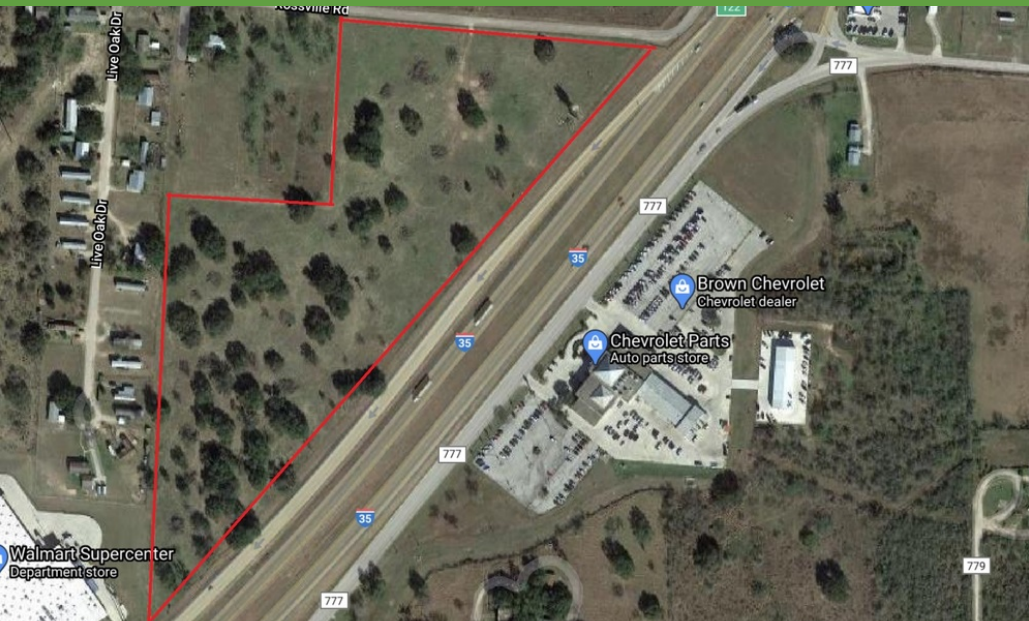


Interstate Hwy 35 Land

DEVINE, TX 78016

FOR SALE

\$1,126,000
Land



PROPERTY FEATURES

Ample acreage on I-35 south of San Antonio. 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. Close proximity to TX-173 intersection and existing curb cut on I-35 frontage rd makes for easy access on and off highway from property.



