

FOR SALE

VACANT LAND | IH-37 FRONTAGE

54.19 ACRES IH-37, PLEASANTON

ATASCOSA COUNTY, TX 78064

2 TRACTS | 54.19± ACRES | IH-37 FRONTAGE

54.19

TOTAL ACRES

2 TRACTS

193994 & 193996

IH-37

HIGHWAY FRONTAGE

ATASCOSA

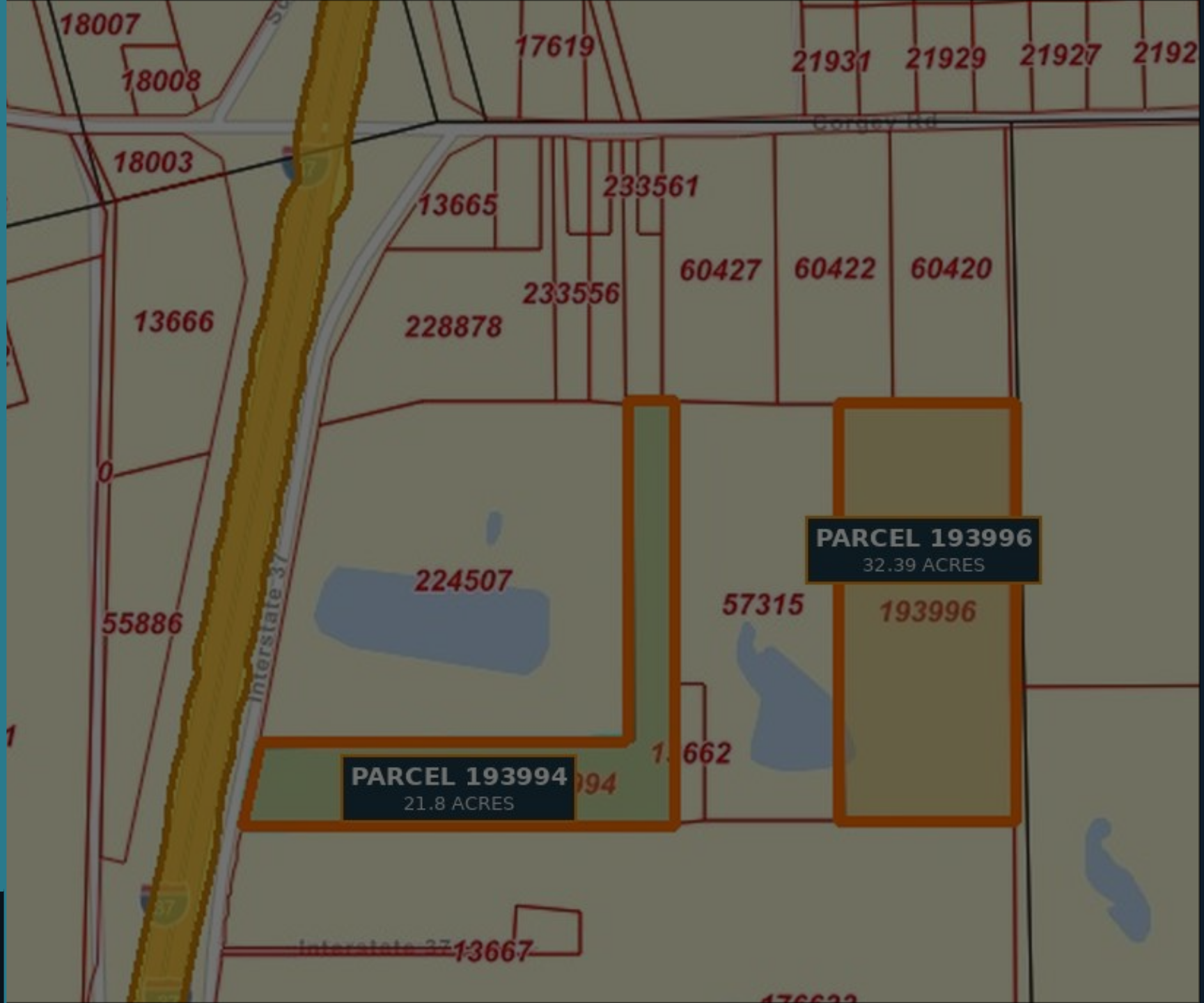
COUNTY, TEXAS

ASKING PRICE: CALL FOR PRICING



kw MEMORIAL
KELLER WILLIAMS REALTY

Sepi Akhavi | (832) 545-7393 | SepiAkhavi@kw.com



EXECUTIVE SUMMARY

TWO TRACTS ON IH-37 | PLEASANTON, ATASCOSA COUNTY, TX

INVESTMENT OVERVIEW

Keller Williams Memorial and Sepi Akhavi are pleased to present two contiguous tracts of unimproved land totaling 54.19± acres in Atascosa County, Texas, with direct frontage along Interstate 37 near Pleasanton. Tract One (Parcel 193994) comprises 21.8± acres in an L-shaped configuration, and Tract Three (Parcel 193996) comprises 32.39± acres, both situated in the Samuel Jones Survey No. 893, Abstract No. 501. The property offers flexible use potential along a high-visibility IH-37 corridor between San Antonio and Corpus Christi, suitable for commercial, industrial, agricultural, or investment hold purposes. Tracts may be purchased jointly or separately.

