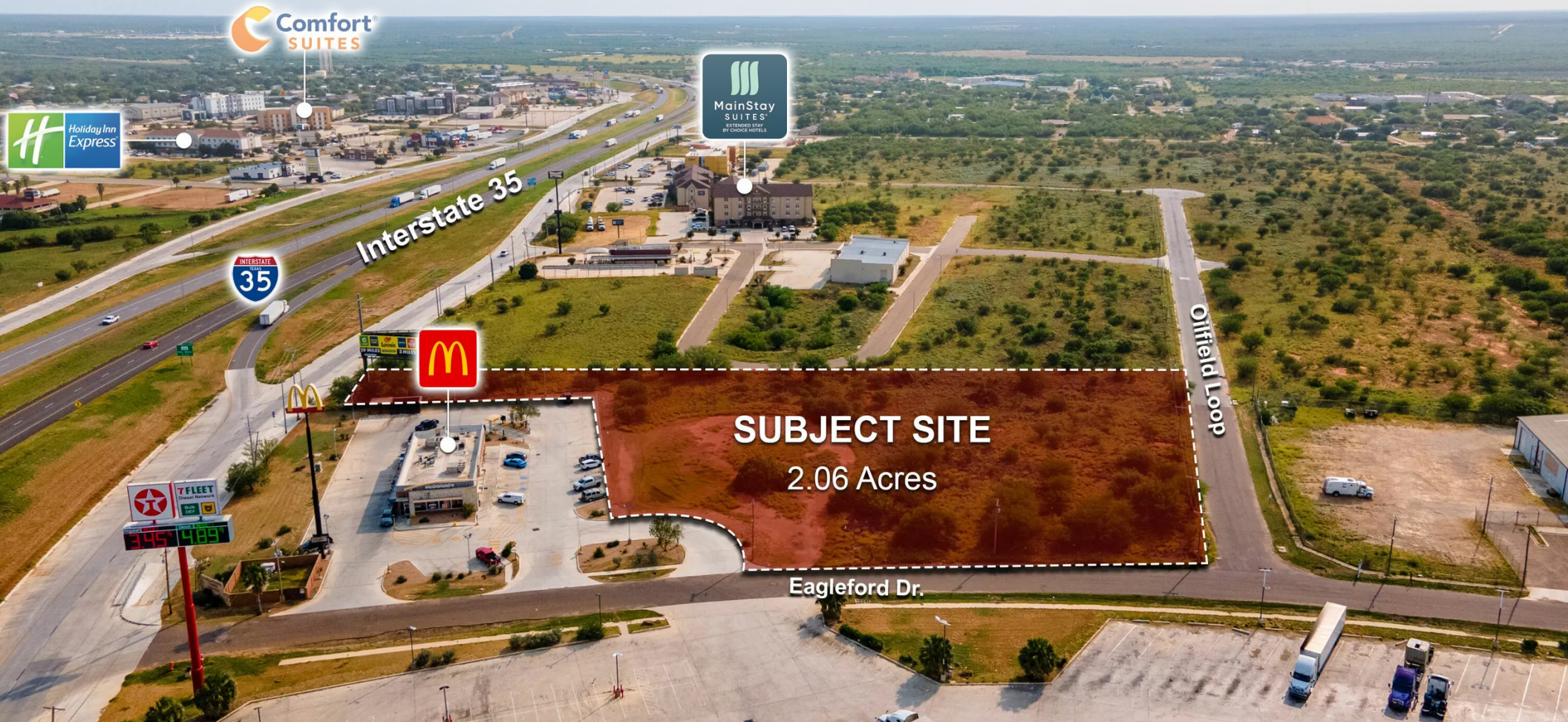


2.06 Acres Commercial Land

Interstate 35 Cotulla, TX 78014

FOR SALE



Julio Lerma
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956.441.5267

LUXE
COMMERCIAL



PROPERTY DESCRIPTION

This ±2.06-acre commercial tract offers direct access to Interstate 35, one of the most heavily traveled trade corridors in Texas connecting San Antonio to the Laredo/Mexico border. The site's compact, manageable size combined with prime highway access makes it well-suited for a range of commercial uses, including retail, fuel/travel centers, restaurants, or service-oriented businesses looking to capture consistent I-35 traffic. This is a straightforward, high-visibility opportunity for owner-users or investors seeking a foothold along one of the state's premier commercial corridors.