Mark Haynie

BROKER

830.481.9533

mark.haynie@sperrycga.com

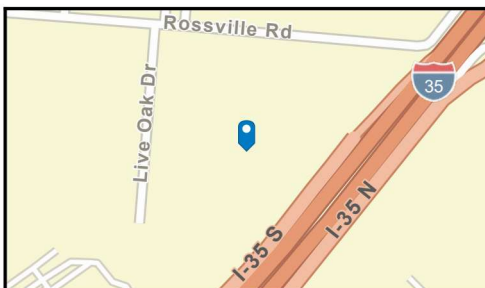
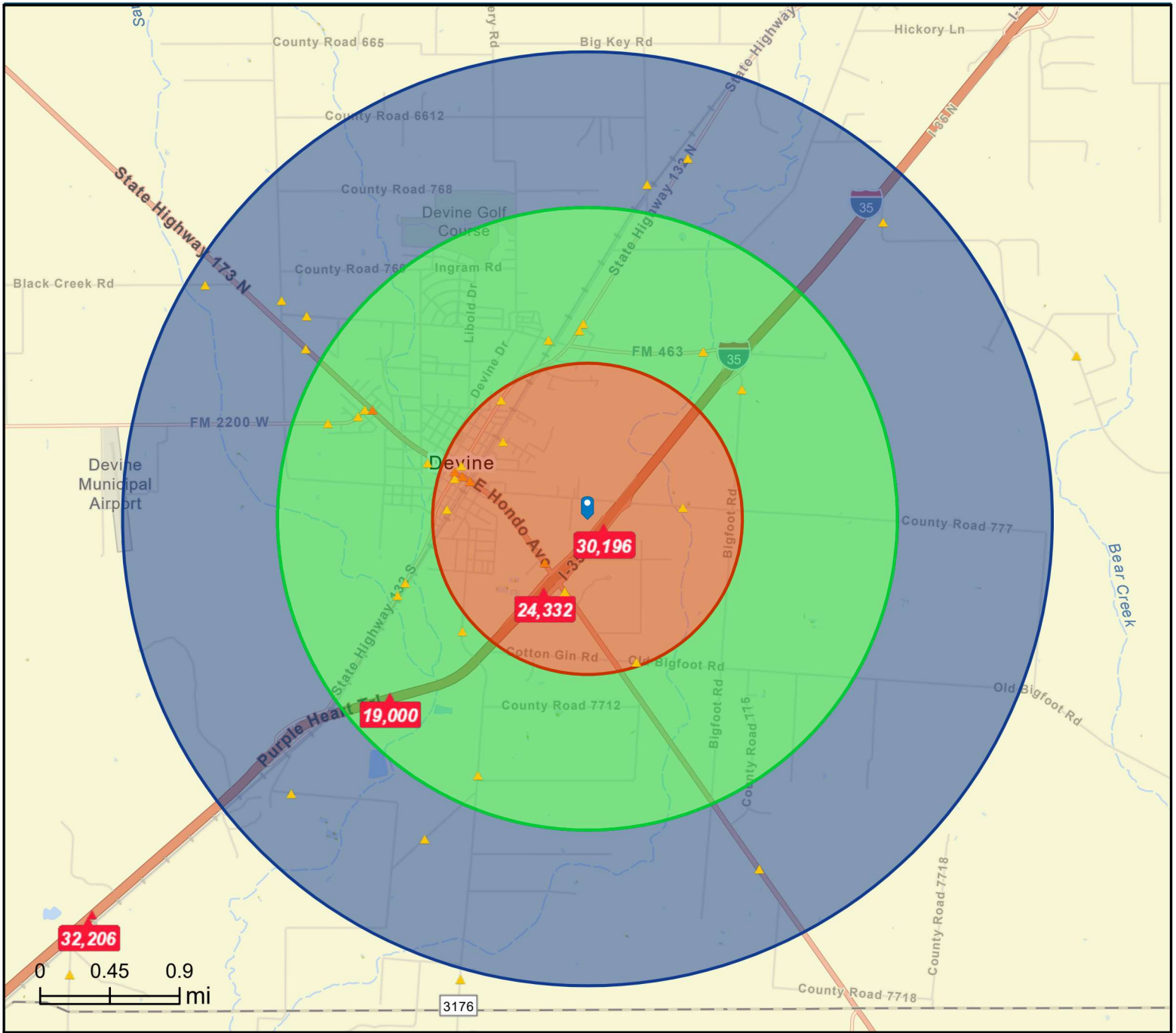
TX #644160

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.

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).



Retail MarketPlace Profile

Devine
Devine, Texas
Ring Band: 0 - 1 mile radius

Prepared by Esri
Latitude: 29.13594
Longitude: -98.89180

Summary Demographics

2020 Population	2,166
2020 Households	743
2020 Median Disposable Income	\$41,181
2020 Per Capita Income	\$20,803

NOTE: This database is in mature status. While the data are presented in current year geography, all supply- and demand-related estimates remain vintage 2017.

