

I-35 HARD CORNER FOR SALE

# San Antonio Land for Sale

4335 I-35, San Antonio, TX 78218

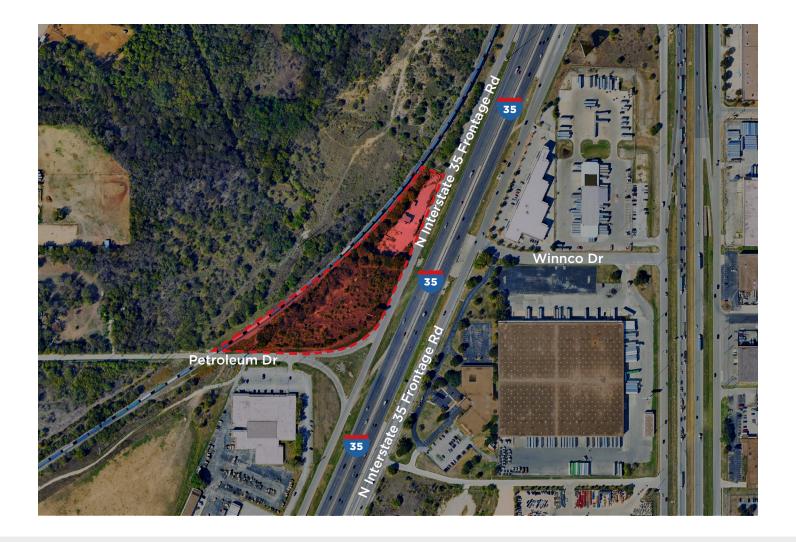
SPACE PROFILE

3.55 acres

Contact broker Pricing

|-2 Zoning





#### SPACE PROFILE

3.55 acres

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#### 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

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## **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**

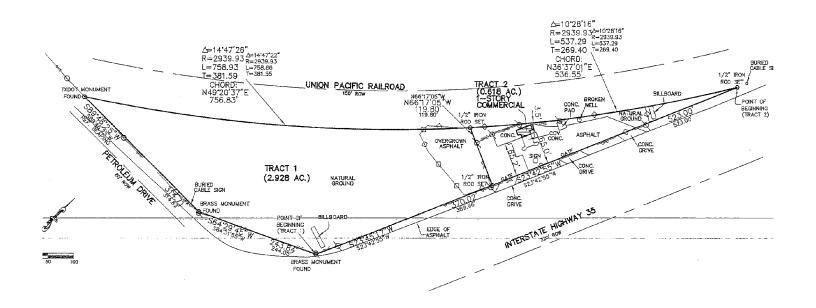
- New off-ramp ~1,000 ft north at Petroleum Dr = direct access to the site
- Double-decked elevated lanes offer maximum highway exposure
- Direct connections to I-410 and Loop 1604 via new ramp system
- Completion by 2027, backed by \$1.5B+ in state investment
- Non-tolled, high-volume commuter corridor

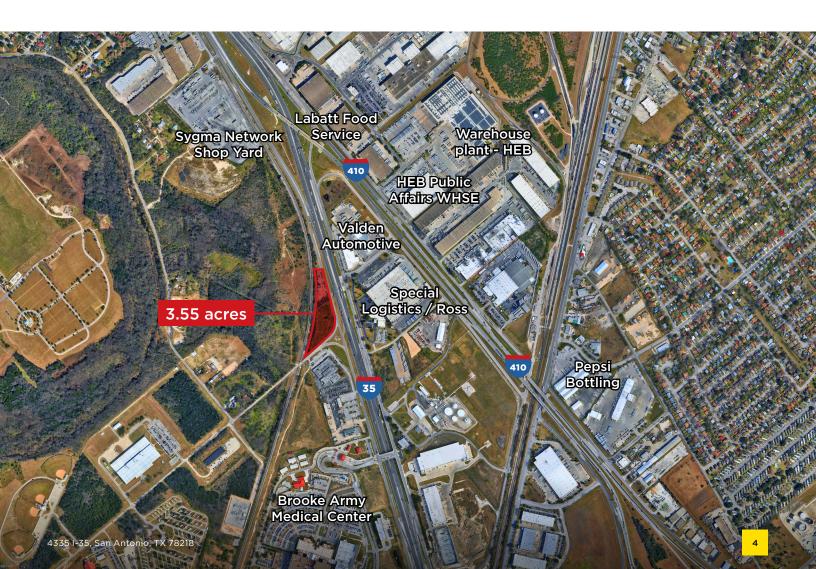
This infrastructure puts
4335 IH-35 in the path
of growth and traffic—
ideal for highway-driven
commercial operators
looking for high visibility and
improved ingress/egress.





#### SURVEY







### **Hudson Hall**

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