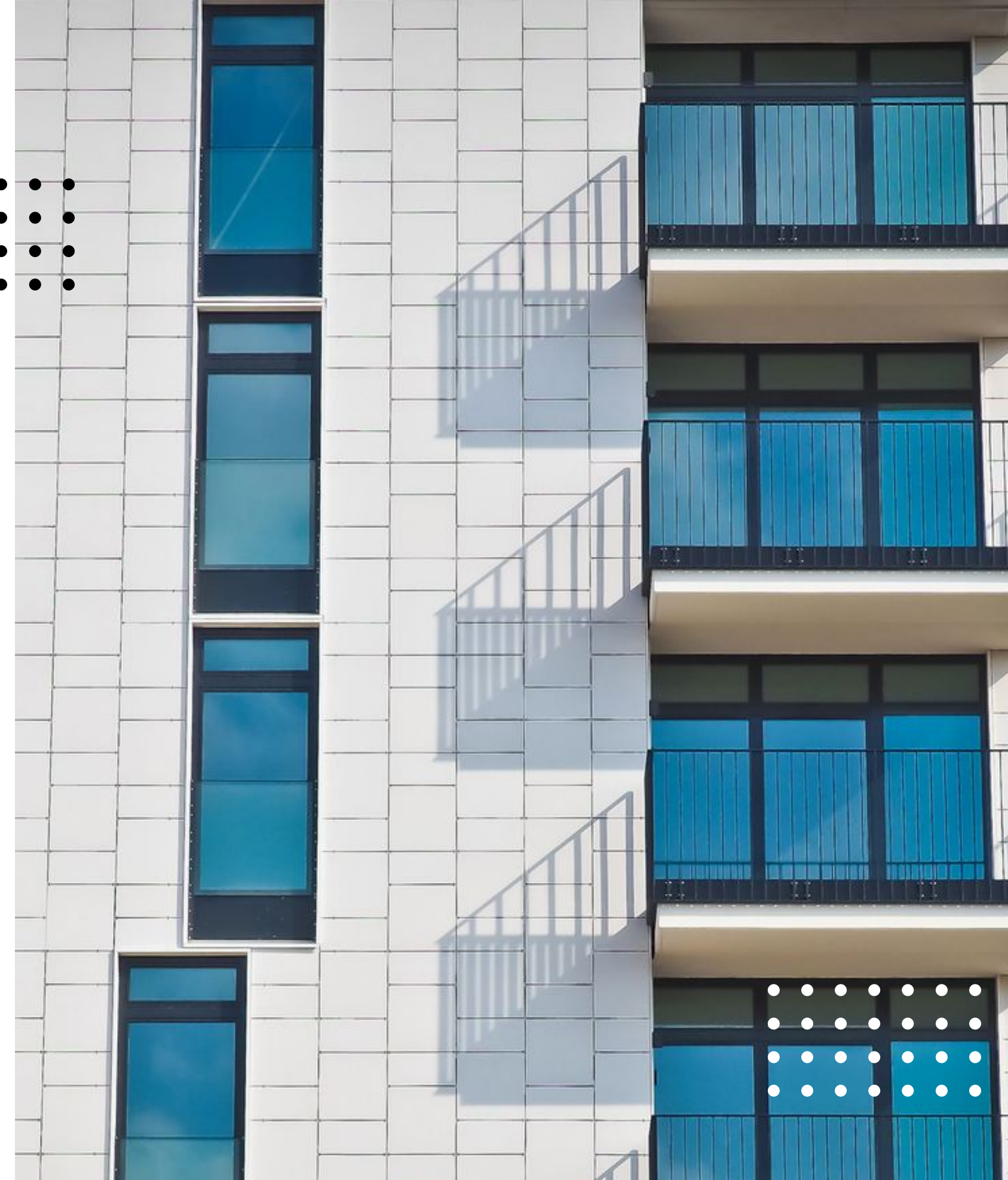
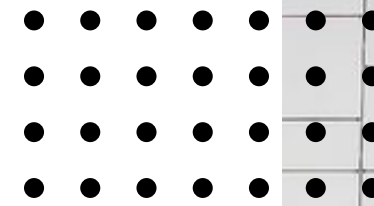
— AREA OVERVIEW