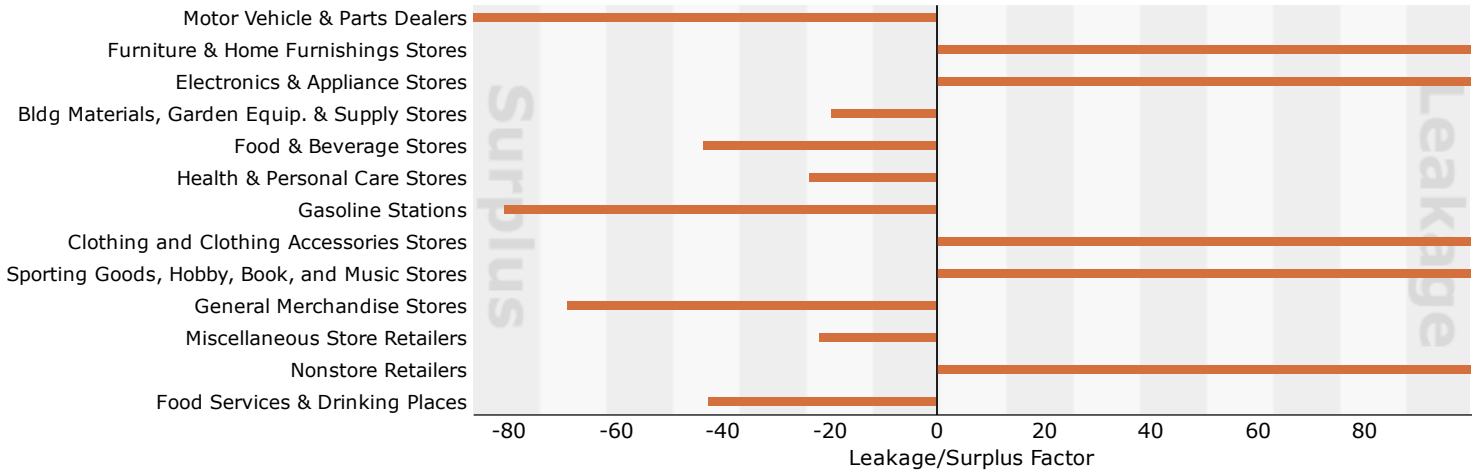
2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$21,709,168	\$123,713,288	-\$102,004,120	-70.1	39
Total Retail Trade	44-45	\$19,901,898	\$119,184,743	-\$99,282,845	-71.4	26
Total Food & Drink	722	\$1,807,269	\$4,528,545	-\$2,721,276	-43.0	12
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$4,737,675	\$66,255,496	-\$61,517,821	-86.7	7
Automobile Dealers	4411	\$3,839,947	\$65,283,301	-\$61,443,354	-88.9	4
Other Motor Vehicle Dealers	4412	\$527,738	\$0	\$527,738	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$369,991	\$972,195	-\$602,204	-44.9	2
Furniture & Home Furnishings Stores	442	\$569,108	\$0	\$569,108	100.0	0
Furniture Stores	4421	\$330,094	\$0	\$330,094	100.0	0
Home Furnishings Stores	4422	\$239,014	\$0	\$239,014	100.0	0
Electronics & Appliance Stores	443	\$603,395	\$0	\$603,395	100.0	0
Bldg Materials, Garden Equip. & Supply Stores	444	\$1,418,536	\$2,120,465	-\$701,929	-19.8	2
Bldg Material & Supplies Dealers	4441	\$1,329,693	\$2,095,764	-\$766,071	-22.4	2
Lawn & Garden Equip & Supply Stores	4442	\$88,843	\$0	\$88,843	100.0	0
Food & Beverage Stores	445	\$3,562,156	\$9,146,639	-\$5,584,483	-43.9	4
Grocery Stores	4451	\$3,263,109	\$8,916,356	-\$5,653,247	-46.4	2
Specialty Food Stores	4452	\$150,621	\$0	\$150,621	100.0	0
Beer, Wine & Liquor Stores	4453	\$148,426	\$168,299	-\$19,873	-6.3	1
Health & Personal Care Stores	446,4461	\$1,224,883	\$2,001,819	-\$776,936	-24.1	1
Gasoline Stations	447,4471	\$2,142,624	\$20,331,388	-\$18,188,764	-80.9	5
Clothing & Clothing Accessories Stores	448	\$704,017	\$0	\$704,017	100.0	0
Clothing Stores	4481	\$486,740	\$0	\$486,740	100.0	0
Shoe Stores	4482	\$103,343	\$0	\$103,343	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$113,934	\$0	\$113,934	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$590,894	\$0	\$590,894	100.0	0
Sporting Goods/Hobby/Musical Instr Stores	4511	\$532,955	\$0	\$532,955	100.0	0
Book, Periodical & Music Stores	4512	\$57,939	\$0	\$57,939	100.0	0
General Merchandise Stores	452	\$3,168,093	\$17,433,374	-\$14,265,281	-69.2	3
Department Stores Excluding Leased Depts.	4521	\$2,102,496	\$15,211,725	-\$13,109,229	-75.7	1
Other General Merchandise Stores	4529	\$1,065,597	\$2,221,649	-\$1,156,052	-35.2	2
Miscellaneous Store Retailers	453	\$847,021	\$1,326,230	-\$479,209	-22.1	5
Florists	4531	\$30,661	\$98,389	-\$67,728	-52.5	2
Office Supplies, Stationery & Gift Stores	4532	\$144,764	\$79,511	\$65,253	29.1	1
Used Merchandise Stores	4533	\$104,807	\$42,742	\$62,065	42.1	1
Other Miscellaneous Store Retailers	4539	\$566,789	\$1,105,588	-\$538,799	-32.2	2
Nonstore Retailers	454	\$333,496	\$0	\$333,496	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$206,774	\$0	\$206,774	100.0	0
Vending Machine Operators	4542	\$17,445	\$0	\$17,445	100.0	0
Direct Selling Establishments	4543	\$109,276	\$0	\$109,276	100.0	0
Food Services & Drinking Places	722	\$1,807,269	\$4,528,545	-\$2,721,276	-43.0	12
Special Food Services	7223	\$22,523	\$0	\$22,523	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$55,644	\$0	\$55,644	100.0	0
Restaurants/Other Eating Places	7225	\$1,729,102	\$4,528,545	-\$2,799,443	-44.7	12

