



I-35 HARD CORNER FOR SALE

San Antonio Land for Sale

4335 I-35, San Antonio, TX 78218

SPACE PROFILE

3.55 acres

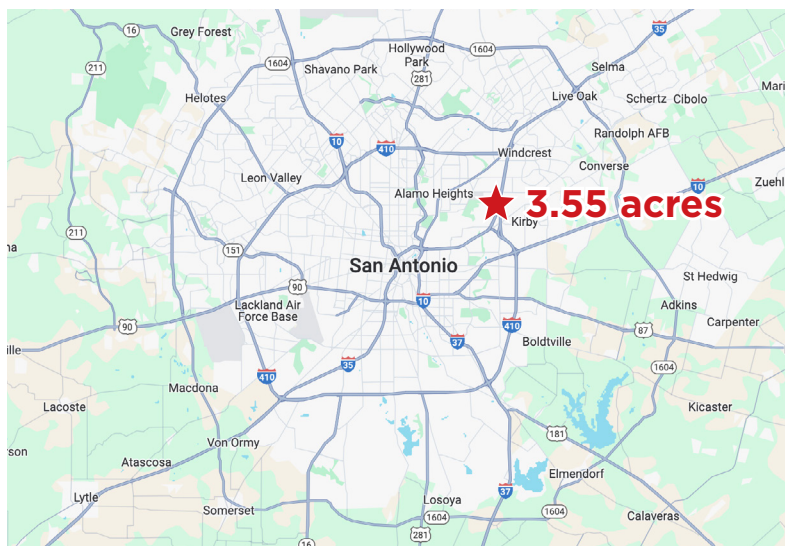
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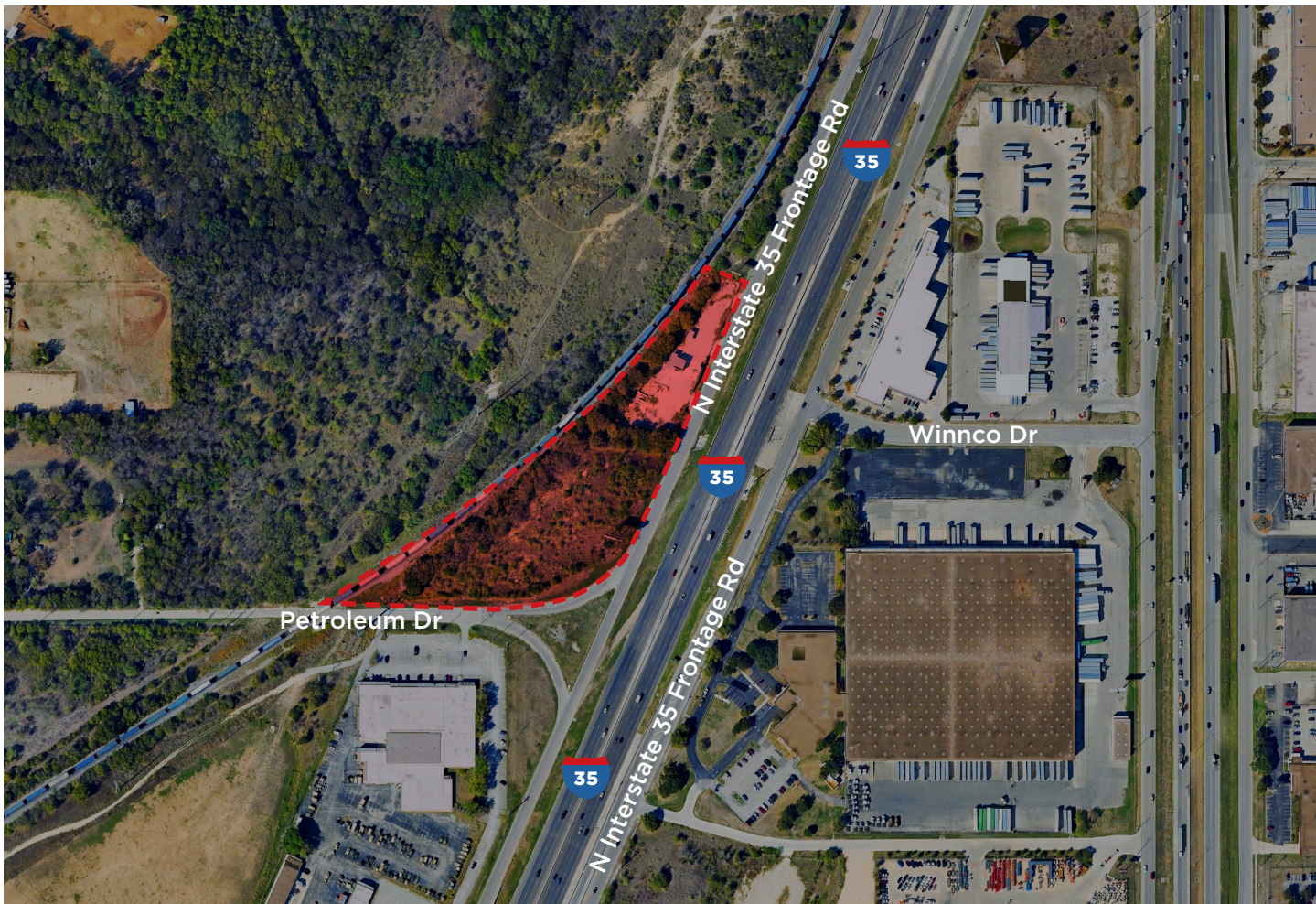
Contact broker