City Overview
Demographics

— KEY INFO

News
Investor Takeaways

— CONFI. AGREEMENT & IABS



STAR PROPERTIES REAL ESTATE

INVESTMENT SUMMARY

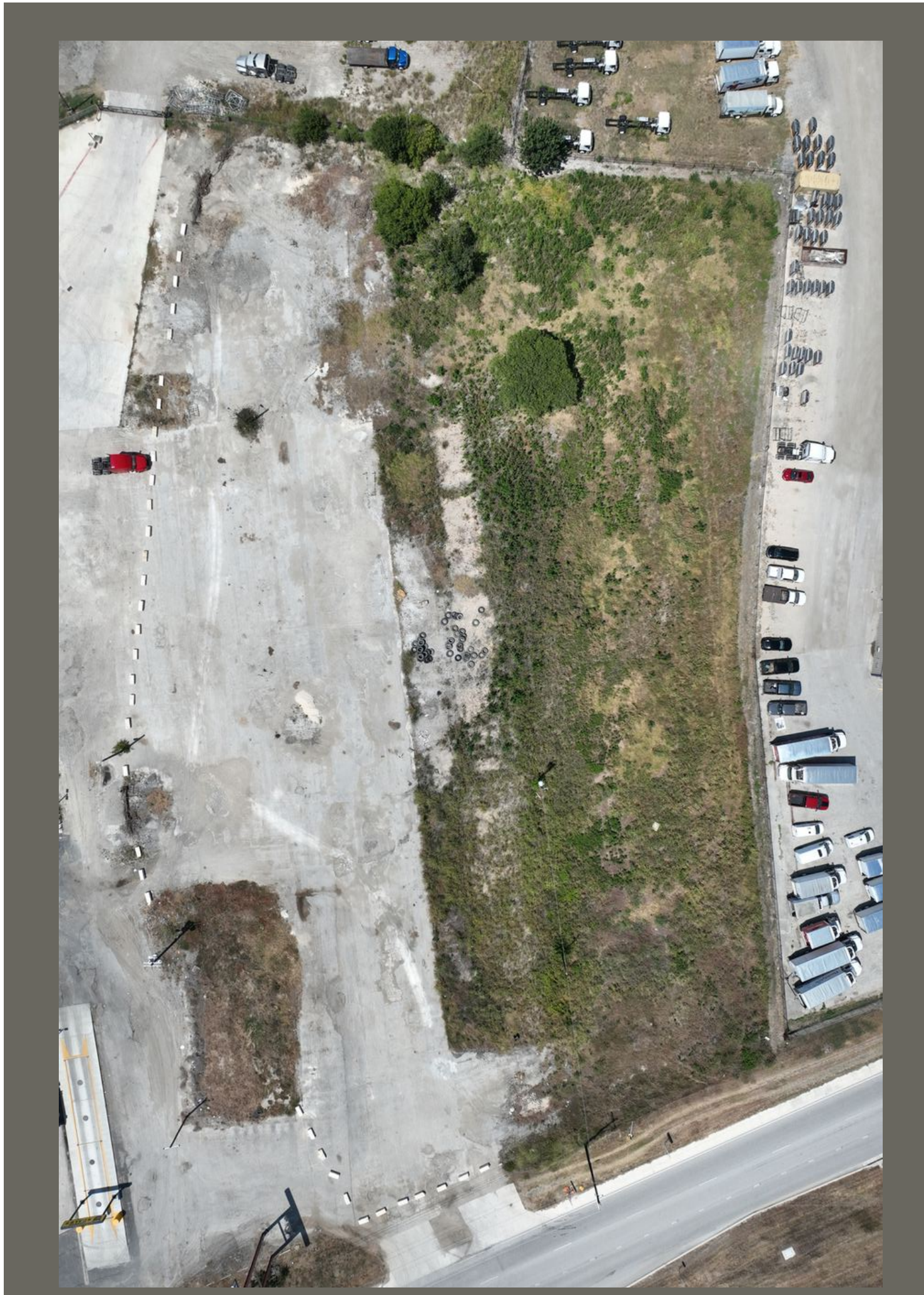
Star Properties Real Estate is excited to present a prime ~4-acre commercial lot at 8755 E IH 10, Converse, TX 78109, offering exceptional investment potential. Strategically located off I-10 with excellent visibility and accessibility, this property is ideal for a truck stop, restaurant, or retail hub. Previously a motel site, now cleared, it provides a blank canvas for development in a fast-growing area.

