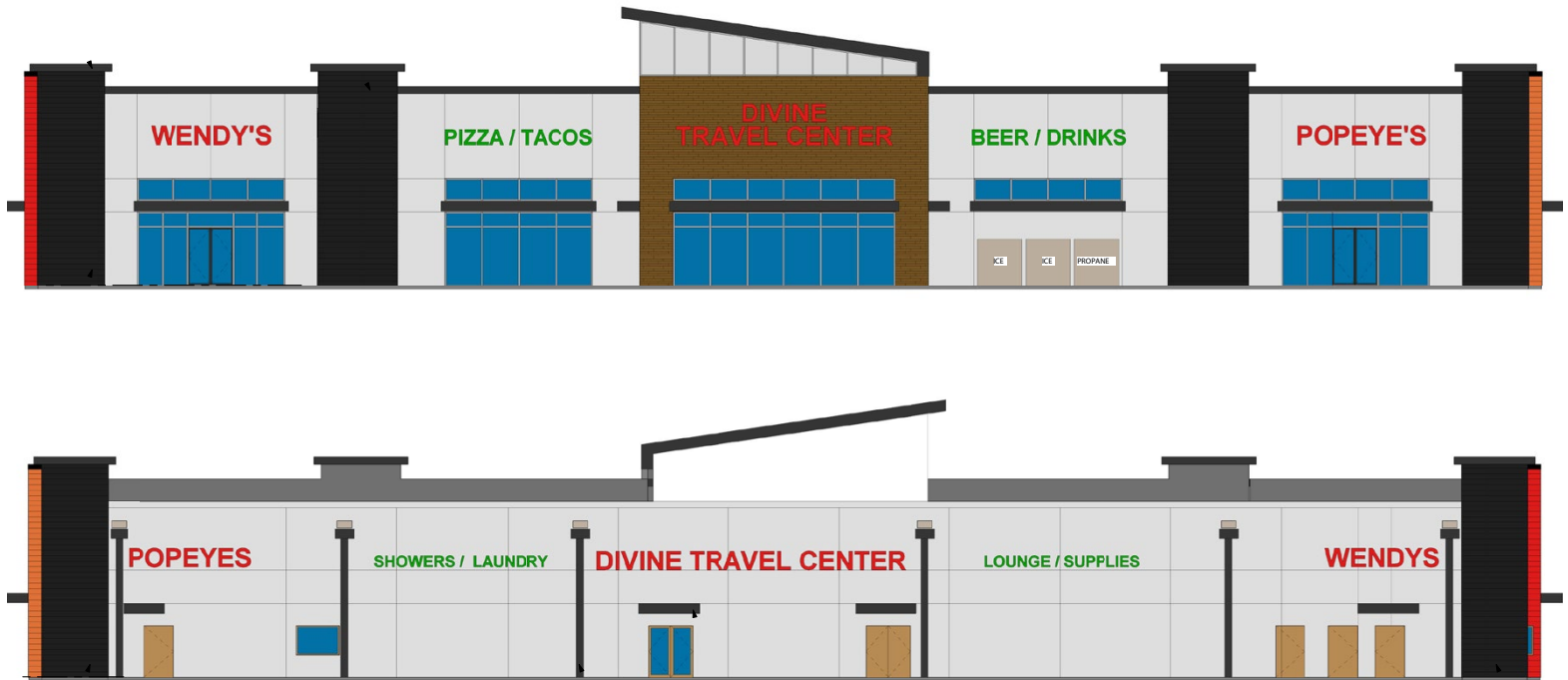


End-cap Drive-through Space Pre-Leasing Now



1098 IH-35 N
Devine, Texas 78016

Offered by:
An Tran
Ruth Pham

Table of Contents

Renderings

Benefits & Availabilities

Aerial & Location Map.....

Floor Plan

Demographics & Retail Demand by Industry

TREC Agency Disclosure.....

