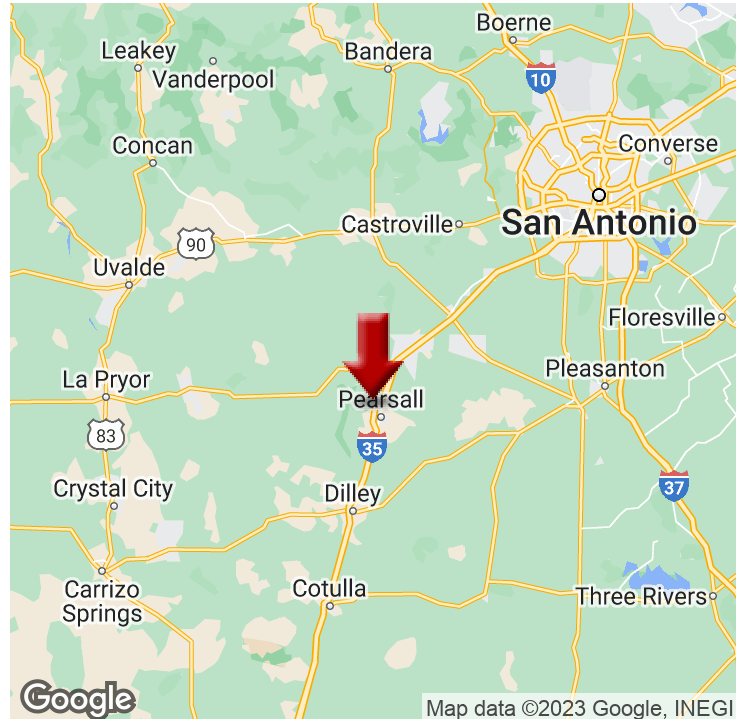


PEARSALL IH 35 FRONTAGE

255 IH 35, Pearsall, TX 78061



OFFERING SUMMARY

SALE PRICE:	\$275,000
AVAILABLE SF:	
LOT SIZE:	1.9 Acres
ZONING:	C-3 General Business
MARKET:	Commercial Development
SUBMARKET:	Retail Strip Center
PRICE / SF:	\$3.37

PROPERTY OVERVIEW

Excellent Commercial Lot with great visibility. Lot is easily accessed from Exit 110 on IH-35. Property is next to Exxon and several national quick service restaurants. Great location for your business with great exposure from IH35 with traffic counts in the 22,000 per day. Location would be best for a auto parts, tire service center, car dealership, car wash, storage buildings, and or retail strip center.

PROPERTY HIGHLIGHTS

- I-35 Frontage
- Easily Accessible
- High Visibility
- Next to Exxon & National Quick Service Restaurants

