

# 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:

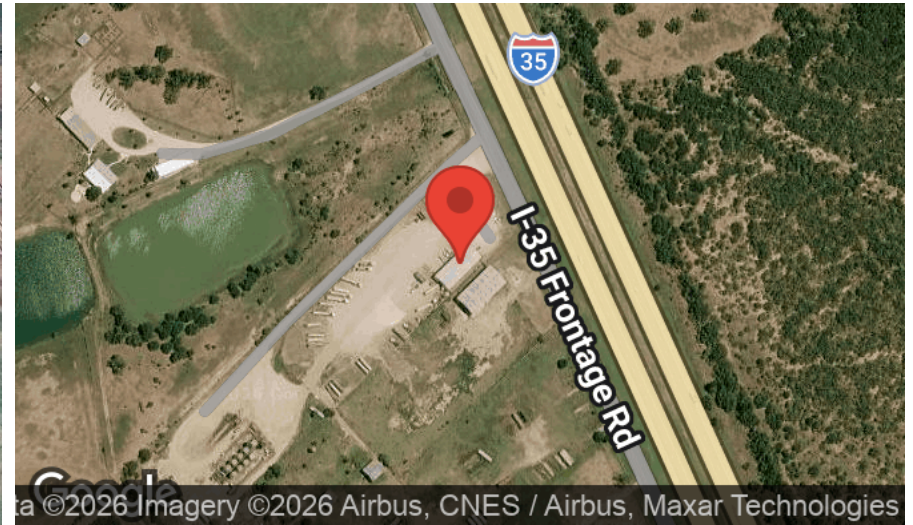
#### MARCELINO GARCIA, CRE

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# EXECUTIVE SUMMARY

2222 S. IH 35, PEARSALL, TX 78061



## Property Highlights

Building Name:	2222 S IH-35
Price:	\$600,000
Building SF:	7,560 SF
Lot Size:	3.37 Acres
Price / Acre:	\$178K / Acre
Price / SF:	\$79.37 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