4

5

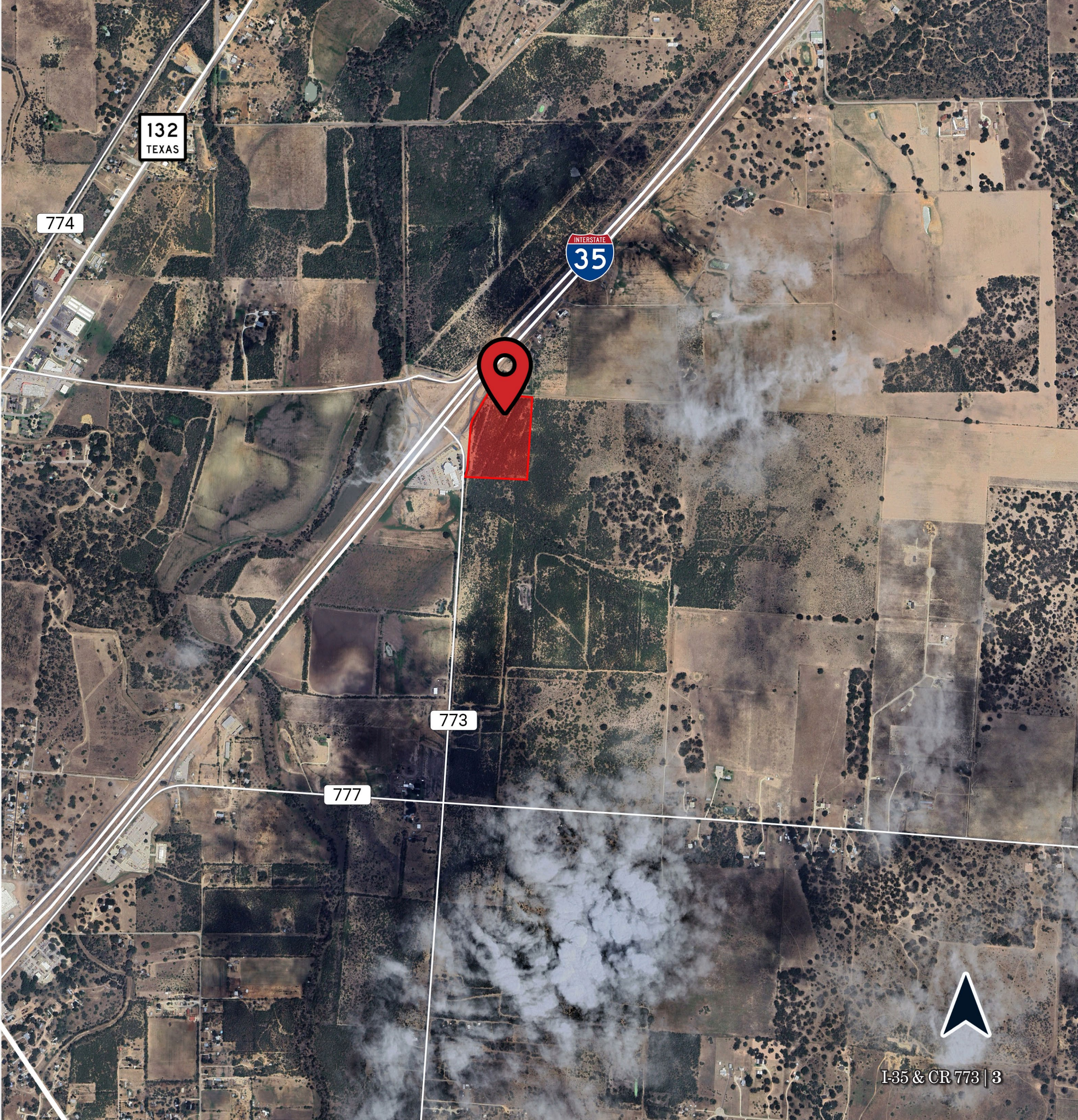
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8

9

13

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Benefits

Property Highlights

Location	I-35 & CR 773, Devine, TX
Property Details	±17.95 Acres
Zoning	C-3
SF Available	End-cap drive-through space: 2,440 SF
Pricing	Contact Broker for details

Comments

- Anchored by a convenience store and QSR tenant
- Ideal uses: QSR, coffee, restaurant, travel services, or retail expansion
- Strategic frontage with direct exposure to I-35
- High daily traffic counts
- Ample acreage
- Easy on/off highway access and ample truck parking
- High-visibility site within an established truck stop setting



