

INDUSTRIAL WAREHOUSE FOR SALE

2222 INTERSTATE 35, PEARSALL, TX 78061



7,560 SF WAREHOUSE FOR SALE

KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

2222 S. IH 35, PEARSALL, TX 78061



Property Highlights

Building Name:	2222 S IH-35
Price:	\$700,000
Building SF:	7,560 SF
Lot Size:	3.37 Acres
Price / Acre:	\$207K / Acre
Price / SF:	\$92.59 PSF
Zoning:	F-2

Property Description

Industrial warehouse and office facility on 3.37 acres with direct frontage on IH-35 South. Approximately 6,000 SF of warehouse space with a mezzanine level and 1,560 SF of office area. Warehouse features open bay space suitable for storage, light manufacturing, or equipment staging, supported by the mezzanine for additional storage. The office component consists of multiple private offices, reception & two restrooms. Value-add opportunity to modernize and enhance office appeal.

Property Overview

- 3.37 acres | IH-35 frontage
- ~6,000 SF warehouse + mezzanine
- 1,560 SF office (multiple rooms, 2 restrooms)
- Fenced, paved/gravel yard
- 55 mi to San Antonio | 101 mi to Laredo
- Functional; minor updates needed
- Ideal for warehouse, contractor, or distribution hub

LOCATION OVERVIEW

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Location Overview

Pearsall's position in Frio County places it at the crossroads of major trade routes. A key north-south corridor connecting San Antonio (55 miles north) to Laredo (101 miles south), IH-35 is the busiest U.S. inland port for Mexico trade—making it a vital stopover for trucking and logistics. Heavy freight traffic supports cross-border commerce, energy sector hauls and general distribution, with properties along IH-35 often developed as truck yards, laydown areas, or potential truck stops.

- 55 miles south of San Antonio via IH-35 (50-55 minutes)
- 101 miles north of Laredo via IH-35 (1.5 hours)
- 55 miles east of Uvalde via US-90 (1 hour 15 minutes)
- Additional connections: Cotulla 45 miles south, Devine 30 miles north, Eagle Pass 90 miles west

