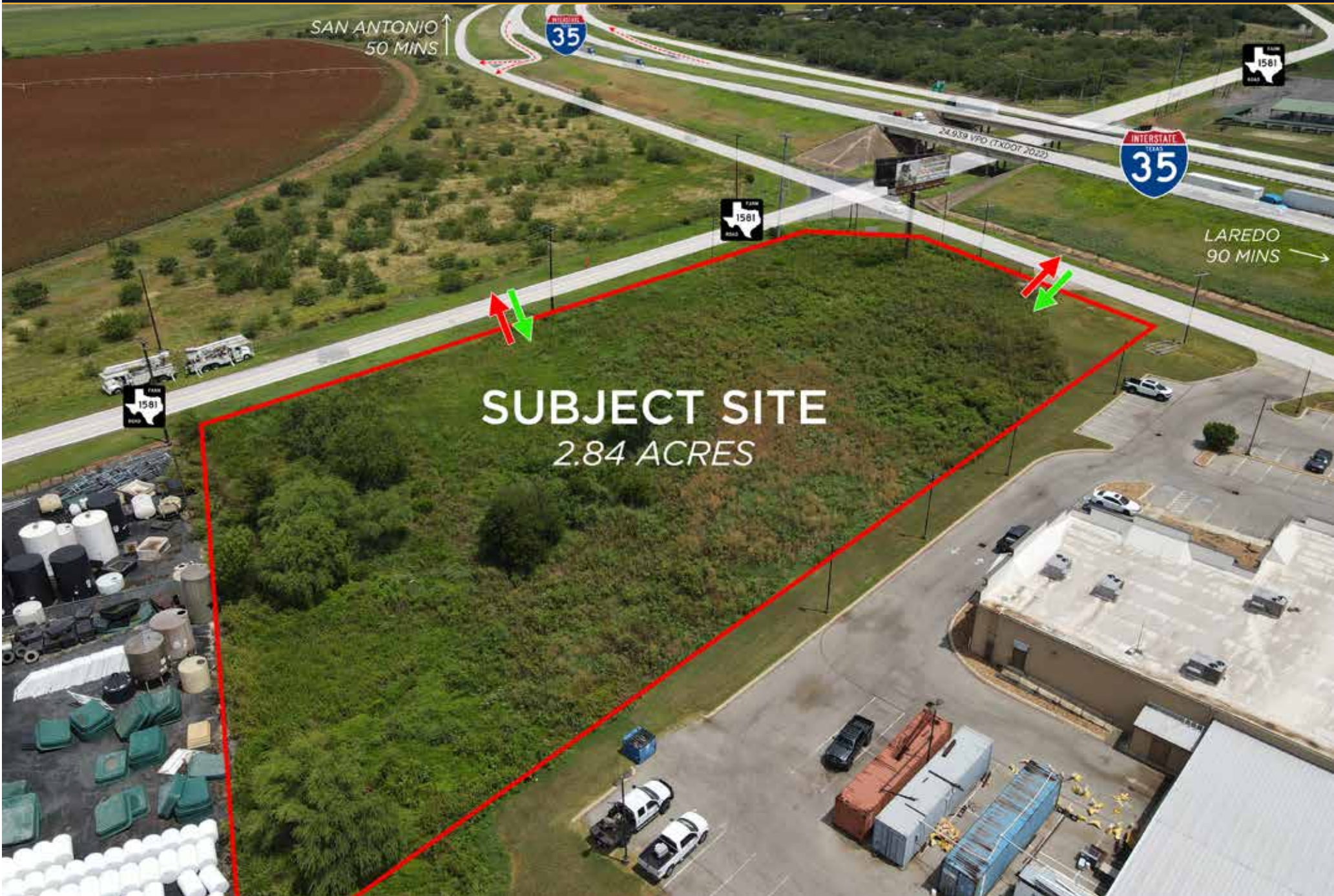


FOR SALE: PEARSALL COMMERCIAL PAD SITE ON IH-35



IH-35 & FM 1581, PEARSALL, TEXAS





GOLD TIER

EXCLUSIVELY LISTED BY

COLIN TIERNEY
512.674.5727
colin@goldtier.net

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512.626.4424
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35