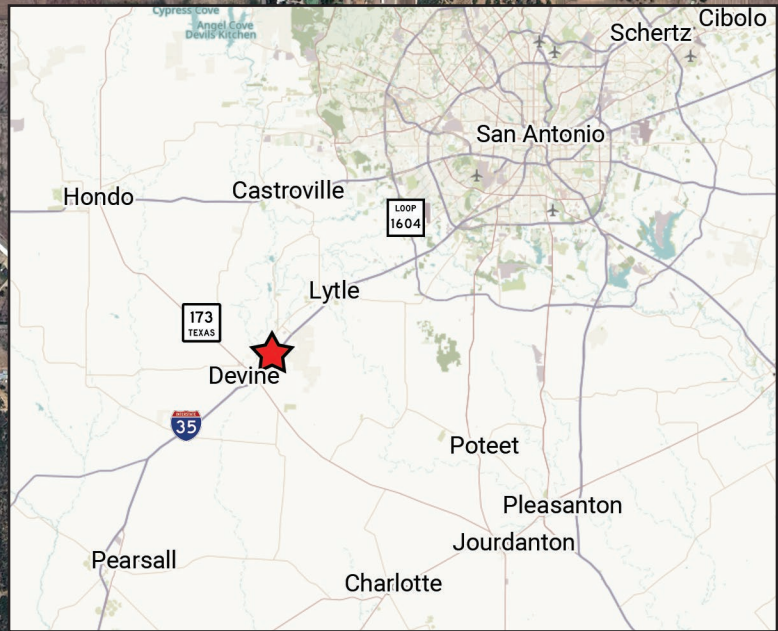
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REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.



