

COMMERCIAL/ DEVELOPEMENT ACREAGE

150± ACRES | FRIO COUNTY, TEXAS



COLDWELL BANKER

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COMMERCIAL/ DEVELOPEMENT ACREAGE

150± ACRES | FRIIO COUNTY, TX

Introducing a remarkable commercial property located just off I-35, boasting an expansive 150 acres of land. This prime location offers exceptional visibility and accessibility, with an impressive 3,700 feet of I-35 frontage road. Situated just south of the Hwy 57 and I-35 split, this property is conveniently positioned 40 miles south of San Antonio and only 8 miles north of Pearsall. One notable advantage of this property is its agricultural exemption, providing potential tax benefits. With its versatile zoning and extensive acreage, this property is perfect for a wide range of commercial endeavors.

Whether you envision an oilfield yard, a gas station, a hotel, or any other commercial venture, the possibilities are endless. This property also benefits from power availability, further facilitating the development and operation of your envisioned business. Its strategic location near major highways ensures high traffic volume and increased exposure for your enterprise. The large acreage allows for ample space to accommodate the infrastructure and facilities necessary for your commercial needs.

Take advantage of this exceptional opportunity to own a prime commercial property in a sought-after location. Its proximity to major transportation routes, agricultural exemption status, and versatility make it a desirable investment. Explore the vast potential of this property and turn your commercial dreams into reality. Call Gaines Slade today to schedule a private tour. 830-469-3022

