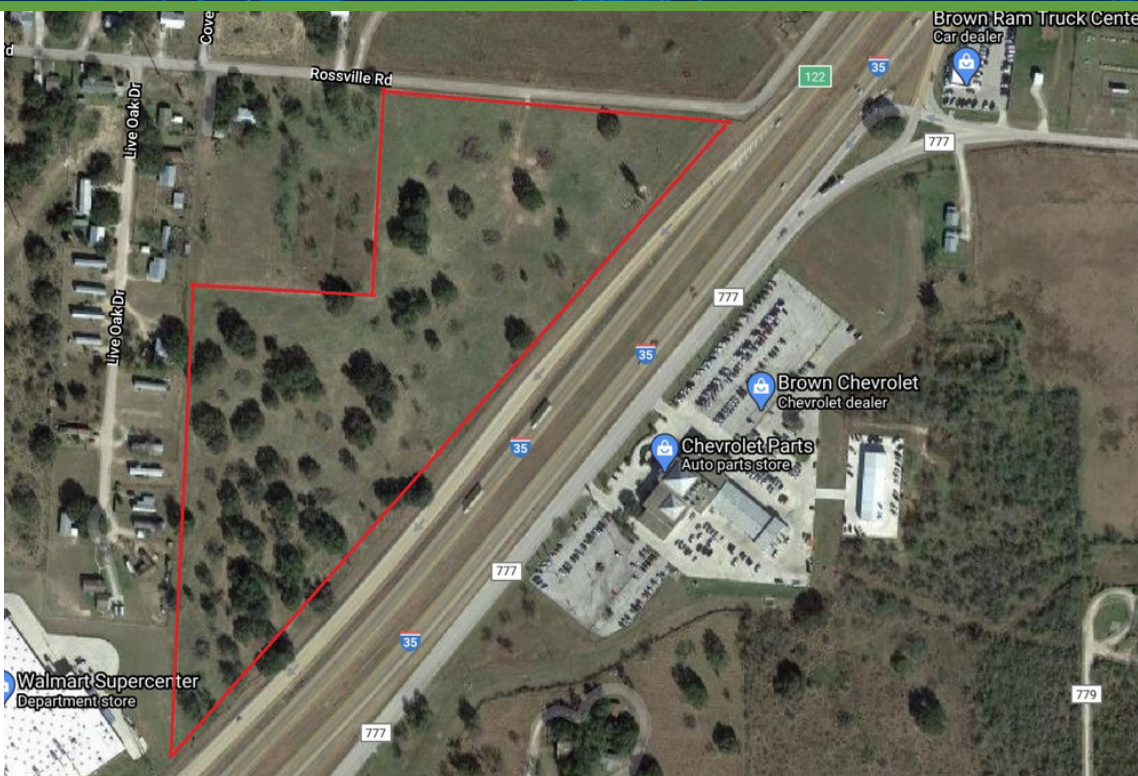


000 I-35

DEVINE, TX 78016

FOR SALE

Land



PROPERTY DESCRIPTION

Ample acreage on I-35 south of San Antonio, ready for your commercial development. Land is located right next to the Walmart in Devine, restaurants, retail and residential all close by. Traffic counts on I-35 are around 30k/day, property has a generous 2000+ feet of frontage as well as a billboard on site - ask agent for details. Highest and best use would fall into the Auto retail, industrial distribution, and service industries. Close proximity to TX-173 intersection makes for convenient access on and off the highway.

PROPERTY HIGHLIGHTS

- Has billboard on property
- 2,150 feet of I-35 frontage
- Conceptual design available for Auto sale facility

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	21.58 Acres
Price/Acre	\$55,607/AC
Price/SQFT	\$1.28/SF