SITE

132
TEXAS

INTERSTATE
35

173
TEXAS

CHAPARRAL FORD
DEVINE & LYTLE

DQ

CHURCH'S

38,684

773

777

Pizza
Hut
12,901

O'Reilly
AUTO PARTS

QT

SONIC
America's
Drive-In

McDonald's

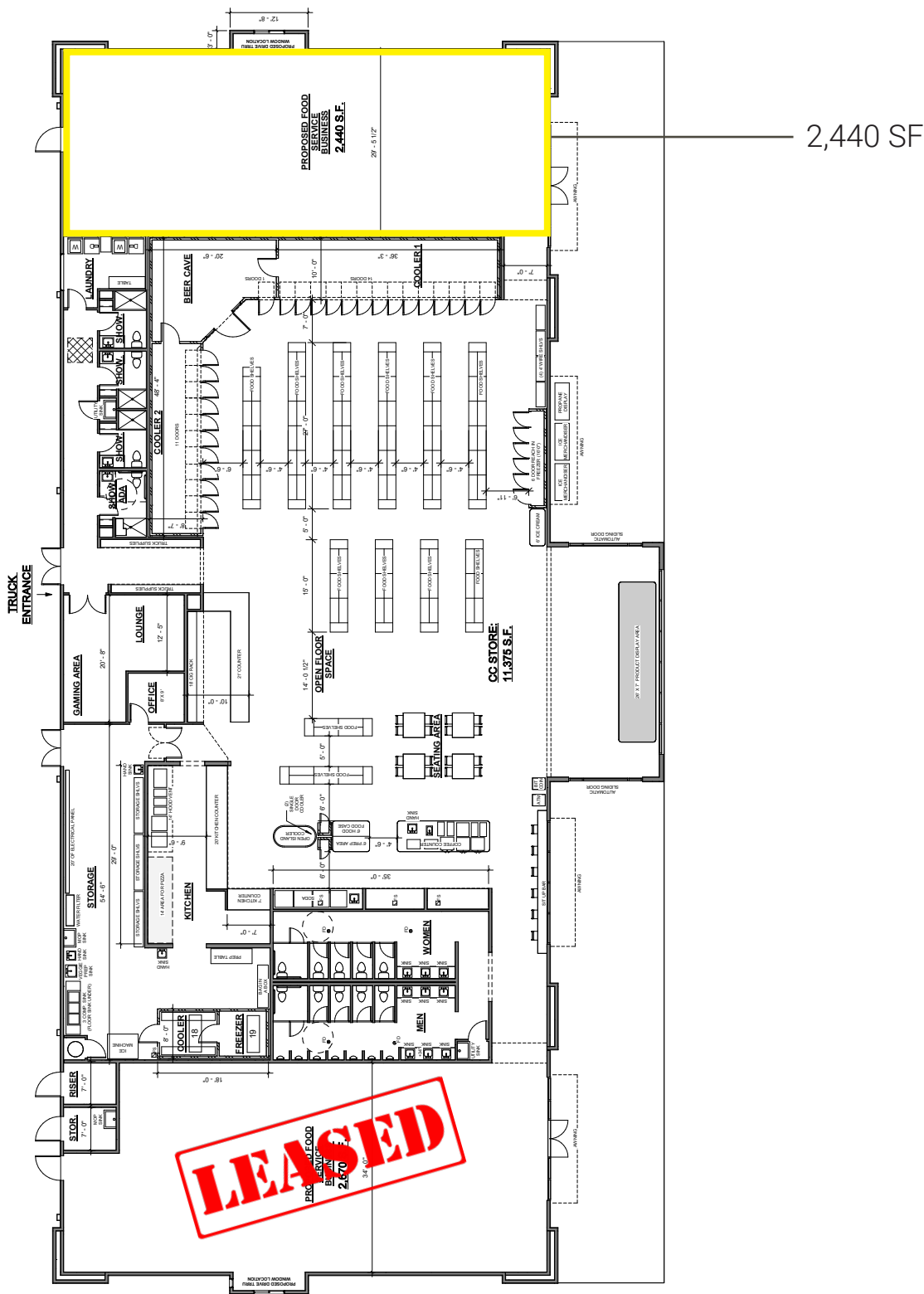
Walmart
Supercenter

BROWN
CHEVROLET CO. INC.

BROWN
Jeep RAM
DODGE

Aerial & Location Map

Floor Plan



Demographics: 1-Mile

Summary	Census 2020	2026	2031
Total Population	54	43	40
Total Households	9	9	9
Family Households	6	6	5
Average Household Size	5.67	4.44	4.11
Owner Occupied Housing Units	5	5	5
Renter Occupied Housing Units	4	4	4
Median Age	36.2	38.8	41.2

Trends 2026 - 2031	Area	State	National
Population	-1.40%	1.20%	0.50%
Households	0.00%	1.50%	0.70%
Family Population	-3.60%	1.40%	0.60%
Owner Occupied Housing Units	0.00%	1.80%	0.00%
Median Household Income	10.80%	2.90%	3.10%

Households by Income	2026		2031	
	Number	Percent	Number	Percent
<\$10,000	1	16.7%	1	16.7%
\$10,000-14,999	1	16.7%	1	16.7%
\$15,000-19,999	0	0.0%	0	0.0%
\$20,000-24,999	0	0.0%	0	0.0%
\$25,000-29,999	0	0.0%	0	0.0%
\$30,000-34,999	0	0.0%	0	0.0%
\$35,000-39,999	0	0.0%	0	0.0%
\$40,000-44,999	0	0.0%	0	0.0%
\$45,000-49,999	0	0.0%	0	0.0%
\$50,000-59,999	1	16.7%	0	0.0%
\$60,000-74,999	0	0.0%	0	0.0%
\$75,000-99,999	1	16.7%	1	16.7%
\$100,000-124,999	0	0.0%	0	0.0%
\$125,000-149,999	0	0.0%	1	16.7%
\$150,000-199,999	2	33.3%	2	33.3%
\$200,000-249,999	0	0.0%	0	0.0%
\$250,000-299,999	0	0.0%	0	0.0%
\$300,000-399,999	0	0.0%	0	0.0%
\$400,000-499,999	0	0.0%	0	0.0%
\$500,000+	0	0.0%	0	0.0%
Median Household Income	\$67,500	-	\$112,500	-
Average Household Income	\$167,697	-	\$179,036	-
Per Capita Income	\$38,189	-	\$43,762	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	33	61.1%	25	58.1%	23	57.5%
Black Alone	1	1.9%	1	2.3%	1	2.5%
American Indian	1	1.9%	1	2.3%	0	0.0%
Asian Alone	0	0.0%	0	0.0%	0	0.0%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	8	14.8%	7	16.3%	7	17.5%
Two or More Races	11	20.4%	9	20.9%	9	22.5%
Hispanic (Any Race)	37	68.5%	30	69.8%	30	75.0%

ⁱ [Source](#): Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

Demographics: 3-Mile

Summary	Census 2020	2026	2031
Total Population	8,010	7,830	7,497
Total Households	2,776	2,806	2,738
Family Households	2,061	2,024	1,941
Average Household Size	2.85	2.75	2.70
Owner Occupied Housing Units	2,068	2,134	2,076
Renter Occupied Housing Units	708	672	662
Median Age	39.0	39.5	40.3

