

# I-35 & CR 773, DEVINE, TEXAS

END-CAP DRIVE-THROUGH  
PRE-LEASING NOW



## CONTACT

**US** →

An Tran

✉ [antran@corecommercialsa.com](mailto:antran@corecommercialsa.com)

☎ (210) 975-2566

Buddy Fisher

✉ [buddy@corecommercialsa.com](mailto:buddy@corecommercialsa.com)

☎ (210) 454-7424



**CORE  
COMMERCIAL**



# PRE-LEASING NOW

Positioned along the heavily traveled I-35 corridor in Devine, Texas, this 17.95-acre truck stop property offers exceptional visibility and access for both local and highway traffic. Anchored by a convenience store and QSR tenant, the site features an available end-cap space with a drive-thru, ideal for a quick-service restaurant, coffee user, or complementary travel-related tenant. With its strategic frontage, ample acreage, and growing commercial presence, this property presents an outstanding opportunity for operators and investors seeking to capitalize on the steady flow of regional and interstate travelers between San Antonio and Laredo.

## CONTACT

### US →

An Tran

✉ antran@corecommercialsa.com

☎ (210) 975-2566

Buddy Fisher

✉ buddy@corecommercialsa.com

☎ (210) 454-7424



# PROPERTY HIGHLIGHTS

I-35 & CR 773, DEVINE, TEXAS

## FOR LEASE

- **Available: Two end-cap drive-through spaces**
  - ±2,670 SF
  - ±2,440 SF
- Location: I-35 & CR 773, Devine, Texas
- Lot Size: ±17.95 acres
- Available Space: End cap with drive-thru
- Current Tenants: Convenience store and QSR
- Frontage: Direct exposure to I-35 with high daily traffic counts
- Access: Easy on/off highway access and ample truck parking
- Ideal Uses: QSR, coffee, restaurant, travel services, or retail expansion
- Opportunity: High-visibility site within an established truck stop setting