Mark Haynie
BROKER
830.481.9533
mark.haynie@sperrycga.com
TX #644160

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

000 I-35

DEVINE, TX 78016

FOR SALE

Land



Mark Haynie

BROKER

830.481.9533

mark.haynie@sperrycga.com

TX #644160

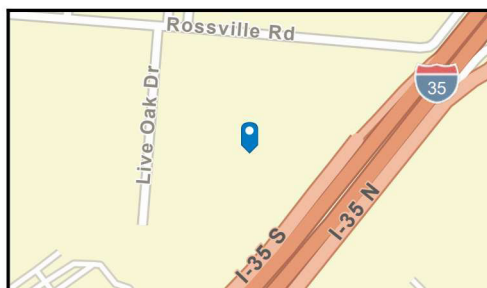
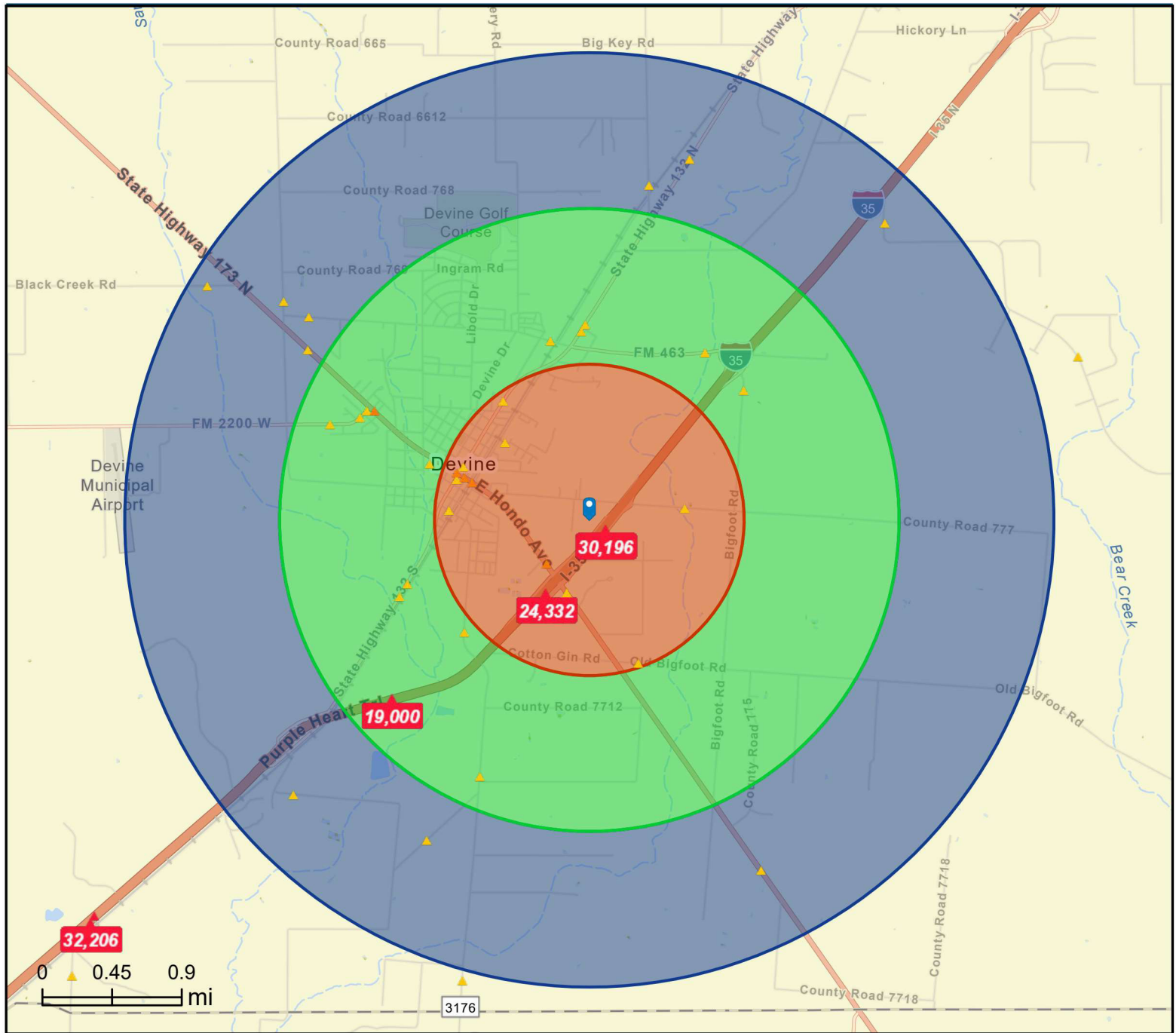
Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.SperryCGA.com

