



FOR LEASE

315 & 389 IH 35 S
Devine, Texas 78016

AVAILABLE SPACES

NORTHERN PARCEL	± 1.70 AC ± 5,376 SF combined Fully Fenced Yard
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SOUTHERN PARCEL	± 8.822 AC Combined ± 32,662 SF of Warehouse Includes truck scale Fully Fenced Yard
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± 10.52 ACRES | INDUSTRIAL

SUMMARY

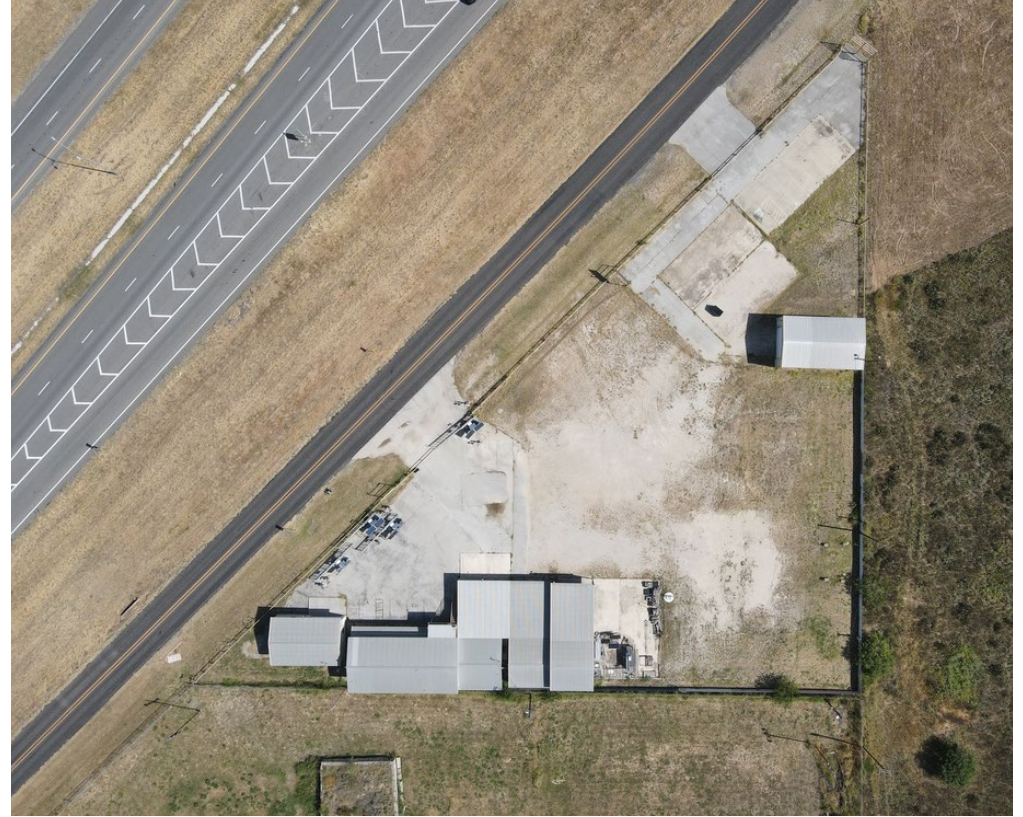
Property Specs

LEASE PRICE	Please Contact Broker
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CLEAR HEIGHT	15 ft
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TOTAL ACRES	± 10.52 Acres
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TYPE	Industrial Warehouse/Distribution
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OR TEXT 23292 TO 39200

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

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PHOTOS

NORTHERN PARCEL



- ±1.70 AC
- 7,700 SF
- Fully Fenced Yard
- 960 SF- Office/ Storage/ Shop
- 4,032 SF- 2 Story Office w/ Upstairs Residence
- 1,344- Office/ WH

PHOTOS

NORTHERN PARCEL - INTERIOR



PHOTOS

SOUTHERN PARCEL



- ±8.822 AC
- Includes Truck Scale
- Fully Fenced Yard
- 1,219 SF Office
- 1,478 SF Lounge
- 32,484 SF Warehouse
- Power: 3 Phase