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

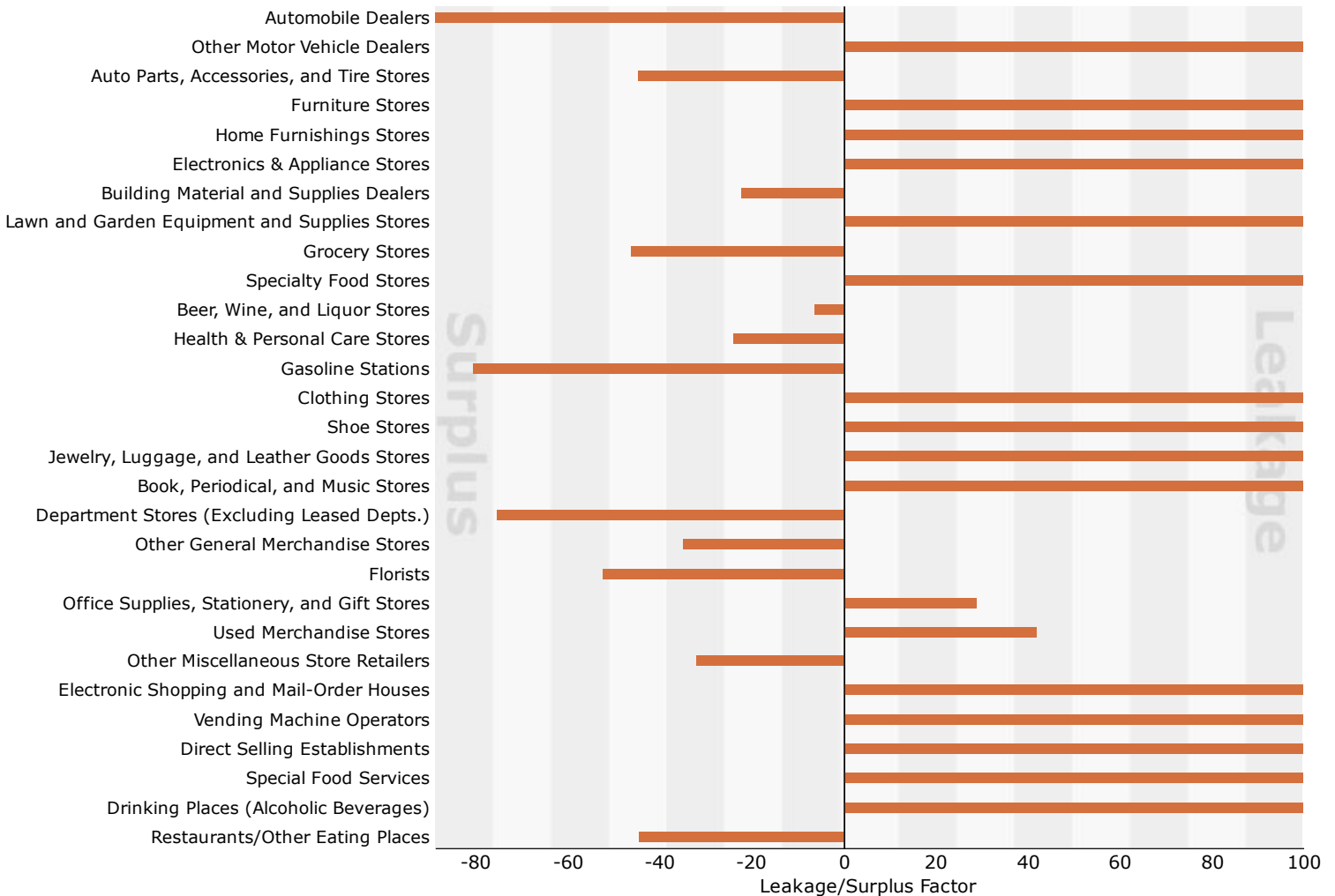
<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