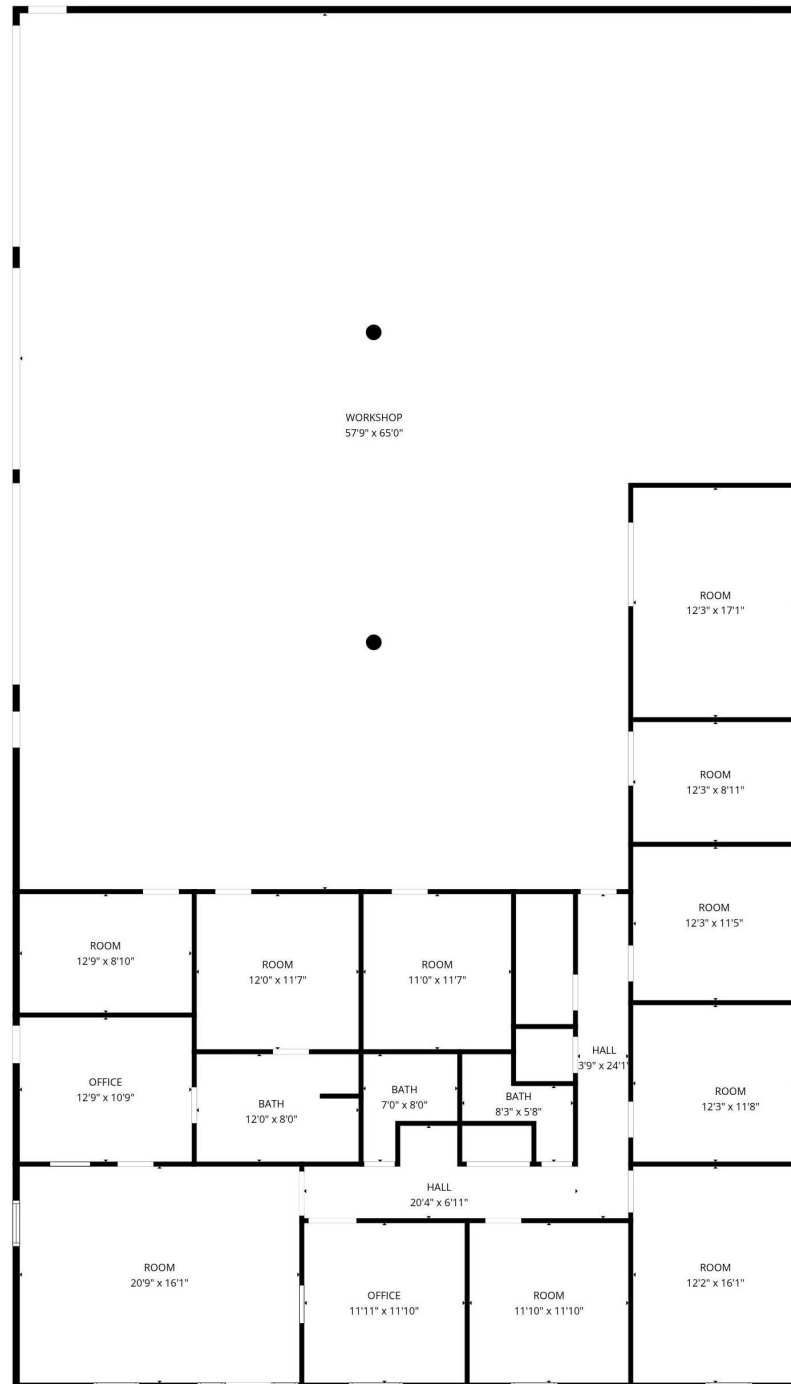
PROPERTY PHOTOS

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