



## PAD SITE

### PEARSALL, TEXAS

**LOCATION:** The property fronts the IH 35 frontage on the southeast side of the IH 35 and FM 140 intersection in Pearsall.

**SIZE:** 1.157 Acres

**UTILITIES:** **Electricity:** Available

**Sewer:** Available Nearby

**Water:** Available Nearby

**Gas:** Available

*Prospective buyers should retain an independent engineer to verify the location, accessibility, and capacity of all utilities.*

**ZONING:** C-3 General Business District

*Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.*

**FLOOD PLAIN:** Federal Emergency Management Agency maps do not appear to indicate any floodplain on the property.

**TOPOGRAPHY:** The property is level and buildable.

**EASEMENTS:** Contact Broker

#### **DEED**

**RESTRICTIONS:** No Liquor – Beer and Wine Permitted



**TRAFFIC COUNT:** Texas Department of Transportation 2023 maps indicate 23,283 vehicles per day on IH 35, and 5,440 vehicles per day in FM 140.

**DEMOGRAPHICS:**

	1-mile	3-mile	5-mile
Population 2024 Estimate:	3,977	9,773	9,953
5 Year Projection:	4,025	9,889	10,071
Average Household Income:	\$63,386	\$70,477	\$71,003

*Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2024 and 2029.*

**AREA**

**DEVELOPMENT:** HEB, Frio Regional Hospital, Starbucks, and Tractor Supply are all nearby.

**POTENTIAL USE:** Retail, Restaurant, and other commercial uses

**INVESTMENT:** \$982,778.94 or \$19.50 per SF

**COMMENTS:**

- ☐ Cross access with the corner
- ☐ Busiest intersection in Pearsall
- ☐ HEB shadow anchored

**FOR INFORMATION CONTACT: MATT HOWARD or ELDON ROALSON, CCIM**

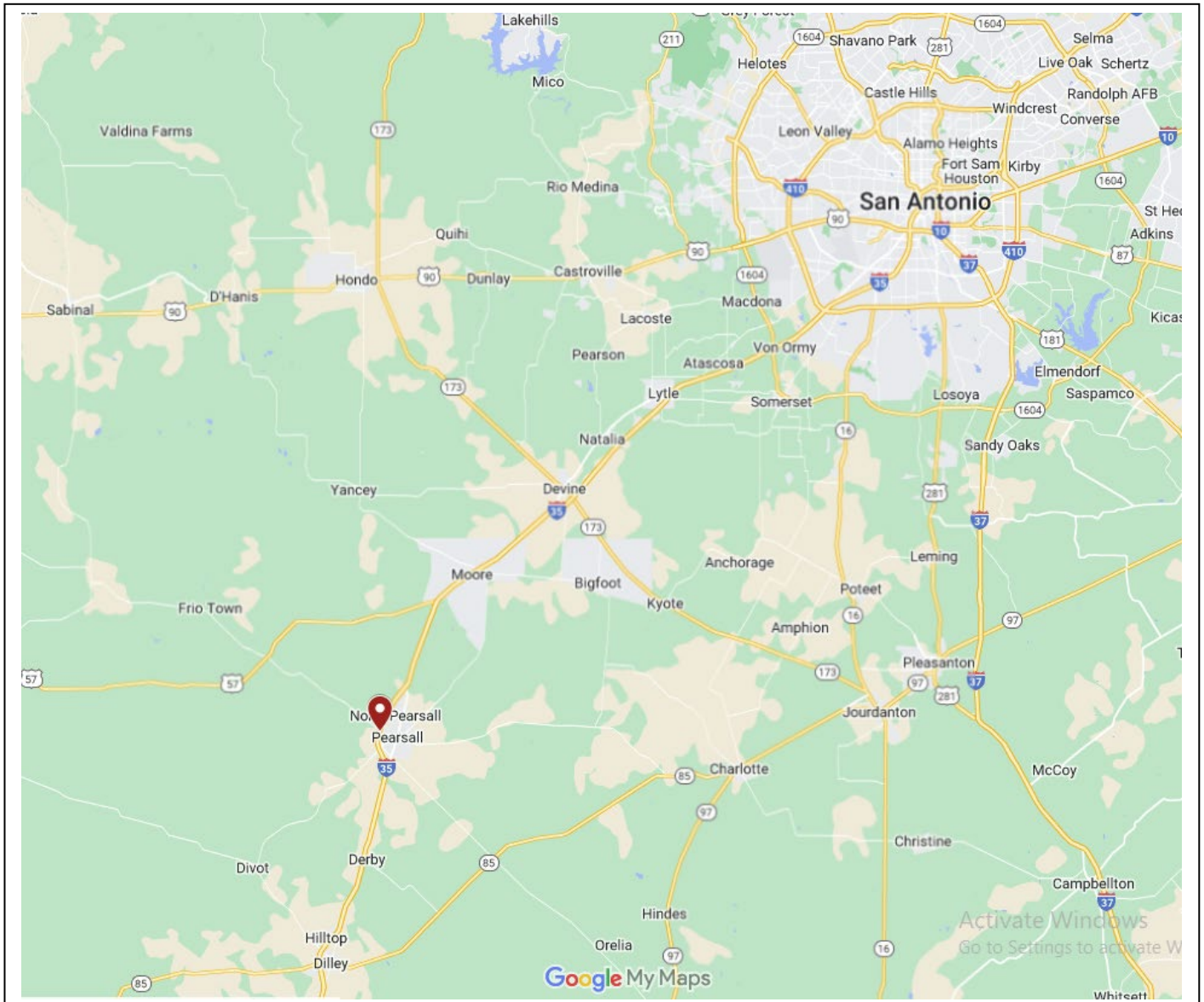
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Roalson Interests, Inc.  
Real Estate Services