Devine
Devine, Texas
Ring Bands: 0-1, 1-2, 2-3 mile radii

Prepared by Esri
Latitude: 29.13594
Longitude: -98.89180

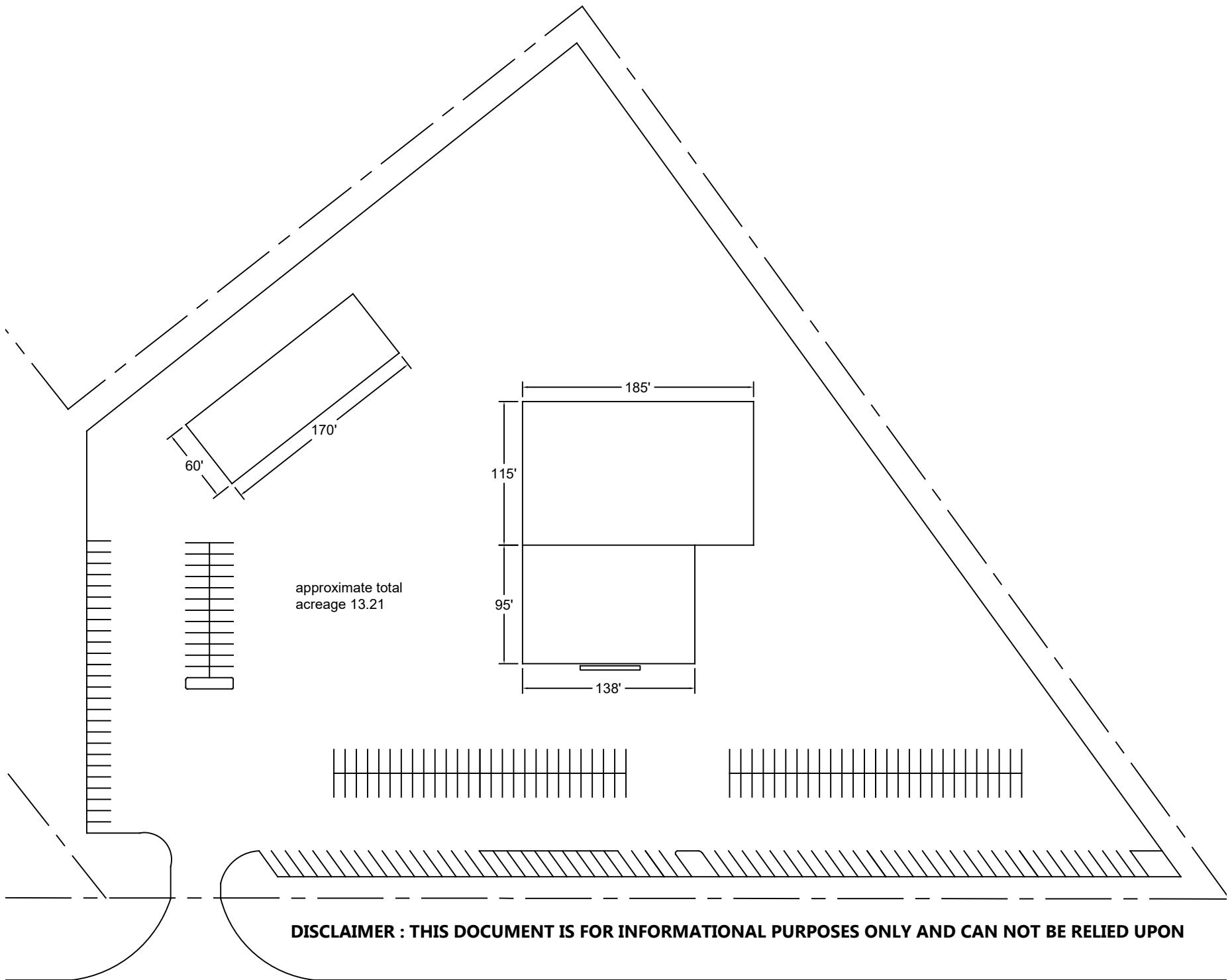


