

FOR LEASE

1702 Louise Ln | Pearsall, TX 78061

**±1,500-7,500 SF RETAIL SUITES
& END CAP WITH DRIVE THRU**



SUMMARY

Property Specs

LEASE RATE	Contact Agent
RETAIL SUITES	±1,500 SF each
LOT SIZE	±2 Acres
ZONING	C-3
TYPE	Retail Industrial

- Prime HEB Shadow Location – Benefit from nonstop traffic flow from Texas' #1 grocery anchor.
- High Visibility from I 35 – Capture the attention of nearly 1 million visitors annually.
- Drive Thru Opportunity – One suite feature drive thru capability, perfect for QSR or service users.
- Strong Local Demographics – Average household income over \$75K within 3 miles.
- Easy Access for Locals & Travelers – Surrounded by hotels, truck stop, and major retailers.



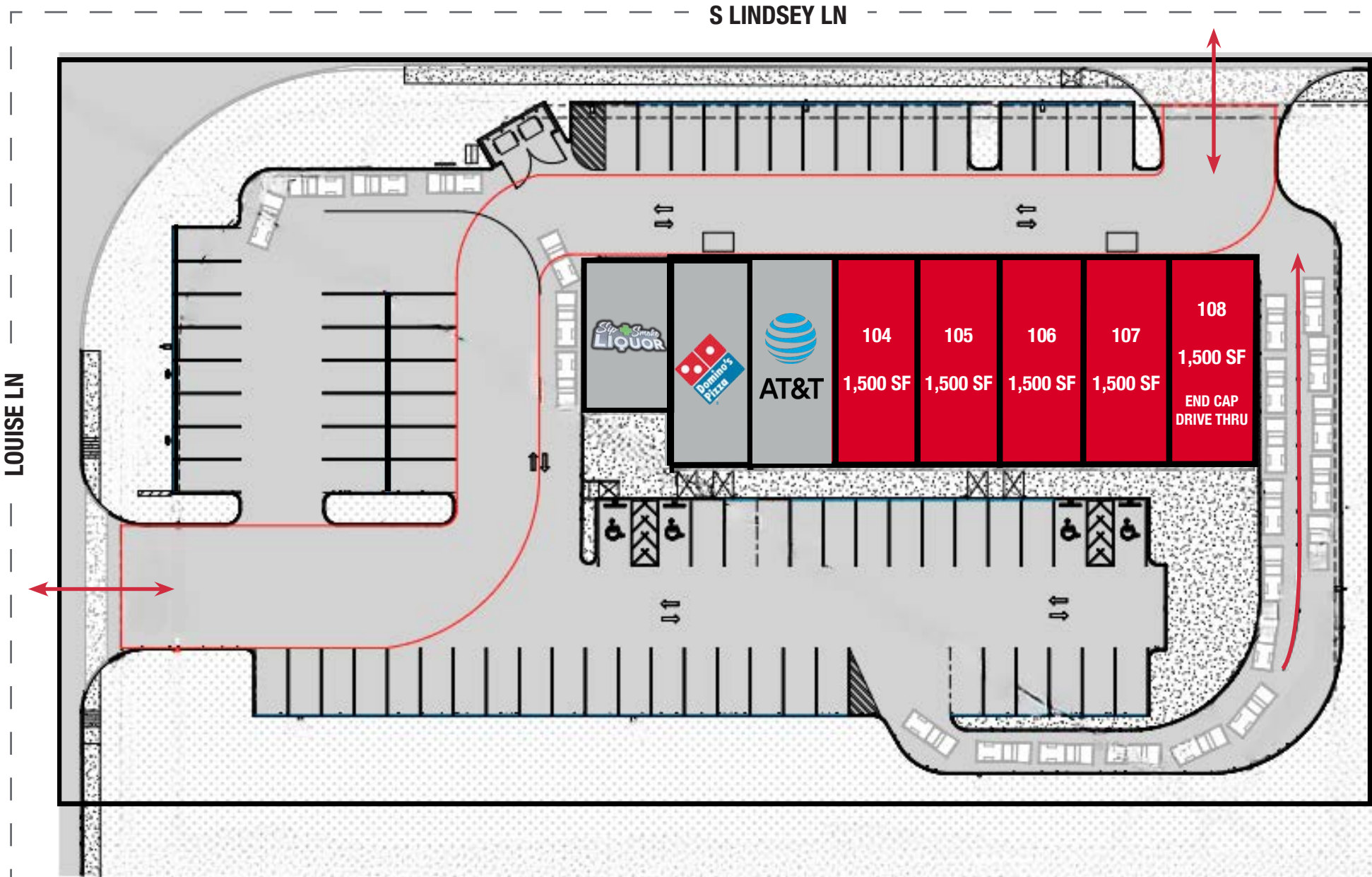






SITE PLAN

■ AVAILABLE



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

	1-mile	3-mile	5-mile
POPULATION			
2025 Population	3,422	9,783	10,159
HOUSEHOLDS			
2025 Households	772	3,073	3,235
INCOME			
2025 Average HH Income	\$59,515	\$70,365	\$70,968

Traffic Counts

STREET	AADT
I- 35 Access Rd	22,726
FM 140	13,300

Cities Nearby

San Antonio, Texas	55 miles
Austin, Texas	134 miles
Houston, Texas	249 miles
Waco, Texas	235 miles
Fort Worth, Texas	323 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

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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1.1 BIL

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WHY NAI