

FOR LEASE

35 & INTERSTATE 35 BUSINESS, DILLEY, TX 78017



*proposed build out

37-ACRE BUILD-TO-SUIT OPPORTUNITY

ABOUT THE PROPERTY:

35 & Interstate 35 Business is a 37-acre build-to-suit development opportunity located in Dilley, Texas. This property boasts high traffic and visibility, along with easy access to I-35 and N Main St. It is perfectly suited for users seeking a laydown yard, truck parking, or other innovative industrial development options.

FEATURES:

- 37-Acre land site
- Build-to-suit opportunities available
- Quick access to I-35 and N Main St.
- High traffic, high visibility location
- Property includes waste/waste water
- VPD = 26,649

PROPERTY HIGHLIGHTS

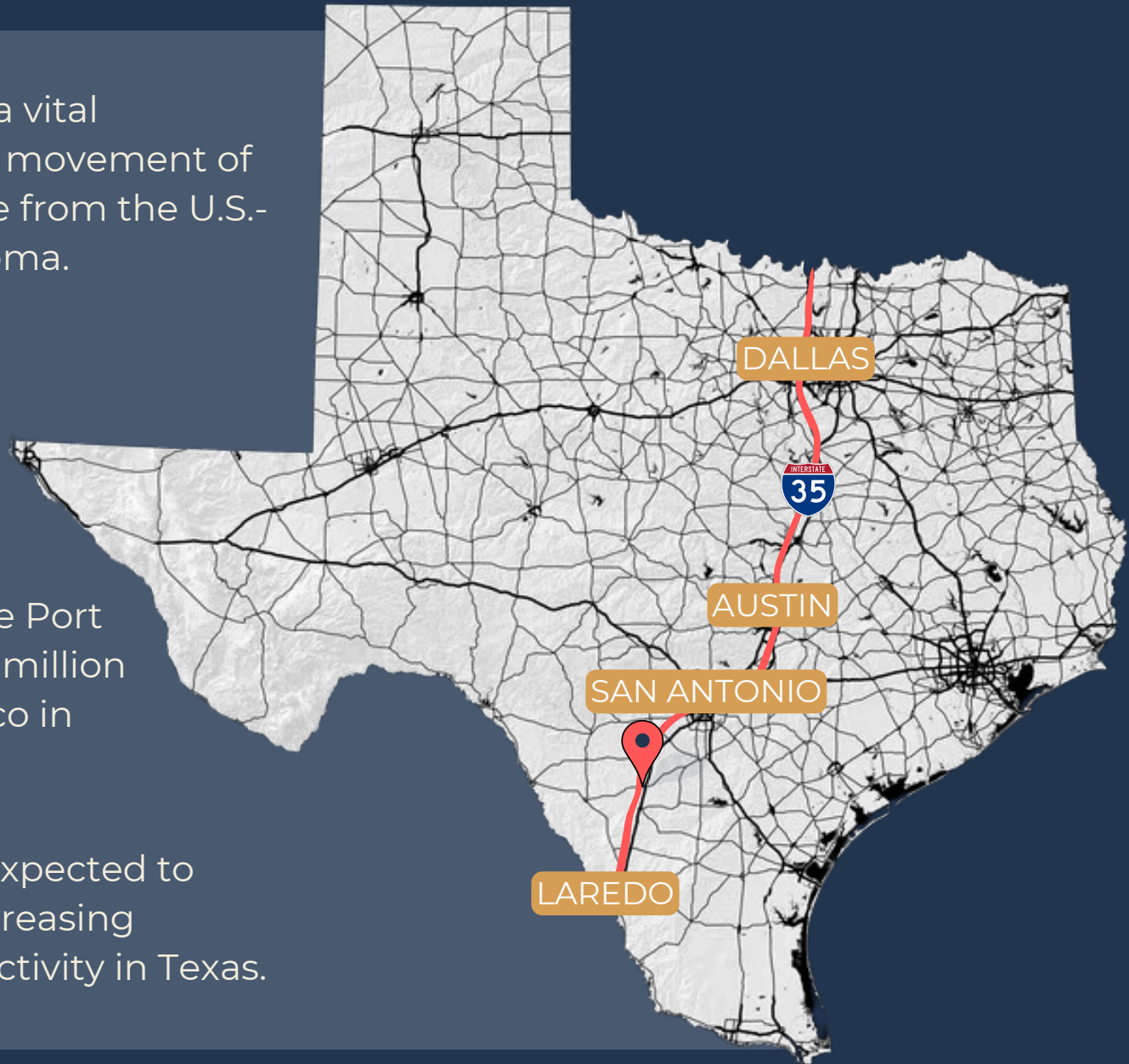


AREA OVERVIEW



AREA OVERVIEW

- The I-35 corridor in Texas is a vital transportation route for the movement of freight throughout the state from the U.S.-Mexico border up to Oklahoma.
- This corridor accounts for handling millions of tons of cargo per year.
- According to the Bureau of Transportation Statistics, the Port of Laredo “handled nearly 3 million incoming trucks from Mexico in 2023”.
- Freight traffic along I-35 is expected to continue to grow due to increasing population and economic activity in Texas.





CONTACT
OUR TEAM



Cullen Mills
Co-Founder & President
cmills@llanorealty.com
(210) 926-5812



Jake Esparza
Associate
jesparza@llanorealty.com
(210) 874-5314