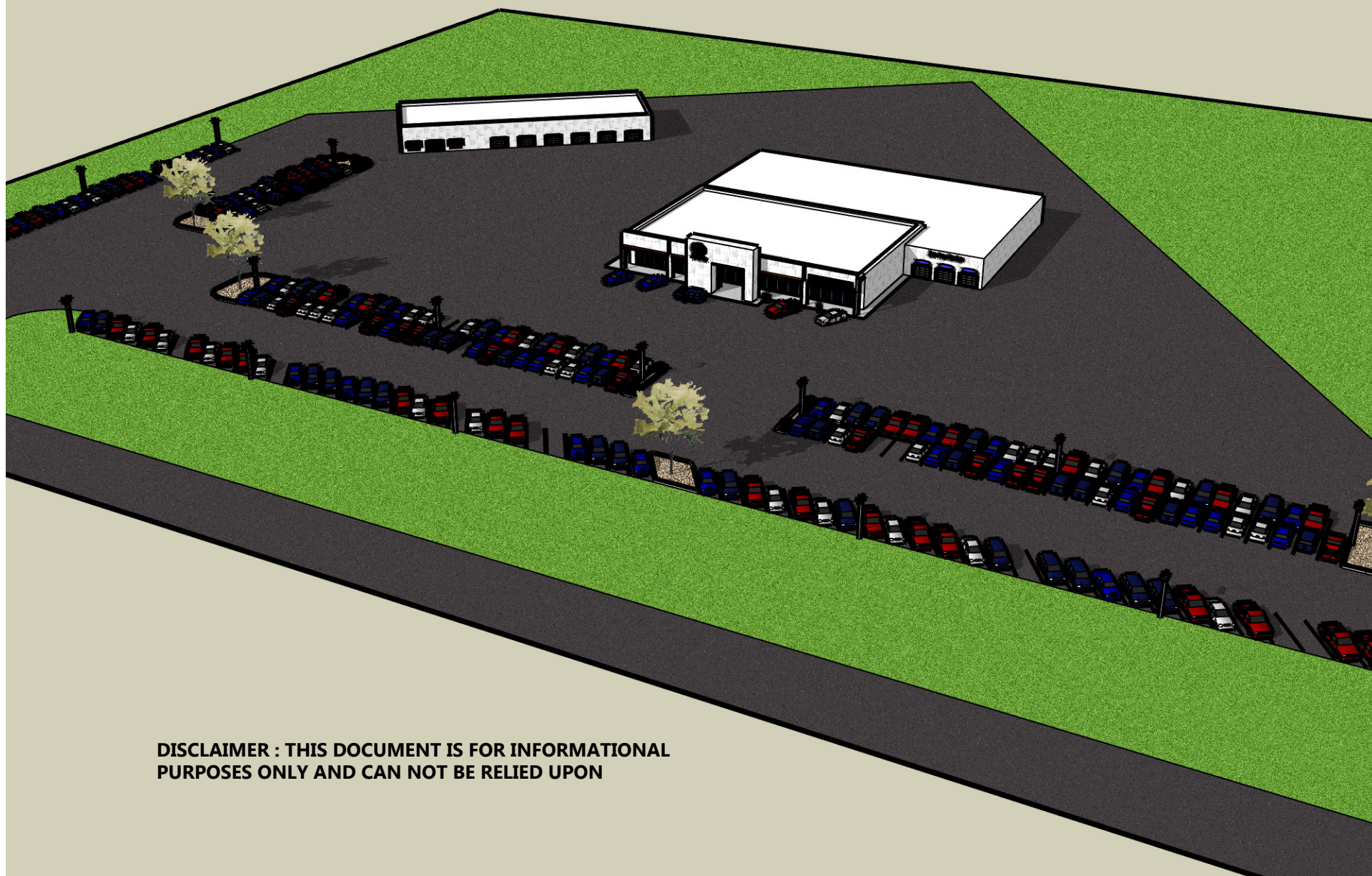
Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q4 2020).





**DISCLAIMER : THIS DOCUMENT IS FOR INFORMATIONAL
PURPOSES ONLY AND CAN NOT BE RELIED UPON**