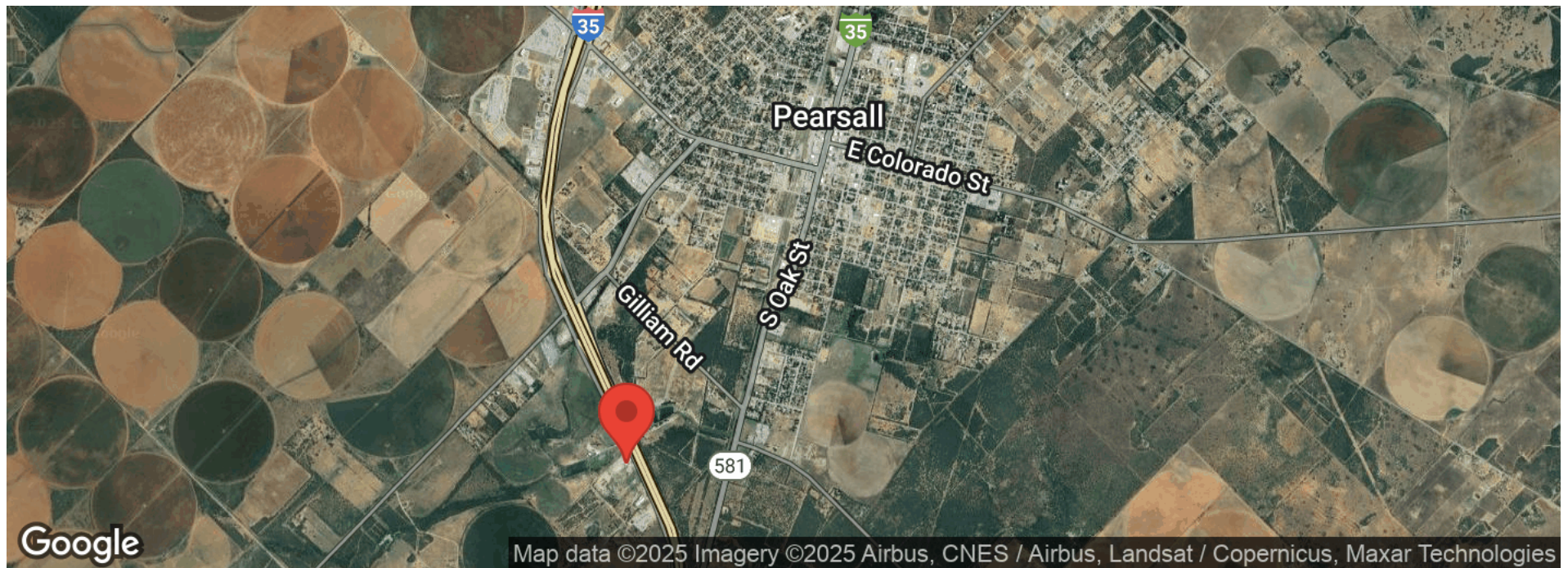
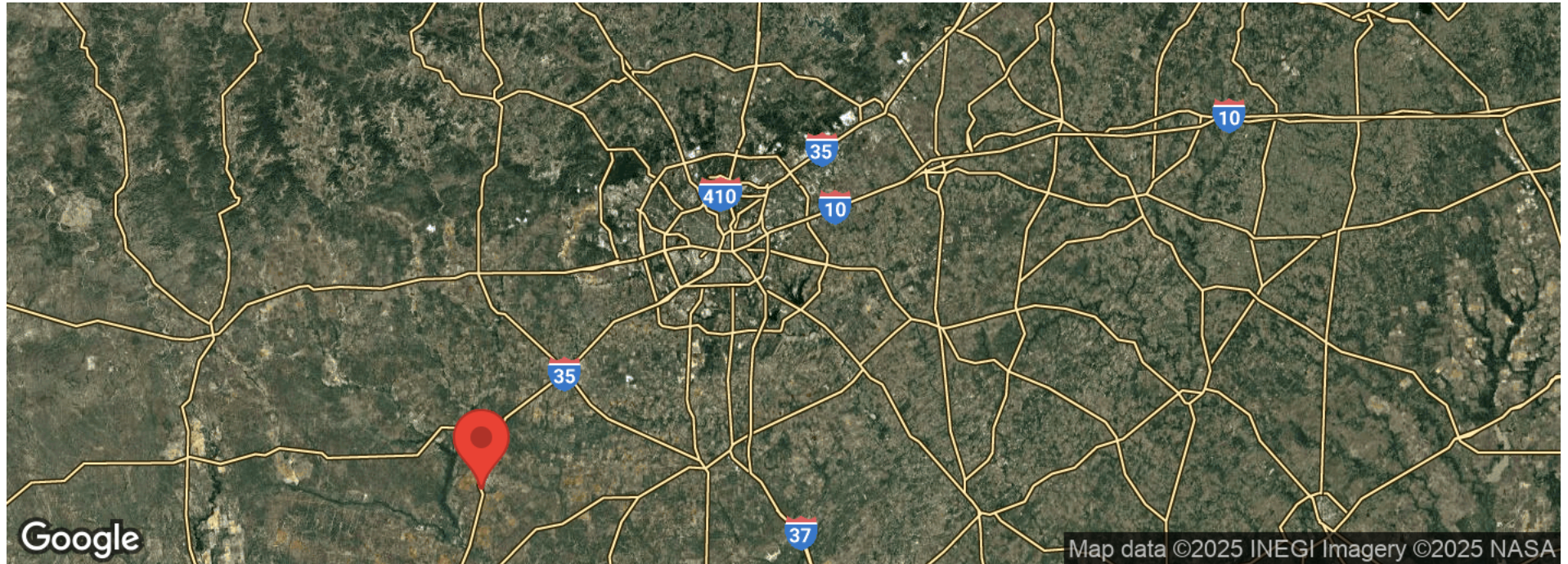
FLOOR PLAN