OFFERING SUMMARY

PRICE	\$1,799,900
PRICE PER ACRE	~\$449,975

PROPERTY SUMMARY

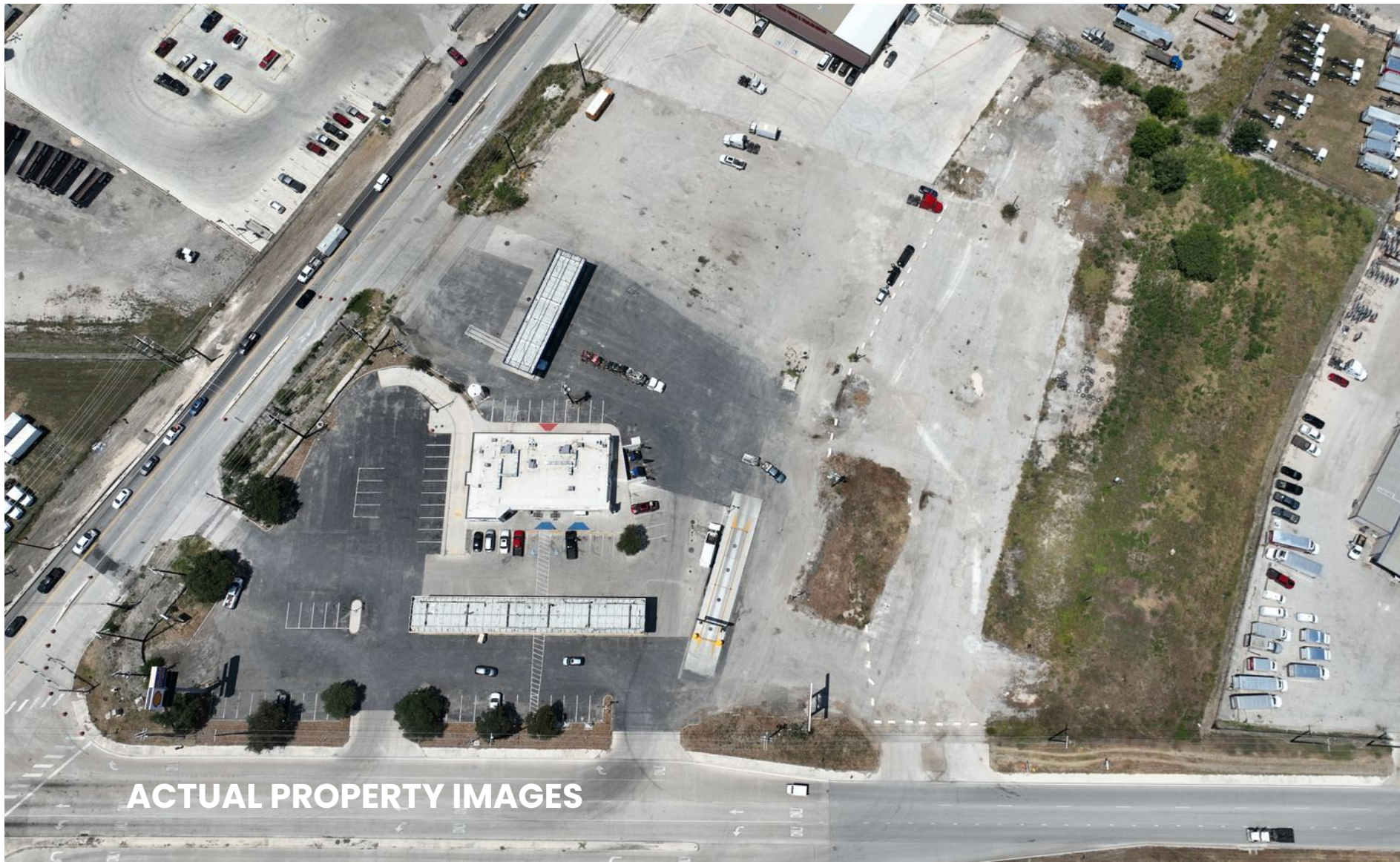
ADDRESS	8755 INTERSTATE 10 E, CONVERSE, TX 78109
COUNTY	BEXAR
LAND AREA	4 ACRES +/-
ZONED	C-3