Source: Esri and Infogroup. Esri 2020 Updated Demographics. Esri 2017 Retail MarketPlace. ©2020 Esri. ©2017 Infogroup, Inc. All rights reserved.

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group





Retail MarketPlace Profile

Devine
 Devine, Texas
 Ring Band: 1 - 2 mile radius

Prepared by Esri
 Latitude: 29.13594
 Longitude: -98.89180

Summary Demographics

2020 Population	3,688
2020 Households	1,281
2020 Median Disposable Income	\$44,650
2020 Per Capita Income	\$24,159

NOTE: This database is in mature status. While the data are presented in current year geography, all supply- and demand-related estimates remain vintage 2017.

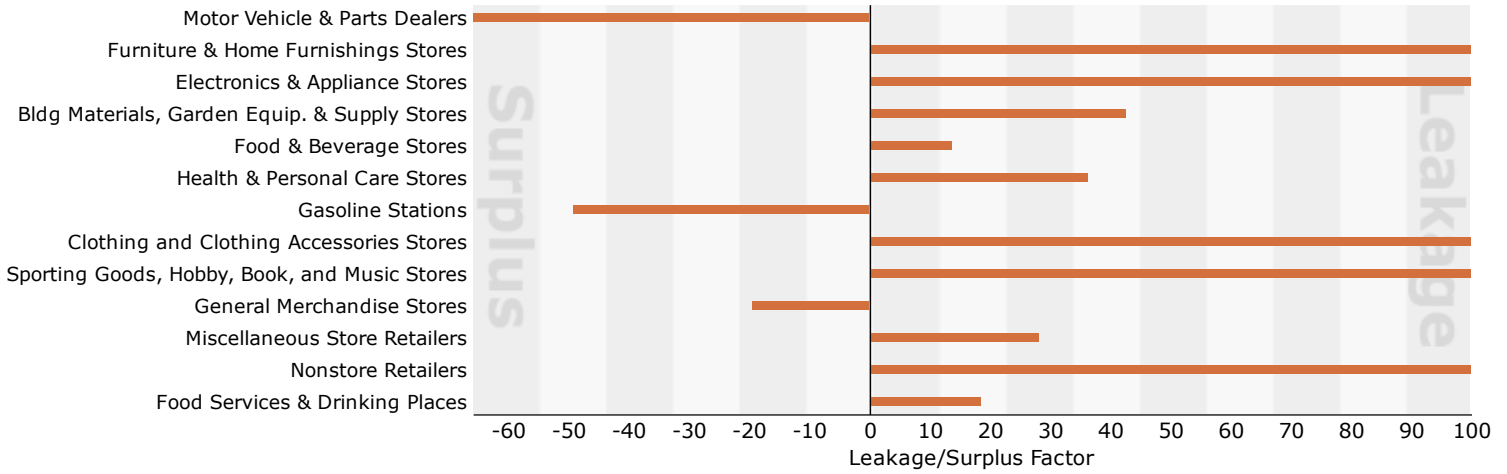
2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$42,073,436	\$75,320,838	-\$33,247,402	-28.3	25
Total Retail Trade	44-45	\$38,298,610	\$72,722,850	-\$34,424,240	-31.0	17
Total Food & Drink	722	\$3,774,826	\$2,597,988	\$1,176,838	18.5	8
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$8,758,314	\$42,837,037	-\$34,078,723	-66.0	5
Automobile Dealers	4411	\$7,062,697	\$42,086,982	-\$35,024,285	-71.3	3
Other Motor Vehicle Dealers	4412	\$969,280	\$0	\$969,280	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$726,337	\$669,277	\$57,060	4.1	1
Furniture & Home Furnishings Stores	442	\$1,199,278	\$0	\$1,199,278	100.0	0
Furniture Stores	4421	\$692,975	\$0	\$692,975	100.0	0
Home Furnishings Stores	4422	\$506,303	\$0	\$506,303	100.0	0
Electronics & Appliance Stores	443	\$1,251,410	\$0	\$1,251,410	100.0	0
Bldg Materials, Garden Equip. & Supply Stores	444	\$2,696,184	\$1,080,407	\$1,615,777	42.8	1
Bldg Material & Supplies Dealers	4441	\$2,527,244	\$1,057,536	\$1,469,708	41.0	1
Lawn & Garden Equip & Supply Stores	4442	\$168,940	\$0	\$168,940	100.0	0
Food & Beverage Stores	445	\$6,876,493	\$5,199,325	\$1,677,168	13.9	2
Grocery Stores	4451	\$6,271,967	\$5,051,549	\$1,220,418	10.8	1
Specialty Food Stores	4452	\$290,905	\$0	\$290,905	100.0	0
Beer, Wine & Liquor Stores	4453	\$313,621	\$0	\$313,621	100.0	0
