

\$1,650,000 - 000 Ih 35 Access Rd, Pearsall

MLS® #1701957

\$1,650,000

0 Bedroom, 0.00 Bathroom,
Farm Ranch on 150.00 Acres

N/A, Pearsall, TX

Commercial / development acreage with I-35 frontage! Introducing a remarkable commercial property located just off I-35, boasting an expansive 150 acres of land. This prime location offers exceptional visibility and accessibility, with an impressive 3,700 feet of I-35 frontage road. Situated just south of the Hwy 57 and I-35 split, this property is conveniently positioned 40 miles south of San Antonio and only 8 miles north of Pearsall. One notable advantage of this property is its agricultural exemption, providing potential tax benefits. With its versatile zoning and extensive acreage, this property is perfect for a wide range of commercial endeavors. Whether you envision an oilfield yard, a gas station, a hotel, or any other commercial venture, the possibilities are endless. This property also benefits from power availability, further facilitating the development and operation of your envisioned business. Its strategic location near major highways ensures high traffic volume and increased exposure for your enterprise. The large acreage allows for ample space to accommodate the infrastructure and facilities necessary for your commercial needs. Take advantage of this exceptional opportunity to own a prime commercial property in a sought-after location. Its proximity to major transportation routes, agricultural exemption status, and versatility make it a desirable investment. Explore the vast potential of this property and turn your commercial dreams into



reality. -150 +/- acres -Commercial /
development potential -3,700 +/- ft of I-35
road frontage -Power available -Just south
of the I-35 & HWY 57 split -Ag exempt
-Versatile zoning -40 miles South of San
Antonio -8 miles north of Pearsall -12 miles
south of Devine

Essential Information

MLS® #	1701957
Price	\$1,650,000
Bathrooms	0.00
Acres	150.00
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	000 Ih 35 Access Rd
Area	3100
Subdivision	N/A
City	Pearsall
County	Frio
State	TX
Zip Code	78061

Amenities

Utilities	Electricity
-----------	-------------

School Information

District	Pearsall
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Days on Market	311
----------------	-----

Listing Details

Listing Office

Coldwell Banker D'Ann Harper

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of the MLS of the San Antonio Board of Realtors®, and is updated as of May 16th, 2024 at 10:51am CDT (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.