I-10 DEVELOPMENT OPPORTUNITY

HIGHLIGHTS

- Located strategically on the I-10 E Corridor, with a conservative estimate of daily traffic ranging from 80,000 and 120,000 vehicles per day (2025).
- Easily Accessible with two Main Ingress & Egress Points, I-10 Frontage Rd & FM 1516. Excellent Traffic With TXDot estimates putting 390,000 vehicles per month(2025) and potentially doubling to 807,000 vehicles per month by 2044.
- Strong demographics surrounded by multiple suburbs, with thriving logistics and transportation hubs along I-10. >7 miles from Randolph Air Force Base.
- With strong residential development located North of the subject property, traffic traveling outside of the Northeast Side Suburbs has to enter/exit through a handful of major roads, including FM 1516.
- The San Antonio–New Braunfels Metropolitan Statistical Area (MSA), encompassing Converse, has experienced significant population growth over the past decades. As of 2023, the estimated population is approximately 2,655,342.
- Nearby Tenants Include: San Antonio Utility Trailer Sales, Ryder Used Truck Sales, SelecTrucks, Rush Crane Systems, Redondo Manufacturing, Werts Welding & Tank Service, Inc.





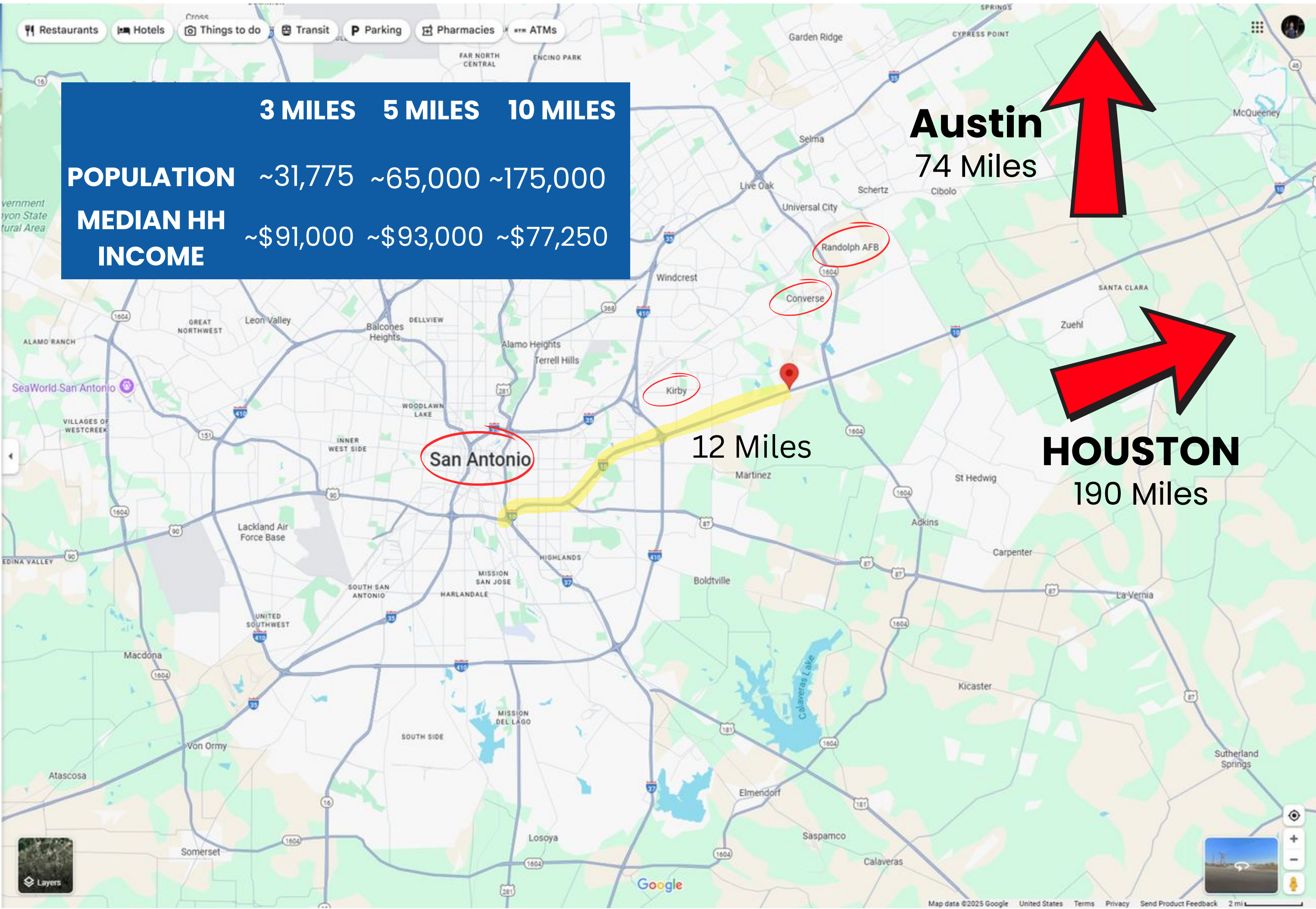
3580 Farm to Market 1516 Building

Directions Save Nearby Send to phone Share

- 3580 Farm to Market 1516, Converse, TX 78109
- Suggest an edit on 3580 Farm to Market 1516
- Add a missing place
- Add your business
- Add a label
- Your Maps activity



	3 MILES	5 MILES	10 MILES
POPULATION	~31,775	~65,000	~175,000
MEDIAN HH INCOME	~\$91,000	~\$93,000	~\$77,250



ACTUAL PROPERTY IMAGES

San Antonio

POPULATION – 1,532,656

Residents

CITY CENTER: 12 Miles



The boundary formed by I-410, I-35, Loop 1604, and I-10 encloses a roughly trapezoidal area in northeast San Antonio and Bexar County, it is estimated to include ~30,000–32,000 housing units.

