



FOR SALE/ LEASE

PRICE REDUCED

161 CR 777
Devine, Texas 78016

- Utilities: Electric, Gas, Water & Septic
- Taxes: 0.54/ SF (2024)
- Buildings: 4 -24,000 SF Total

± 8.42 ACRES | INDUSTRIAL

SUMMARY

Property Specs

SALE PRICE	\$2,000,000
LEASE RATE	\$17,000/MO
TOTAL ACRES	± 8.42 Acres
YEAR BUILT	1986
TYPE	Industrial Warehouse/Distribution

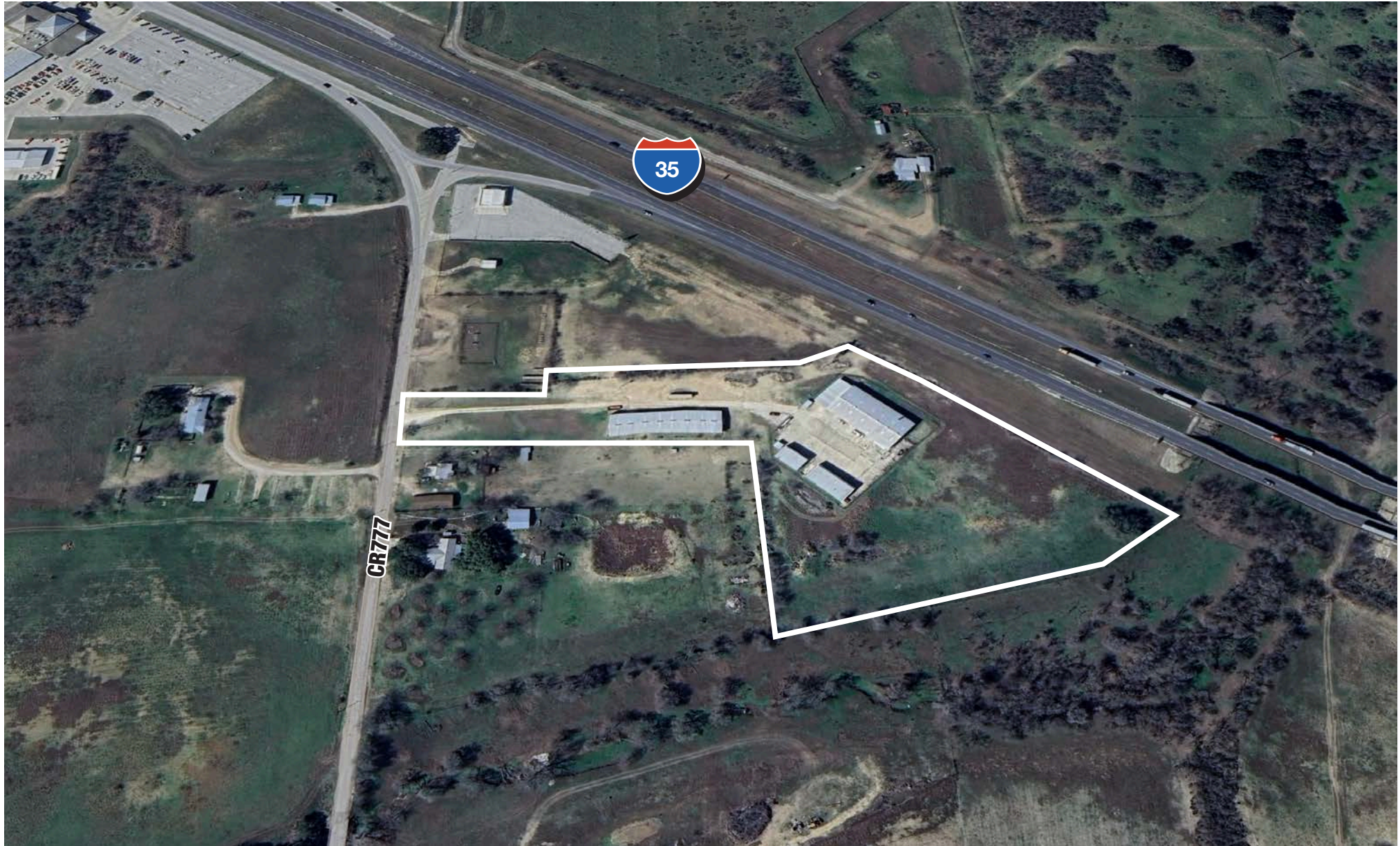
- Great Visibility on IH-35
- Four Industrial Warehouse all on Concrete Slab
- Two Dock High Doors
- 25 Min Drive to San Antonio