## CONTACT

**US** →

An Tran

✉ antran@corecommercialsa.com

☎ (210) 975-2566

Buddy Fisher

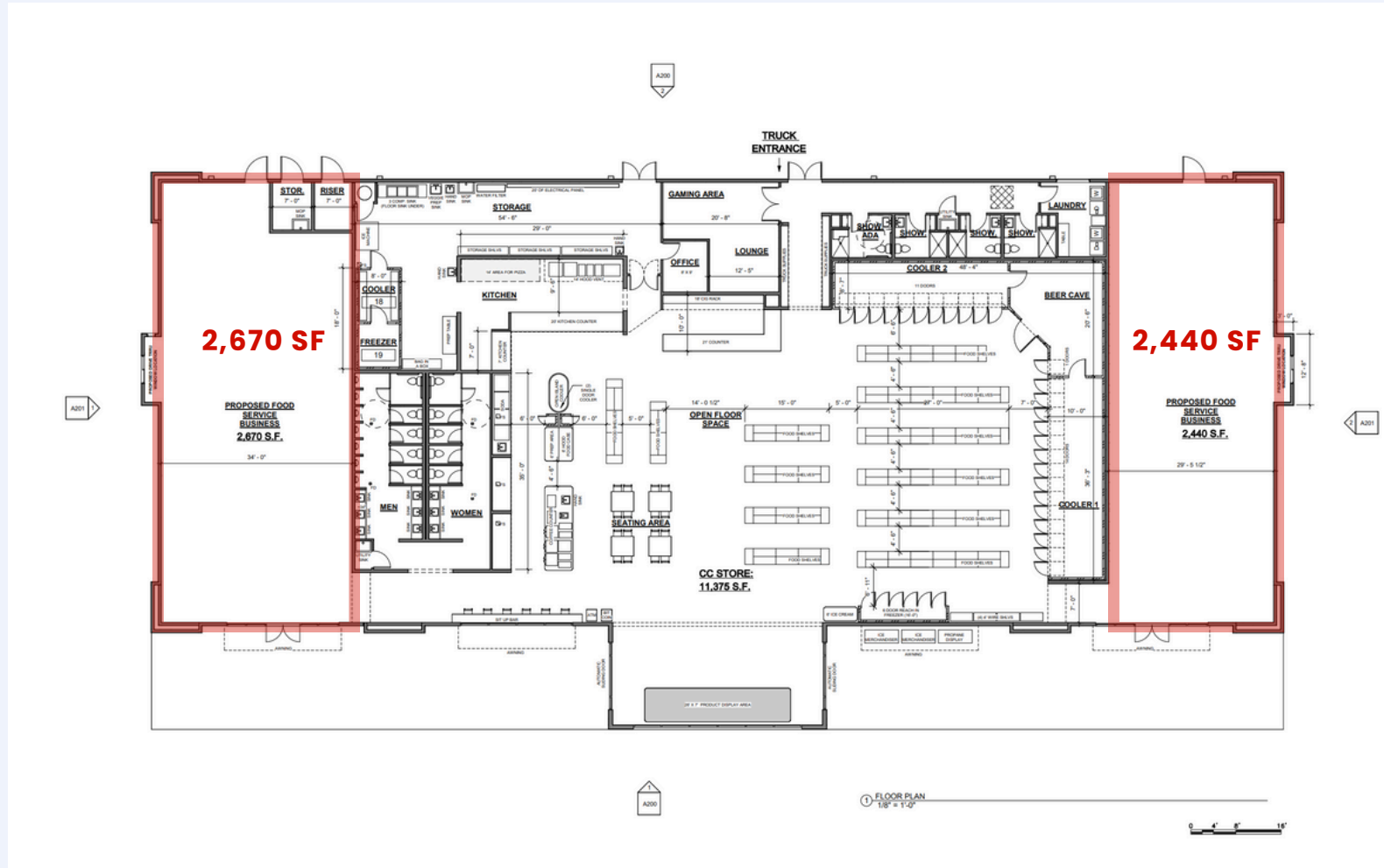
✉ buddy@corecommercialsa.com

☎ (210) 454-7424



# FLOOR PLAN

I-35 & CR 773, DEVINE, TEXAS



## CONTACT US

An Tran

✉ antran@corecommercialsa.com

☎ (210) 975-2566

Buddy Fisher

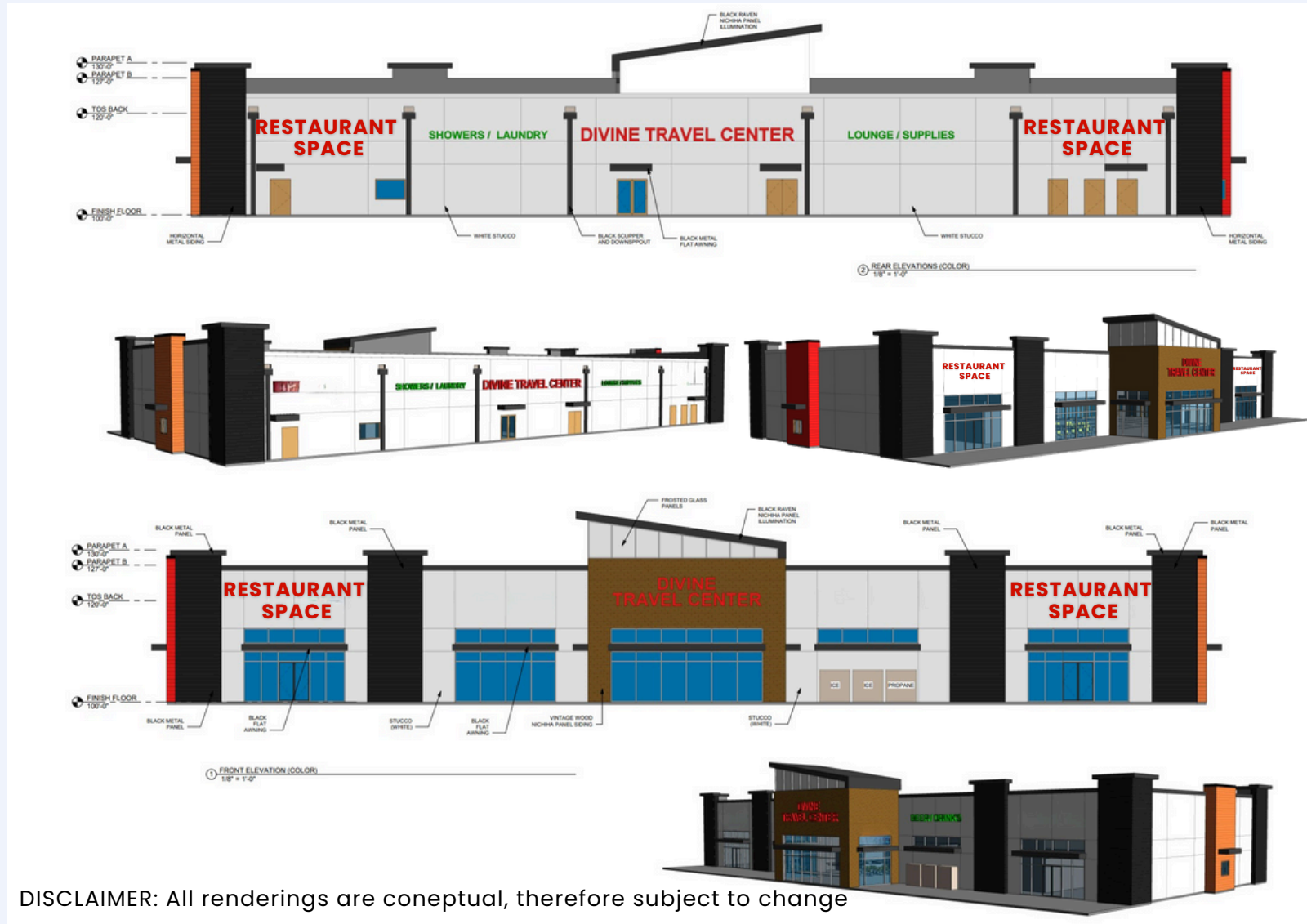
✉ buddy@corecommercialsa.com

☎ (210) 454-7424



# CONCEPTUAL RENDERINGS

I-35 & CR 773, DEVINE, TEXAS



DISCLAIMER: All renderings are conceptual, therefore subject to change

## CONTACT US →

An Tran

✉ antran@corecommercialsa.com

☎ (210) 975-2566

Buddy Fisher

✉ buddy@corecommercialsa.com

☎ (210) 454-7424

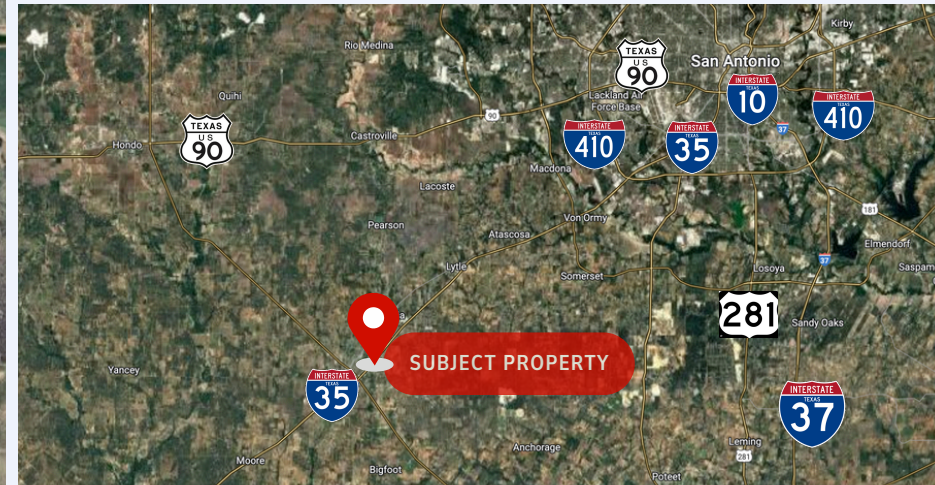


# MAP OF TRADE AREA

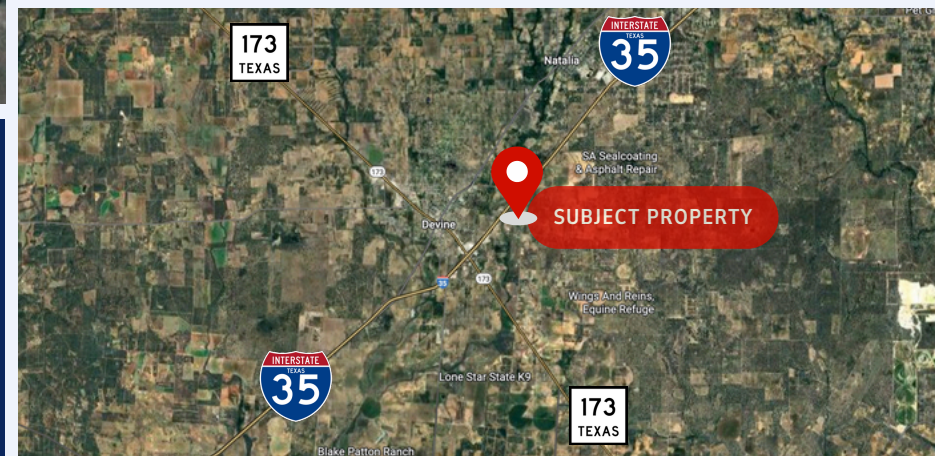
## I-35 & CR 773, DEVINE, TEXAS



LOCATION IN RELATION TO TEXAS



LOCATION IN RELATION TO SURROUNDING CITIES



### TRAFFIC COUNTS

- I-35 near site 38,684 VPD
- HWY 173: 12,316 VPD
- HWY 2,790: 6,853 near site 140,352 VPD