In this suburban zone, ~75% of units are single-family (per Census; higher than urban averages due to family-oriented developments near Randolph AFB). Breakdown: ~70% owner-occupied (17,500–17,600), ~30% rentals or other (6,100–7,600).



**~4 Acres
CLEARED LAND**



**KEEP IN MIND
A MAJORITY OF NEARBY BUSINESSES OFF THE EXPRESSWAY
WILL BE 18-WHEELER ORIENTED. TO HAVE A BETTER IDEA,
PLEASE VIEW GOOGLE MAPS TO SEE THE LOCAL BUSINESSES
NEARBY.**



San Antonio-New Braunfels Metropolitan Statistical Area (MSA)

The San Antonio-New Braunfels Metropolitan Statistical Area (MSA) is located in South and Central Texas, spanning eight counties, including Bexar and Comal. This region is known for its rapid growth, vibrant cultural heritage, and strategic position along the I-35 corridor. The MSA covers 7,387 square miles, with San Antonio as the principal city and a major economic hub for the region. With a population of approximately 2,655,342 as of 2023, it ranks as the 24th largest metropolitan area in the U.S., driven by consistent population growth and a dynamic economy.

The San Antonio-New Braunfels MSA is a thriving center for military, healthcare, and tourism industries, with a diversified economy that has grown significantly in recent decades. The military sector is a cornerstone, with bases like Lackland and Randolph Air Force Bases employing thousands. The region also boasts a robust tourism industry, anchored by attractions like the Alamo, River Walk, and Schlitterbahn Waterpark, alongside a growing logistics sector due to its I-10 and I-35 connectivity. San Antonio International Airport serves as a key gateway for travel and commerce, supporting the area's economic vitality.