2222 S. IH 35, PEARSALL, TX 78061



### 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

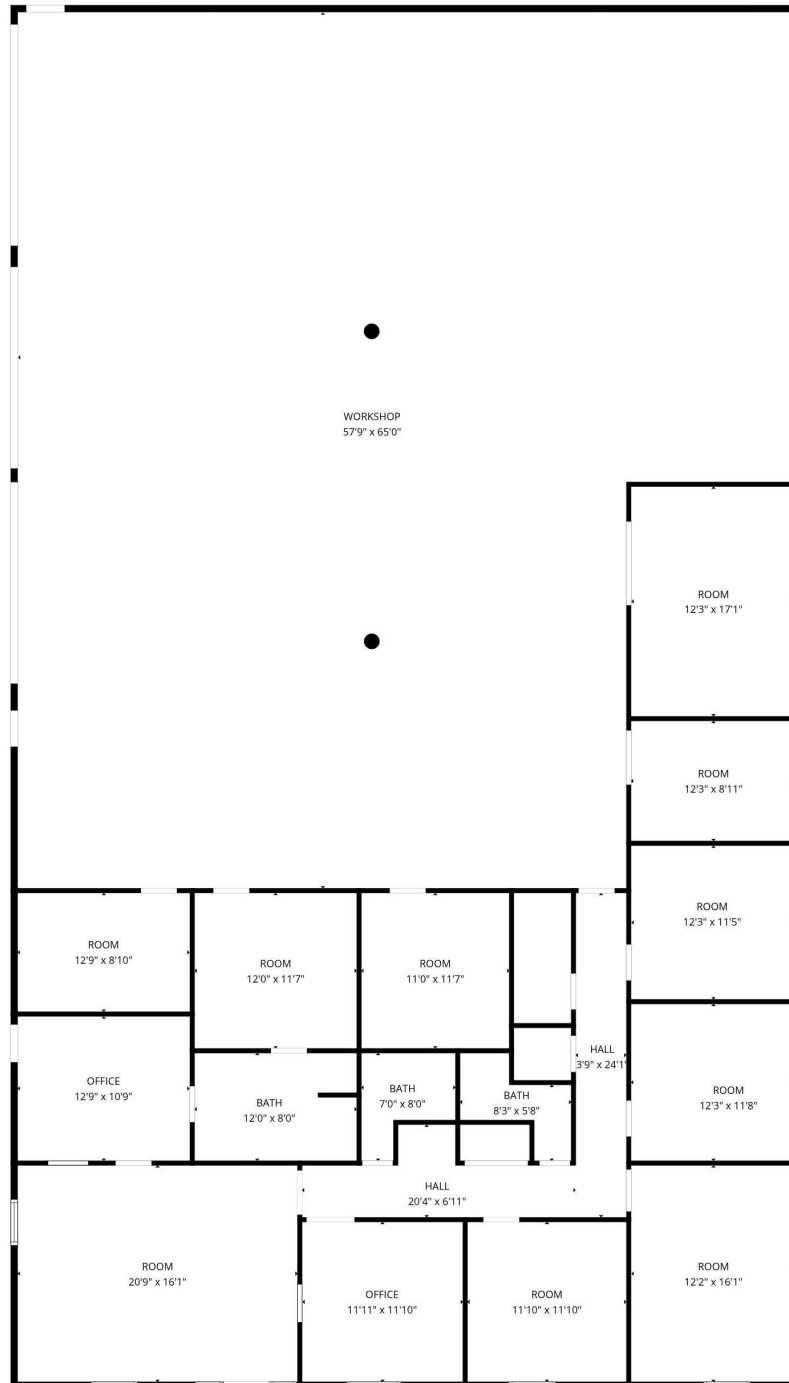