## Location Map



This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.





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## Aerial Map

IH-35 and FM 140 - Pearsall, TX  
Texas, AC +/-



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mhoward@roalson.com



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## Aerial Map

IH-35 and FM 140 - Pearsall, TX  
Texas, AC +/-

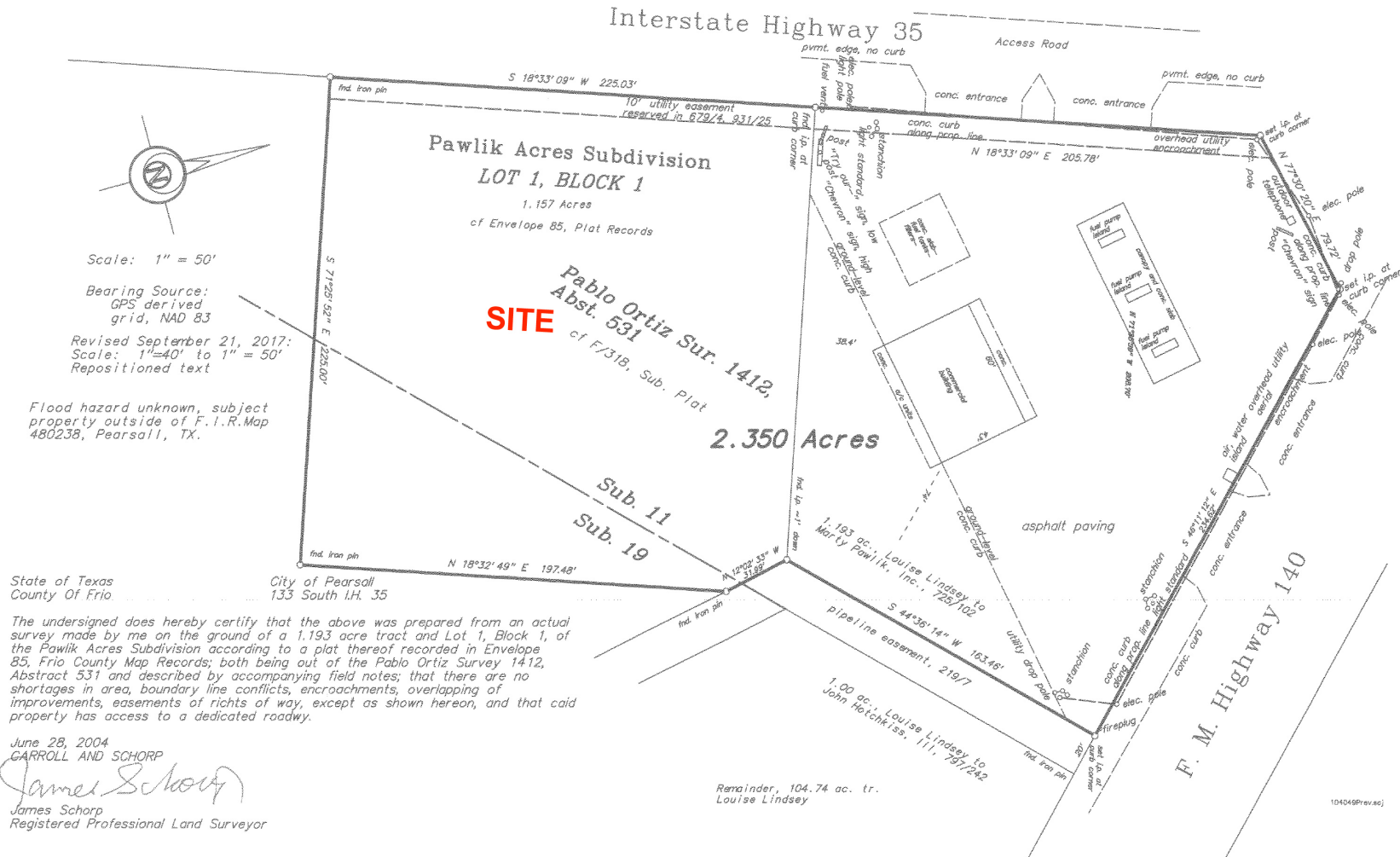


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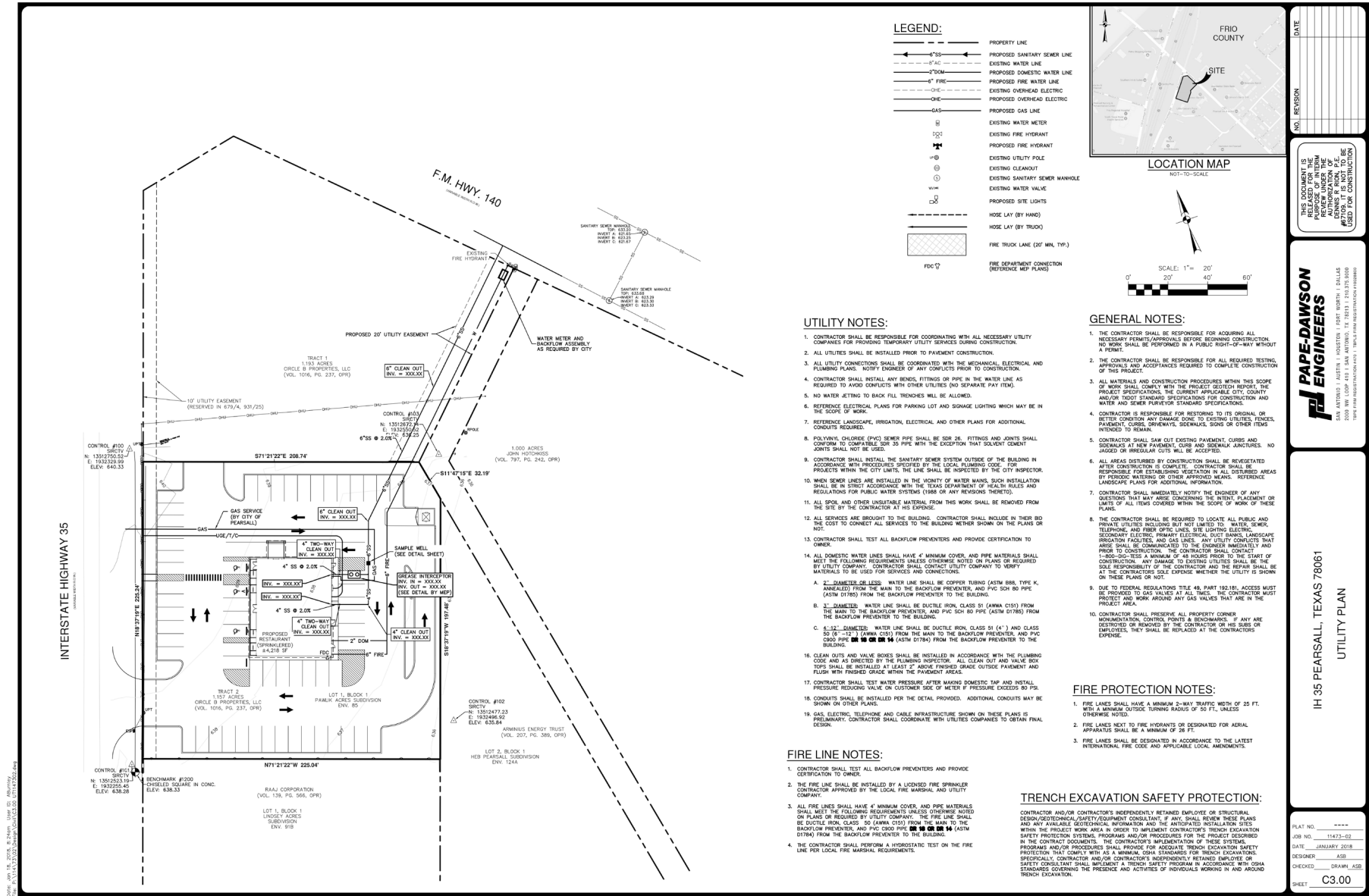
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## Survey



