

# FOR LEASE

1702 Louise Ln | Pearsall, TX 78061

**±1,500 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.



FOR MORE INFO  
CLICK HERE

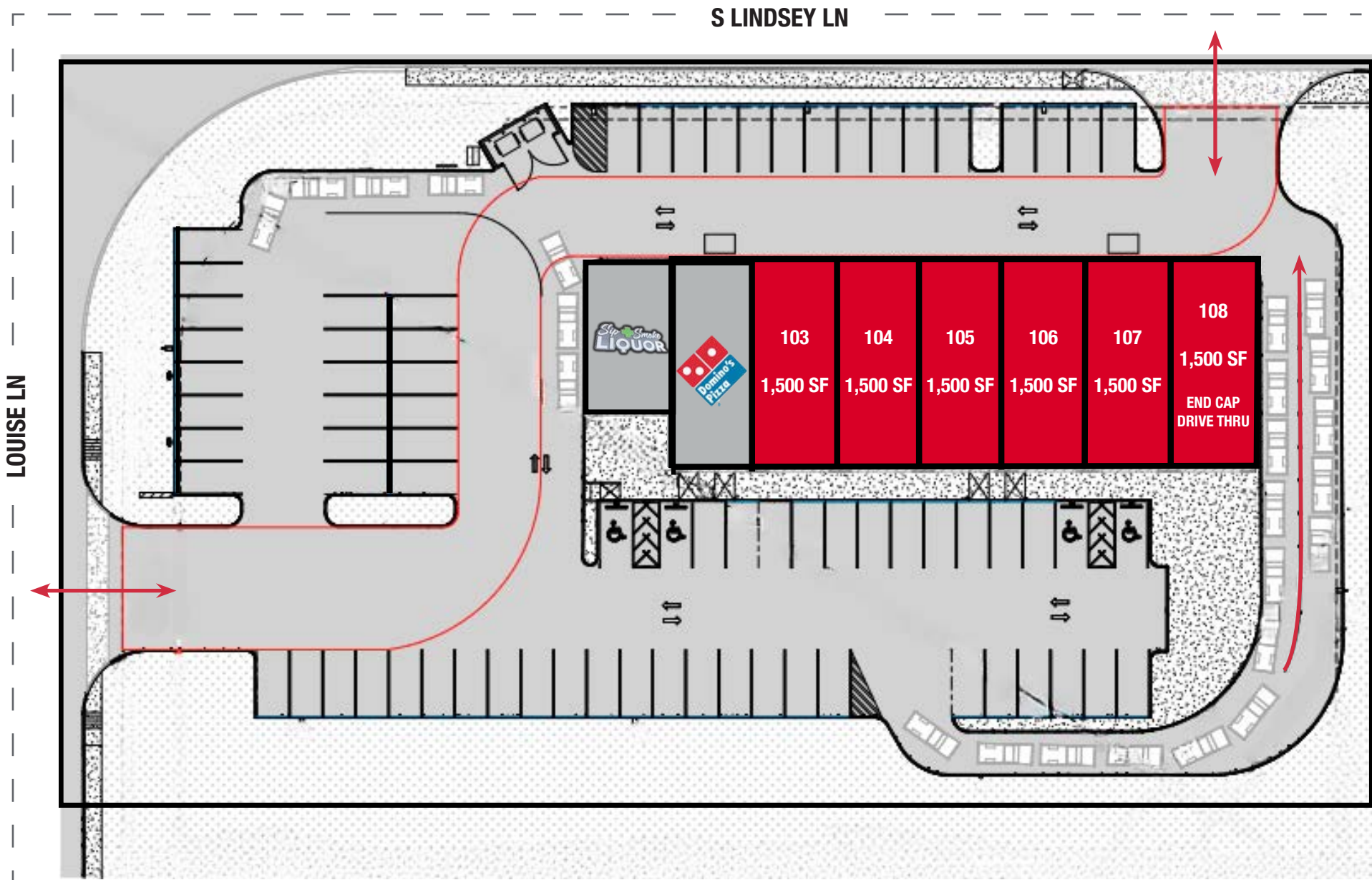
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# SITE PLAN

■ 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

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