KEY FACTS

Address:	108014 IH-37, Pleasanton TX 78064
Total Acreage:	54.19± Acres (Two Tracts)
Property Type:	Vacant Land / Unimproved
Parcel IDs:	193994 & 193996
Survey:	S. Jones Survey No. 893, Abstract 501
Frontage:	Direct Interstate 37
Topography:	Level, Unimproved

INVESTMENT HIGHLIGHTS

Direct IH-37 Frontage

High-visibility frontage along Interstate 37, a major freight and travel corridor between San Antonio and Corpus Christi.

Unimproved — Build to Suit

Level, unimproved acreage ready for commercial, industrial, agricultural, or investment-hold use. No existing structures to remove.

Atascosa County Verified Records

Buyers are encouraged to independently verify legal descriptions and acreage.

Two Tracts — Sold Jointly or Separately

Tract One (193994, 21.8± acres) and Tract Three (193996, 32.39± acres) offer flexibility for a single buyer or split acquisition.

High-Traffic IH-37 Corridor

Located along a major interstate freight corridor near Pleasanton, within commuting distance of San Antonio.

PROPERTY GALLERY

TWO TRACTS ON IH-37 | PLEASANTON, ATASCOSA COUNTY, TX



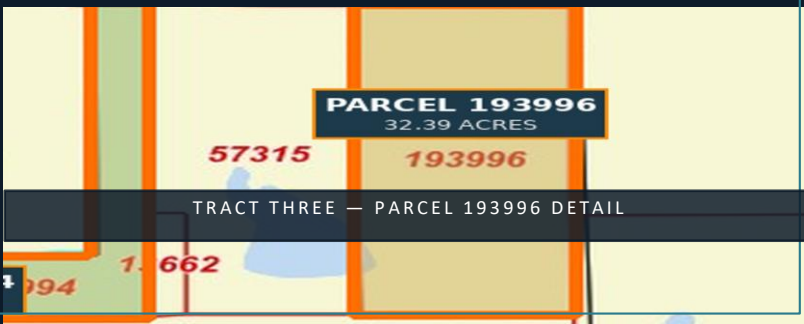
BOTH TRACTS — IH-37 FRONTAGE, ATASCOSA CAD MAP