Trends 2026 - 2031	Area	State	National
Population	-0.90%	1.20%	0.50%
Households	-0.50%	1.50%	0.70%
Family Population	-0.80%	1.40%	0.60%
Owner Occupied Housing Units	-0.50%	1.80%	0.00%
Median Household Income	2.30%	2.90%	3.10%

Households by Income	2026		2031	
	Number	Percent	Number	Percent
<\$10,000	208	7.4%	172	6.3%
\$10,000-14,999	227	8.1%	210	7.7%
\$15,000-19,999	67	2.4%	54	2.0%
\$20,000-24,999	164	5.8%	132	4.8%
\$25,000-29,999	120	4.3%	101	3.7%
\$30,000-34,999	126	4.5%	113	4.1%
\$35,000-39,999	56	2.0%	50	1.8%
\$40,000-44,999	76	2.7%	73	2.7%
\$45,000-49,999	73	2.6%	66	2.4%
\$50,000-59,999	211	7.5%	192	7.0%
\$60,000-74,999	259	9.2%	259	9.5%
\$75,000-99,999	328	11.7%	337	12.3%
\$100,000-124,999	322	11.5%	336	12.3%
\$125,000-149,999	204	7.3%	227	8.3%
\$150,000-199,999	237	8.4%	270	9.9%
\$200,000-249,999	71	2.5%	85	3.1%
\$250,000-299,999	29	1.0%	34	1.2%
\$300,000-399,999	6	0.2%	6	0.2%
\$400,000-499,999	15	0.5%	15	0.6%
\$500,000+	7	0.3%	7	0.3%

Median Household Income	\$63,730	-	\$71,443	-
Average Household Income	\$82,012	-	\$89,348	-
Per Capita Income	\$29,640	-	\$32,917	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,982	62.2%	4,659	59.5%	4,340	57.9%
Black Alone	74	0.9%	103	1.3%	89	1.2%
American Indian	77	1.0%	83	1.1%	78	1.0%
Asian Alone	24	0.3%	27	0.3%	24	0.3%
Pacific Islander	4	0.1%	4	0.1%	4	0.1%
Some Other Race	1,071	13.4%	1,121	14.3%	1,154	15.4%
Two or More Races	1,778	22.2%	1,834	23.4%	1,807	24.1%
Hispanic (Any Race)	4,815	60.1%	5,007	63.9%	5,049	67.3%

 [Source:](#) Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

Demographics: 5-Mile

Summary	Census 2020	2026	2031
Total Population	12,597	12,510	12,191
Total Households	4,345	4,479	4,456
Family Households	3,272	3,282	3,213
Average Household Size	2.87	2.76	2.71
Owner Occupied Housing Units	3,369	3,541	3,521
Renter Occupied Housing Units	976	938	935
Median Age	39.4	39.9	40.7

Trends 2026 - 2031	Area	State	National
Population	-0.50%	1.20%	0.50%
Households	-0.10%	1.50%	0.70%
Family Population	-0.40%	1.40%	0.60%
Owner Occupied Housing Units	-0.10%	1.80%	0.00%
Median Household Income	1.90%	2.90%	3.10%

Households by Income	2026		2031	
	Number	Percent	Number	Percent
<\$10,000	248	5.5%	209	4.7%
\$10,000-14,999	281	6.3%	261	5.9%
\$15,000-19,999	119	2.7%	100	2.2%
\$20,000-24,999	232	5.2%	189	4.2%
\$25,000-29,999	177	4.0%	150	3.4%
\$30,000-34,999	197	4.4%	179	4.0%
\$35,000-39,999	111	2.5%	99	2.2%
\$40,000-44,999	140	3.1%	135	3.0%
\$45,000-49,999	143	3.2%	130	2.9%
\$50,000-59,999	351	7.8%	325	7.3%
\$60,000-74,999	498	11.1%	503	11.3%
\$75,000-99,999	526	11.7%	542	12.2%
\$100,000-124,999	546	12.2%	578	13.0%
\$125,000-149,999	298	6.7%	335	7.5%
\$150,000-199,999	386	8.6%	451	10.1%
\$200,000-249,999	124	2.8%	152	3.4%
\$250,000-299,999	53	1.2%	64	1.4%
\$300,000-399,999	11	0.3%	11	0.3%
\$400,000-499,999	26	0.6%	27	0.6%
\$500,000+	14	0.3%	15	0.3%