Pricing

I-2

Zoning





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3.55 acres

Available

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I-2

Zoning

KEY HIGHLIGHTS

- **Hard corner** of Petroleum Dr and I-35 Frontage Rd
- **I-2 zoning** allows for heavy industrial, general commercial and retail
- Just **south of the intersection** of I-35 and Hwy 410
- Surrounded by various **commercial uses and residential subdivisions**
- **Future Exit Ramp 1,000 Feet North of Petroleum Dr**
 - Direct highway access via new off-ramp from I-35 NEX, enhancing ingress/egress for commercial or retail users.
- **Unmatched Freeway Visibility on I-35 NEX Corridor**
 - Over 150,000 vehicles/day with double-decked express lanes passing directly above – ideal for highway-facing signage & exposure.
- **Two Billboards convey with the site** – currently leased by Clear Channel until 2028

Highway-Driven Commercial Site with Major Access Upgrade

I-35 NEX Expansion

PROJECT OVERVIEW

4335 IH-35 lies directly along the transformative **I-35 NEX (Northeast Expansion)** corridor, with a **new exit ramp planned just ~1,000 feet north of the site at Petroleum Dr.** This will significantly enhance both **accessibility** and **visibility**—key drivers for commercial users.

With traffic counts exceeding **150,000 vehicles per day**, the property is positioned to capitalize on both local and regional demand from commuters, logistics, and destination-driven retail.

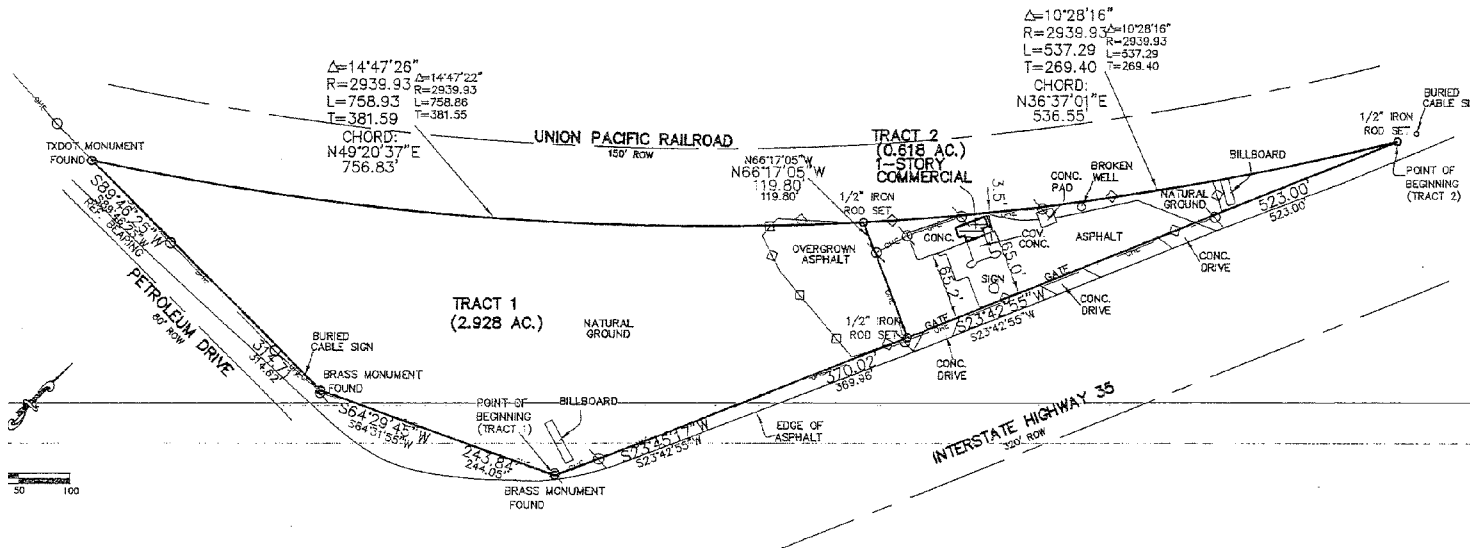
PROJECT HIGHLIGHTS

- **New off-ramp ~1,000 ft north at Petroleum Dr** = direct access to the site
- **Double-decked elevated lanes** offer maximum highway exposure
- **Direct connections** to I-410 and Loop 1604 via new ramp system
- **Completion by 2027**, backed by \$1.5B+ in state investment
- **Non-tolled, high-volume commuter corridor**

This infrastructure puts 4335 IH-35 in the path of growth and traffic—ideal for highway-driven commercial operators looking for high visibility and improved ingress/egress.



SURVEY



Hudson Hall

+1 512 431 8244

hhall@savills.us