Health & Personal Care Stores	446,4461	\$2,338,411	\$1,089,217	\$1,249,194	36.4	1
Gasoline Stations	447,4471	\$3,959,022	\$11,728,432	-\$7,769,410	-49.5	3
Clothing & Clothing Accessories Stores	448	\$1,495,232	\$0	\$1,495,232	100.0	0
Clothing Stores	4481	\$1,013,795	\$0	\$1,013,795	100.0	0
Shoe Stores	4482	\$210,500	\$0	\$210,500	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$270,937	\$0	\$270,937	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$1,203,317	\$0	\$1,203,317	100.0	0
Sporting Goods/Hobby/Musical Instr Stores	4511	\$1,077,909	\$0	\$1,077,909	100.0	0
Book, Periodical & Music Stores	4512	\$125,407	\$0	\$125,407	100.0	0
General Merchandise Stores	452	\$6,300,015	\$9,362,385	-\$3,062,370	-19.6	1
Department Stores Excluding Leased Depts.	4521	\$4,259,269	\$0	\$4,259,269	100.0	0
Other General Merchandise Stores	4529	\$2,040,746	\$1,193,110	\$847,636	26.2	1
Miscellaneous Store Retailers	453	\$1,575,523	\$881,708	\$693,815	28.2	3
Florists	4531	\$65,946	\$59,718	\$6,228	5.0	1
Office Supplies, Stationery & Gift Stores	4532	\$296,982	\$0	\$296,982	100.0	0
Used Merchandise Stores	4533	\$226,050	\$0	\$226,050	100.0	0
Other Miscellaneous Store Retailers	4539	\$986,545	\$760,971	\$225,574	12.9	2
Nonstore Retailers	454	\$645,412	\$0	\$645,412	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$411,206	\$0	\$411,206	100.0	0
Vending Machine Operators	4542	\$33,795	\$0	\$33,795	100.0	0
Direct Selling Establishments	4543	\$200,410	\$0	\$200,410	100.0	0
Food Services & Drinking Places	722	\$3,774,826	\$2,597,988	\$1,176,838	18.5	8
Special Food Services	7223	\$47,354	\$0	\$47,354	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$129,213	\$0	\$129,213	100.0	0
Restaurants/Other Eating Places	7225	\$3,598,258	\$2,584,773	\$1,013,485	16.4	8

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

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Source: Esri and Infogroup. Esri 2020 Updated Demographics. Esri 2017 Retail MarketPlace. ©2020 Esri. ©2017 Infogroup, Inc. All rights reserved.

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group