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.
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PHOTOS

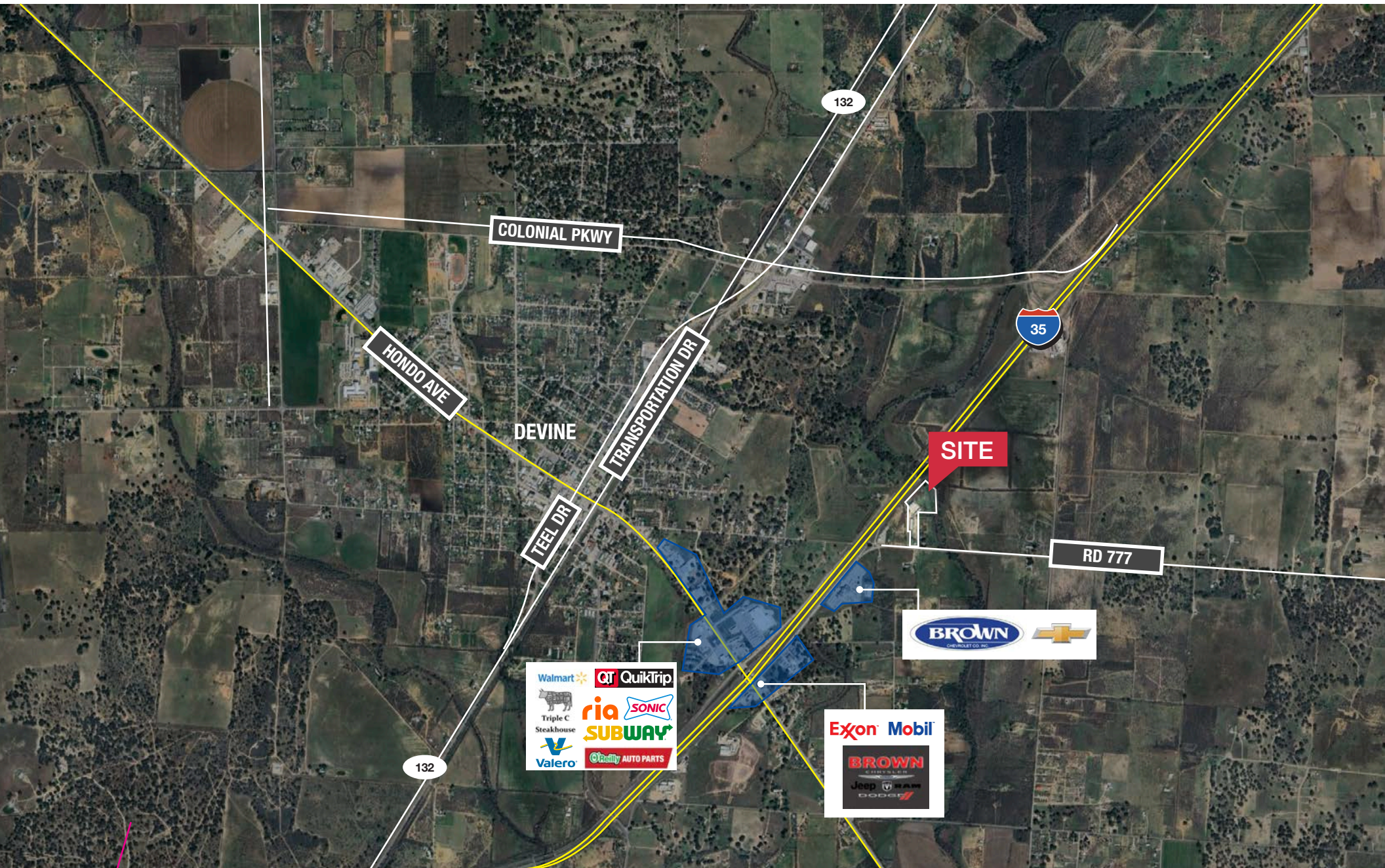


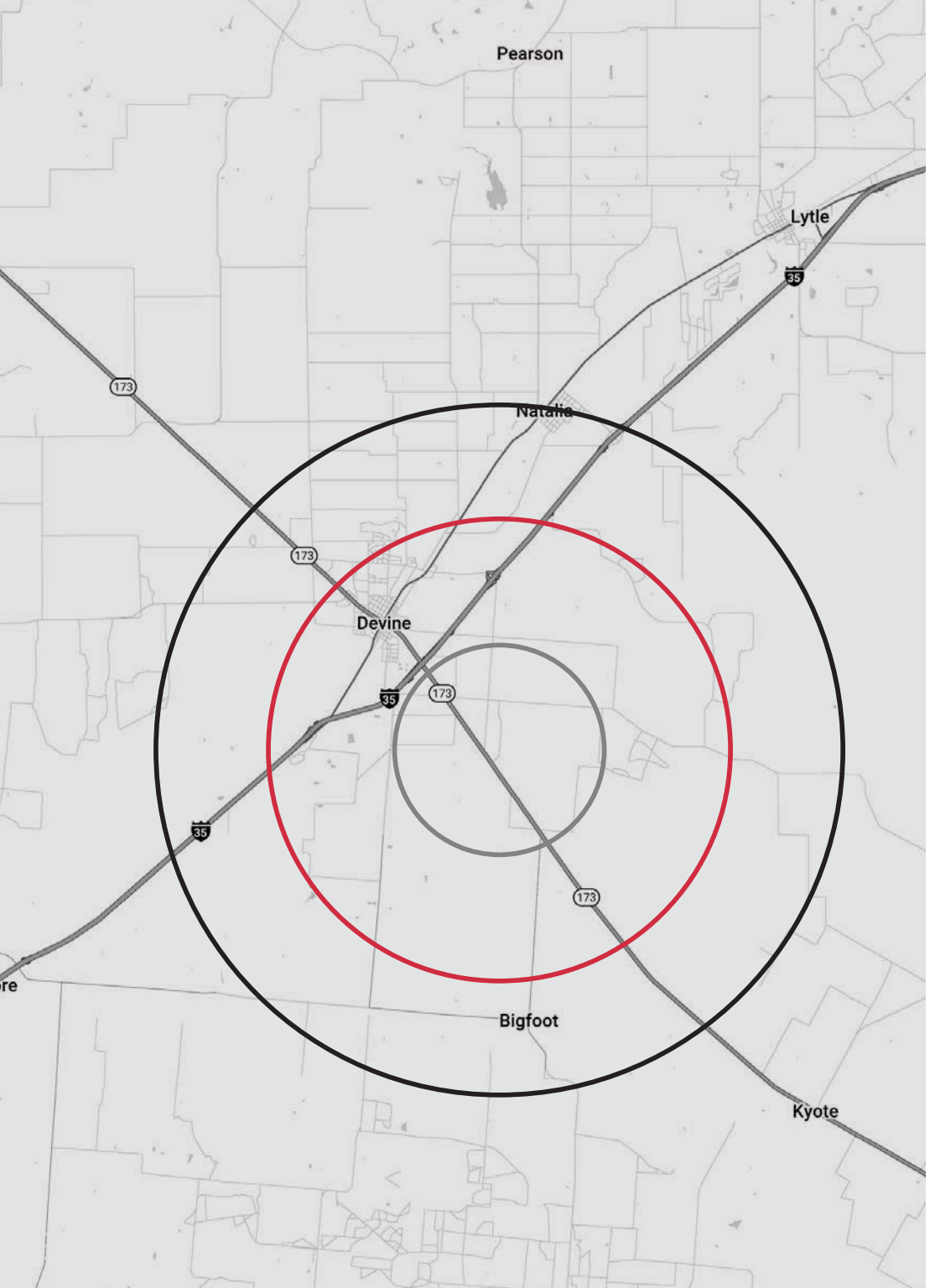




AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	995	6,734	11,691
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	368	2,377	4,121
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$96,456	\$81,247	\$83,573

Traffic Counts

STREET	AADT
I-35	36,906

Cities Nearby

San Antonio, Texas	33 miles
Cotulla, Texas	56 miles
Laredo, Texas	124 miles
Corpus Christi, Texas	140 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No Obligation

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1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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