Median Household Income	\$66,443	-	\$73,106	-
Average Household Income	\$84,444	-	\$91,753	-
Per Capita Income	\$30,364	-	\$33,638	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,675	60.9%	7,286	58.2%	6,907	56.7%
Black Alone	125	1.0%	176	1.4%	153	1.3%
American Indian	122	1.0%	131	1.1%	127	1.0%
Asian Alone	32	0.3%	36	0.3%	33	0.3%
Pacific Islander	9	0.1%	8	0.1%	8	0.1%
Some Other Race	1,722	13.7%	1,824	14.6%	1,908	15.7%
Two or More Races	2,912	23.1%	3,048	24.4%	3,053	25.0%
Hispanic (Any Race)	7,613	60.4%	8,018	64.1%	8,214	67.4%

 [Source:](#) Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

Retail Demand by Industry - 1 mile

NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
44-45, 722	Retail Trade, Food Services & Drinking Places	98	\$30,633.22	\$275,699
44-45	Retail Trade	98	\$25,688.44	\$231,196
722	Food Services & Drinking Places	99	\$4,944.67	\$44,502

NAICS Code	Industry Subsector & Group	Index	Average Spending	Total
441	Motor Vehicle & Parts Dealers	91	\$2,937.00	\$26,433
4411	Automobile Dealers	89	\$2,630.33	\$23,673
4412	Other Motor Vehicle Dealers	118	\$77.22	\$695
4413	Auto Parts, Accessories & Tire Stores	107	\$229.44	\$2,065
442	Furniture and Home Furnishings Stores	96	\$929.00	\$8,361
4421	Furniture Stores	99	\$601.11	\$5,410
4422	Home Furnishings Stores	92	\$327.89	\$2,951
443, 4431	Electronics and Appliance Stores	88	\$240.67	\$2,166
444	Bldg Material & Garden Equipment & Supplies Dealers	95	\$1,285.67	\$11,571
4441	Building Material and Supplies Dealers	95	\$1,163.44	\$10,471
4442	Lawn and Garden Equipment and Supplies Stores	91	\$122.11	\$1,099
445	Food and Beverage Stores	95	\$5,709.00	\$51,381
4451	Grocery Stores	95	\$5,371.11	\$48,340
4452	Specialty Food Stores	95	\$182.00	\$1,638
4453	Beer, Wine, and Liquor Stores	87	\$156.00	\$1,404
446, 4461	Health and Personal Care Stores	99	\$858.67	\$7,728
447, 4471	Gasoline Stations	121	\$4,394.33	\$39,549
448	Clothing and Clothing Accessories Stores	95	\$1,260.78	\$11,347
4481	Clothing Stores	95	\$983.22	\$8,849
4482	Shoe Stores	97	\$260.22	\$2,342
4483	Jewelry, Luggage, and Leather Goods Stores	81	\$17.33	\$156
451	Sporting Goods, Hobby, Musical Inst., and Book Stores	87	\$408.89	\$3,680
4511	Sporting Goods, Hobby, and Musical Inst Stores	88	\$344.44	\$3,100
4512	Book Stores and News Dealers	81	\$64.33	\$579
452	General Merchandise Stores	98	\$4,533.33	\$40,800
4522	Department Stores	98	\$402.44	\$3,622
4523	Merch. Stores, incl. Warehouse Clubs, Supercenters	98	\$4,130.89	\$37,178
453	Miscellaneous Store Retailers	92	\$586.33	\$5,277
4531	Florists	89	\$25.56	\$230
4532	Office Supplies, Stationery, and Gift Stores	90	\$94.11	\$847
4533	Used Merchandise Stores	79	\$70.44	\$634
4539	Other Miscellaneous Store Retailers	95	\$396.22	\$3,566
454	Nonstore Retailers	91	\$2,545.00	\$22,905
4541	Electronic Shopping and Mail-Order Houses	93	\$2,231.22	\$20,081
4542	Vending Machine Operators	103	\$49.78	\$448
4543	Direct Selling Establishments	78	\$264.00	\$2,376
722	Food Services & Drinking Places	99	\$4,944.67	\$44,502
7223	Special Food Services	95	\$17.33	\$156
7224	Drinking Places (Alcoholic Beverages)	79	\$105.67	\$951
7225	Restaurants and Other Eating Places	99	\$4,821.78	\$43,396

Data Note:The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

Source: Esri 2026 Consumer Spending data are derived from the 2019, 2020, and 2022 Consumer Expenditure Surveys Bureau of Labor Statistics; and industry estimates derived from 2017 Economic Census, U.S. Census Bureau.