The area is renowned for its rich cultural heritage and natural attractions. The San Antonio-New Braunfels MSA features historic Spanish missions, such as Mission Concepción and San Francisco de la Espada, alongside vibrant events like the Cowboy Mardi Gras in Bandera, drawing global visitors. The region's diverse population, with a significant Hispanic majority, contributes to a lively cultural scene, with festivals and culinary traditions reflecting its heritage. Outdoor enthusiasts enjoy nearby Hill Country landscapes and the San Antonio River for recreation.

With a booming economy, diverse communities, and significant infrastructure investments, the San Antonio-New Braunfels MSA is poised for continued growth. The region's strategic location, strong job market, and cultural richness make it a key player in Texas' economic landscape, with ongoing developments enhancing its appeal for residents and investors alike.

Atascosa, Bandera, Bexar, Comal, Guadalupe, Kendall, Medina, & Wilson County

- **I-10 Widening and Infrastructure**

Improvements: The Texas Department of Transportation (TxDOT) is actively expanding I-10 in the Converse area, including a new overpass at Graytown Road, approximately 2–3 miles from 8755 E IH 10. This project aims to enhance traffic flow and accessibility, addressing the corridor's increasing congestion due to population and economic growth. The widening is part of broader efforts to improve mobility along I-10, a key multi-state corridor handling significant commuter and truck traffic.

- **Regional Development Boost:** The I-10 East corridor, near FM 1516 and Loop 1604, is seeing substantial commercial activity, with planned developments like an H-E-B Grocery Store and a Bill Miller Bar-B-Q within a few miles of the property. These projects signal growing retail and service demand, driven by I-10's high visibility and traffic, estimated at 80,000–120,000 vehicles daily near Converse.

- **Flood Mitigation Projects:** While not directly in Converse, a significant I-10 reconstruction project in Houston (White Oak Bayou, ~190 miles east) highlights TxDOT's focus on elevating I-10 segments above floodplains. This \$407 million initiative, started in January 2025, underscores I-10's critical role and could inspire similar resilience upgrades in the San Antonio region, enhancing long-term reliability for properties like 8755 E IH 10.



Investor Takeaway

- **Strategic Connectivity:** I-10 is the fourth most heavily traveled multi-state corridor in the U.S., connecting San Antonio (15–17 miles from the property) to Houston (197–200 miles) and Austin (80–85 miles). This connectivity supports logistics, retail, and industrial developments, making 8755 E IH 10 **ideal for a truck stop, warehouse, or retail hub**.
- **Economic Impact:** The corridor's high traffic volume (**estimated 80,000–120,000 vehicles daily** near Converse) and proximity to logistics hubs (e.g., near Peterbilt, Freightliner, and Kenworth) drive demand for commercial properties. The San Antonio-New Braunfels MSA's population of ~2.65 million (2023) and **2.4% annual growth in Converse** amplify this demand, boosting the property's investment potential.

- **Development Opportunities:** The 4.363-acre lot at 8755 E IH 10 is now cleared for flexible development. Its **zoning (C-3)** and visibility from I-10 make it suitable for high-traffic businesses, enhanced by nearby industrial parks and planned retail like H-E-B. The ongoing I-10 expansion and overpass construction at Graytown Road will further improve access, increasing the site's appeal.



STAR PROPERTIES REAL ESTATE **CONFIDENTIALITY AGREEMENT**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Star Properties Real Estate and should not be made available to any other person or entity without the written consent of Star Properties Real Estate.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Star Properties Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Star Properties Real Estate and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ABOUT BROKERAGE SERVICES

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 sub-agent 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 sub-agent by accepting an offer of subagency from the listing broker. A sub-agent may work in a different real estate office. A listing broker or sub-agent 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 interests 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 BROKER 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:

Shall treat all parties honestly;

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;

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;

May not disclose any confidential information or any 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.

~4 ACRES OFF I-10

8755 E IH 10

CONVERSE, TX 78109

EXCLUSIVELY MARKED BY:

JASEN HARDISON

Lic. #431475

(956)458-1696 | **DIRECT**

jasenhardison@starproperty.com

LOGAN HARDISON

Lic. #802489

(956)453-7018 | **DIRECT**

loganhardison55@gmail.com



AKA



Contact Us

☎ +1 (956)664-2121

🌐 <https://starproperty.com/>

📍 322 W Nolana Ave, McAllen,
TX 78504