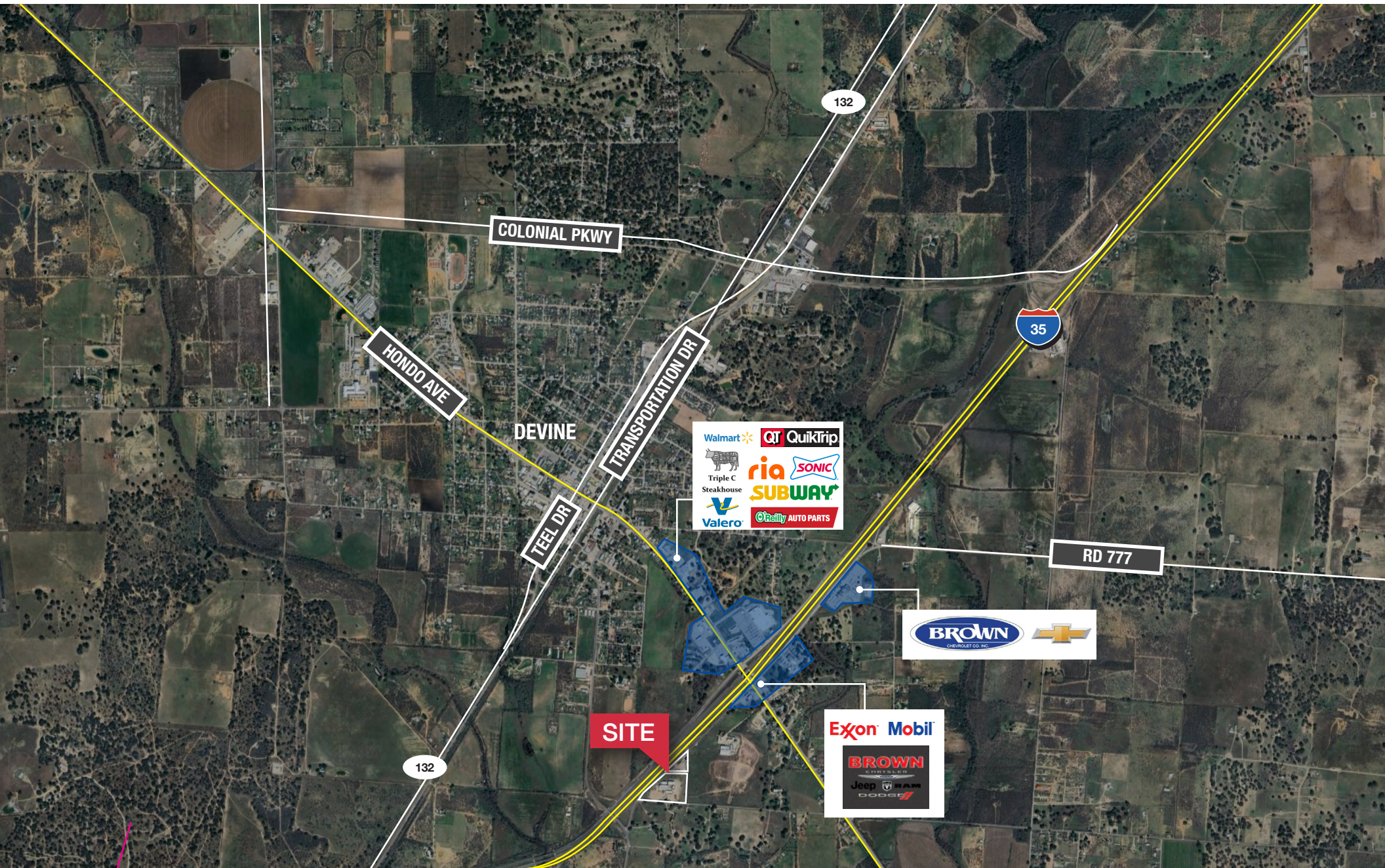
PHOTOS

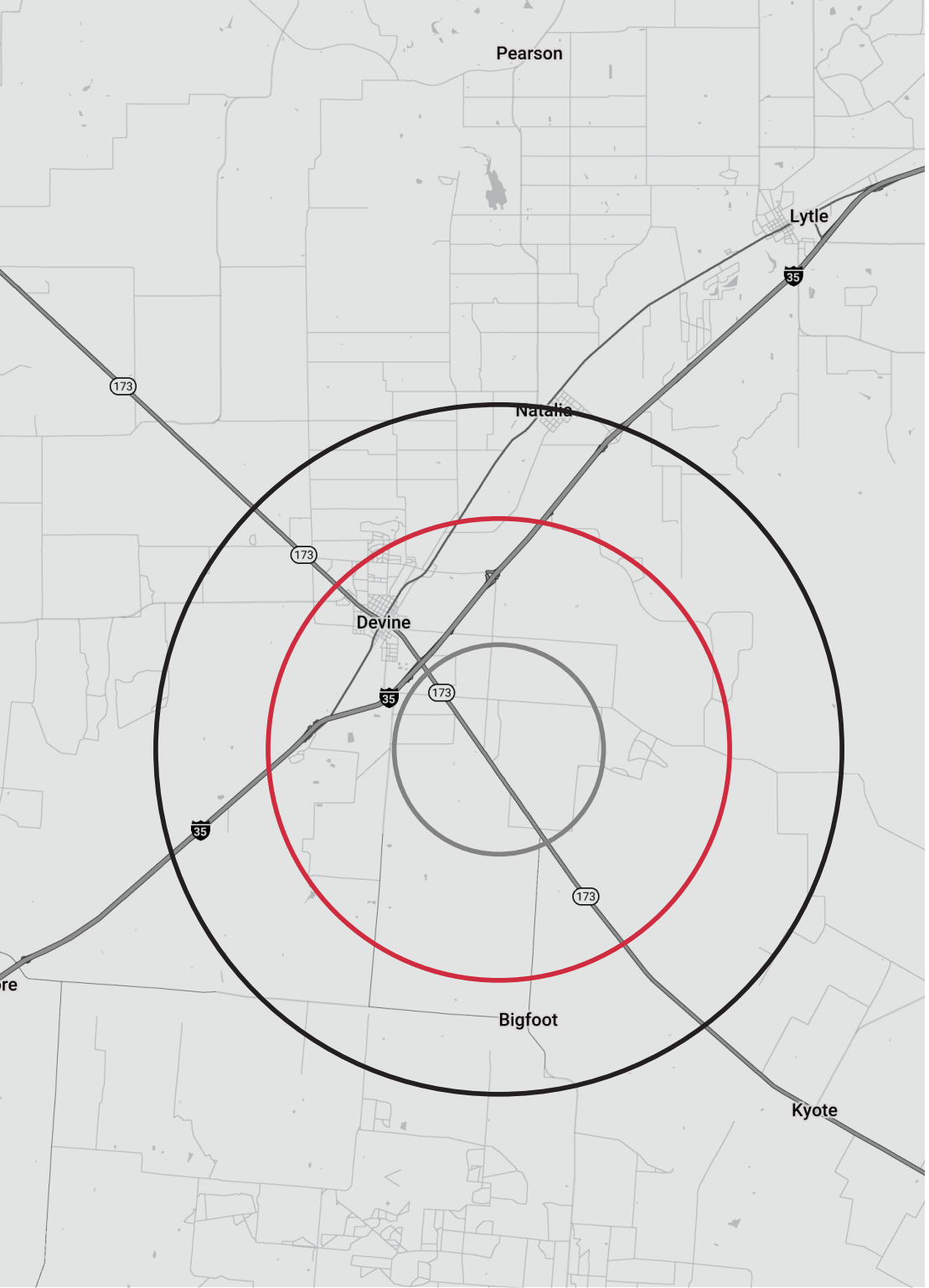
SOUTHERN PARCEL - INTERIOR



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

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