SAN ANTONIO
50 MINS

1581

INTERSTATE
TEXAS
35

1581

24,939 VPD (TXDOT-2022)

LAREDO
90 MINS

INTERSTATE
TEXAS
35

1581

SUBJECT SITE
2.84 ACRES



FARM ROAD 1581

SAN ANTONIO 50 MINS

INTERSTATE 35

24,939 VPD (TXDOT 2022)

INTERSTATE 35

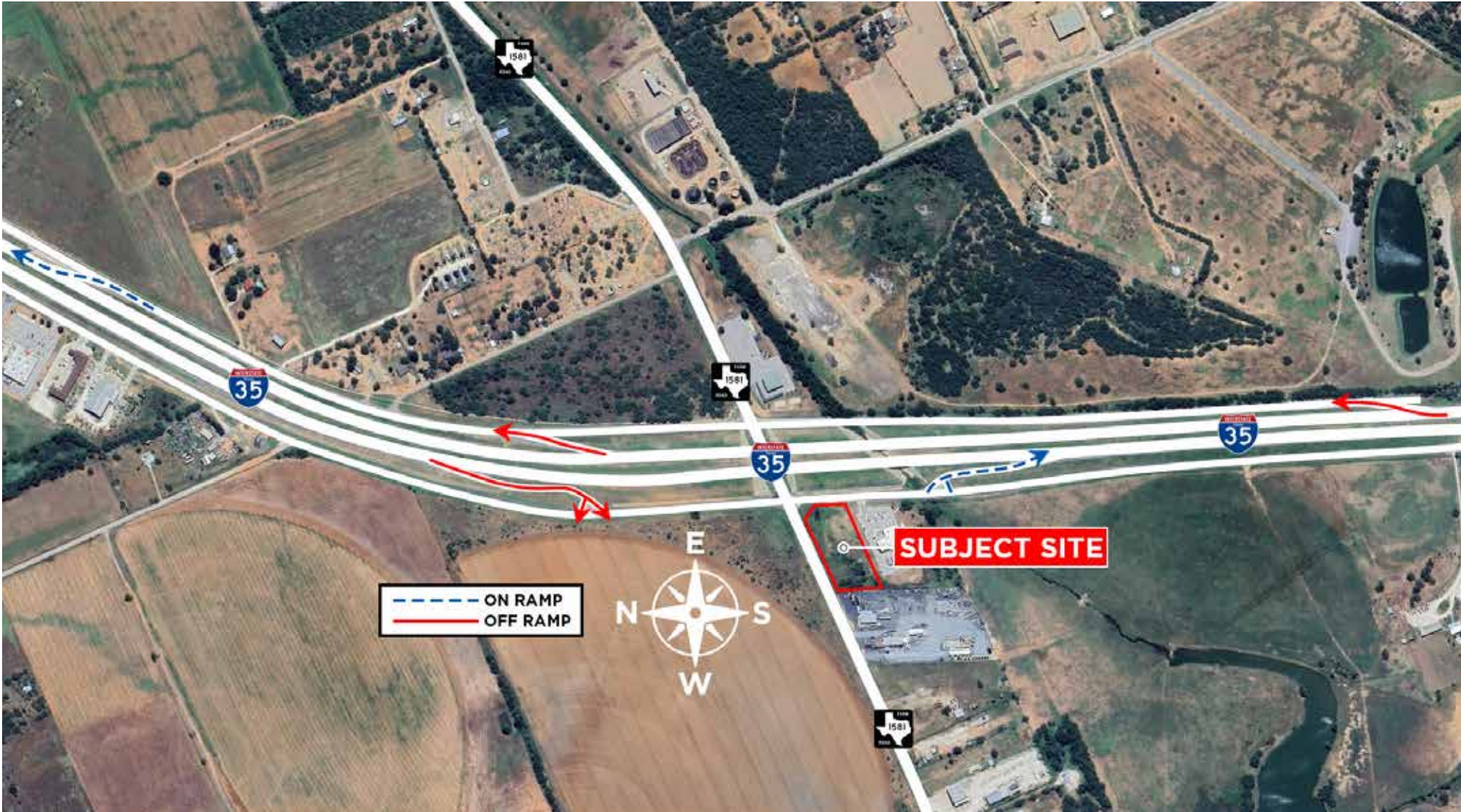
LAREDO 90 MINS

INTERSTATE 35

FARM ROAD 1581

SUBJECT SITE
2.84 ACRES

FARM ROAD 1581



— — — — — ON RAMP