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## DEMOGRAPHIC OVERVIEW

March 21, 2025

### IH 35 AT FM 140, PEARSALL, TX

	1.0 Miles:	3.0 Miles:	5.0 Miles:
<b>Population</b>			
2020 Census	4,280	10,020	10,196
2024 Estimate	3,977	9,773	9,953
5 Year Projection	4,025	9,889	10,071
<b>Households</b>			
2020 Census	945	2,945	3,027
2024 Estimate	964	3,019	3,099
5 Year Projection	994	3,110	3,192
<b>2024 Population by Race</b>			
White	34.2%	42.9%	43.0%
Black	3.6%	2.1%	2.1%
Asian or Pacific Islander	2.5%	1.5%	1.5%
American Indian	0.8%	0.9%	0.9%
<b>2024 Population by Ethnicity</b>			
Hispanic Origin	89.1%	84.4%	84.2%
<b>2024 Total Housing Units</b>			
Owner-Occupied	578	1,870	1,921
Renter-Occupied	386	1,149	1,178
Average Household Size	3.15	2.86	2.84
<b>2024 Household Income</b>			
Income \$ 0 - \$15,000	22.2%	15.1%	14.8%
Income \$ 15,000 - \$24,999	17.6%	13.3%	13.4%
Income \$ 25,000 - \$34,999	11.6%	6.8%	6.6%
Income \$ 35,000 - \$49,999	12.1%	12.4%	12.3%
Income \$ 50,000 - \$74,999	11.5%	13.6%	13.6%
Income \$ 75,000 - \$99,999	5.6%	14.8%	14.8%
Income \$ 100,000 - \$149,999	11.6%	18.9%	19.5%
Income \$ 150,000 - \$199,999	2.1%	1.5%	1.5%
Income \$200,000 +	5.6%	3.5%	3.5%
Average Household Income	\$63,386	\$70,477	\$71,003
Median Household Income	\$33,419	\$53,182	\$53,986
Per Capita Income	\$20,333	\$23,329	\$23,462

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2024 and 2029.

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### **PROPERTY DISCLOSURE STATEMENT**

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

**BROKER: ROALSON INTERESTS, INC.  
BUILDING 2, SUITE 206  
2338 NORTH LOOP 1604 W.  
SAN ANTONIO, TEXAS 78248**



## Information About Brokerage Services

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

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Roalson Interests, Inc.</b>	<b>0338503</b>		<b>(210)496-5800</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
<b>Eldon Roalson</b>	<b>214067</b>	<b>eldon@roalson.com</b>	<b>(210)445-5858</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Matthew Howard</b>	<b>603462</b>	<b>mhoward@roalson.com</b>	<b>(210)865-4411</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date