WIDER PARCEL CONTEXT MAP



TRACT ONE — PARCEL 193994 DETAIL



TRACT THREE — PARCEL 193996 DETAIL

IH-37 REGIONAL CORRIDOR



WHY THIS LOCATION

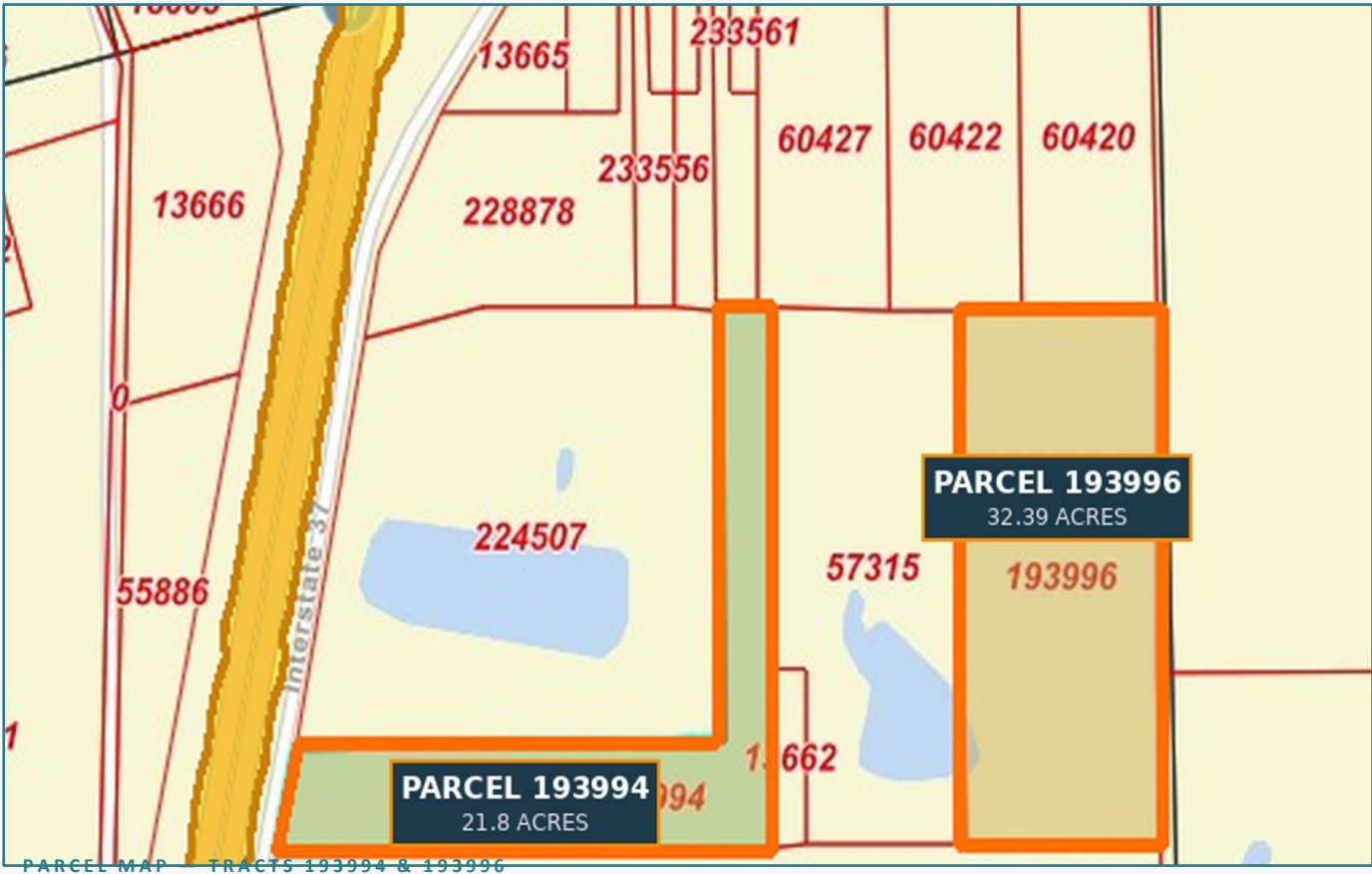
Direct frontage on a major interstate freight corridor connecting two large Texas metro markets.

Minutes from Pleasanton with access to San Antonio commuter and logistics traffic.

IH-37 REGIONAL CORRIDOR — SAN ANTONIO TO CORPUS CHRISTI

PROPERTY DETAILS & LOCATION

IH-37 CORRIDOR | ATASCOSA COUNTY, TEXAS



PROPERTY DETAILS

Address:	108014 IH-37, Pleasanton TX 78064
County:	Atascosa County
Property Type:	Vacant Land / Unimproved
Total Acreage:	54.19± Acres (21.8 + 32.39)
Survey:	S. Jones Survey No. 893, Abstract 501
Access:	Direct Interstate 37 Frontage
Traffic:	Interstate 37 — San Antonio/Corpus Corridor
Topography:	Level, Unimproved Land

PARCEL IDENTIFICATION

Tract One (193994) / Tract Three (193996)	21.8 + 32.39 Ac
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AREA HIGHLIGHTS

- Direct frontage on Interstate 37, a major freight and travel corridor
- Approximately 35 miles south of San Antonio; 95 miles north of Corpus Christi
- Located in Pleasanton, the Atascosa County seat — surrounded by ranch and rural-commercial land uses

MARKET OVERVIEW

WHY INVEST IN THE IH-37 CORRIDOR

ATASCOSA COUNTY

Between San Antonio & Corpus Christi | On the Interstate 37 Growth Corridor

~35 MI

TO SAN ANTONIO

2.6M+

SAN ANTONIO METRO POP.

NO STATE
INCOME TAX

TEXAS ADVANTAGE

IH-37
FRONTAGE

DIRECT ACCESS

MARKET FUNDAMENTALS

Interstate Freight Corridor

IH-37 is a key freight route connecting the Port of Corpus Christi to San Antonio and the broader Interstate Highway System.

Energy & Ranching Economy

Atascosa County sits within the Eagle Ford Shale region, with an economy historically tied to energy, ranching, and agriculture.

San Antonio Growth Spillover

One of the fastest-growing major metros in the U.S., with development pressure extending south along the IH-37 corridor.

Favorable Business Climate

No state income tax, low regulation, and pro-business policies drive corporate relocations and expansions.

Confidentiality & Disclaimer

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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 Memorial and Sepi Akhavi, makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Memorial, Sepi Akhavi, 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 Sepi Akhavi with all applicable fair housing and equal opportunity laws. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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INITIAL	INITIAL	Date	
Buyer/Tenant/Seller/Landlord Initials			

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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.

FOR MORE INFORMATION



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