— — — — — OFF RAMP



SUBJECT SITE

PROPERTY HIGHLIGHTS

ADDRESS: IH-35 & FM 1581, Pearsall, Texas

ACREAGE: 2.84 Acres

PRICING: \$699,000 (\$5.65/sf)

UTILITIES:

- » 6" Waterline to Site
- » 8" Wastewater Main to Site

ZONING: Commercial Zoning (C-3 Business District)

FRONTAGE:

- » 181' IH-35 Frontage
- » 392' FM 1581 Frontage

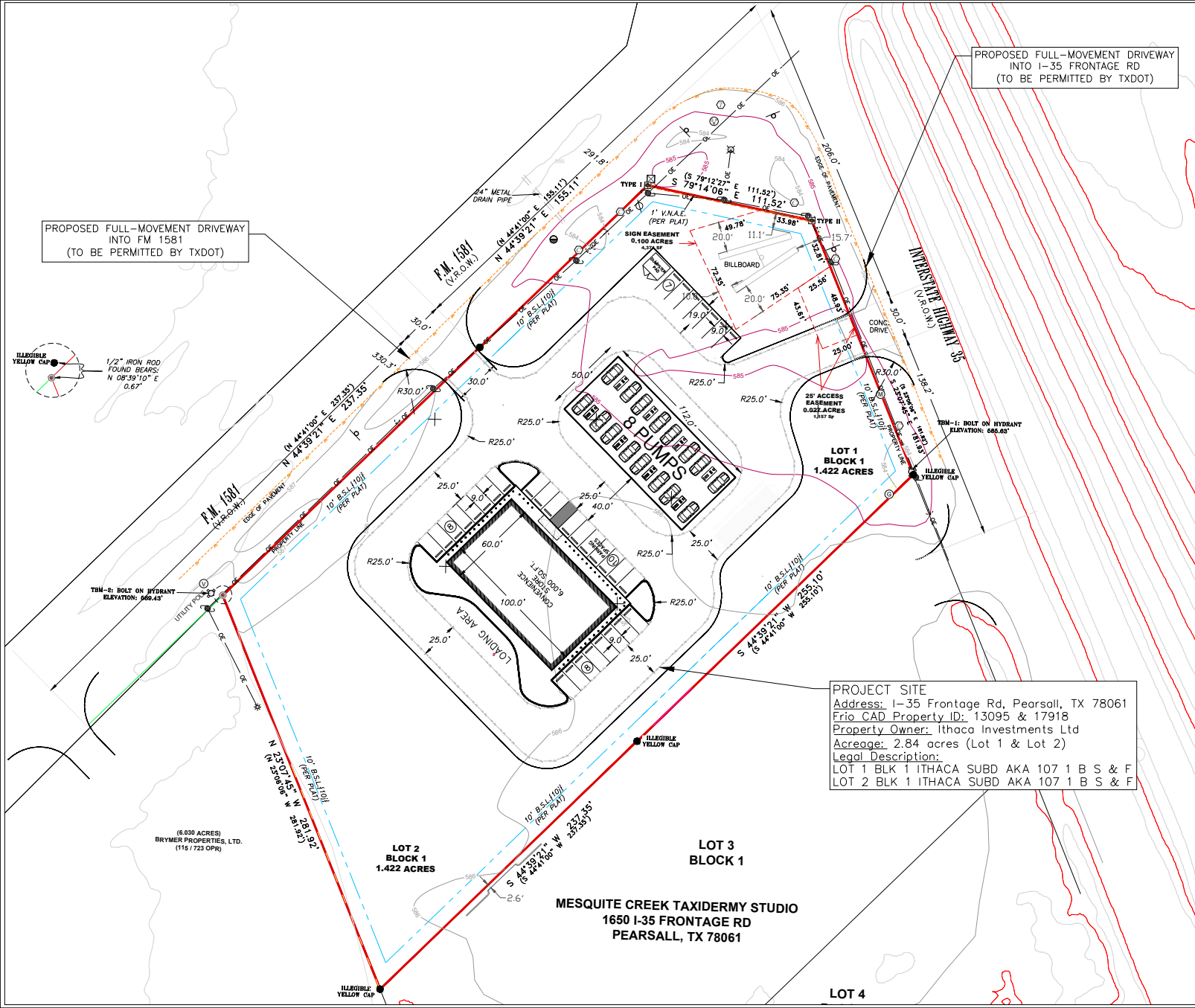
REMARKS:

