

15931 I-35 FRONTAGE ROAD MOORE, TX 78057

AVAILABLE NOW FOR SALE:

± 8 ACRES OF TENANT-GENERATED, INCOME-PRODUCING
PROPERTY



**CONTACT
US** →

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☎ (210) 454-7424


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COMMERCIAL**



±8 AC FOR SALE

- NATIONALLY CREDITED TENANT ON PROPERTY PRODUCES INCOME
- ALONG I-35
- IDEAL FOR EXPANSION, REDEVELOPMENT, OR LONG-TERM LAND INVESTMENT

About 15931 I-35 Frontage Road Moore, TX 78057:

Located in Moore, Texas, this ±8-acre tract sits directly along IH-35, offering strong visibility and convenient regional access. The property includes an established, income-producing tenant, making it an attractive option for investors seeking stable cash flow with long-term upside.

Positioned between Devine and San Antonio, this site benefits from continued growth throughout South Texas and is well-suited for future expansion, redevelopment, or long-term land investment. With direct frontage along the I-35 corridor, the property offers excellent accessibility and sustained exposure to high traffic volumes.

This listing represents a rare opportunity to acquire an income-generating site in a strategic and growing corridor.

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SITE AERIAL

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MAP OF TRADE AREA

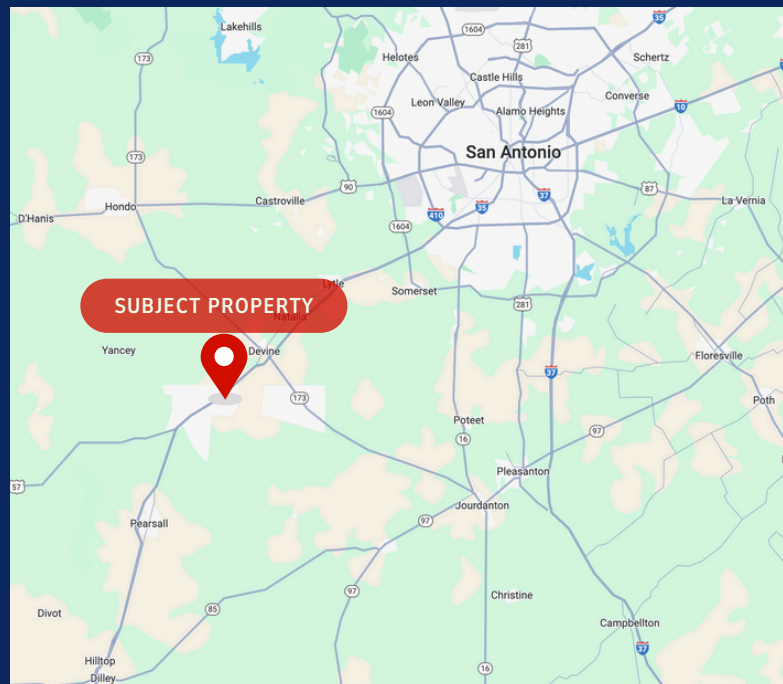
LOCATION DETAILS 15931 I-35 FRONTAGE ROAD MOORE, TX 78057

- IH-35 (approx. 33,084 VPD 🚗)
- FM 173 (approx. 12,952 VPD 🚗)
- 8 min (5.9 mi) to Downtown Devine via I-35 Frontage Rd & TX-132 N
- 25 minutes to San Antonio via I-35

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MOORE, TX OVERVIEW



Population

Moore, Texas, is a small, unincorporated community in Frio County, located along Interstate 35. While it has a modest population, its proximity to larger neighboring towns, such as Devine, provides access to essential services and amenities. Situated about 44 miles southwest of San Antonio, Moore offers a rural lifestyle with convenient access to a major metropolitan area.

Industry

Historically an agricultural community, Moore has roots in ranching and farming, which continue to play a role in the local economy. Its location along I-35 makes it a strategic spot for small businesses, logistics, and service industries that cater to travelers and residents in the surrounding areas. With ongoing growth in nearby cities, Moore is positioned for potential economic expansion.

City Attractions

Moore's charm lies in its quiet, rural atmosphere while still being close to major attractions. Devine is just 12-13 miles away and offers dining, shopping, and entertainment options. Additionally, Moore is within easy driving distance of San Antonio's top attractions, including Six Flags Fiesta Texas, SeaWorld, and the historic Alamo, making it an ideal place for those who appreciate small-town living with city conveniences nearby.

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Information About Brokerage Services

Texas Real Estate Commission (02/10/2025)



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.

An owner's agent fees are not set by law and are fully negotiable.

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Licensed Broker Broker Firm Name or Primary Assumed Name	License No.	Email Address	Phone No.
Core Commercial Brokerage SA, LLC	578245	info@corecommercialsa.com	210-201-0061
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Leroy Sanchez Associate	804346	Leroy@corecommercialsa.com	210-391-1099
Ginger Toy Director of Administration/Associate	735223	Ginger@corecommercialsa.com	210-201-0061

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
Regulated by the Texas Real Estate Commission			Information available at www.trec.texas.gov	