150± ACRES

COMMERCIAL/ DEVELOPEMENT POTENTIAL

3,700± FT OF I-35 FRONTAGE

POWER AVAILABLE

JUST SOUTH OF THE I-35 & HWY 57 SPLIT

AG EXEMPT

VERSATILE ZONING

40 MILES SOUTH OF SAN ANTONIO

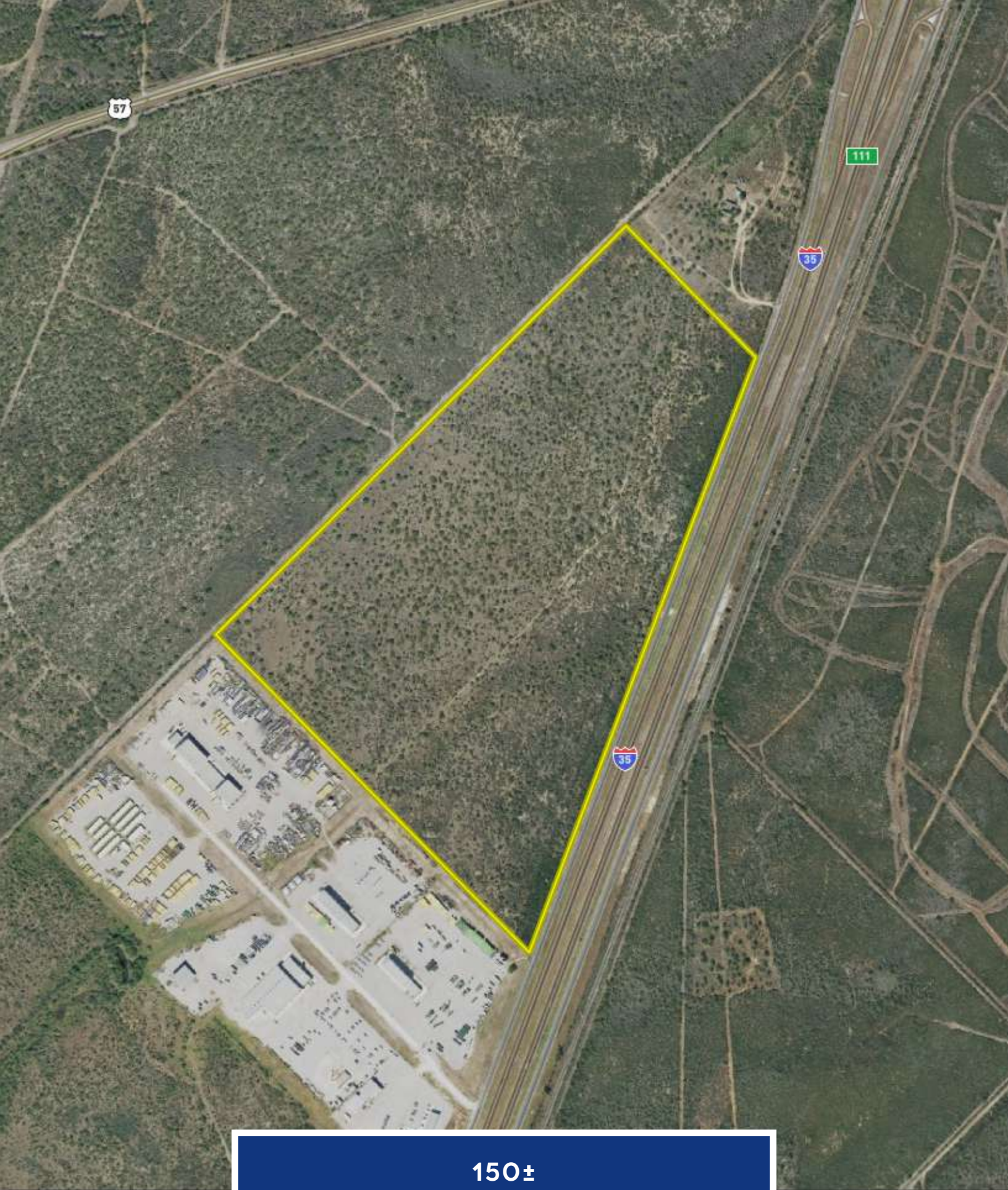
8 MILES NORTH OF PEARSALL

12 MILES SOUTH OF DEVINE

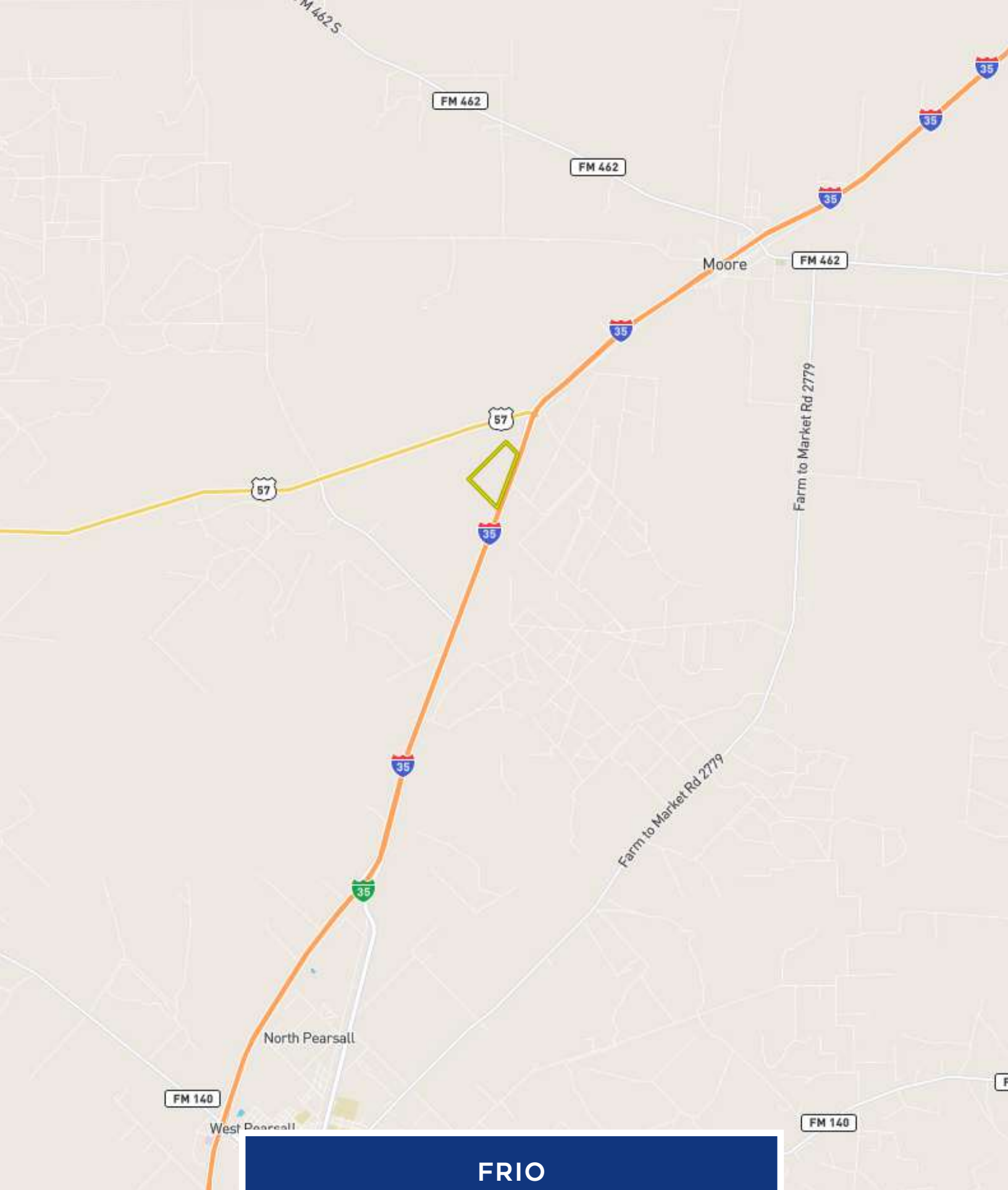








**150±
ACRES**



**FRIO
COUNTY**



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