- » IH-35 Visibility and Frontage
- » In-between Laredo and San Antonio



C STORE CONCEPTUAL PLAN

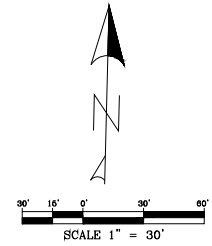
PRELIMINARY - FOR REVIEW AND DISCUSSION PURPOSES ONLY.



PROPOSED FULL-MOVEMENT DRIVEWAY INTO FM 1581 (TO BE PERMITTED BY TXDOT)

PROPOSED FULL-MOVEMENT DRIVEWAY INTO I-35 FRONTAGE RD (TO BE PERMITTED BY TXDOT)

PROJECT SITE
 Address: I-35 Frontage Rd, Pearsall, TX 78061
 Frio CAD Property ID: 13095 & 17918
 Property Owner: Ithaca Investments Ltd
 Acreage: 2.84 acres (Lot 1 & Lot 2)
 Legal Description:
 LOT 1 BLK 1 ITHACA SUBD AKA 107 1 B S & F
 LOT 2 BLK 1 ITHACA SUBD AKA 107 1 B S & F



LEGEND	
	BOUNDARY
	SETBACK LINE
	EASEMENTS
	WIRE FENCE (WF)
	METAL FENCE (MF)
	OVERHEAD ELECTRIC
	EDGE OF ASPHALT
	TXDOT MONUMENT
	FOUND (AS NOTED)
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON ROD SET W/CAP STAMPED: "ALLIANCE LAND SURVEYORS RPLS 4716"
	CALCULATED POINT
	RECORD INFORMATION
	VOLUME/PAGE
	PLAT RECORDS OF FRIO COUNTY, TEXAS
	OPR OFFICIAL PUBLIC RECORDS OF FRIO COUNTY, TEXAS
	V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
	V.R.O.W. VARIABLE RIGHT-OF-WAY
	B.S.L. BUILDING SETBACK LINE
	GAS METER/VALVE
	WATER VALVE
	GAS PIPELINE MARKER
	SANITARY SEWER MANHOLE
	TELEPHONE PEDESTAL
	LIGHT POLE
	POWER POLE
	BURIED CABLE MARKER
	TRAFFIC SIGNAL
	METER POLE
	GUY WIRE ANCHOR
	SIGN
	FIRE HYDRANT
	CLEANOUT/OUTLET VALVE