# PROPERTY PHOTOS

2222 S. IH 35, PEARSALL, TX 78061



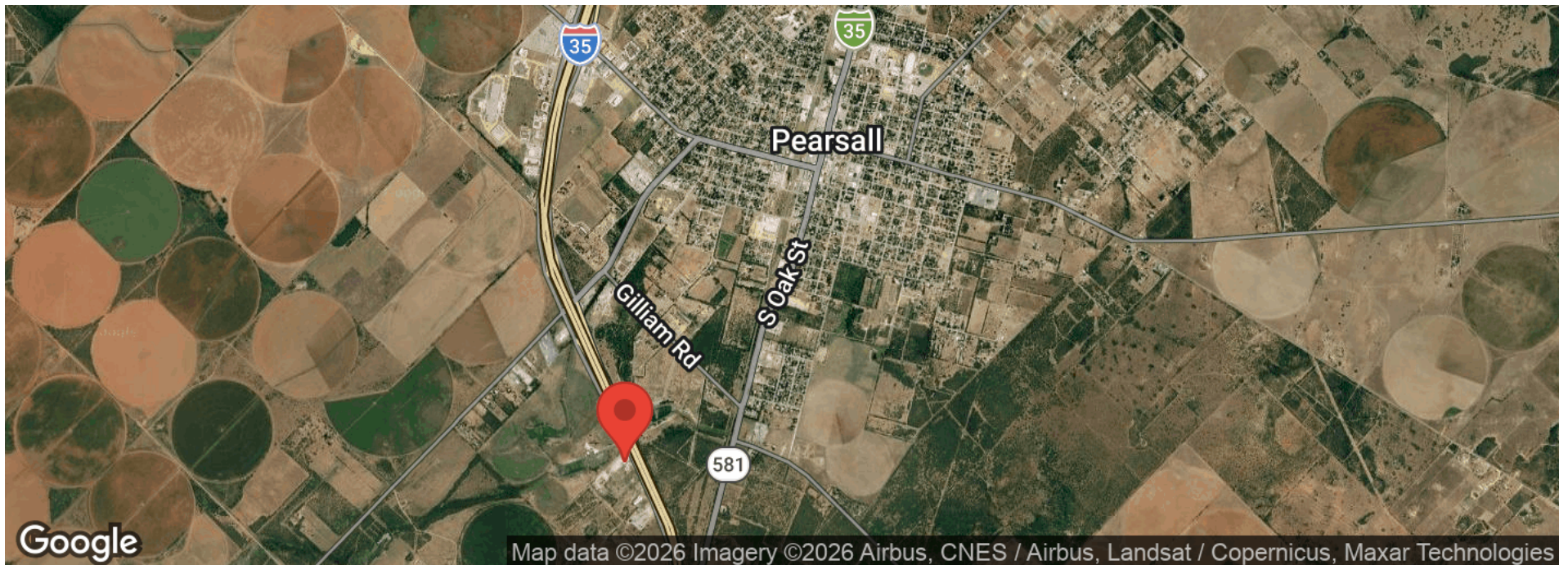
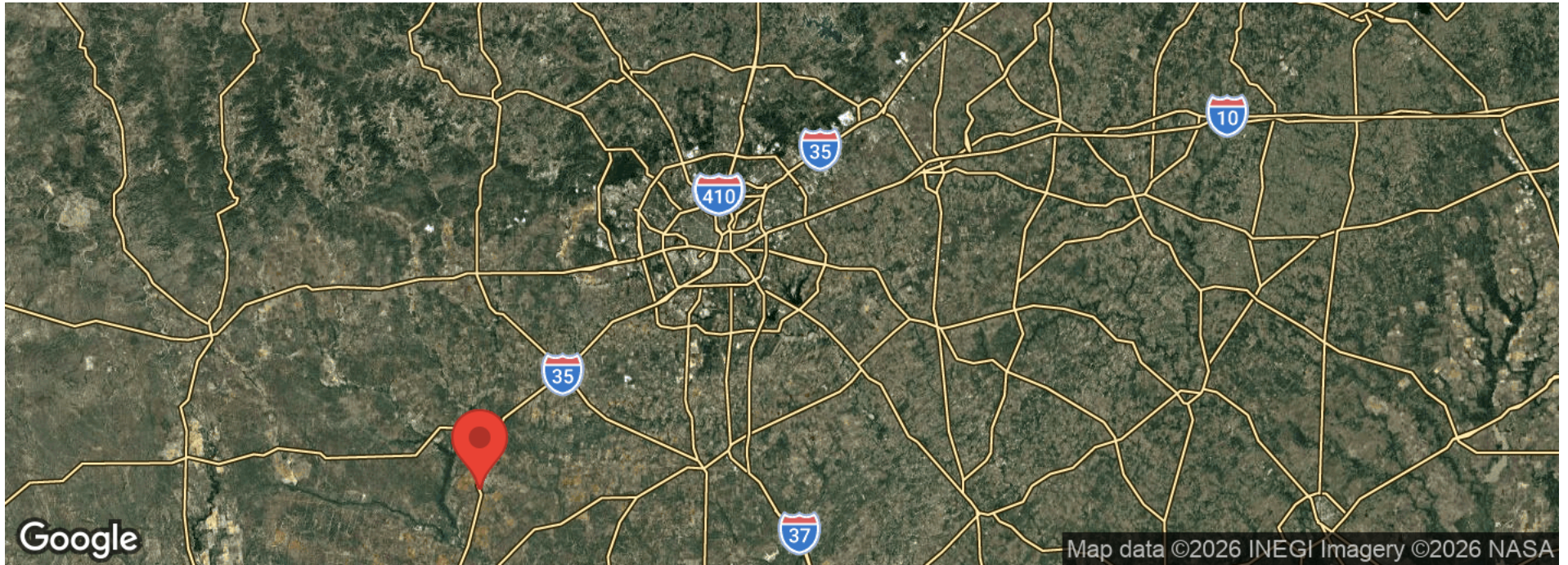
# FLOOR PLAN