### CONTACT

**US** →

An Tran

✉ antran@corecommercialsa.com

☎ (210) 975-2566

Buddy Fisher

✉ buddy@corecommercialsa.com

☎ (210) 454-7424



# TRADE AREA

I-35 & CR 773, DEVINE, TEXAS



## TRAFFIC COUNTS

- I-35 near site 38,684 VPD
- HWY 173: 12,316 VPD
- HWY 2,790: 6,853 near site  
140,352 VPD

## CONTACT

**US** →

An Tran

✉ antran@corecommercialsa.com

☎ (210) 975-2566

Buddy Fisher

✉ buddy@corecommercialsa.com

☎ (210) 454-7424



# Information About Brokerage Services

Texas Real Estate Commission (02/10/2025)



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

## 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.

Licensed Broker Broker Firm Name or Primary Assumed Name	License No.	Email Address	Phone No.
Core Commercial Brokerage SA, LLC	578245	<a href="mailto:info@corecommercialsa.com">info@corecommercialsa.com</a>	210-201-0061
Amanda Concha Designated Broker of Firm	578245	<a href="mailto:Amanda@corecommercialsa.com">Amanda@corecommercialsa.com</a>	210-201-0061
Moises Hernandez Senior Associate	783405	<a href="mailto:Moises@corecommercialsa.com">Moises@corecommercialsa.com</a>	210-324-2684
Guadalupe "Gabby" Tintori Associate	805001	<a href="mailto:Gabby@corecommercialsa.com">Gabby@corecommercialsa.com</a>	210-396-0587
Buddy Fisher Associate	824535	<a href="mailto:Buddy@corecommercialsa.com">Buddy@corecommercialsa.com</a>	210-454-7424
Ginger Toy Director of Administration/Associate	735223	<a href="mailto:Ginger@corecommercialsa.com">Ginger@corecommercialsa.com</a>	210-201-0061
An Tran Associate	817323	<a href="mailto:Antran@corecommercialsa.com">Antran@corecommercialsa.com</a>	210-975-2566
Fernando Agurcia Associate	719215	<a href="mailto:Fernando@corecommercialsa.com">Fernando@corecommercialsa.com</a>	305-799-4592

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
Regulated by the Texas Real Estate Commission				Information available at <a href="http://www.trec.texas.gov">www.trec.texas.gov</a>