PROPERTY HIGHLIGHTS

- Direct access to Interstate 35
- Strong traffic-driven demand
- Development-ready site

LOCATION DESCRIPTION

Located in Cotulla, Texas, the property sits along the I-35 corridor, a key artery for commercial, energy, and cross-border trade traffic moving between San Antonio and Laredo. Cotulla has become an increasingly active stop for travelers and commercial operations tied to the region's oil and gas activity, agriculture, and international trade, driving steady demand for retail, hospitality, and travel-related services along the interstate. The site's direct I-35 access positions it to benefit from this ongoing traffic flow.

OFFERING SUMMARY

Sale Price:	Contact For Pricing
Lot Size:	2.06 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	392	1,039	1,176
Total Population	1,624	4,676	5,116
Average HH Income	\$51,790	\$63,556	\$64,767

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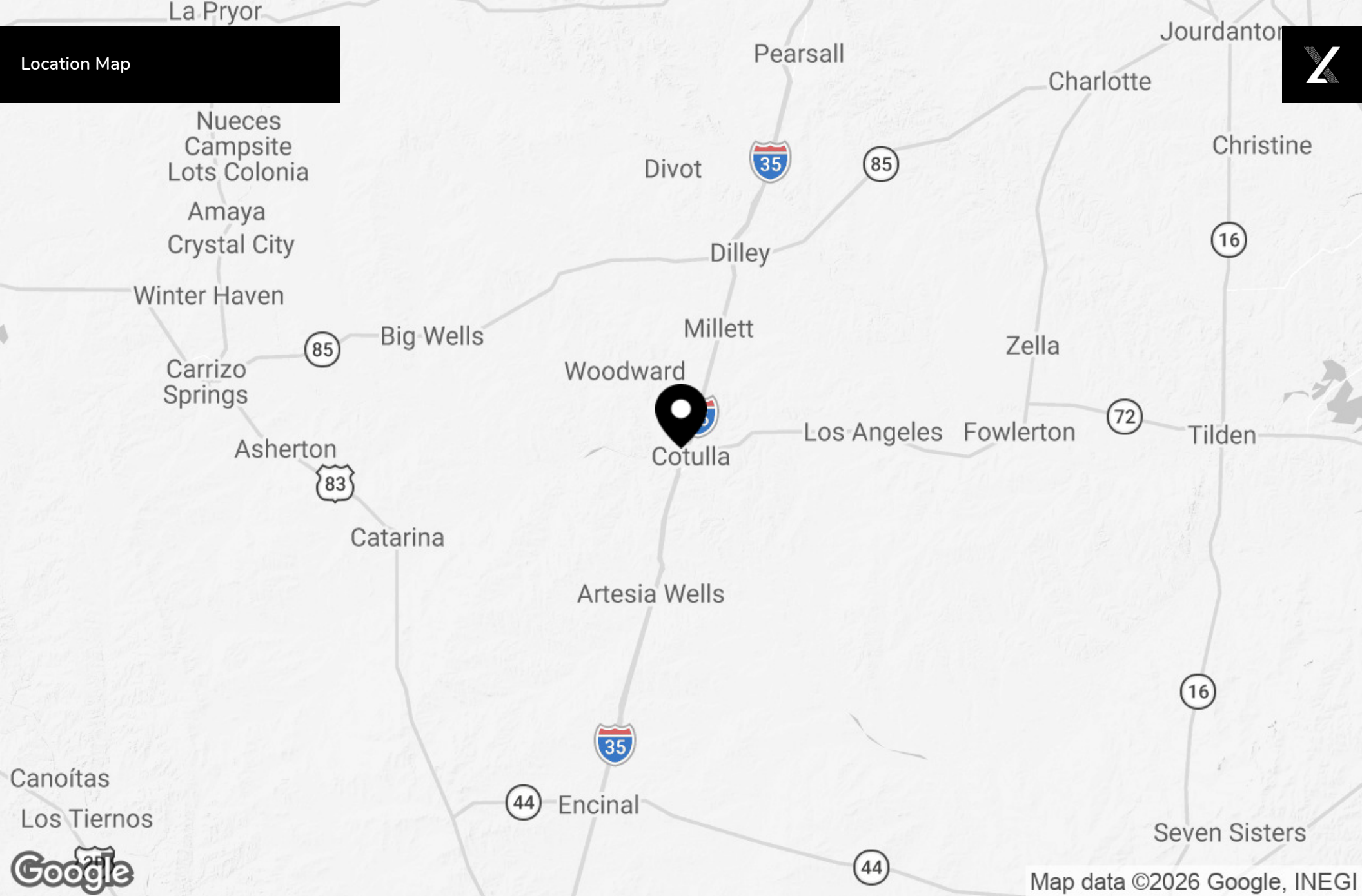
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