



# JUST LISTED

## Walgreens

NEWLY EXTENDED LEASE TERM

10650 TOEPPERWEIN RD  
CONVERSE, TX



**\$2,313,000**  
OFFERING PRICE



**5.35%**  
CAP RATE



**9.5+**  
YEARS LEASE TERM

## Investment Highlights

**RECENT** 10 Year Lease Extension

**WALGREENS** has been operating at this location since 1993

**PRIME** retail corridor surrounded by multiple national and regional retailers including Walmart, CVS, McDonald's, Dollar Tree, Autozone, O'Reilly Auto Parts, etc.

**BELOW** market rents with future upside

**SAN ANTONIO** MSA location, 15 miles northeast of downtown San Antonio

**THE PROPERTY** features a large 54,886 SF lot and has future development potential

**STRATEGIC** signalized corner location, adjacent to First Choice Emergency Room and across from Esplanade Gardens Senior Campus

**JOSHUA BERGER**

424.653.1834

[joshua.berger@kidder.com](mailto:joshua.berger@kidder.com)

LIC N° 01984719

**MATT KRAMER**

424.653.1803

[matt.kramer@kidder.com](mailto:matt.kramer@kidder.com)

LIC N° 01995909

**KELVIN ZHOU**

310.300.8319

[kelvin.zhou@kidder.com](mailto:kelvin.zhou@kidder.com)

LIC N° 02045670

**DAN PATERSON**

Swearingen Realty Group, LLC

Broker of Record

LIC N° 364480

**Kidder Mathews**

[KIDDER.COM](http://KIDDER.COM)

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