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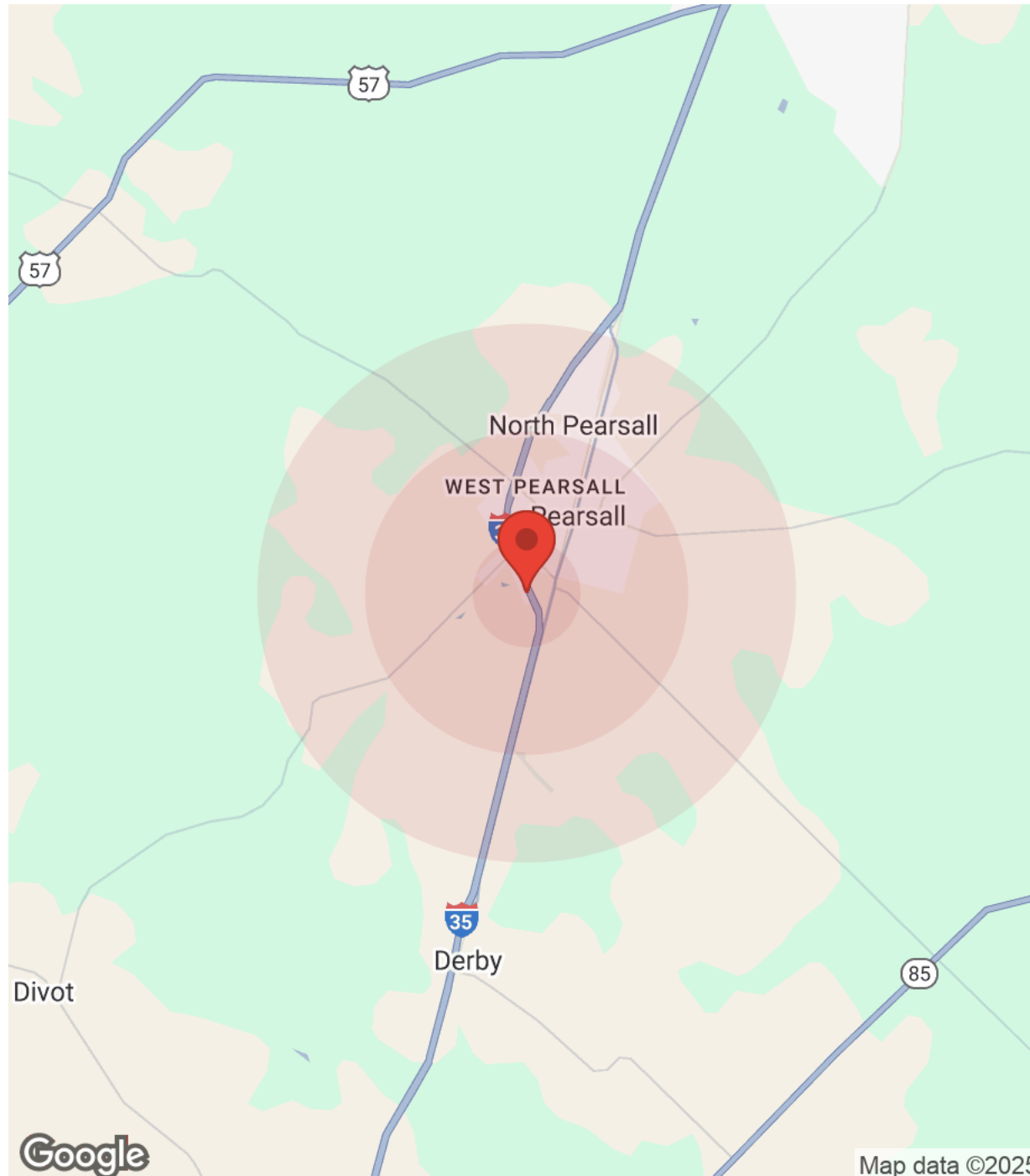
LOCATION MAPS

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	342	5,208	5,936
Female	205	3,939	4,638
Total Population	547	9,147	10,574

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	86	1,730	2,033
Ages 15-24	104	1,573	1,796
Ages 25-54	247	3,775	4,313
Ages 55-64	47	854	1,011
Ages 65+	62	1,214	1,421

Race	1 Mile	3 Miles	5 Miles
White	72	1,369	1,637
Black	15	258	276
Am In/AK Nat	1	11	13
Hawaiian	N/A	2	2
Hispanic	436	7,221	8,315
Asian	21	250	280
Multi-Racial	1	20	31
Other	1	18	20

Income	1 Mile	3 Miles	5 Miles
Median	\$65,848	\$45,218	\$47,490
< \$15,000	14	506	535
\$15,000-\$24,999	20	216	224
\$25,000-\$34,999	1	189	194
\$35,000-\$49,999	22	612	708
\$50,000-\$74,999	30	248	307
\$75,000-\$99,999	14	287	378
\$100,000-\$149,999	28	386	518
\$150,000-\$199,999	5	141	188
> \$200,000	4	35	43

Housing	1 Mile	3 Miles	5 Miles
Total Units	161	3,038	3,576
Occupied	138	2,621	3,094
Owner Occupied	86	1,502	1,807
Renter Occupied	52	1,119	1,287
Vacant	23	417	482

DISCLAIMER

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