

# Gas Station

8026 Kitty Hawk Road , Converse, TX 78109





AERIAL VIEW // Gas Station



# GAS STATION

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## INVESTMENT OVERVIEW

The subject property provides qualified investors the opportunity to acquire a hard corner gas station located on the corner of Kitty Hawk and Toepperwein road in Converse, Texas. Surrounded by multiple national retailers including Walmart, CVS and Walgreens, this location benefits not only as a retail destination, but from the strong traffic counts flowing by it on both sides.

With over 10,000 vehicles per day travelling on both Kitty Hawk and Toepperwein, this fuel station is turn-key for an operator looking to maximize the value of the site. The station has two curb cuts from both major roads and sits in a growing area of San Antonio which is expected to grow by 10% over the next five years. With minimal investment, a strong operator could transform this location into a high volume, productive C-Store.

## INVESTMENT HIGHLIGHTS

Price: \$675,000

Lot Size: 0.25 Acres

GLA: 2,450 SF

MPDs: 2



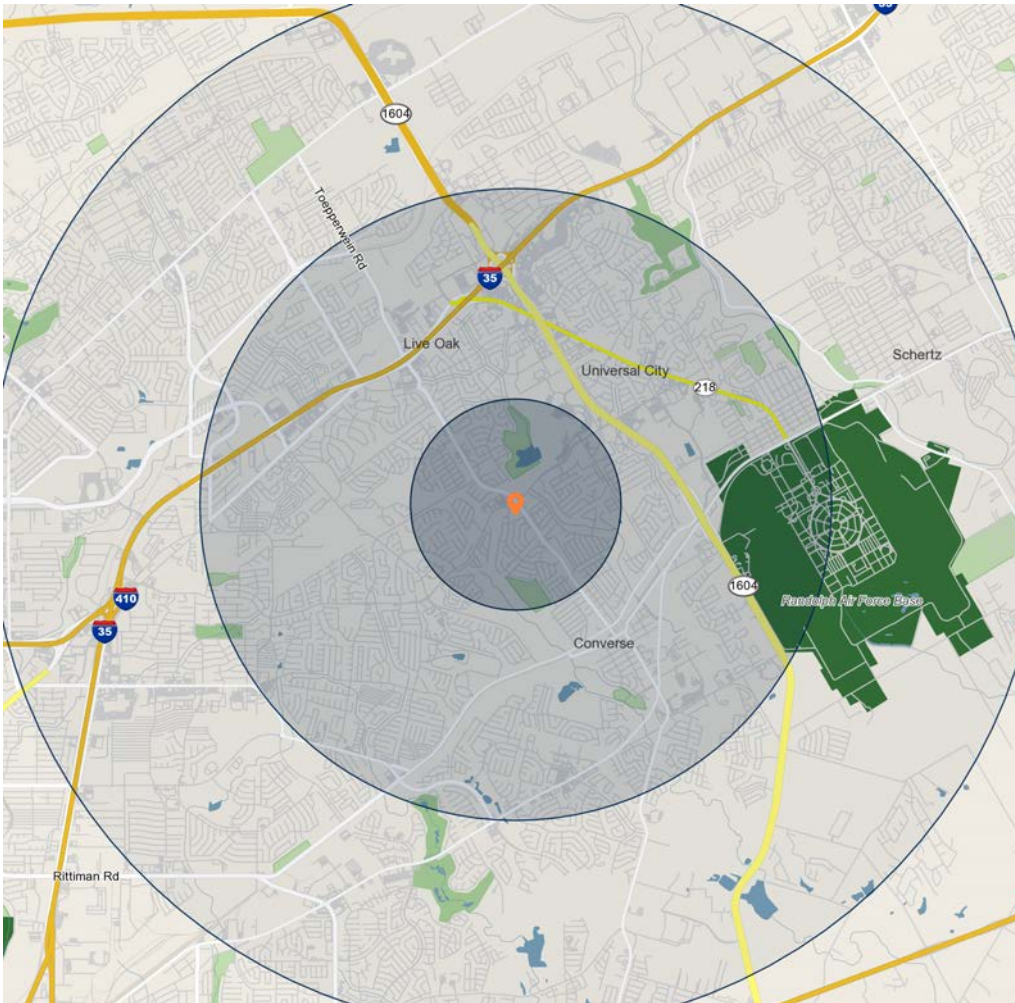


THE OFFERING	
Price	\$675,000
Price/SF (Total Land)	\$62.74

PROPERTY DESCRIPTION	
Year Built	1981
Gross Leasable Area	2,156 SF
Lot Size	0.25 AC

## Gas Station // DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2025 Projection	11,015	105,754	244,771
2020 Estimate	10,616	103,869	236,404
2010 Census	9,471	94,736	210,459
2000 Census	8,191	75,350	160,101
<b>HOUSEHOLD INCOME</b>			
Average	\$77,318	\$74,875	\$75,587
Median	\$67,131	\$62,881	\$61,875
Per Capita	\$27,327	\$27,392	\$27,352
<b>HOUSEHOLDS</b>			
2025 Projection	3,923	38,843	88,922
2020 Estimate	3,740	37,819	85,237
2010 Census	3,310	34,208	75,183
2000 Census	2,698	26,782	56,844
<b>HOUSING</b>			
Median Home Value	\$141,167	\$153,432	\$154,647
<b>EMPLOYMENT</b>			
2020 Daytime Population	6,850	84,862	215,037
2020 Unemployment	4.42%	3.78%	3.47%
Average Time Traveled (Minutes)	27	26	26
<b>RACE &amp; ETHNICITY</b>			
White	69.63%	62.74%	62.49%
Native American	0.69%	0.41%	0.34%
African American	13.75%	18.20%	17.58%
Asian/Pacific Islander	3.15%	3.58%	3.47%







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The background of the slide is a composite image. On the left, there is a gas station with a sign that reads "FIRST STOP LOTTO CIGARETTES MILK • SODA ICE • SNACKS". A dark blue car is parked at the station. On the right, there is a commercial building with a red roof and a red car parked in front of it. The entire image is overlaid with a dark blue semi-transparent rectangle.

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