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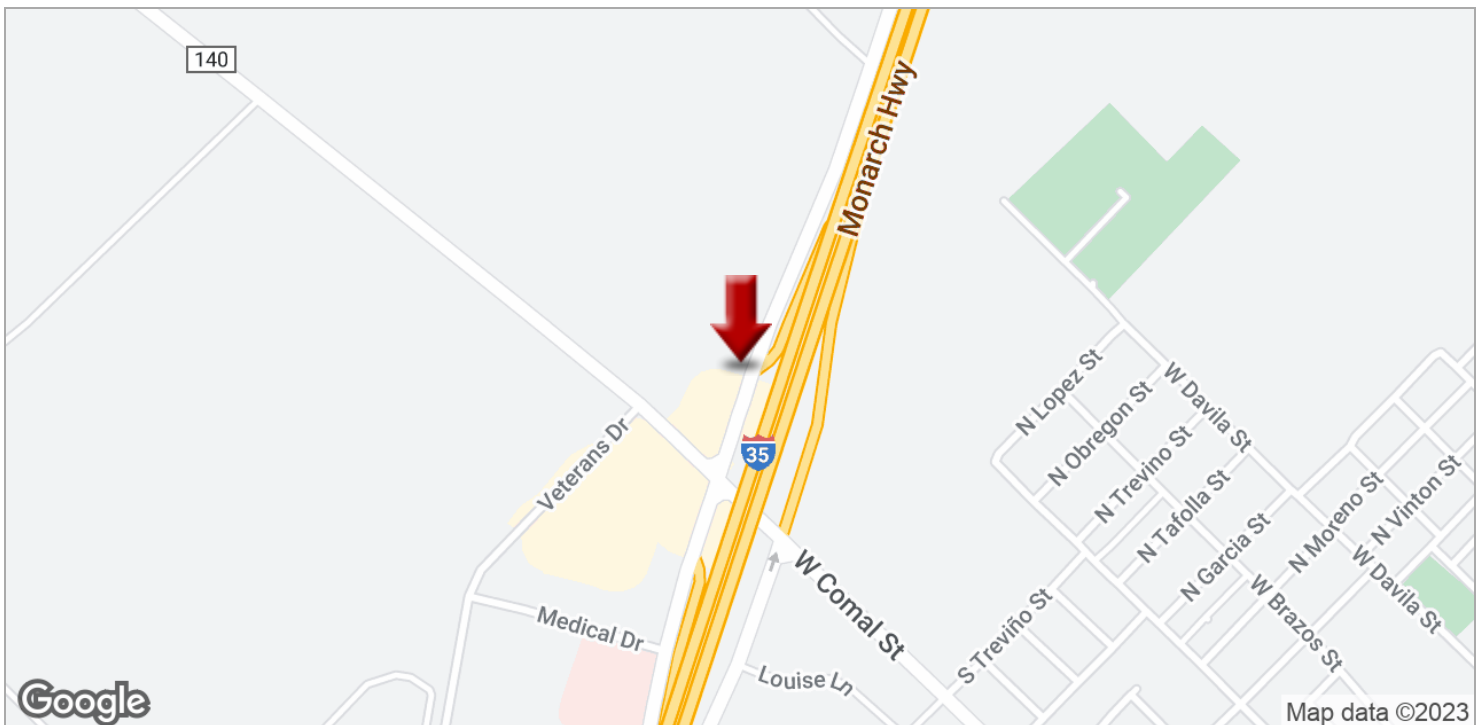
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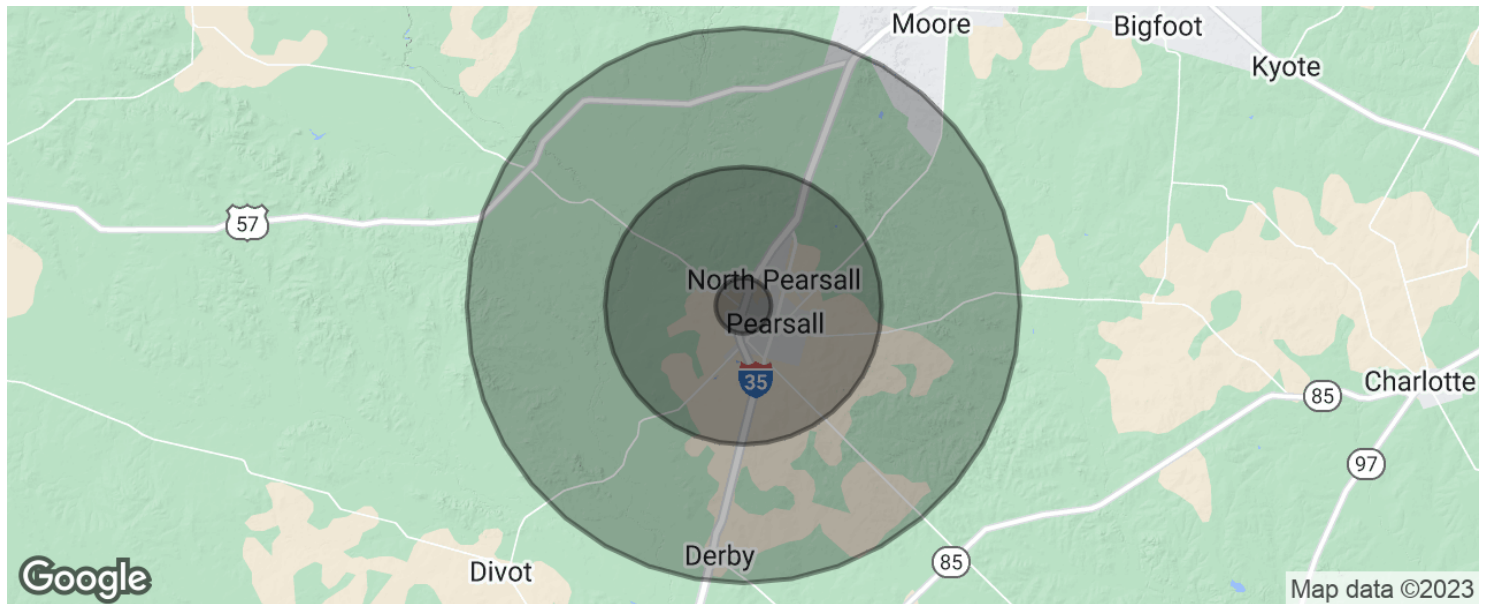
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	45	1,045	4,107
Median age	33.1	33.0	32.9
Median age (Male)	31.8	31.7	31.7
Median age (Female)	34.3	34.7	34.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	11	296	1,194
# of persons per HH	4.1	3.5	3.4
Average HH income	\$45,286	\$45,101	\$45,991
Average house value	\$49,370	\$58,220	\$61,817
TRAFFIC COUNTS			
IH 35 and Hwy 140	/day		

* Demographic data derived from 2020 ACS - US Census

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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Confidentiality & Disclaimer

PEARSALL, TX

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Laredo, TX in compliance with all applicable fair housing and equal opportunity laws.

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PRESENTED BY:

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PROFESSIONAL BACKGROUND

Jennifer began her career in commercial real estate to help companies make smarter real estate decisions. As an entrepreneur herself, Jennifer has an extensive background in the details that make a business successful. She combines her skills garnered as a successful entrepreneur and a respected financial planner to provide exceptionally well-rounded real estate and business expertise to her clientele. Known as a diligent hard worker, Jennifer prides herself on her ability to assimilate information and present it to her clients in a way that's actionable and digestible. Jennifer's 20 plus years experience in the Insurance Industry, Financial & Estate Planning, and Real Estate Investing allows Jennifer to build a solid investment for her clients.

Laredo

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