NO.	DATE	REVISIONS/CORRECTIONS

06/25/2024

LOT 1 & LOT 2 ITHACA SUBDIVISION
 I-35 FRONTAGE RD, PEARSALL, TEXAS 78061

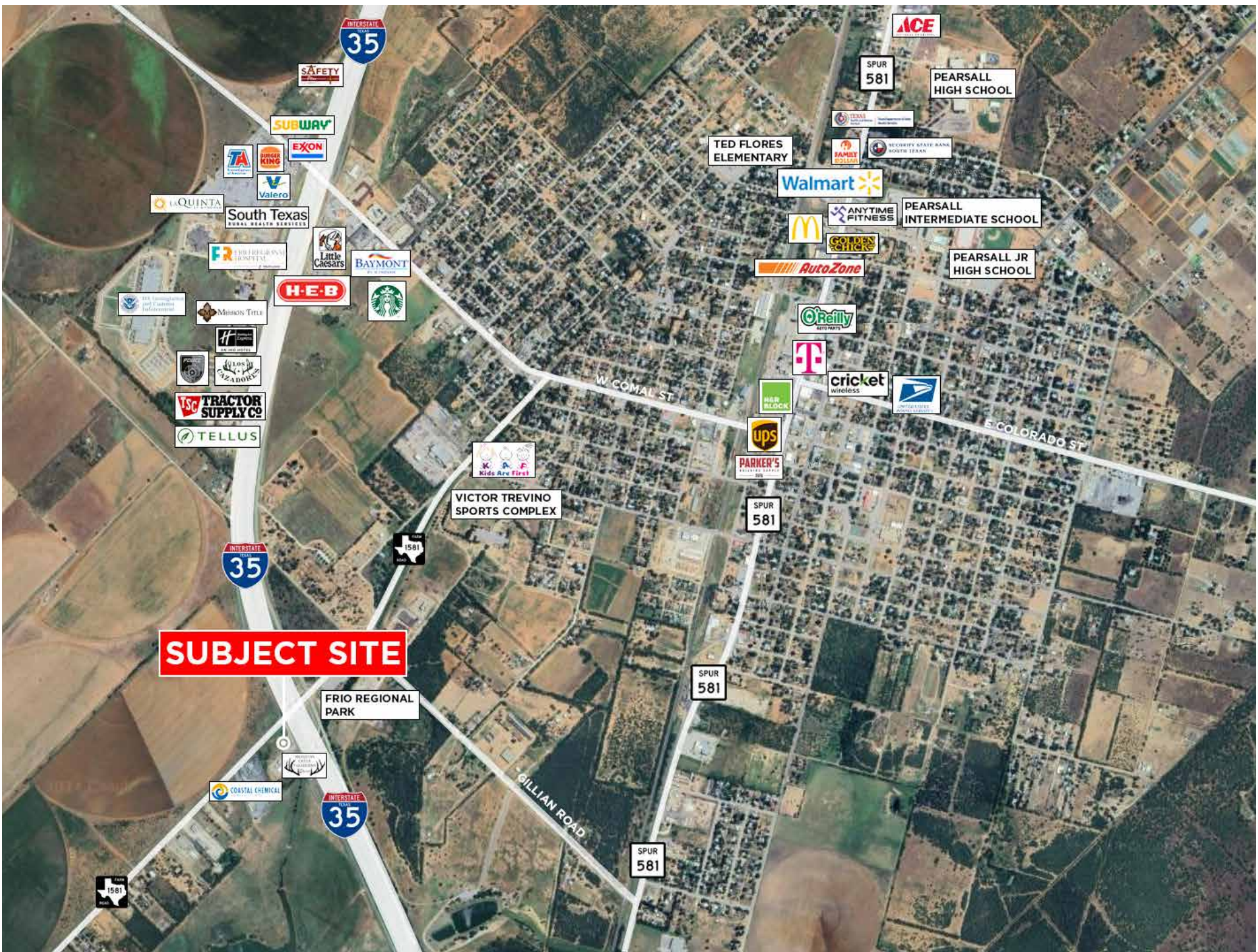
LRG ENGINEERING, LLC
 2204 WESTERN TRAILS BLVD
 SUITE 101
 AUSTIN, TX 78745
 TBPE FIRM # F-24758
 PH: (512) 767-4181



SHEET NUMBER:
1 OF 4

PRELIMINARY
 CONCEPTUAL SITE PLAN

SUBJECT SITE



INTERSTATE 35

SPUR 581

PEARSALL HIGH SCHOOL

TED FLORES ELEMENTARY

Walmart

PEARSALL INTERMEDIATE SCHOOL

PEARSALL JR HIGH SCHOOL

W. COMAL ST

E. COLORADO ST

VICTOR TREVINO SPORTS COMPLEX

SPUR 581

INTERSTATE 35

SPUR 581

FRIO REGIONAL PARK

GILLIAN ROAD

SPUR 581

INTERSTATE 35

1581



INTERSTATE
35

SAN ANTONIO

50 MINUTES

INTERSTATE
35

PEARSALL,
TEXAS

INTERSTATE
35

90 MINUTES

INTERSTATE
35

LAREDO



Information About Brokerage Services

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 BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

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.

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.

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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date