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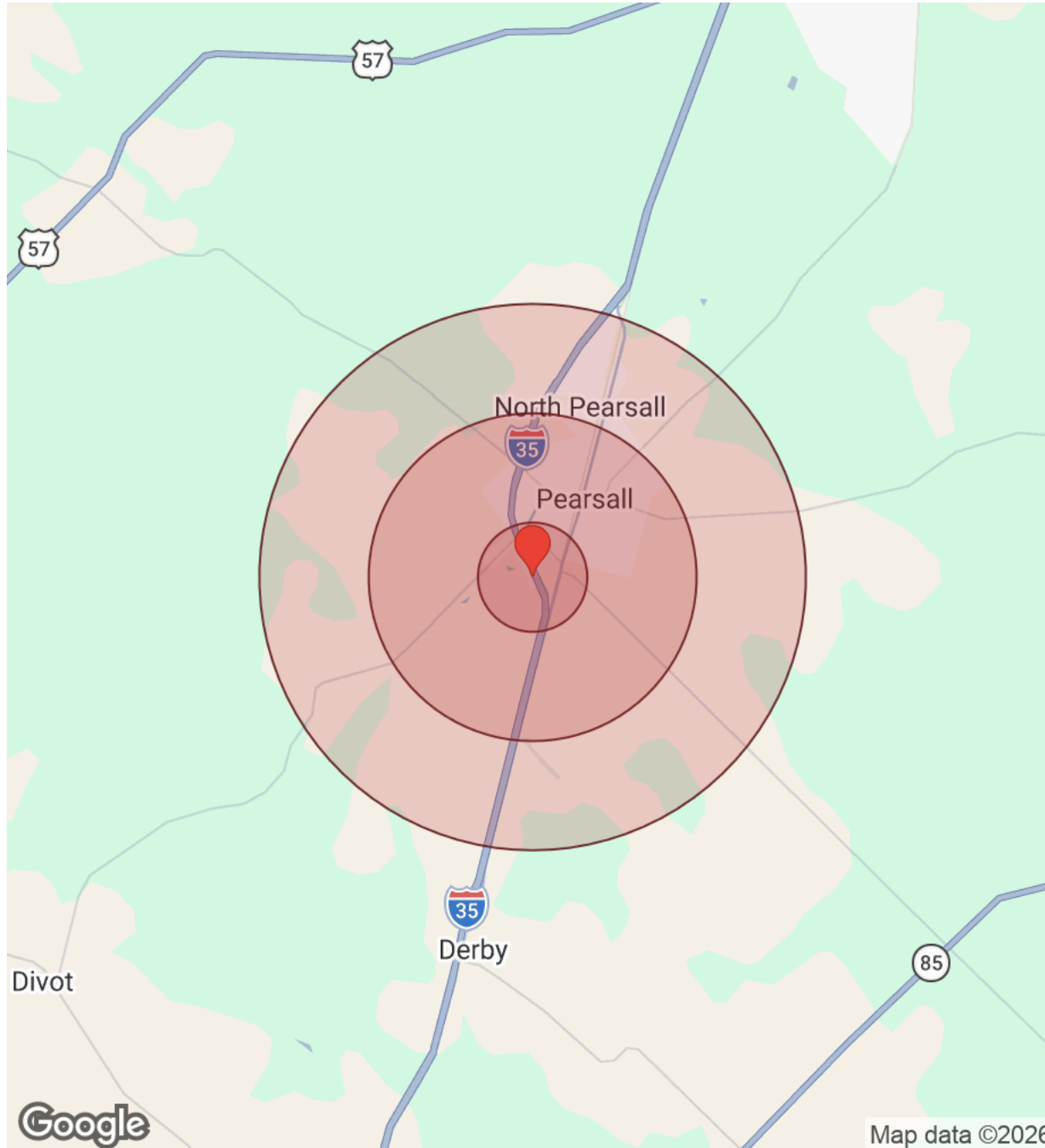
# LOCATION MAPS

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# DEMOGRAPHICS

2222 S. IH 35, PEARSALL, TX 78061



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	339	5,109	5,834
Female	199	3,826	4,514
Total Population	538	8,935	10,347

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	64	1,210	1,449
Black	17	281	304
Am In/AK Nat	1	12	14
Hawaiian	N/A	1	1
Hispanic	433	7,144	8,249
Asian	21	249	282
Multiracial	1	18	27
Other	1	20	22

Housing	1 Mile	3 Miles	5 Miles
Total Units	157	2,958	3,488
Occupied	137	2,573	3,041
Owner Occupied	83	1,440	1,737
Renter Occupied	54	1,133	1,304
Vacant	20	384	446

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	81	1,606	1,894
Ages 15 - 24	102	1,520	1,743
Ages 25 - 54	254	3,879	4,442
Ages 55 - 64	42	798	951
Ages 65+	59	1,130	1,320

Income	1 Mile	3 Miles	5 Miles
Median	\$65,538	\$45,362	\$47,349
Under \$15k	14	491	519
\$15k - \$25k	20	216	223
\$25k - \$35k	1	184	191
\$35k - \$50k	21	620	716
\$50k - \$75k	29	228	283
\$75k - \$100k	14	293	390
\$100k - \$150k	27	357	476
\$150k - \$200k	5	151	200
Over \$200k	3	34	42

Map data ©2026

## DISCLAIMER

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# LEASE RENT ROLL

2222 INTERSTATE 35



Tenant	Suite	Size	Start	Expires	\$/RSF	Rent
		0			N/A	\$0