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Andrew J. Lyles	720555	alyles@reocsanantonio.com	210-524-1306
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	210-524-1306
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
An Tran	817323	atran@reocsanantonio.com	(210) 975-2566
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

REOC San Antonio 8023 Vantage Dr, Suite 100, San Antonio, TX 78230

Regulated by the Texas Real Estate Commission

Phone 210 524 4000 Fax 210 524 4029

Information available at www.trec.texas.gov IABS 1-2



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11-03-2025



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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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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:

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 - 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.

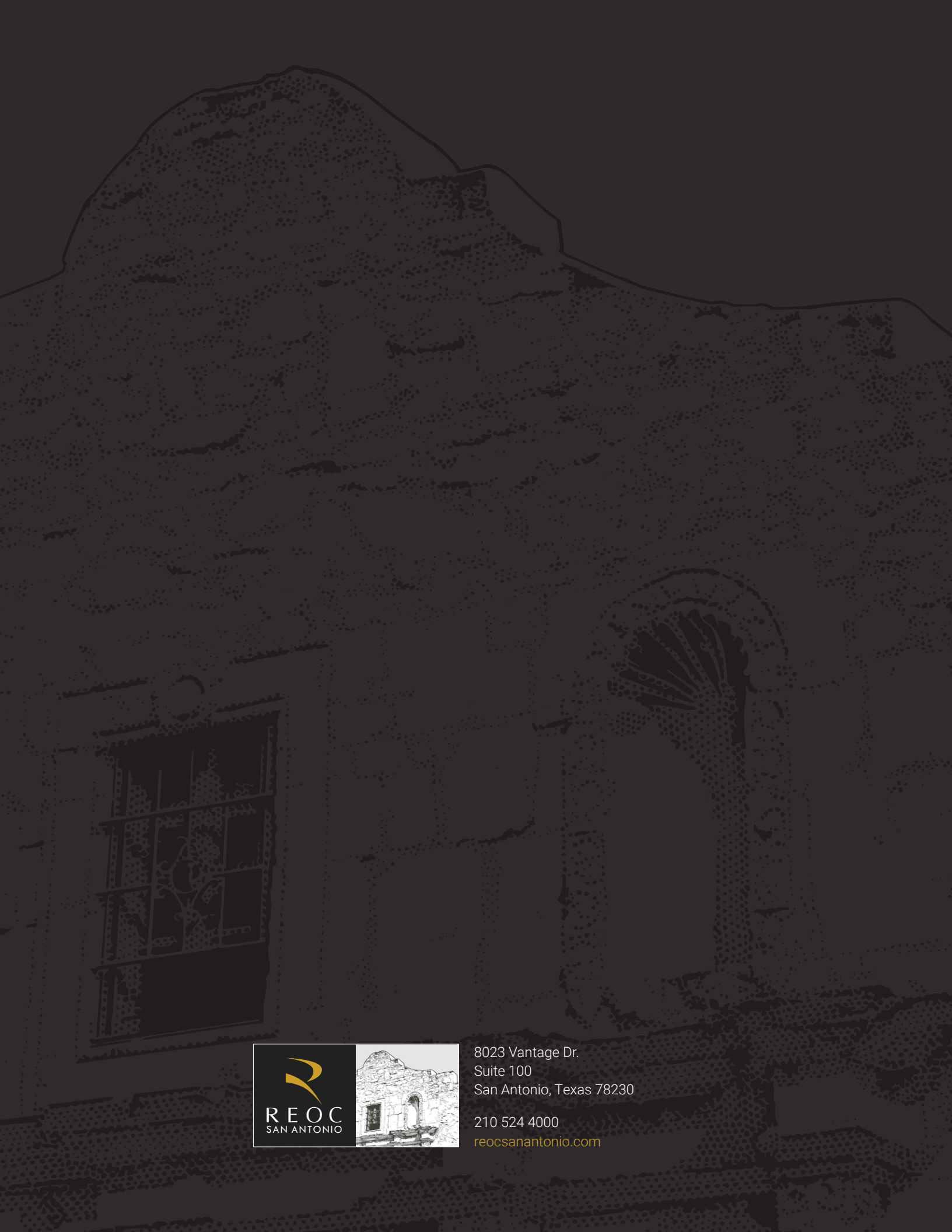
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Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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